

NIX ERIC J/NIX ALEXIS N
85355 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WASCO COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND											
Exterior Wall		26		AL SIDING 100		0820		02		744		102.6000		82.08		61,068		1974		1974		0		0		0		70.00		30.00									
Roof Structure		03		GABLE/HIP 100		1		M/H 93-		-		100%		- 2024		Heated Area: 744		HX Base Yr		2024																			
Roof Cover		01		MINIMUM 100																																			
Interior Wall		04		PLYWOOD 100																																			
Interior Floor		13		LVT/LAMNT 80																																			
Interior Floor		08		SHT VINYL 20																																			
Air Condition		03		CENTRAL 100																																			
Heating Type		04		AIR DUCTED 100																																			
Bedrooms				2 100																																			
Bathrooms				1 100																																			
Frame		02		WOOD FRAME 100																																			
Stories		1.		1. 100																																			
Units				0 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				4004.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		744		100		2024		744		18,320																													
TOTALS		744						744		18,320																													
EXTRA FEATURES																																							