Key: 4602

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 5,031

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FORTNER ESTHER L 1809 WHITE AVE ORLANDO, FL 32806	3B-49-G9	41 FLORENCE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FORTNER ESTHER L	12/29/2011	A	10	(195992)
FORTNER ESTHER L	08/29/1991	L	122,500	(124224)
WARD, MALCOLM	06/01/1941	QS	1	513-1

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

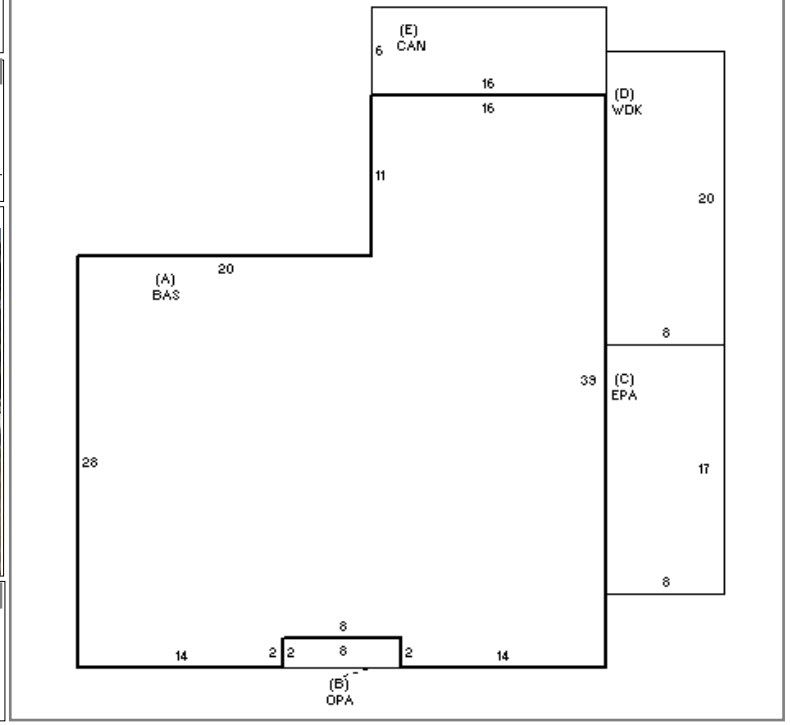
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		8	Cyc. Reinsp.		11/10/2021	TCK	100	100
	03/13/2008	50	Meas & List			RRC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000	SC 1.00	100 1.00	100 1.00	586,400	3.88	100 1.00	R05 1.60			417,980

TOTAL	8,000 SF	ZONING	R20	FRNT	70
Nbhd	SOUTH CHATHAM	NOTE			
Infl1	100				
Infl2	100				

ASSESSED	CURRENT	PREVIOUS
LAND	418,000	348,300
BUILDING	177,300	161,300
DETACHED	900	800
OTHER	0	0
TOTAL	**596,200**	**510,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X10		80	15.24	900

PHOTO 11/10/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	2	1.00	MASONRY [100%]

MEASURE	11/10/2021	TCK
LIST	11/10/2021	EST
REVIEW	12/17/2021	MR

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,168	DETAIL ADJ	0.815
$NLA(RCN)	$262	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
FULL BATHS	1	1.00
1/2 BATHS	0	1.00
FIXTURES	3	$1,956
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT. COVER	16	CEMENT SIDING	1.01
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	52	OTHER/DRYWLI	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	1,168	1954	224.25	261,921
B	OPA	N	OPEN PORCH	16		76.13	1,218
C	EPA	N	ENCL PORCH	136		133.70	18,183
D	WDK	N	WOOD DECK	160		58.40	9,344
E	CAN	N	CANOPY	96		43.60	4,186
	F11	O	FPL 1S 1OP	1		7,477.00	7,477
	ODS	O	OUT DOOR SHWR-A	1		1,477.00	1,477

TOTAL RCN	305,762

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	O
ELECT	O

EFF.YR/AGE	1965 / 57	
COND	42	42 %
FUNC	0	
ECON	0	
DEPR	42	% GD 58
RCNLD		$177,300