

Key: 5923

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.028

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
DUNCAN BAILEY PROPERTIES LLC MGR: THOMAS PFLEPSEN 2601 NE 14TH AVE, FLAGLER #303 WILTON MANORS, FL 33334						7-10-9				496 SHORE RD			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
						DUNCAN BAILEY PROPERTIES				04/12/2017	QS	285,000	30414-338
MCCUSKER JAMES T				03/30/2011	N	215,000	25350-298						
PREVETT JAMES R & KATHLEE				06/02/2004	N	231,350	18665-230						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	05/13/2004	50	SPLIT SUB				100	100
04-022	02/24/2004	4	REHAB	775,000	04/17/2006	RJM	100	100
03-236A	12/02/2003	3	REPAIR/REMOD	28,000	02/10/2004	RS	100	100
03-187	10/10/2003	5	DEMO	15,000	02/10/2004	RS	100	100
03-035	03/15/2003	4	REHAB	15,000	05/06/2008	JH	100	100

LAND

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

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE CROWS NEST CONDO				LAND	0	0
Inf1			BUILDING	328,800	320,300			
Inf2			DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>328,800</b>	<b>320,300</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/11/2013



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/20/2023	REF
MODEL	10		CONDO	LIST	4/20/2023	REF
STYLE	1	1.00	CONDO [100%]	REVIEW	7/13/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

**BLDG COMMENTS**  
April 2023 Prop Mgr refused Assessor access for 9-yr data chk 1ST FLR UNIT. SF FROM PLAN 2/21/14. AYB=UNITS 7-16 WERE PRE-EXIST MOTEL. COMPLETE REHAB 2004. FPL=GAS. LIST REFUSAL

G

YEAR BLT	1964	SIZE ADJ	1.100	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	450,409												
NET AREA	401	DETAIL ADJ	1.026	COMPLEX	24	CROWS NEST	0.80	BAS	L		BASE CONDO AREA	401	1964	1,093.42	438,463														
\$NLA(RCN)	\$1,123	OVERALL	1.000	CONDO STYLE	14	CONV MOTEL	1.00	OPA	N		OPEN PORCH	91		53.40	4,859														
				BASEMENT	5	NO BASEMENT	1.00	F11	O		FPL 1S 1OP	1		4,987.00	4,987														
				HEATING	5	ELECTRIC	0.98																						
				FUEL SOURCE	3	ELECTRIC	1.00																						
				PLUMBING	1	STANDARD	1.00																						
				VIEW/LOC	6	EXCELLENT	1.35																						
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