

LOTS 1,2,& 3 BLK C ICHETUCKNEE
 PINES S/D, & ALSO COMM AT SW
 COR OF SW1/4, RUN E 25 FT TO E

KELLNER REED W/KELLNER SUSAN J
 1202 BARNSTABLE CR
 WELLINGTON, FL 33414

2026

16-6S-16-03832-109



ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		8 100
Stories	1.	1. 100
Architectural	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	7,230	135.5850	81.35	588,160	1989	1989	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 6444 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		235,264
TOTAL MARKET OB/XF VALUE		44,700
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		449,964
SOH/AGL Deduction		37,537
ASSESSED VALUE		412,427
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		412,427
TOTAL JUST VALUE		449,964
NCON VALUE		130,615
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,000

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100	2024	252	8,200
BAS	494	100	2024	494	16,075
BAS	1,200	100	2026	1,200	39,048
BAS	2,338	100	2026	2,338	76,078
FGR	960	55	2026	528	17,181
FOP	344	35	2026	120	3,905
FUS	2,160	100	2026	2,160	70,286
PTO	120	5	2026	6	195
UOP	160	25	2024	40	1,302
UOP	369	25	2024	92	2,994
TOTALS	8,397			7,230	235,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052457	Additions	578,000	02/28/2025
000052336	Generator	0	02/14/2025
000044984	Roof Replacement	16,000	07/18/2022
38623	M H	321	09/18/2019
19378	M H	125	04/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0809/0514	7/31/1995	WD	Q	V		12,900

GRANTOR: WAYNE & APRIL GRASSE						
GRANTEE: REED W & SUSAN J KE						
0634/0148	9/19/1987	WD	Q	V		13,000
GRANTOR: PATTEN CORP.						
GRANTEE: GRASSE WAYNE O &						

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	0300	TENNIS CRT	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	25,000	
2	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
3	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/13/2024	MLU

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2026;ORIG=0,0] W10 W21 W12 S1 W5 W13 N1 W15 S26 S5 E42 E20 E14 N13 N18 \$									
BAS=[YR=2024;ORIG=-95,0] E19 S26 W19 N26 \$									
UOP=[YR=2024;ORIG=-76,-17] S17 E15 S1 E13 N6 W10 N12 W18 \$									
BAS=[YR=2024;ORIG=-31,-12] S12 E21 N12 W21 \$									
UOP=[YR=2024;ORIG=-34,31] S8 E20 N8 W20 \$									
PTO=[YR=2026;ORIG=-10,0] E10 N12 W10 S12 \$									
FOP=[YR=2026;ORIG=12,-20] W43 S8 E21 E10 E12 N8 \$									
BAS=[YR=2026;ORIG=0,-12] E12 E28 S30 W40 N18 N12 \$									
FGR=[YR=2026;ORIG=0,18] E40 S24 W40 N11 N13 \$									
FUS=[YR=2026;ORIG=50,-12] E40 S54 W40 N54 \$									

LAND DESCRIPTION										TOTAL OB/XF														
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	0200	C	MBL HM	0		A-1	0.00	0.00	4.00	LT		1.00	1.00	0.85	50,000.00	42,500.00	170,000							