

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW							
BOADU MARY 12118 CREEK EDGE DRIVE RIVERVIEW FL 33579 GIS ID F_378943_2851597		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	189500	189,500												
						RES LAND	101	116700	116,700												
						RESIDNTL.	101	9300	9,300												
		DRAINAGE		VIEW	COMMUNITY																
		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		315,500	315,500								
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	2023	101	174,300	2022	101	88,400	2021	101	115,800				
		23648	0472	01-13-2021	U	I	165,000	1L		101	106,200		101	96,500		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		288,300	Total		192,700	Total		212,800				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
									APPRAISED VALUE SUMMARY												
Total																					
ASSESSING NEIGHBORHOOD								Appraised BLDG. Value (Card) 189,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 9,300 Appraised Land Value (Bldg) 116,700 Special Land Value 0 Total Appraised Parcel Value 315,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 315,500													
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							
202203299	12-29-2022	62	SOLAR	40,320	05-08-2023	100	05-08-2023	REP FIRE	06-04-2021			400	16	FIELDREV CHG							
248	08-24-2011	12	REROOF	15,000					02-08-2021				400	16	FIELDREV CHG						
10	01-01-1992	MN	Manual Note	5,000					08-01-2019				334	2	MEASURED						
									04-13-2012				317	15	PERMIT VISIT						
									03-08-2004			311	3	MEAS+INSPCTD							
									09-17-1980			500	3	MEAS+INSPCTD							
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	5.21	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.21	116,700
Total Card Land Units							0.51	AC	Parcel Total Land Area: 0.51							Total Land Value					116,700

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				136.75		
Interior Floor 1	4		CARPET				RCN				246,121		
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				189,500		
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	12.00	1969	30	0.00	PR	A	1.00	900
14	SCRN HSE			L	180	20.00	1969	30	0.00	PR	A	1.00	1,100
03	GARAGE	OB	Outbuildi	L	760	32.00	1954	30	0.00	PR	A	1.00	7,300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	77	1.00	AV	A	0.00	0
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
FFL	1ST FLOOR					1,108	1,108		157.07	174,028			
HST	HALF STORY					459	918		78.53	72,093			
Ttl Gross Liv / Lease Area						1,567	2,026			246,121			

