

SHOWAN PAUL & SHOWAN TONI

FONTANA CIRCLE

540497

PLAT: 00002/0947B UNIQ ID 2041

ID NO:

Parcel ID: 6642-01-35-5502-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027

Appraised By 07 on 12/02/2020 30300 FONTANA LAKE ESTATE

COUNTY TAX (100)

30- FONTANA LAKE ESTATES LT 28 SEC 1

CARD NO. 1 of 1

1.6900 AC

TW-30 CI- FR-TN

SRC=

AT-

LAST ACTION 20210427

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION		CORRELATION OF VALUE									
TOTAL POINT VALUE	0	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	CREDENCE TO	MARKET							
BUILDING ADJUSTMENTS		97V	00							% GOOD										
TOTAL ADJUSTMENT FACTOR	0	VACANT LAND											DEPR. BUILDING VALUE - CARD	0						
TOTAL QUALITY INDEX	0	STYLE:											DEPR. OB/XF VALUE - CARD							
													MARKET LAND VALUE - CARD	393,750						
													TOTAL MARKET VALUE - CARD	393,750						
													TOTAL APPRAISED VALUE - CARD	393,750						
													TOTAL APPRAISED VALUE - PARCEL	393,750						
													TOTAL PRESENT USE VALUE - LAND	0						
													TOTAL VALUE DEFERRED - PARCEL	0						
													TOTAL TAXABLE VALUE - PARCEL \$	393,750						
													PRIOR APPRAISAL		PERMIT					
													BUILDING VALUE	0	CODE	DATE	NO.			
													OBXF VALUE	0						
													LAND VALUE	393,750						
													PRESENT USE VALUE	0						
													DEFERRED VALUE	0	ROUT: WTRSHD:					
													TOTAL VALUE	393,750						
													SALES DATA							
													OFF. RECORD	DATE	DEED			INDICATE		
													BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
													0489	0288	3	2021	WD	Q	V	410,000
													0350	0286	8	2007		X	V	535,000
													0298	1062	11	2004		X	V	400,000
													0001	1732	7	1998		X	V	75,000
													0001	1731	7	1998		X	V	0
													HEATED AREA							
													NOTES							
													PRCH: CREATED BY SPLIT PR							
													CH: DEED215-840 PRCH: CRE							
													ATED BY SPLIT PRCH: DEED2							
													15-840 PRCH: CREATED BY S							

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
SUBAREA TOTALS		0		TOTAL OB/XF VALUE																
BLDG DIMENSIONS																				

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SINGLE FAMILY RESIDENTIAL LAKE	0124		0	0	1.0000	0	1.7500		RG	225,000.00	1.000	LT	1.750	393,750.00	393750	0	
TOTAL MARKET LAND DATA															393750		
TOTAL PRESENT USE DATA																	

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