

State Use 101
Print Date 12/12/2022 12:16:00

CURRENT OWNER						TOPO TYPE			UTILITY			STREET			LOCATION			CURRENT ASSESSMENT											
BOADU MARY 12118 CREEK EDGE DRIVE RIVERVIEW FL 33579 GIS ID F_378943_2851597																		Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW			
						TOPO WET			EASEMENT			TRAFFIC			CORNER			RESIDNTL.		101		174300		174,300					
																		RES LAND		101		106200		106,200					
						DRAINAGE						VIEW			COMMUNITY			RESIDNTL.		101		7800		7,800					
						SUPPLEMENTAL DATA																							
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#										Total		288,300		288,300									
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
BOADU MARY RALEIGH WILLIAM FEDERAL NATIONAL MORTGAGE ASSOCIATI HANKS MARJORIE L HEIRS & DEV HANKS,MARJORIE L						24358 0300		01-14-2022		Q		I		350,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
						23729 0083		02-26-2021		U		I		175,010		1L		2022	101	88,400	2021	101	115,800	2020	101	109,600			
						23648 0472		01-13-2021		U		I		165,000		1L			101	96,500		101	89,200		101	89,200			
						17409 0392		07-21-2008		U		I		10		1A			101	7,800		101	7,800		101	7,800			
						13641 0251		10-01-2003		U		I		100		1A		Total		192,700	Total		212,800	Total		206,600			
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor													
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int			
Total						1,500.00																							
ASSESSING NEIGHBORHOOD																APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 174,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 7,800 Appraised Land Value (Bldg) 106,200 Special Land Value 0 Total Appraised Parcel Value 288,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 288,300													
Nbhd				Nbhd Name				Tracing				Batch																	
0001								101				MA																	
NOTES																													
SUB DIV #595																													
BUILDING PERMIT RECORD																VISIT / CHANGE HISTORY													
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
248		08-24-2011		12		REROOF		15,000								REP FIRE		06-04-2021						400		16		FIELDREV CHG	
10		01-01-1992		MN		Manual Note		5,000										02-08-2021						400		16		FIELDREV CHG	
																		08-01-2019						334		2		MEASURED	
																		04-13-2012						317		15		PERMIT VISIT	
																		03-08-2004						311		3		MEAS+INSPECTD	
																		09-17-1980						500		3		MEAS+INSPECTD	
LAND LINE VALUATION SECTION																													
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value							
1	101	ONE FAM		RC				22,400 SF	4.74	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.74	106,200							
Total Card Land Units								0.51 AC	Parcel Total Land Area: 0.51								Total Land Value								106,200				

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	05		CAPE			Basement Floor	12	CONCRETE					
Model	01		RESIDENTIAL			Bsmt Garage							
Grade	C		AVERAGE			#Heat Sys	1.00						
Stories	1.50		1 1/2 STORIES			Units	1						
Foundation	1		CONCRETE			MIXED USE							
Exterior Wall 1	4		VINYL			Code	Description			Percentage			
Exterior Wall 2						101	ONE FAM			100			
Roof Structure	1		GABLE							0			
Roof Cover	1		ASPHALT SH							0			
Interior Wall 1	1		DRYWALL			COST / MARKET VALUATION							
Interior Wall 2						Adj Base Rate				124.13			
Interior Floor 1	4		CARPET			RCN				226,346			
Interior Floor 2	15		LAMINATE			Net Other Adj							
Heat Fuel	1		OIL			Year Built				1954			
Heat Type	3		FORCED H/W			Effective Year Built				1998			
AC Type	03		FULL			Depreciation Code				GV			
Bedrooms	4					Remodel Rating				04			
Full Baths	2					Year Remodeled				2021			
Half Baths	0					Depreciation %				23			
Extra Fixtures	0					Functional Obsol							
Total Rooms	7					External Obsol							
Bath Style	G		GOOD			Cost Trend Factor				1			
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	G		GOOD			Overall % Condition				77			
Extra Kitchens	0					RCNLD				174,300			
Extra Kitchen St						Dep % Ovr							
FBM Sqft						Dep Ovr Comment							
FBM Quality						Misc Imp Ovr							
Fireplaces	1					Misc Imp Ovr Comment							
WS Flues						Cost to Cure Ovr							
Central Vac	0		NO			Cost to Cure Ovr Comment							
Frame	1		WOOD										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	260	7.48	1969	30	0.00	PR	A	1.00	600
14	SCRN HSE			L	180	14.95	1969	30	0.00	PR	A	1.00	800
03	GARAGE	OB	Outbuildi	L	760	28.18	1954	30	0.00	PR	A	1.00	6,400
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
FFL	1ST FLOOR					1,108	1,108		144.45	160,046			
HST	HALF STORY					459	918		72.22	66,300			
Ttl Gross Liv / Lease Area						1,567	2,026			226,346			

