

UNIT 1852
IN OR 1965/275
TURTLE DUNES OR 452/111

MCELROY JACK C & ANN P
7035 LAKE DR
ORLANDO, FL 32809

2024

02-6N-29-V005-1852-0000


BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Floor		6 100	8300500		1,915				1985	1985	100	100	0		
Recreation	POOL	POOL 100	1 CONDO - 0% - 0												
Recreation	TENNIS CT	TENNIS CT 100	HX Base Yr												
Location	INTERIOR	INTERIOR 100													
View	OCEAN	OCEAN 100													
Desirability	FLOOR	6TH FLOOR 100													
Balcony	FOP/PATIO	FOP/PATIO 100													
Parking	OPEN	OPEN 100													
Bedrooms		3 100													
Bathrooms		3.5 100													
Oth Rooms		3 100													
Quality			04	Quality Level 04											
DOR CODE			0400	CONDOMINIUM											
MAP NUM				MKT AREA		10									
NEIGHBORHOOD/LOC			10004.00												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											
TOTALS			1,915	1,915											

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,217,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,217,000
SOH/AGL Deduction		230,197
ASSESSED VALUE		986,803
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		986,803
TOTAL JUST VALUE		1,217,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,205,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17483	H/AC	0	08/01/2012
B26385	REMODEL	44,700	08/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1965/0275	2/26/2015	WD	Q	I	01	730,000
GRANTOR: J & S HOY LLC						
GRANTEE: MCELROY JACK C & AN						
1193/1386	12/08/2003	QC	U	I	01	100
GRANTOR: HOY JEFFREY M & SONIA						
GRANTEE: J & S HOY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION															TOTAL OB/XF									
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