

Town of Mount Washington



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		WEST ST, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	DFAULT LINDA
Owner 2:	DFAULT DAVID
Owner 3:	
Street 1:	208 SOUTH COMMON LANE
Street 2:	
Twn/City:	ST AUGUSTINE
St/Prov:	FL Cntry Own Occ: N
Postal:	32085 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 6.086 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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 Infru	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	0.850	MW			ACCESS	-15					123,297						123,300	
101	ONE FAM		3.086		ACRES EXCESS			0	3,500.	1.000	MW									10,801						10,800	

Total AC/HA:	6.08600	Total SF/SM:	265106.16	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	134,098	Spl Credit	Total:	134,100
--------------	---------	--------------	-----------	-------------	-------------	---------------	---------	--------	---------	------------	--------	---------

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	324,900	300	6.086	134,100	459,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	133.91

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	324,900	300	6.086	134,100	459,300	459,300	YER	1/26/2018
2017	101	FV	309,500	300	6.086	134,100	443,900	443,900	Year End Roll	5/5/2017
2016	101	FV	294,900	300	6.086	134,100	429,300	429,300	Year End Roll	2/11/2016
2015	101	FV	294,900	300	6.086	138,500	433,700	433,700	year end roll	1/15/2015
2014	101	FV	294,900	300	6.086	138,500	433,700	433,700	Year End	8/7/2014
2013	101	FV	286,900	400	6.086	138,500	425,800	425,800	COMMITMENT	5/30/2013
2012	101	FV	286,900	400	6.086	138,500	425,800	425,800	final value	1/12/2012
2011	101	FV	286,900	400	6.086	138,500	425,800	425,800	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DFAULT LINDA,	1637-268		8/24/2005	FAMILY	267000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/1/1995	233	MANUAL	1,000					EFP

ACTIVITY INFORMATION

Date	Result	By	Name
11/11/2009	MEASURED	317	LISA QUACKEN

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
07/02/19	17:30:43

LAST REV

Date	Time
05/13/18	15:21:17

apro	310
------	-----

**EXTERIOR INFORMATION**

Type: 6	- COLONIAL
Sty Ht: 2	- 2
(Liv) Units: 1	Total: 1
Foundation: 9	- CRAWL SP
Frame: 1	- WOOD
Prime Wall: 1	- WOOD SHING
Sec Wall: %	
Roof Struct: 1	- GABLE
Roof Cover: 1	- ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade: B-	- GOOD (-)
Year Blt: 1940	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal: 1	- DRYWALL
Sec Int Wall: %	
Partition: T	- TYPICAL
Prim Floors: 2	- SOFTWOOD
Sec Floors: %	
Bsmnt Flr:	
Bsmnt Gar:	
Electric: 3	- TYPICAL
Insulation: 2	- TYPICAL
Int vs Ext: S	
Heat Fuel: 6	- WOOD
Heat Type: 10	- NOT DUCTED
# Heat Sys: 0	
% 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
2	SHED/FR		D	Y	1 10X14	A	AV	1990	3.71	T	40	101			300			300

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond: GD	- Good	25.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		25.2%

**CALC SUMMARY**

Basic \$ / SQ:	104.00
Size Adj.:	0.92871720
Const Adj.:	0.96010602
Adj \$ / SQ:	92.733
Other Features:	14700
Grade Factor:	1.25
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	434398
Depreciation:	109468
Depreciated Total:	324930

**COMMENTS**

A=NO FRONTAGE R.O.W.

**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:	9	BRs:	4	Baths:	1	HB:	1					

**REMODELING**

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

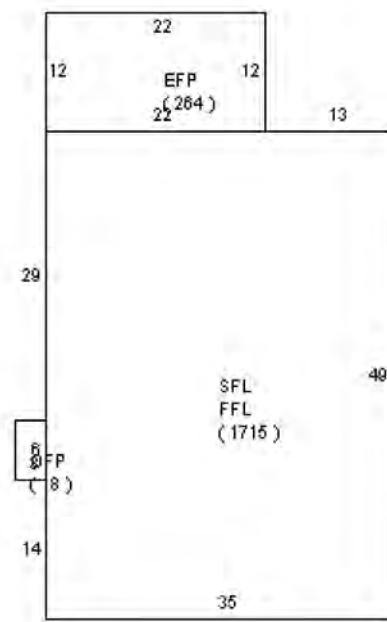
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	4	M
<b>Totals</b>			
1	9	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,715	92.730	159,038	
SFL	2ND FLOOR	1,715	88.100	151,086	
EFP	ENCL PORCH	264	21.510	5,678	
OPF	OPEN PORCH	18	26.000	468	
<b>Net Sketched Area:</b>		<b>3,712</b>	<b>Total:</b>	<b>316,270</b>	
<b>Size Ad</b>	<b>3430</b>	<b>Gross Area</b>	<b>3712</b>	<b>FinArea</b>	<b>3430</b>

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

*AssessPro* Patriot Properties, Inc

