

Itemized Property Costs

From Table: MAIN Section 1

Town of Granville

Record # 54

Property ID: 11L0000009000 Span #: 261-082-10178 Last Inspected: 11/24/2002 Cost Update: 7/6/2015

Owner(s): KOVACH VENDEL & ELLEN V	Sale Price: 0	Book:	Validity: No Data
Address: 1807 SANIBEL COURT	Sale Date: / /	Page:	
City/St/Zip: THE VILLAGES FL 32162	Bldg Type: Single	Quality: 2.50	FAIR/AVG
Location: 1751 MASTON HILL ROAD	Style: 1 Story	Frame: Studded	
Description: 7.3 A, DWL, GARAGE/APT	Area: 1160	Yr Built: 1955	Eff Age: 60
Tax Map #: 11-9	# Rms: 4	# Bedrm: 2	# Ktchns: 1
	# 1/2 Bath: 0	# Baths: 1	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	Plywood / Ht=8	100.00		54.45	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	25.00		0.46	
Floor cover #2:	Hardwd	75.00		4.85	
Heat/cooling #1:	HW BB/ST	100.00		1.47	
Energy Adjustment	Average				
ADJUSTED BASE COST			1,160.00	61.22	71,009
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)			2.00	762.50	1,525
Roughins (beyond allowance of 1)				320.00	
Features #1:	WOODSTOVE HU		1.00	750.00	750
Porch #1:	WoodDck/Screen/Roof/C		80.00	37.58	3,006
Porch #2:	WoodDck/WdRI		112.00	14.27	1,598
Porch #3:	WoodDck/WdRI		144.00	13.33	1,920
Porch #4:	WoodDck/WdRI		354.00	8.74	3,094
Basement	Conc 8"		1,160.00	13.13	15,231
Finished Basement	Partition		732.00	16.67	12,202
Basement Outside Entrance				1,150.00	1,150
Garage/Shed #1:	A/1S/Plywood/No Fin/Dirt		143.00	18.54	2,651
Subtotal					114,136
Local multiplier		1.15			
Current multiplier		1.15			
REPLACEMENT COST NEW					150,945
Condition	Avg/Good	Percent			
Physical depreciation		18.00			-27,170
Functional depreciation		2.00			-3,019
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					120,800
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.00		25,000
AC Other	5.30	1.00	0.90		6,600
Total	7.30				31,600
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	n / n	Typical	Good		5,000
Sewer	n / n	Typical	Average		4,000
Landscape	n / n	< Typical	Below Avg		2,000
Total					11,000
OUTBUILDINGS					
	Hsite/Hstd	% Good	Size	Rate	Extras

SKETCH/AREA TABLE ADDENDUM

Parcel No 11L0000009000

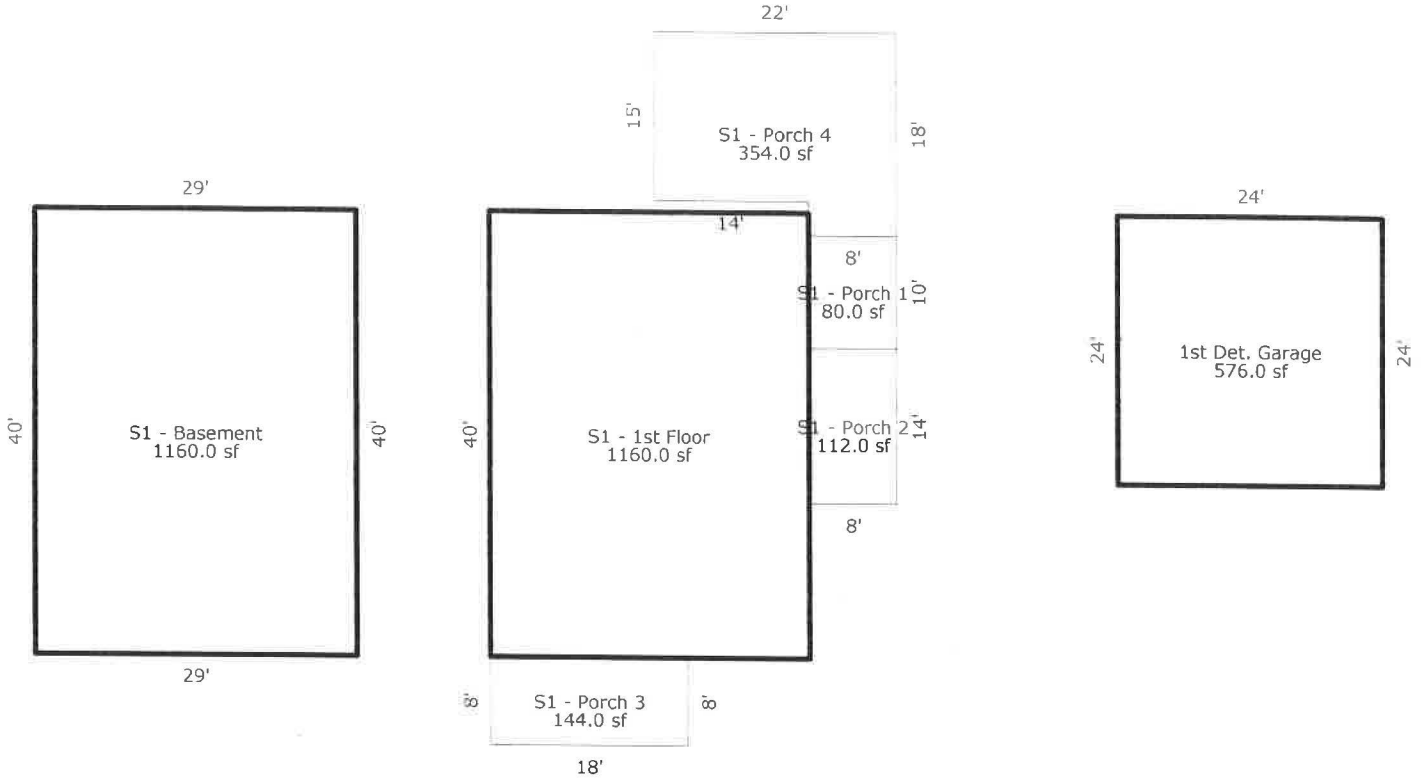
Property Address 1751 Maston Hill Road

City _____ State _____ Zip _____

Owner _____

Client _____

Appraiser Name _____



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	1160.00	138.0	1160.00
1BS	S1 - Basement	1.00	1160.00	138.0	1160.00
P/P11	S1 - Porch 1	1.00	80.00	36.0	80.00
P/P12	S1 - Porch 2	1.00	112.00	44.0	112.00
P/P13	S1 - Porch 3	1.00	144.00	52.0	144.00
P/P14	S1 - Porch 4	1.00	354.00	80.0	354.00
1DG	1st Det. Garage	1.00	576.00	96.0	576.00

Comment Table 1

Comment Table 2 Comment Table 3

Net BUILDING Area (rounded w/ factors) **1160**