

Key: 1340

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,349

LEGAL

LAND

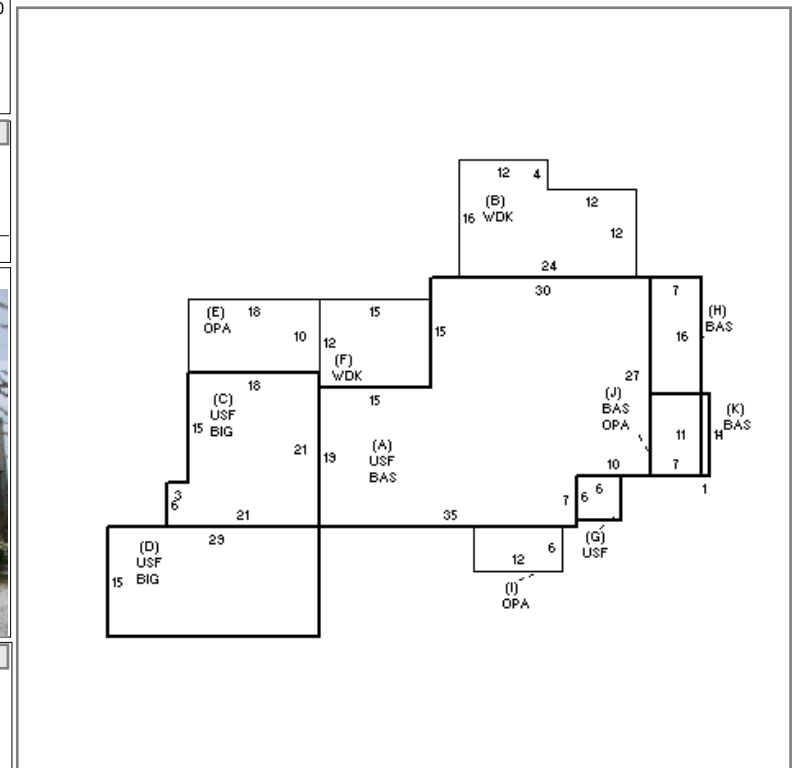
CURRENT OWNER		PARCEL ID		LOCATION	
DAVID C ALLEN LIVING TRUST & KENNETH I FLICK LIVING TRUST 2600 NW 7TH AVENUE WILTON MANORS, FL 33311		39-219-0		13 AVOCET RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DAVID C ALLEN LIVING TRUS		11/20/2017	QS	1,500,000	(214727)
ROVER EDWARD F & MAUREEN		02/26/2010	99		(190807+)
ROVER EDWARD F & MAUREEN		08/28/1998	QS	365,000	(149887)

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	%
18-282	08/28/2018	2	ADDITION	45,000	11/26/2019	LG	100	100
99-206	11/01/1999	2	ADDITION	147,000	01/01/2001		100	100
96-78	05/18/1996	1	SINGLE FAM R	163,000	06/01/1997		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11A	1.00	1	1,296,360	1.00	1	1.00	V16	3.60	1,004,680
300	A	0.145	11A	1.00	1	99,000	1.00	1	1.00	V16	3.60	14,360

TOTAL	40,075 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	NOTE				LAND	1,019,000	886,000
Inf1	NO ADJ		BUILDING	1,207,900	999,600			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	2,226,900	1,885,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/13/2016	FC
MODEL	1		RESIDENTIAL	LIST	5/13/2016	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/10/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
EYB 1999=ADDN=85% ADDL SF.

DETACHED

BUILDING

YEAR BLT	1996	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,491,237
NET AREA	3,537	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	1,358	1996	439.02	596,184		
\$NLA(RCN)	\$422	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	516		66.45	34,288		
				ROOF SHAPE	1	GABLE	1.00	+	BIG	N	BUILT-IN GARAGE	831		106.62	88,604		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	329		97.74	32,157		
				FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UP-STRY FIN	2,102	1996	320.42	673,518		
				INT. FINISH	2	DRYWALL	1.00	J	BAS	L	BAS AREA	77	2018	439.02	33,805		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1			22,180.80	22,181		
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER				0.00			

CONDITION ELEM	CD
EFF.YR/AGE	2003 / 19
COND	19 19%
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$1,207,900