

Property at 00013 FRANCIS STREET

Prop ID 2350013

Printed 24-Mar-2025 2:23 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: CHELLMAN ANDREW C  
 Second name:  
 Address: 1510 ALLEGHENY DRIVE  
 City/state: SUN CITY CENTER FL Zip: 33573

## Location Information

Map: 007 Clerk map:  
 Lot: 2350013 Neigh.: Zone: R15 Vol: 302 Page: 934

| Assessments       |      |         | Exemptions |              | Last sale    |                        |
|-------------------|------|---------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat          | Amount       | Sale date: 23-Dec-1994 |
| Resident Land     | .34  | 94,500  |            |              |              | Sale price: 127,000    |
| Resident Dwelling | 1.00 | 103,520 |            |              |              | Sale valid:            |
| Resident Outbldg  | 1.00 | 11,760  |            |              |              | Values                 |
| Resident Excess   | .15  | 790     |            |              |              | Mkt value :            |
|                   |      |         |            |              |              | Cost value: 300,814    |
| Summary           |      |         | Utilities  |              | Sales ratios |                        |
| Total assessments |      | 210,570 | Water      | Well         | Cost/sale :  | 2.3686                 |
| Total exemptions  |      |         | Sewer      | Public sewer | Mkt/sale :   |                        |
| Net assessment    |      | 210,570 | Gas        | None         | Assmt/sale:  | 1.6580                 |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total      | Infl             | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------|------------------|------|---------|-----------|
| PRIM         | 11  | .340       | 135,000 | 135,000    |                  |      | 135,000 | 94,500    |
| Primary Site |     | 14,810     |         |            |                  |      |         |           |
| RES          | 12  | .150       | 7,500   | 1,125      |                  |      | 1,125   | 788       |
| Residual     |     | 6,534      |         |            |                  |      |         |           |
|              |     |            |         | .490 acres | Total land value |      | 136,125 | 95,288    |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 01   | Ranch            |                         |   |
| Exterior Walls | 04   | Vinyl Siding     |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 6 |
| Interior Walls | 01   | Plaster          | Bedrooms                | 3 |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 01   | Hot Water        | Full Baths              | 1 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 30   | C                | Whirlpools              |   |
| Garage         | 11   | Basement 1 car   | Saunas                  |   |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks              |   |
| Basement       | 04   | Full with walk-o | W/B stacks              | 1 |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B openings            | 1 |
| Air Condition  | 99   | None             |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1955 |   |

## Building Valuation Summary

|                |                |                |                           |          |         |
|----------------|----------------|----------------|---------------------------|----------|---------|
| Dwelling       | Frame          | 1 story w/bsmt | Area                      | 1,176    | 201,260 |
| Basement       | Full with walk |                |                           |          |         |
| Heating        | Yes            | A/C No         |                           |          |         |
| Plumbing       | 1 F/B          | 1 H/B          | Add'l fix.                | Wh/p     | Saunas  |
| Attic          | None           |                | Attic size:               |          | 3,500   |
| Additions      |                |                |                           |          | 3,273   |
| Other Features | Mason Trim     | WB Stks        | RR                        | Bsmt Gar | 19,474  |
| Sub-Total      |                |                |                           |          | 227,507 |
| Grade          | C              |                | Factor 1.0000             |          | 227,507 |
| CDU            |                |                | C&D Factor 1.00           |          | 227,507 |
| Depreciation   |                |                | 35 %                      |          | 147,880 |
|                |                |                | Computed cost value @ 70% |          | 103,516 |

## Building additions

| Category                 | Type                | Area | Value |
|--------------------------|---------------------|------|-------|
| P Porches, Patios, Decks | CPAT Concrete patio | 384  | 3,273 |
| Total additions          |                     |      | 3,273 |

## Outbuilding Information

| Description         | Wid | Len | Area   | Rate  | Year | Cnd | RCN           | Depr | Value  |
|---------------------|-----|-----|--------|-------|------|-----|---------------|------|--------|
| RG1 Frame or Con    | 30  | 20  | 600    | 55.95 | 2006 | C   | 33,570        | 50   | 16,800 |
| Block Detach Garage |     |     |        |       |      |     |               |      |        |
| Value at 70%        |     |     | 11,760 |       |      |     | Value at 100% |      | 16,800 |

