

KENNEY THOMAS JAMES & JESSI LEIGH HOWARD
564 SUNSET RD
FERNANDINA BEACH, FL 32034

00-00-30-0880-0012-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WASCO COUNTY PROPERTY																					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		05		AVERAGE 100		0100		01		1,664		120.5400		120.54		200,579		1960		2000		0		0		11.75		88.25		VALUATION BY											
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2025								Heated Area: 1500														STANDARD											
Roof Cover		12		MODULAR MT 100																												Tax Group: 8									
Interior Wall		05		DRYWALL 100																												Tax Dist:									
Interior Floor		12		HARDWOOD 90																												BUILDING MARKET VALUE									
Interior Floor		11		CLAY TILE 10																												TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																												TOTAL LAND VALUE - MARKET									
Heating Type		04		AIR DUCTED 100																												TOTAL MARKET VALUE									
Bedrooms				3 100																												SOH/AGL Deduction									
Bathrooms				2 100																												ASSESSED VALUE									
Frame		02		WOOD FRAME 100																												TOTAL EXEMPTION VALUE									
Stories		1.		1. 100																												BASE TAXABLE VALUE									
Units		0		0 100																												TOTAL JUST VALUE									
BUD8 Adjustme		05		DIST 1A 100																												NCON VALUE									
Occupancy		00		NONE 100																												INCOME VALUE									
Quality		04		Quality Level 04																												PREVIOUS YEAR MKT VALUE									
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		2021.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,500		100		1993		1,500		159,565																															
DCK		18		10		2006		2		213																															
FOP		300		30		1993		90		9,574																															
FOP		240		30		2024		72		7,659																															
TOTALS		2,058						1,664		177,011																															
EXTRA FEATURES																																									
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE																									

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