

Key: 8017

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.181

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | |
|--|--|--|--|--|----|---------|-----------|------------------|----|------------|--------------|--|--|
| SOUTHLAND DAVID A & JUDITH A SOUTHLAND 32800 OAK PARK DR LEESBURG, FL 34747 | | | | 38.3-32-0 | | | | 76 WINGS NECK RD | | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | |
| | | | | SOUTHLAND DAVID A & COFFEY ARTHUR J & CURATOLA MICHAEL TR OF | | | | 07/13/2020 | QS | 360,000 | 33066-292 | | |
| | | | | 04/01/2005 | QS | 370,000 | 19682-27 | | | | | | |
| | | | | 04/08/2004 | QS | 350,000 | 18425-330 | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|----------|------------|---------------|--------------|--------|------------|--------|---------|
| 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| SR-22-38 | 08/22/2022 | 4 | DETACH.STRUC | 4,000 | 09/05/2023 | SL | 100 100 |
| SR-22-37 | 08/17/2022 | 4 | DETACH.STRUC | 4,000 | 09/05/2023 | SL | 100 100 |
| 17996 | 12/05/2017 | 15 | INSULATE/WEA | 5,326 | | | 100 100 |
| 16324 | 04/28/2016 | 14 | SOLAR | 6,093 | | | 100 100 |
| 10636 | 10/25/2010 | 10 | WOODSTOVE | 1,875 | 11/08/2010 | | 100 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 7,475 | 11 | 1.00 | 100 | 1.00 | 100 | 1.00 | 589,250 | 4.09 | A | 1.00 | BA+ | 2.50 | | | 413,390 |

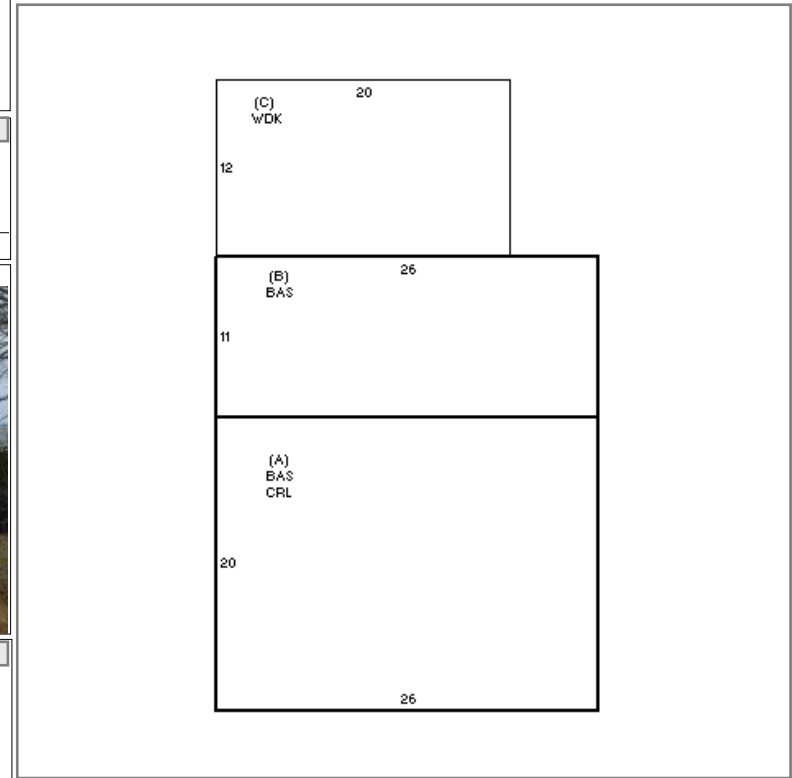
| TOTAL | 7,492 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | POC | NOTE | LAND | 413,400 | 322,000 | | | |
| Infl1 | AVG | | BUILDING | 146,900 | 133,300 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | TOTAL | | 560,300 | 455,300 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 8 X 12 | 2022 | | 0.00 | |



| BUILDING | CD | ADJ | DESC | MEASURE | 2/15/2023 | SL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/15/2023 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 9/6/2023 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1955 | SIZE ADJ | 1.020 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|---------------|-------|------|-----------|---------|
| NET AREA | 806 | DETAIL ADJ | 1.000 | FOUNDATION | 3 | FOUN. WALL | 1.00 | A | CRL | N | BSMT CRAWL | 520 | | 24.89 | 12,944 |
| \$NLA(RCN) | \$228 | OVERALL | 0.950 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | BAS | L | BASE AREA | 806 | 1955 | 192.16 | 154,878 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | WDK | N | WOOD DECK | 240 | | 25.10 | 6,023 |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 7,769.40 | 7,769 |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | | FIX | O | XTRA FIXTURES | 1 | | 2,064.00 | 2,064 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| | | | | HEATING/COOLING | 5 | ELECTRIC BB | 0.98 | | | | | | | | |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 1.00 | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | |



| CAPACITY | UNITS | ADJ |
|-----------------|-------|------|
| STORIES | 1 | 1.00 |
| ROOMS | 4 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 6 | 1.00 |
| GARAGE CAPACITY | 0 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| TOTAL RCN | 183,679 | CONDITION ELEM | CD |
|------------|-----------|----------------|----|
| EXTERIOR | | | A |
| INTERIOR | | | A |
| KITCHEN | | | G |
| BATHS | | | G |
| HEAT | | | A |
| ELECT | | | A |
| EFF.YR/AGE | | 1999 / 23 | |
| COND | 20 | 20 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 20 | % GD | 80 |
| RCNLD | \$146,900 | | |