

BORRERO PEDRO J/BORRERO CLARA V
10835 BREAKING ROCKS DR
TAMPA, FL 33647

2026



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

1908

COMMON BRK 90

Exterior Wall

0508

AVERAGE 10

Roof Structure

1408

IRREGULAR 100

Roof Cover

1414

PREFIN MT 100

Interior Wall

0505

DRYWALL 100

Interior Floo

1414

CARPET 90

Interior Floo

0808

SHT VINYL 10

Air Condition

0303

CENTRAL 100

Heating Type

0404

AIR DUCTED 100

Bedrooms

4100

Bathrooms

2100

Frame Stories

011.100

NONE 100

Architectual Units

0508

CONV 100

Condition Adj

0303

100

Kitchen Adjus

0101

100

Quality

0707

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

06

NEIGHBORHOOD/LOC

5417.0600

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,676

100

1,676

166,342

FGR

459

55

252

25,011

FOP

45

30

14

1,390

TOTALS

2,180

1,942

192,742

EXTRA FEATURES

623 SE SUNFLOWER PL, LAKE CITY

L N

OB/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

1

0180

FPLC 1STRY

00

00

00

1.00

UT

2,000.00

2,000.00

100

0

0

3

100

2,000

2

0166

CONC,PAVMT

00

00

1939

741.00

UT

1.40

1.40

100

0

0

3

100

1,037

3

0120

CLFENCE 4

00

00

00

1.00

UT

0.00

0.00

100

1993

1993

3

100

300

4

0296

SHED METAL

00

00

810

1.00

UT

0.00

0.00

100

1993

1993

3

100

400

5

0294

SHED WOOD/

00

00

812

96.00

UT

7.50

7.50

100

1993

1993

3

100

720

6

0252

LEAN-TO W/

00

00

00

1.00

UT

0.00

0.00

100

2011

2011

3

100

50

7

0258

PATIO

00

00

00

1.00

UT

0.00

0.00

100

2011

2011

3

100

100

LAND DESCRIPTION

TOTAL OB/XF

4,607

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

0100

C

SFR

0

*RSF

290.00

110.00

10,026.00

SF

1.00

1.00

1.00

1.00

1.00

10,026

REVIEW DATE

11/16/2016

BY

DF

Total Acres:

0.23

Total Land Value:

10,026

Market:

0

Agricultural:

0

Common:

10,026

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,942

136.0161

152.34

295,844

1991

1991

0

0

34.85

65.15

VALUATION BY

Tax Group: 1

Tax Dist:

STANDARD

BUILDING MARKET VALUE

192,742

TOTAL MARKET OB/XF VALUE

4,607

TOTAL LAND VALUE - MARKET

10,026

TOTAL MARKET VALUE

207,375

SOH/AGL Deduction

0

ASSESSED VALUE

207,375

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

207,375

TOTAL JUST VALUE

207,375

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

210,393

SALE:1:1: LOT 5, BLK 9, FOREST HILLS UNIT 1

PERMIT NUM

DESCRIPTION

AMT

ISSUED

414

MAINT/ALTR

50

08/06/2012

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

0747/1783

7/01/1991

WD

Q

I

82,500

GRANTOR: SMITH - TODD

GRANTEE: PEDRO BORRERO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S54 E15 FOP= E5 N9W5 S9\$ N9 E5 FGR= S9 E21 N23 W13 S3 W8 S11\$ N11 E7 N3 E13 N31\$.