

PROPERTY 30985 R COMM 10/20/2015
Legal Description
 W A MARTINS SUB PBS 3-12 SLY 15 FT LOT 9 AS
 MEASURED PERPENDICULAR TO SOUTH LINE OF LOT 9,
 AND LOTS 10 & 11, BLK 3 LESS AND EXC THEREFROM W
 26.11 FT IN ST RD R/W AS IN OR BK 5 PG 299 AND OR BK 6

OWNER ID: 920 US 1 LLC
 286546
 PO BOX 700335
 WABASSO, FL 32970

TAX AREA: 2A
 30985

IMPROVEMENT VALUE 221,462
 LAND MARKET + 171,802
 TOTAL MARKET VALUE = 393,264
 AG VALUE = 0
 PRODUCTIVITY LOSS = 0
 ASSESSED VALUE = 393,264
 EXEMPTION VALUE =
 TAXABLE VALUE = 393,264

ACRES: 0.5800
APPR VAL METHOD: Cost
SOH %: 0.00
NSOH 54 %: 0.00
NSOH 55 %: 100.00

DBA:

31390600013003000009.0

SITUS 920 US HIGHWAY 1 SEBASTIAN, FL 32958

GENERAL			SKETCH FOR IMPROVEMENT #1		EXEMPTIONS	
UTILITIES	LAST APPR.	WB				
TOPOGRAPHY	LAST APPR. YR	2018				
ROAD ACCESS	LAST INSP. DATE	11/14/2017				
ZONING	NEXT INSP. DATE					
PRIMARY USE	# OF IMPRV	2				
NEXT REASON						
REMARKS						
BUILDING PERMITS						
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL		
SALES INFORMATION						
SALE DT	PRICE	GRANTOR	DEED INFO			
11/23/2016	468,100	PHILIPSON STEVEN L	WD / 2982 / 727			

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REGION:	SUBD:	3139060013 (100 NBHD 700027.00 (100% SUBSET:	IMPROVEMENT VALUATION	LIVING AREA:	5,940	APPR/SQFT:	66.21	SALE/SQFT:	78.80	B-USE:												
#	TYPE	SHAPE	MTHD	CLASS/SUB	Quality	LF	LENGTH	WIDTH	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	* OFF		JMM	C/	AV	100	0.00	0.00	690.0	66.14	1	1985	1985	AV	45,637	70%			75%	0.53	23,959	
2	OPEN		JMM	C/	AV	100	0.00	0.00	540.0	0.00	1	1985	1985	AV					75%	0.53	1	
3	LOUN		JMM	C/	AV	100	0.00	0.00	690.0	66.14	1	1985	1985	AV	45,637	70%			75%	0.53	23,959	
4	CAN1		JMM	C/	AV	100	0.00	0.00	540.0	6.61	1	1985	1985	AV	3,569	70%			75%	0.53	1,874	
5	OFFM		JMM	C/	AV	100	0.00	0.00	690.0	66.14	1	1985	1985	AV	45,637	70%			75%	0.53	23,959	
6	RET		JMM	C/	AV	100	0.00	0.00	660.0	66.14	1	1985	1985	AV	43,652	70%			75%	0.53	22,917	
7	RETA		JMM	C/	AV	100	0.00	0.00	690.0	59.54	1	1985	1985	AV	41,083	70%			75%	0.53	21,569	
8	CAN1		JMM	C/	AV	100	0.00	0.00	540.0	6.61	1	1985	1985	AV	3,569	70%			75%	0.53	1,874	

IMPROVEMENT FEATURES					
DESCRIPTION	UNITS	CODE	DESCRIPTION	UNITS	CODE
Ceiling	0.00	Acoustical Pane	Special Rate	0.00	Special Rate
Depreciation Table	0.00	Commercial Blc	Units Type	8.00	Stores
Exterior	100.00	Stucco	Ceiling	0.00	Acoustical Pa
Floor Cov	0.00	Asphalt tile	Depreciation Table	0.00	Commercial I
FloorType	0.00	Concrete Slab	Exterior	100.00	Stucco
Frame	0.00	Masonry	Floor Cov	0.00	Asphalt tile
Group ID	0.00	Commercial Gr	FloorType	0.00	Concrete Sla
HC&V	100.00	Package	Frame	0.00	Masonry
HC&V	0.00	Heat Pump Sys	Group ID	0.00	Commercial
Plumbing	8.00	Plumbing	HC&V	100.00	Package
Roof Type	0.00	Flat	HC&V	0.00	Heat Pump S
Roofing	100.00	Composition, R	Plumbing	8.00	Plumbing

REGION:	SUBD:	3139060013 (100 NBHD: 700027.00 (85% SUBSET:	LAND VALUATION	IRR Wells:	Capacity:	IRR Acres:	Oil Wells:									
L#	DESCRIPTION	ZONING	LUSE	SOIL	CLS	TABLE	HS	METH	UNITS	UNIT PRICE	GROSS VAL	ADJ	LAND	ADJ	SRC	MKT VAL
1	I	CR		12C		SPECIAL	N	SQ	25265.00	SQ	8.00	202,120	1.00	0.85	A	171,802
Land Total : 104,312									25265.0000							171,802

PRODUCTIVITY VALUATION					
AG	ACRES	AG USE	AG TABLE	AG UNIT PRC	AG VALUE
N				0.00	0
					0

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DBA:

SITUS 920 US HIGHWAY 1 SEBASTIAN, FL 32958

GENERAL		SKETCH INFORMATION		EXEMPTIONS	
UTILITIES	LAST APPR.				
TOPOGRAGPHY	LAST APPR. YR				
ROAD ACCESS	LAST INSP. DATE				
ZONING	NEXT INSP. DATE				
PRIMARY USE	# OF IMPRV				
NEXT REASON					
REMARKS				PICTURE	
BUILDING PERMITS					
SALES INFORMATION					

REGION:		SUBD: 3139060013 (100 NBHD 700027.00 (100% SUBSET:		IMPROVEMENT VALUATION				LIVING AREA: 5,940		APPR/SQFT: 66.21		SALE/SQFT: 78.80 B-USE:										
#	TYPE	SHAPE	MTHD	CLASS/SUB	Quality	LF	LENGTH	WIDTH	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
9	LOUN		JMM	C/	AV	100	0.00	0.00	660.0	63.24	1	1985	1985	AV	41,738	70%			75%	0.53		21,912
10	OFF		JMM	C/	AV	100	0.00	0.00	660.0	63.24	1	1985	1985	AV	41,738	70%			75%	0.53		21,912
11	OFF		JMM	C/	AV	100	0.00	0.00	660.0	63.24	1	1985	1985	AV	41,738	70%			75%	0.53		21,912
12	OFF		JMM	C/	AV	100	0.00	0.00	540.0	63.24	1	1985	1985	AV	34,150	70%			75%	0.53		17,929
1	Retail Store								7,560.0 (E1985) Homesite: N				388,149		Living Area: 5,940		203,777					

IMPROVEMENT FEATURES					
DESCRIPTION	UNITS	CODE	DESCRIPTION	UNITS	CODE
Ceiling	0.00	Acoustical Pane	Special Rate	0.00	Special Rate
Depreciation Table	0.00	Commercial Blc	Units Type	8.00	Stores
Exterior	100.00	Stucco	Ceiling	0.00	Acoustical Pa
Floor Cov	0.00	Asphalt tile	Depreciation Table	0.00	Commercial I
FloorType	0.00	Concrete Slab	Exterior	100.00	Stucco
Frame	0.00	Masonry	Floor Cov	0.00	Asphalt tile
Group ID	0.00	Commercial Gr	FloorType	0.00	Concrete Sla
HC&V	100.00	Package	Frame	0.00	Masonry
HC&V	0.00	Heat Pump Sys	Group ID	0.00	Commercial
Plumbing	8.00	Plumbing	HC&V	100.00	Package
Roof Type	0.00	Flat	HC&V	0.00	Heat Pump S
Roofing	100.00	Composition, R	Plumbing	8.00	Plumbing

REGION:		SUBD:		NBHD:		SUBSET:		LAND VALUATION		IRR Wells:		Capacity:		IRR Acres:		Oil Wells:					
L#	DESCRIPTION	ZONING	LUSE	SOIL	CLS	TABLE	HS	METH	UNITS	UNIT PRICE	GROSS VAL	ADJ	LAND ADJ	SRC	MKT VAL	PRODUCTIVITY VALUATION					
																AG	ACRES	AG USE	AG TABLE	AG UNIT PRC	AG VALUE

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#	TYPE	SHAPE	MTHD	CLASS/SUB	Quality	LF	LENGTH	WIDTH	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE	DESCRIPTION	UNITS	CODE	DESCRIPTION	UNITS	CODE
1	FCWC		MISC	%	AV	100	42.00	0.00	252.0	1.41	1	1993	1993		355	81%						0.81	288					
2	AAPV		MISC	%	AV	100	0.00	0.00	8,200.0	2.72	1	1985	1990		22,304	78%						0.78	17,397					
2	COMMERCIAL MISCELLANEI									8,452.0 (E1990) Homesite: N									Living Area: 0 17,685									
REGION: SUBD: NBHD: SUBSET: LAND VALUATION IRR Wells: Capacity: IRR Acres: Oil Wells:																				PRODUCTIVITY VALUATION								
L#	DESCRIPTION	ZONING	LUSE	SOIL	CLS	TABLE	HS	METH	UNITS	UNIT PRICE	GROSS VAL	ADJ	LAND ADJ	SRC	MKT VAL	AG	ACRES	AG USE	AG TABLE			AG UNIT PRC	AG VALUE					