

(AKA LOT 12 PINE FOREST UNREC).  
 SE1/4 OF SE1/4, RUN E 715.15 FT,  
 533.24 FT, N 2072.93 FT FOR POB,

PETSCH ANDREW S/PETSCH MICHELE N  
 1541 CARROLL ST  
 CLEARWATER, FL 33755

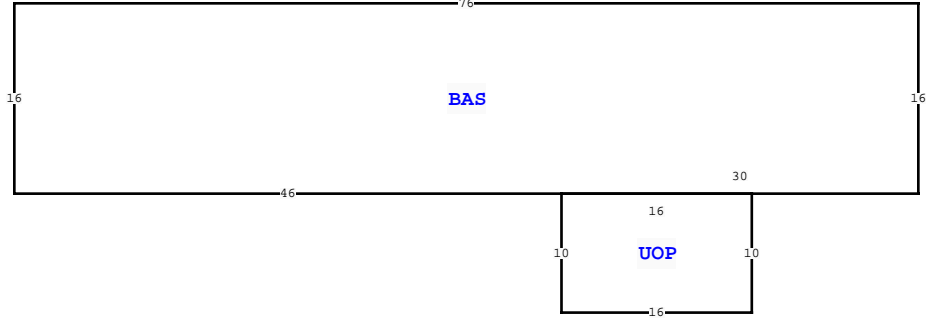
2026

31-5S-16-03744-412



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Units	0	100		
02	02 100				
01	01 100				
05	05				
0200	MOBILE HOME				
	MAP NUM		02		
	NEIGHBORHOOD/LOC	31516.040	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	26,241
UOP	160	25		40	863
TOTALS	1,376			1,256	27,104

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,256	89.9100	53.95	67,761	1999	1999	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1216 HX Base Yr											



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			27,104
TOTAL MARKET OB/XF VALUE			17,620
TOTAL LAND VALUE - MARKET			106,675
TOTAL MARKET VALUE			151,399
SOH/AGL Deduction			26,990
ASSESSED VALUE			124,409
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			124,409
TOTAL JUST VALUE			151,399
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/2617	7/31/2018	QC	U	I	11	100
GRANTOR: ANDREW S PETSCH						
GRANTEE: ANDREW S PETSCH & M						
1298/0836	7/17/2015	WD	U	I	12	39,500
GRANTOR: CAMPUS USA CREDIT UNI						
GRANTEE: ANDREW S PETSCH						

EXTRA FEATURES																	
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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	200	
5	0031	BARN,MT AE	0	0	24	30	720.00	UT	11.00	11.00	100	2020	2020	3	100	7,920	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	
7	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000	

TOTAL OB/XF												17,620												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	12.55	AC		1.00	1.00	1.00	8,500.00	8,500.00	106,675							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W76 S16 E46 E30 N16 \$	
UOP=[ORIG=-30,16] S10 E16 N10 W16 \$	