

LOT 14
ISLAND BLUFF SUB PB 5/92

NAUMANN ROBERT O & ANNIE B L/E/
17951 SW 296 ST
HOMESTEAD, FL 33030-3138

2025

00-00-30-031B-0014-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 80

Exterior Wall12CEDAR 20

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2.5 100

Frame Stories Units02WOOD FRAME 100
2. 2. 100
0 100

BUD8 Adjustme Occupancy05DIST 1A 100
00 NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREAM2

NEIGHBORHOOD/LOC2009.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

972

100

1993

972

143,093

FGR

504

55

1993

277

40,778

FOP

47

30

1993

14

2,061

FUS

600

100

1993

600

88,329

TOTALS

2,123

1,863

274,261

EXTRA FEATURES

L N

OB/XF CODE

DESCRIPTION

BLD

CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

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FP-PRE FAB

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3,500.00

3,500.00

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CONCRETE A

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CONCRETE A

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WD DECK A

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380.00

SF

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

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1,863

126.4494

166.91

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1 SNGL FAM - 0% - 0

Heated Area: 1572

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