

PT THOMAS NELSON GRANT
SEC 38-4N-25E IN DBK R/449
BEING ONLY PT LYING N OF

SCIPPIO ROBERT ESTATE
C/O PLEZIA KEBREAU, 1145 IRONSIDES AVENUE
MELBOURNE, FL 32940

2026

38-4N-25-0000-0003-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 60			
Interior Floo	08	SHT VINYL 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	Quality Level 03			
DOR CODE		5000	IMPROVED AG		
MAP NUM			MKT AREA		05
NEIGHBORHOOD/LOC		5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2016	1,404	110,312
FOP	200	30	2019	60	4,715
TOTALS	1,604			1,464	115,027

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,464	116.4000	104.76	153,369	2016	2016	0	0	0	25.00	75.00
2 M/H 94+ 0% - 0												
Heated Area: 1404												
HX Base Yr												
20 10 10 20 38 27 27 52 14 10 10 20 10 10 10												