

COMM SE COR OF SW1/4, RUN N 683.
RUN W 648.40 FT, N 667.62 FT, E
674.06 FT TO POB. (AKA LOT 11 SA

GILLETTE GWENDOLYN
12901 SW 52ND STREET
SOUTHWEST RANCHES, FL 33330

2026

30-6S-16-04001-111



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	15	HARDTILE 80			
Interior Floo	14	CARPET 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality		05	05		
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC		30616.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100		1,732	174,334
FSP	144	40		58	5,838
FSP	224	40		90	9,059
TOTALS	2,100			1,880	189,231

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,880	121.4440	136.02	255,718	1999	1999	0	0	0 26.00	74.00
1 SINGLE FAM 0% - 2023 Heated Area: 1732 HX Base Yr											
8											