

Itemized Property Costs

From Table: MAIN Section 1

Town of Hancock

Record # 166

Property ID: 01-1710 Span #: 279-088-10181 Last Inspected: 10/17/2015 Cost Update: 06/07/2016

Owner(s): MOUSADI ALEXIS MOUSADI BETHANY	Sale Price: 0	Book:	Validity: No Data
Address: 37101 NORTH COUNTRY ROAD 44A	Sale Date: / /	Page:	
City/St/Zip: EUSTIS FL 32736	Bldg Type: Single	Quality: 3.25	AVG/GOOD
Location: 2362 VT ROUTE 100	Style: 1.5 Fin	Frame: Studded	
Description: 3.76 A, DWL	Area: 2516	Yr Built: 1870	Eff Age: 152
Tax Map #: 3	# Rms: 9	# Bedrm: 5	# Ktchns: 1
	# 1/2 Bath: 0	# Baths: 2	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		74.29	
ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00		1.00	
Subfloor	Wood				
Floor cover #1:	Softwood	95.00		8.63	
Floor cover #2:	Carpet	5.00		0.16	
Heat/cooling #1:	Air-Oil	100.00		0.69	
Energy Adjustment	Average				
ADJUSTED BASE COST			2,516.00	84.77	213,285
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			2.00	1,511.25	3,023
Roughins (beyond allowance of 1)				565.00	
Porch #1:	OpenSlb/Screen/Roof/No		140.00	32.32	4,525
Porch #2:	WoodDck/Solid/Roof/No		340.00	39.39	13,393
Porch #3:	OpenStp/NoWall/Roof/No		25.00	38.28	957
Porch #4:	WoodDck/NoWall/Roof/N		25.00	56.94	1,424
Basement	Stone		850.00	22.97	19,525
Finished Basement	Dirt Floor		750.00	-2.49	-1,868
Basement Outside Entrance				1,756.75	1,757
Subtotal					256,019
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					256,019
Condition	Average	Percent			
Physical depreciation		28.00			-71,685
Functional depreciation		5.00			-12,801
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					171,500
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.00		25,000
AC Other	1.76	1.00	1.00		2,900
Total	3.76				27,900
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	n / n	Typical	Average		4,000
Sewer	n / n	Typical	Average		4,000
Landscape	n / n	Typical	Average		4,000
Total					12,000
OUTBUILDINGS					
	Hsite/Hstd	% Good	Size	Rate.	Extras
DGS 1.5S	n / n	70	566	29.33	16,600
Toolshed	n / n	70	182	8.24	1,500

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Item	Description	Percent	Quantity	Unit Cost	Total
Mat storag	n / n 50	200	8.86		1,800
Total					19,900
TOTAL PROPERTY VALUE					231,300

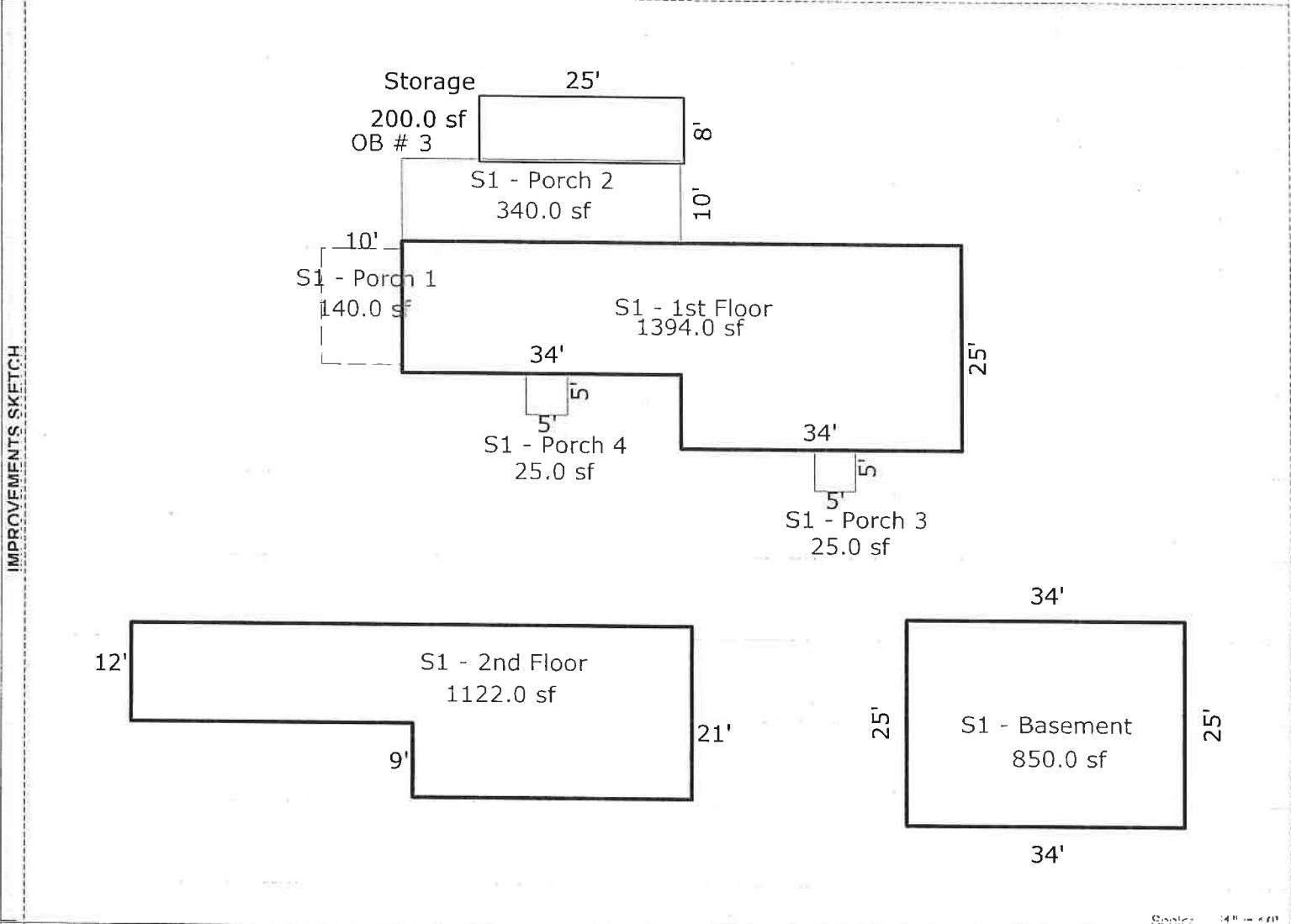
NOTES

Access is average, topography is sloping above, view is average to local hills. Water is drilled well. Outbuilding #1 is a one story garage with standing seam roof and concrete floor. Outbuilding #2 is attached shed on garage. Two sump pumps, dirt bsmt floor, stone foundation. Dwelling has poor floor layout and partial kitchen upstairs, stove and refrigerator only. Wet basement is 50 percent crawl space. Kitchen and bathroom countertops are laminate. Attached shed valued as outbuilding # 3.

SKETCH/AREA TABLE ADDENDUM

Parcel No 01-1710

SUBJECT	Property Address VERMONT ROUTE 100
	City _____ State _____ Zip _____
	Owner _____
	Client _____
	Appraiser Name _____



Scale: 1" = 10'

AREA CALCULATIONS

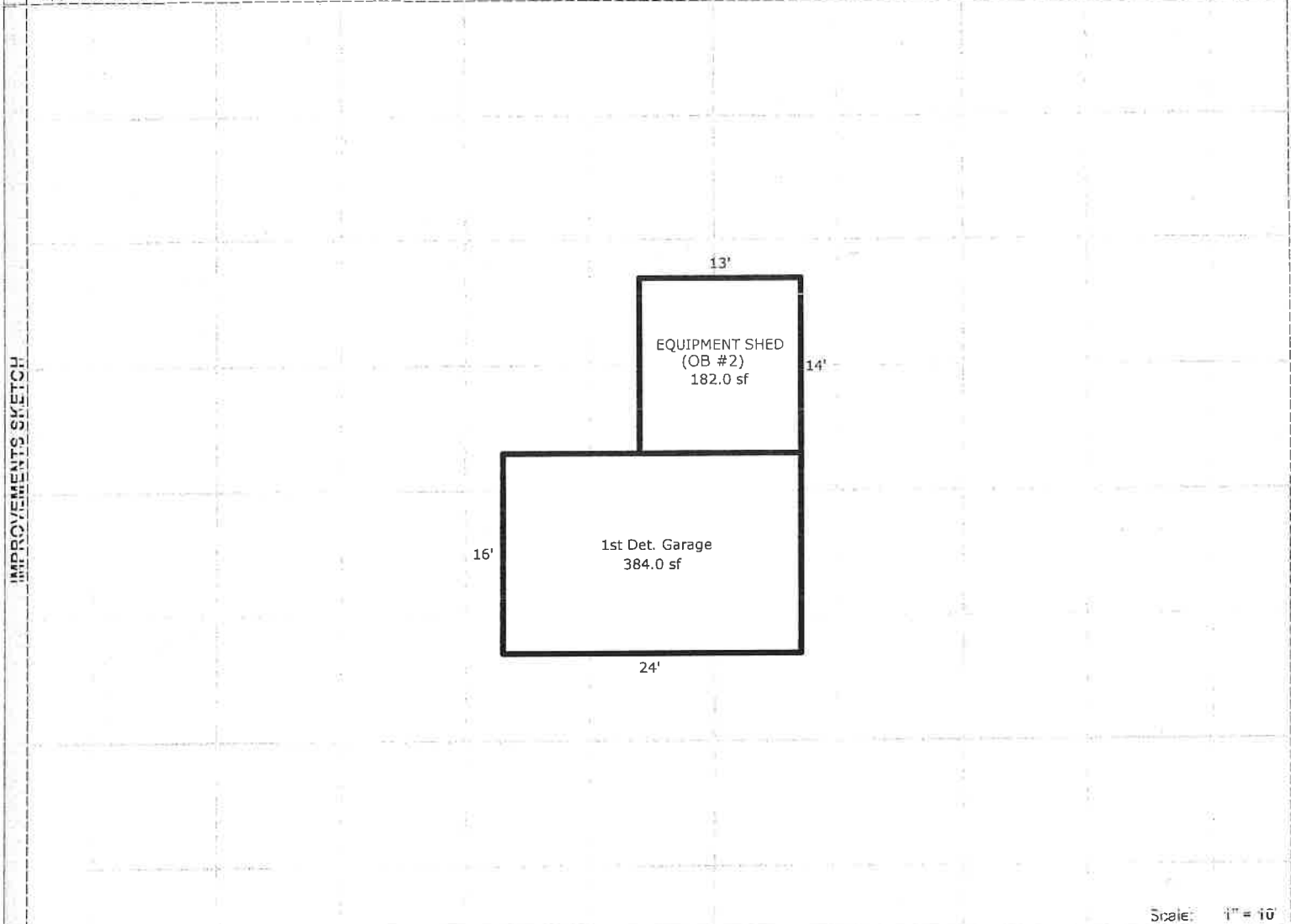
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	1394.00	186.0	1394.00
1FL2	S1 - 2nd Floor	1.00	1122.00	178.0	1122.00
1BS	S1 - Basement	1.00	850.00	118.0	850.00
P/P11	S1 - Porch 1	1.00	140.00	48.0	140.00
P/P12	S1 - Porch 2	1.00	340.00	88.0	340.00
P/P13	S1 - Porch 3	1.00	25.00	20.0	25.00
P/P14	S1 - Porch 4	1.00	25.00	20.0	25.00
OTH	Storage	1.00	200.00	66.0	200.00
Net BUILDING Area (rounded w/ factors)					2516

Comment Table 1	
Comment Table 2	Comment Table 3

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Parcel No 01-1710

SUBJECT	Property Address VERMONT ROUTE 100		
	City	State	Zip
	Owner		
	Client		
	Appraiser Name		



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
1DG	1st Det. Garage	1.00	384.00	80.0	566.00
	1st Det. Garage	1.00	182.00	54.0	

Comment Table 1	
Comment Table 2	Comment Table 3