

**Town of Mount Washing**



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
9		PLANTAIN POND RD, MOUNT WASHI

**OWNERSHIP**

Owner 1:	GARRETT THOMAS C JR TRUSTEE
Owner 2:	THOMAS C GARRETT JR TRUST
Owner 3:	
Street 1:	8436 MIDNIGHT PASS RD
Street 2:	
Twn/City:	SARASOTA
St/Prov:	FL Cntry Own Occ: N
Postal:	34242 Type:

**PREVIOUS OWNER**

Owner 1:	GARRETT THOMAS C JR -
Owner 2:	-
Street 1:	8436 MIDNIGHT PASS RD
Twn/City:	SARASOTA
St/Prov:	FL Cntry
Postal:	34242

**NARRATIVE DESCRIPTION**

This Parcel contains 99.845 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1999, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		130680		SQUARE FE	SITE		0	1.11	1.000	MW									145,055						145,100	
101	ONE FAM		96.845		ACRES	EXCESS		0	3,500.	1.000	MW									338,958						339,000	
101	ONE FAM		1200		FRONT FE	SITE		0	0.	0.000	MW																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	281,700		99.845	484,100	765,800	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 490.27						/Parcel: 490.27

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	281,700	0	99.845	484,100	765,800	765,800	YER	1/26/2018
2017	101	FV	265,100	0	99.845	484,100	749,200	749,200	Year End Roll	5/5/2017
2016	101	FV	265,600	0	99.845	484,100	749,700	749,700	Year End Roll	2/11/2016
2015	101	FV	271,500	0	99.845	489,300	760,800	760,800	year end roll	1/15/2015
2014	101	FV	271,500	0	99.845	489,300	760,800	760,800	Year End	8/7/2014
2013	101	FV	274,800	0	99.845	489,300	764,100	764,100	COMMITMENT	5/30/2013
2012	101	FV	277,700	0	99.845	489,300	767,000	767,000	final value	1/12/2012
2011	101	FV	277,700	0	99.845	489,300	767,000	767,000	2011 FV	8/26/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GARRETT THOMAS	1244-306		6/19/2001	CONVIENCE		0 No	No			
	345-420		2/6/1963			0 Yes	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/26/2011	MEASURED	316	EVAN

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	BROWN
View / Desir:	

**GENERAL INFORMATION**

Grade:	B - GOOD (-)
Year Blt:	1999
Eff Yr Blt:	
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg H/F/L:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	12 - CONCRETE
Bsmnt Gar:	
Electric:	2 - GOOD
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal:	% Sprinkled

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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**BATH FEATURES**

Full Bath:	2	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	GOOD

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	GD - Good	8.4 %
Functional:		%
Economic:		%
Special:		%
Override:		%
<b>Total:</b>		<b>8.4 %</b>

**CALC SUMMARY**

Basic \$ / SQ:	96.00
Size Adj.:	1.02285528
Const Adj.:	1.02010000
Adj \$ / SQ:	100.168
Other Features:	18580
Grade Factor:	1.25
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	307479
Depreciation:	25828
Depreciated Total:	281651

**COMMENTS**


**RESIDENTIAL GRID**

1st Res Grid Desc:	Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMs: 5	BRS: 2	Baths: 2 HB

**REMODELING**

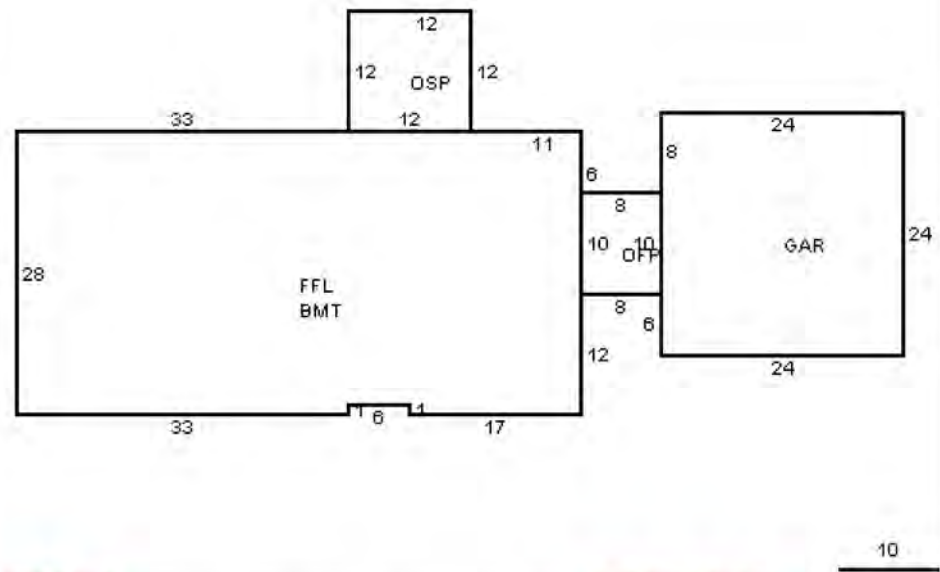
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	5	2	1
<b>Totals</b>			
1	5	2	1

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
81	11 0 14		3/2/2001	233,000
81	11 0 14		9/16/1996	130,000
78	9 0 14		2/7/1997	151,000
75	3 0 26		10/29/1999	229,000
73	9 0 11		8/23/1996	100,000
72	3 0 21A		8/15/2000	138,000
<b>WtAv\$/SQ:</b>				<b>AvRate: 76.66 Ind.Val 475026.0869</b>
<b>Juris. Factor:</b>		<b>Val/Su Fin:</b>		<b>180.35</b>
<b>Special Features: 0</b>		<b>Val/Su Net:</b>		<b>71.79</b>
<b>Final Total: 281700</b>		<b>Val/Su SzAd</b>		<b>180.35</b>

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,562	30.050	46,939
FFL	1ST FLOOR	1,562	100.170	156,462
GAR	GARAGE	576	13.540	7,798
OSP	SCRN PORCH	144	19.000	2,736
OFP	OPEN PORCH	80	21.940	1,755
<b>Net Sketched Area:</b>		<b>3,924</b>	<b>Total:</b>	<b>215,690</b>
<b>Size Ad</b>	<b>1562 Gross Area</b>	<b>3924 FinArea</b>		<b>1562</b>

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**