



09-033000.5000

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
095CL50-CL50		
M	05 E	
B		
C	76	

LEACH & ASSOCIATES LLC

LEACH & ASSOCIATES LLC
1650 JUSTIN-MATTHEW WAY
SAINT CLOUD, FL 34771

Created in 2004 From - . 0 due to Split

LEGAL INFORMATION

SOUTH POINTE SUBDIVISION
THIRD ADD
LOT#: 50

	OWNERSHIP	MAILING ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LEACH & ASSOCIATES LLC	1650 JUSTIN-MATTHEW WAY	SAINT CLOUD	FL	34771	08/05/2010	137,000	WDC : A : 449	☐	☒
2	DANES ROBERT J & CHERYL A	828 TAMARIND CIR	BARBERTON	OH	44203	11/05/2007	126,500	WDC : A : 781	☐	☐
3	JELA CORP	909 E WAYNE ST APT/SUITE 107	CELINA	OH	45822	09/22/2004	0	: 0	☐	☐

X:		LISTER: BTC		DATE: 06/24/2008		TIME: 12:00:00 AM		☐ LETTER	☐ LETTER REC'D	GIS CODE	
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR		NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION		
☒ PAVED ☐ GRAVEL ☐ DIRT ☐ SIDEWALKS ☐ CURBS	☒ LEVEL ☐ HIGH ☐ LOW ☐ ROLLING ☐ STANDARD	☐ WATER ☐ ☐ SEWER ☐ ☐ GAS ☐ ☐ ELECTRIC ☐ ☐ STANDARD		☒ IMPROVING ☐ STATIC ☐ DECLINING ☐ OLD ☐ STANDARD	☐ A. NO ROAD ☐ F. RESTRICT ☐ B. TOPGRHY ☐ G. WOOD LT ☐ C. EX FRONT ☐ H. VACANCY ☐ D. QUANTITY ☐ I. WATER FRONT ☐ E. SZ/SHAPE ☐ J. OTHER/CDU		5299 WINDWARD LN,				
									COMMENT		
									DE08 COMPL TY2012:Net Gen=\$1,728.86, Other Assessment=\$0.00		
LAND COMPUTATIONS											
CODES: F: FRONT R: REAR HS: HOME SITE SM: SMALL ACRE WA: WASTE RD: ROAD EA: EASEMENT	LAND TYPE	SIZE		M	RATE	C	INF		M	VALUE	C
	FR:F	F66 D79		ST500	DP73	ADJ365			24,100	0	
							TOTAL		24,100	0	

VALUATION SUMMARY								
VALUE YEAR	2011	2008	2008					
REASON FOR CHANGE	RAPP	RAPP	NC					
APPAISED	LAND	24,100	24,100	24,100				
VALUE	IMPR	83,200	65,500	63,900				
	TOTAL	107,300	89,600	88,000				
ASSESSED	LAND	8,440	8,440	8,440				
VALUE	IMPR	29,120	22,930	22,370				
	TOTAL	37,560	31,370	30,810				

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH										
☒ SNGL FMLY	☒ WOOD	1	560	FR		45,990													
☐ DUPLEX	☐ STUCCO	.25	280	FR		13,790													
☐ TRIPLEX	☒ ALM/VYNL																		
☐ CONVR	☐ CONC BLK																		
☐ MOBILE HM	☐ METAL																		
☐ BI/L TRI/L	☐ BRICK																		
☐ MOD/MAN	☐ STONE																		
ROOFING		ROOF TYPE																	
☐ METAL	☒ GABLE																		
☐ SLT/TLE	☐ HIP																		
☒ SHINGLES	☐ GAMBREL																		
☐ SHAKES	☐ MANSARD																		
☐ COMPOSITE	☐ FLAT																		
SUBTOTAL						59,780													
FLOORS	B	1	2	3	U	MULTI-FAMILY #	0	0											
CONCRETE	☐	☐	☐	☐	☐	BSMT FINISH	0 S.F.	0											
WOOD	☐	☐	☐	☐	☐	FIREPLACE #	0	0											
TILE/COMPO	☐	☒	☐	☐	☐	HEATING	0 S.F.	0											
CARPET	☐	☒	☒	☐	☐	AIR COND	840 S.F.	1,260											
INT. FINISH	B	1	2	3	U	PLUMBING #	2	2,200											
PLASTER/DW	☐	☒	☒	☐	☐	GARAGES & CARPORTS		7,900											
PANELING	☐	☐	☐	☐	☐	EXTRA FEATURES		1,700											
UNFINISHED	☐	☐	☐	☐	☐	SUBTOTAL		72,840											
ACCOMMODATIONS						GRADE FACTOR		100 %											
# OF ROOMS		3	2			UNADJUSTED VALUE		72,840											
BEDROOMS		1	2			FACTOR		100 %											
FIREPLACES						OCCUPANCY ST.HT SIZE AREA GRADE PRICE AGE REMD CND UNADJ VAL PHYS PHYS VAL FUNC TRUE VAL													
HEAT & AC	B	1	2	3	U	DWELLING	1.25	SK	840	C		2006		G	72,840	4	69,930		83,200
NO HEAT	☐	☐	☐	☐	☐	1													
CTRL HEAT	☐	☒	☒	☐	☐	2													
HW/STEAM	☐	☐	☐	☐	☐	3													
ELECTRIC	☐	☐	☐	☐	☐	4													
HEAT PUMP	☐	☐	☐	☐	☐	5													
FLR/WALL	☐	☐	☐	☐	☐	6													
STVE/SPCE	☐	☐	☐	☐	☐	7													
GEO THERMAL	☐	☐	☐	☐	☐	8													
OUTSIDE	☐	☐	☐	☐	☐	9													
CTRL A/C	☐	☒	☒	☐	☐	10													
PLUMBING	BASE					11													
X FULL BATH																			
X HALF BATH		1																	
X FIXTURES																			
TOTAL																		83,200	
COMMENTS																			
Dwelling has an Economic Factor of 119%																			

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TOTAL

83,200

COMMENTS

Dwelling has an Economic Factor of 119%