

LEAHY BRYN N &/NEELY RICHARD E
2477 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

00-00-31-164B-0048-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WASCO COUNTY PROPERTY										PAGE 1 of 1	2
ELEMENT	CD	CONSTRUCTION												VALUATION SUMMARY																	
Exterior Wall	05	AVERAGE 100		0900	01	2,542	115.9200	161.13	409,592	1991	2004	0	0	0	10.25	89.75	VALUATION BY		STANDARD												
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM 100% - 2024 Heated Area: 2302 HX Base Yr 2024													Tax Group: 2		Tax Dist:												
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE		367,609												
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		72,298												
Interior Floor	14	CARPET 80															TOTAL LAND VALUE - MARKET		180,000												
Interior Floor	08	SHT VINYL 20															TOTAL MARKET VALUE		619,907												
Air Condition	03	CENTRAL 100															SOH/AGL Deduction		140,035												
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE		479,872												
Bedrooms		3 100															TOTAL EXEMPTION VALUE		HX HB 51,411												
Bathrooms		2.5 100															BASE TAXABLE VALUE		428,461												
Bathrooms Frame	02	WOOD FRAME 100															TOTAL JUST VALUE		619,907												
Stories		1. 1. 100															NCON VALUE		0												
Units		0 100															INCOME VALUE														
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE		602,924												