

MURPHY WILLIAM A & PROBSTFELD CAROL F

167 WILD ORCHID TRAIL
539605

PLAT: 00003/01205 UNIQ ID 2110
ID NO:

Parcel ID: 6642-02-76-0537-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 07 on 12/02/2020 30300 FONTANA LAKE ESTATE

COUNTY TAX (100), RESIDENTIAL FEE (1)
30- FONTANA LAKE ESTATES LT 99 SEC 2

CARD NO. 1 of 1
1.3300 AC
TW-30 CI- FR-TN

SRC=
AT- LAST ACTION 20240904

CONSTRUCTION DETAIL	
Foundation	3
Continuous/Footing	5.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	17
Cedar,Redwood or D-Log Siding	25.00
Roofing Structure	06
Irregular/Cathedral	14.00
Roofing Cover	10
310 Shingle	10.00
Interior Wall Construction	7
Wood/T&G	31.00
Interior Wall Construction	6
Custom/Log Interior	0.00
Interior Floor Cover	12
Hardwood	10.00
Heating Fuel	04
Electric	2.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	03
Central	5.00
Bedrooms/Bathrooms/Half-Bathrooms	3/3/0
Bedrooms	15.000
BAS - 3 FUS - 0 LL - 0	
Bathrooms	
BAS - 3 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	129.000
BUILDING ADJUSTMENTS	
Quality	6 VERY GOOD 1.50
Shape/Design	6 Very Irregular 1.20
Size	Size Size 0.87
TOTAL ADJUSTMENT FACTOR	1.570
TOTAL QUALITY INDEX	203

MARKET VALUE								DEPRECIATION		
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	0.1100
01	01	3,682	203	184.73	699525	2003	2003	% GOOD		89.0
TYPE: SINGLE FAMILY RESIDENTIAL								Single Family Residential		
STYLE: 2 - 1.5 STORIES										

The image contains two site layout diagrams. The left diagram shows a property with several setbacks and areas labeled: WDD (10' 12' 6', 7' 12' 6', 7.8', 5' 20' 5', 5' 20'), FOG (24' 14', 24' 22'), BAS (10' 12', 10', 16',