

Key: 1060

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.016

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
A/C MOBILE HOME PARK INC 905 16TH PLACE VERO BEACH, FL 32960				36-174-0				46 HIGHLAND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
A/C MOBILE HOME PARK INC				05/26/2004	G	5,100,000	18642-296				
NO TRURO CAMPING AREA R E				12/28/2000	99		13453-077				
NO TRURO CAMPING AREA R E				03/14/1995	99		9586-202				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3860	100	CAMPING FAC				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		30	CHECK DATA		06/13/2017	RJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	33,750	NSP 1.00	1	1.00	1	1.00	811,230	1.00	1	1.00	S2 2.10	628,660
203	A	17,905	NSP 1.00	1	1.00	1	1.00	161,280	1.00	1	1.00	S2 2.10	2,887,720

DETACHED

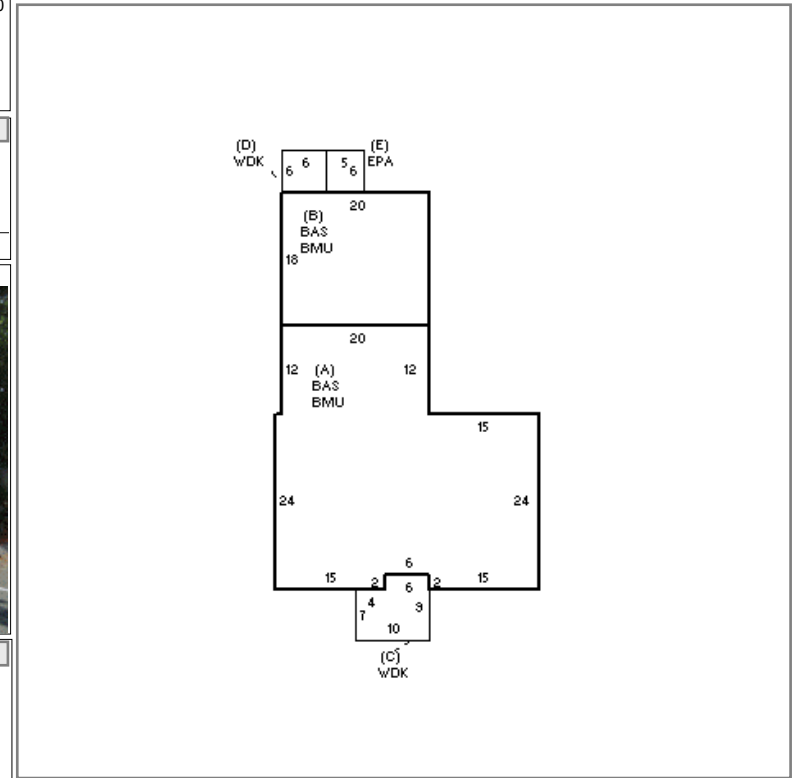
TOTAL	18.680 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE 11/2/2021 Conserv. Restriction 34627-66.	LAND	3,516,400	3,415,300			
Inf1	NO ADJ		BUILDING	208,600	204,800			
Inf2	NO ADJ		DETACHED	824,500	785,500			
			OTHER	80,900	79,600			
			TOTAL	4,630,400	4,485,200			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	A 0.75	1960	8,000	0.70	4,200
MHS	A	1.00	A 0.75		330	3,307.50	818,600
SN2	A	1.00	A 0.75	WOOD-5X10	50	46.40	1,700



BLDG COMMENTS
ADVENTURE BOUND CAMPING RESORT-
VACATION RENTALS/330 SITES



BUILDING	CD	ADJ	DESC	MEASURE	6/13/2017	RJM
MODEL	5		CIM	LIST	6/13/2017	RJM
STYLE	31	1.95	STORE(SM. RET) [100%]	REVIEW	6/19/2017	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.085	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,452	DETAIL ADJ	1.944	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNF	1,452		76.35	110,867
\$NLA(RCN)	\$299	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	+	BAS	L	BASE AREA	1,452	1957	215.78	313,306
				ROOF STRUCTURE	1	GABLE	1.00	+	WDK	N	WOOD DECK	118		56.74	6,695
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	EPA	N	ENCL PORCH	30		124.87	3,746
				FLOORING	4	VINYL	0.98								
				INT FINISH	2	DRYWALL	1.02								
				H.V.A.C.	11	HOT WT/COOL AIR	1.05								
				FUEL SOURCE	1	OIL	1.00								
				COMPLEX	0		1.00								

TOTAL RCN	434,614
CONDITION ELEM	CD
EFF.YR/AGE	1990 / 32
COND	52 52 %
FUNC	0
ECON	0
DEPR	52 % GD 48
RCNLD	\$208,600

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
A/C MOBILE HOME PARK INC 905 16TH PLACE VERO BEACH, FL 32960		36-174-0	46 HIGHLAND RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3860	100	CAMPING FAC				3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

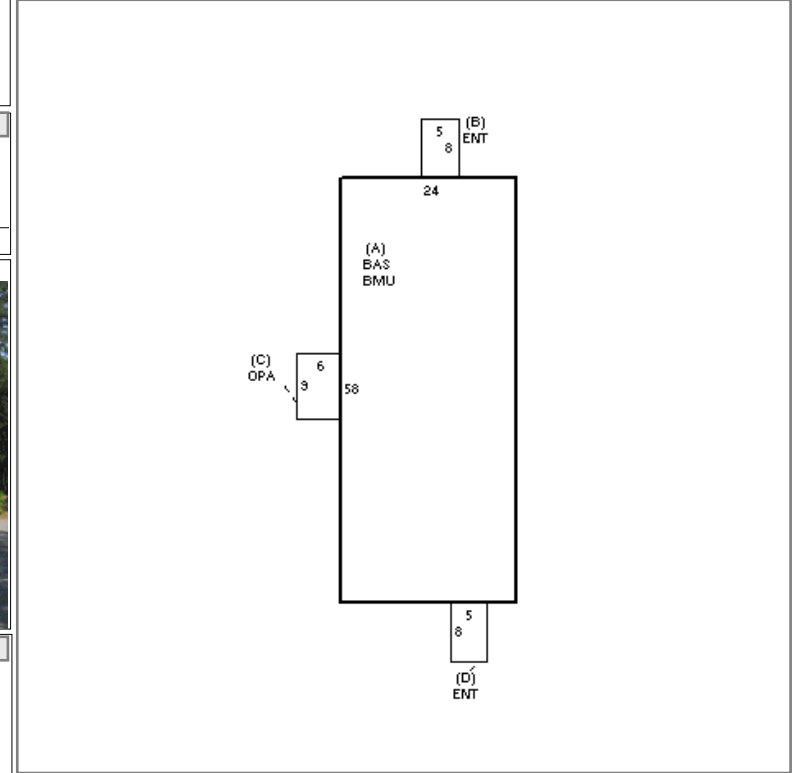
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	57,100	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/13/2017
								

BUILDING	CD	ADJ	DESC	MEASURE	6/13/2017	RJM
MODEL	5		CIM	LIST	6/13/2017	RJM
STYLE	58	0.63	UTILITY BLDG [100%]	REVIEW	6/19/2017	RJM
QUALITY	+	1.10	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.105	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,392	DETAIL ADJ	0.538	FOUNDATION	4	BSMT WALL	1.00
\$NLA(RCN)	\$93	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00
				ROOF STRUCTURE	1	GABLE	1.00
				ROOF COVER	1	ASPH/COMP SHIN	1.00
				FLOORING	9	CONCRETE	0.95
				INT FINISH	6	MINIMUM	0.95
				H.V.A.C.	1	FORCED AIR	1.00
				FUEL SOURCE	2	GAS	1.00
				COMPLEX	0		1.00



BUILDING

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	129,833
A	BMU	N	BSMT UNF	1,392		23.68	32,963	CONDITION ELEM CD	
A	BAS	L	BASE AREA	1,392	1965	66.92	93,153		
+	ENT	N	ENCL ENTRY	80		34.01	2,721		
C	OPA	N	OPEN PORCH	54		18.44	996		
								EFF.YR/AGE	1986 / 36
								COND	56 56 %
								FUNC	0
								ECON	0
								DEPR	56 % GD 44
								RCNLD	\$57,100