

State Use 101
Print Date 11/18/2024 6:36:05 A

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	204700		204,700																						
						DRAINAGE				VIEW		COMMUNITY		RES LAND		101	116700		116,700																						
														RESIDNTL.		101	9300		9,300																						
						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	330,700		330,700																								
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	2024	101	189,500	2023	101	174,300	2022	101	88,400																					
				23648	0472	01-13-2021	U	I	165,000		1L		101	116,700		101	106,200		101	96,500																					
				17409	0392	07-21-2008	U	I	10		1A		101	9,300		101	7,800		101	7,800																					
				13641	0251	10-01-2003	U	I	100		1A	Total	315,500		Total	288,300		Total	192,700																						
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 Appraised BLDG. Value (Card) 204,700 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 330,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 330,700																									
Total																																									
ASSESSING NEIGHBORHOOD																																									
Nbhd		Nbhd Name				Tracing				Batch																															
0001						101				MA																															
NOTES																																									
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																							
B-24-650	10-02-2024	91	INSULATION		12,000		05-08-2023	0	05-08-2023	REP FIRE		06-04-2021			400	16	FIELDREV CHG																								
202203299	12-29-2022	62	SOLAR		40,320			02-08-2021				400			16	FIELDREV CHG																									
248	08-24-2011	12	REROOF		15,000			08-01-2019				334			2	MEASURED																									
10	01-01-1992	MN	Manual Note		5,000			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	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		149.37
Interior Floor 2	15	LAMINATE	RCN		265,897
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1954
AC Type	03	FULL	Effective Year Built		1998
Bedrooms	4		Depreciation Code		GV
Full Baths	2		Remodel Rating		04
Half Baths	0		Year Remodeled		2021
Extra Fixtures	0		Depreciation %		23
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		77
Extra Kitchen St			RCNLD		204,700
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			Cost to Cure Ovr Comment		

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		169.69	188,011
HST	HALF STORY	459	918		84.84	77,886

