

Property at 00248 HUCKLEBERRY HILL RD

Prop ID 2810248

Printed 06-Feb-2024 2:33 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MCNUTT STEPHEN R
 Second name:
 Address: 30504 USF HOLLY DRIVE
 City/state: TAMPA FL Zip: 33620

Location Information

Map: 016 Clerk map:
 Lot: 2810248 Neigh.: Zone: R30 Vol: 528 Page: 630

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Aug-2005
Resident Land	.69	94,500				Sale price: 180,000
Resident Dwelling	1.00	117,340				Sale valid: N
Resident Outbldg	3.00	28,980				
					Values	
Resident Excess	.14	740				Mkt value : Cost value: 345,086
Summary			Utilities		Sales ratios	
Total assessments		241,560	Water	Well		Cost/sale : 1.9171
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		241,560	Gas	None		Assmt/sale: 1.3420

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						
RES	12	.140	7,500	1,050			1,050	735
Residual		6,098						
				.830 acres	Total land value		136,050	95,235

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	04	Loft	M/F stacks	
Basement	03	Partial > half	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1870	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	418	150,630
Basement	Partial > half				-2,260
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					90,412
Other Features					
Sub-Total					238,782
Grade	C+	Factor 1.0800			257,885
CDU		C&D Factor 1.00			257,885
Depreciation		35 %			167,625
Computed cost value @ 70%					117,338

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	335	38,351
L Living Area	BSMT Basement addition	335	6,173
L Living Area	FRFF Frame first floor	304	34,802
L Living Area	BSMT Basement addition	304	5,602
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742
Total additions			90,412

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	24	576	55.95		C	32,227	50	16,100
Block Detach Garage									
AB1 Bank barn	30	22	660	65.80		C	43,428	50	21,700
RS1 Frame	12	20	240	30.00	2005	C	7,200	50	3,600
Utility Shed									
Value at 70%		28,980	Value at 100%		41,400				

