

Key: 2914

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.020

LEGALS

LAND

DETAILED

BUILDING

CURRENT OWNER										PARCEL ID			LOCATION			
LUPIEN HELGA C 2009 TRUST TRS: LUPIEN GORDON F & HELGA C 9 OCEAN OAKS LANE PALM COAST, FL 32137										50-135-0			23 TRURO CENTER RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)			
LUPIEN HELGA C 2009 TRUST										02/17/2009	99		(187936)			
LUPIEN GORDON F & HELGA C										03/10/2003	99		(168474)			
LUPIEN GORDON F										06/30/1983	99		(92466)			

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	A	0.775	14	1.00	1	1.00	1.00	360,100	1.00	1	1.00	R02	1.00	279,080
300	A	9.955	14	1.00	1	1.00	1.00	27,500	0.71	1	1.00	R02	1.00	194,020
400	F	1,350	14	1.00	1	1.00	1.00	260	1.00	1	1.00	R02	1.00	351,000

TOTAL	10.730 Acres	ZONING	RES	FRNT	683	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	N FY09=CHGD CLASS+LAND CODES; GUS+WDK NOW O BLDG#2 (HAS KITCHENETTE PER RENTAL WEBSITE 7/2/08). GUL IS TOO SMALL TO PARK CAR SO USED E FOR STORAGE ONLY. FY11= DELETED LG TRACT ADJ PER FIELD REV. Additional 894.23' frontage on Route 6, FY11 - RMV				LAND	824,100	577,400
Infl1	NO ADJ					BUILDING	461,800	391,800
Infl2	NO ADJ					DETACHED	15,100	14,400
						OTHER	229,900	197,700
						<b>TOTAL</b>	<b>1,530,900</b>	<b>1,181,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10*14		140	16.01	1,700
SHF	A	1.00	F 0.60 8*12		96	16.47	900
GUL	A	1.00	E 1.00 16*16	2009	256	47.10	12,100
ASH	A	1.00	A 0.75 ATT TO GUL 4		32	12.28	300
PH1	A	1.00	A 0.75 4*7		28	6.50	100



BLDG COMMENTS  
7/28/2021 Owner confirmed/corrected Bldg 1 data at door (C-19). 4-BR septic, mini-splits for heat/cool.

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/28/2021	LG
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1800	SIZE ADJ	1.030
NET AREA	1,482	DETAIL ADJ	1.000
\$NLA(RCN)	\$458	OVERALL	1.230

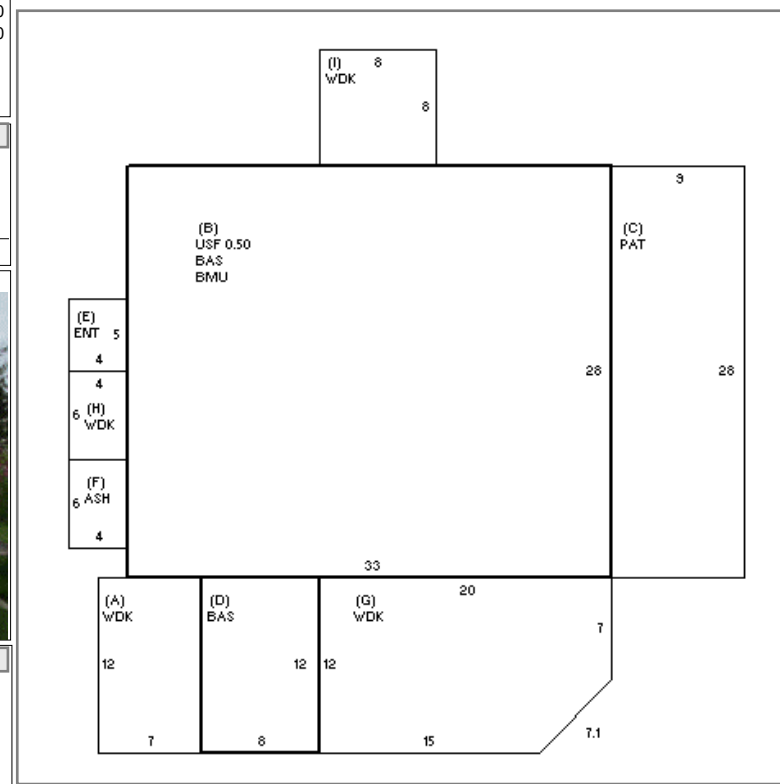
  

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1.5	1.00
FIXTURES	5	\$3,500
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION			1.00	+	WDK	N	ATT WOOD DECK	400		64.72	25,888
EXT. COVER	2	CLAPBOARD	1.00	B	BMU	N	BSMT UNFINISHED	924		91.34	84,401
ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	462	1800	302.90	139,938
ROOF COVER	1	ASPHALT SHINGLE	1.00	C	PAT	N	PATIO	252		19.95	5,028
FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	1,020	1800	384.83	392,525
INT. FINISH	1	PLASTER	1.00	E	ENT	N	ENCL ENTRY	20		316.28	6,326
HEATING/COOLING	9	WARM/COOL AIR	1.03	F	ASH	N	ATT SHED	24		53.10	1,275
FUEL SOURCE	3	ELECTRIC	1.00	UST	N		UTILITY STORAGE	9		137.39	1,237
				F21	O		FPL 2S 1OP	1		19,061.80	19,062
				ODS	O		OUT DOOR SHOWER	1		0.00	

TOTAL RCN	679,178
CONDITION ELEM	CD
EFF.YR/AGE	1980 / 42
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$461,800

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1090	100	MULTIPLE HSES		1	1 of 2			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09-034	03/10/2009	7	GARAGE	17,847	05/26/2010	JH	100	100
01-096	06/12/2001	9	DECK	3,500	10/03/2002	BTT	100	100
00-149	11/06/2000	10	ALL OTHERS	1,200	10/03/2002	BTT	100	100
98-170	09/01/1998	7	GARAGE	20,000	05/01/1999		100	100
96-087	06/08/1996	9	DECK	5,000	06/01/1997		100	100



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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
LUPIEN HELGA C 2009 TRUST TRS: LUPHEN GORDON F & HELGA C 9 OCEAN OAKS LANE PALM COAST, FL 32137		50-135-0	23 TRURO CENTER RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	229,900	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

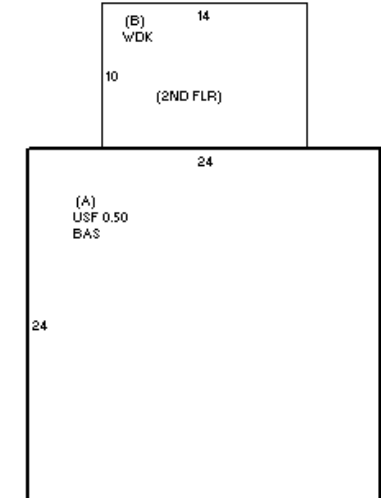
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



**BLDG COMMENTS**  
July 2021 Walkthrough. Kitchenette with no oven, 2nd floor is finished open to stairs, mini-split.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/28/2021	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1998	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	864	DETAIL ADJ	1.000	FOUNDATION			1.00
\$NLA(RCN)	\$350	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1.5	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	0	1.00		FLOOR COVER	4	TILE	1.00
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	1	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03
FIXTURES	4	\$2,800		FUEL SOURCE	2	GAS	1.00
UNITS	0	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	576	1998	360.41	207,594
A	USF	L	UP-STRY FIN	288	1998	285.11	82,111
B	WDK	N	ATT WOOD DECK	140		71.31	9,983

TOTAL RCN	302,487
CONDITION ELEM	CD
EFF.YR/AGE	1998 / 24
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$229,900