

State Use 101
Print Date 11/17/2025 9:12:57 A

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												Description		Code	Appraised		Assessed																								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	225000		225,000																								
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	116700		116,700																								
												RESIDNTL.		101	8200		8,200																								
				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		349,900		349,900																							
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	2025	101	204,700		2024	101	189,500		2023	101	174,300																		
				23648 0472		01-13-2021		U	I	165,000		1L		101	116,700			101	116,700			101	106,200																		
				17409 0392		07-21-2008		U	I	10		1A		101	9,300			101	9,300			101	7,800																		
				13641 0251		10-01-2003		U	I	100		1A	Total		330,700		Total		315,500		Total		288,300																		
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																																									
ASSESSING NEIGHBORHOOD																APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 225,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 8,200 Appraised Land Value (Bldg) 116,700 Special Land Value 0 Total Appraised Parcel Value 349,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 349,900																									
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		03-28-2025					334	3	MEAS+INSPCTD		
																202203299		12-29-2022		62	SOLAR		40,320									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	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	Percentage		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	166.20	
Interior Floor 2	15	LAMINATE	RCN	292,269	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	14	HEAT PUMP	Year Built	1954	
AC Type	03	FULL	Effective Year Built	2002	
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	225,000	
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
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		186.52	206,659	
HST	HALF STORY	459	918		93.26	85,610	
Ttl Gross Liv / Lease Area		1,567	2,026			292,269	

