

ACL MANAGEMENT LLC												Parcel ID: 3012668556				
845 CHATSWORTH DR												Account: 12213				
MELBOURNE, FL 32940												Reval Year: 2021 Tax Year: 2021				
NB: 101 RIVER COUNTRY #222 WHISPERING PINE Property Location: 7 ARROWHEAD TRAIL DR						0.7200 AC		CARD NO. 1 of 1 TWP: PINEY CREEK FIRE:PINEY CREE		DEED INFORMATION DEED DATE: 7/2017 DEED BOOK/PAGE: 00386/0359		Appraised By RK on 02/07/2019 EX- LAST ACTION 20200701				
MARKET VALUE												CORRELATION OF VALUE				
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO		MARKET		
Residential		R-RESIDENTIAL		AV	2-GOOD		B	2006		2006						
DWELLING DATA												PARCEL VALUATION SUMMARY				
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE LAND VALUE 28,200				
			4-CAPE	1-FRAME	1.8	5	3		1	2	0	BILLABLE IMPROVEMENT VALUE 202100				
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	TOTAL BILLABLE VALUE 230,300				
6-FULL	1-NONE		3-CENTRAL/AC	3-ELE	6-HEAT PMP	0.000		0.00	0.00		3.00	PERMIT				
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	CODE	DATE	NO.	AMT.	
		1/0		2-SAME						936.00	1,890.00		10/27/2004	4984	0	
SKETCH INFORMATION												SALES DATA				
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		OFF. RECORD	DATE		TYPE	
BSMNT		ONE STY FRM		ONE STY FRM				936				BOOK	PAGE	MO	YR	
		OPN FRM PRCH						88				VALID	V/I		SALES PRICE	
		WD DECK		OPN FRM PRCH				352				00386	0359	7	2017	
		OPN FRM PRCH						352				00353	1502	10	2012	
		ONE STY FRM		VAULT CEIL				252				P	I		225,000	
		WD DECK						360				00348	0806	1	2012	
BUILDING VALUATION SUMMARY																
												Base Price 46520				
												Plumbing 1200				
												Additions 17500				
												Unfin. Area 0				
												Basement 0				
												Attic 0				
												Heat / AC Adj. 1760				
												FBLA 0				
												Rec Room 0				
												Fireplace 2330				
												Basement Garage 0				
												SUBTOTAL 227,060				
												Grade Factor(B) 1.26000				
												C & D Factor 0.00000				
												TOTAL RCN 227,060				
												% Good 0.89000				
												Market Adjustment Factor 0.00				
												Market Value Per Sq. Ft. 121.85				
												RCNLD 202,100				
												BUILDING ADJUSTMENTS				
CODE	DESCRIPTION		COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE																
BLDG DIMENSIONS		(Levels1-3)=N15E36S11E8S18W26N14W18Area:2808;=N11E8S11W8Area:88;(Levels1-2)=N8E44S8W44Area:704;=N8E44S8W44Area:352;(Levels1-2)=N14E18S14W18Area:504;=E8N45W8S45Area:360;TotalArea:4816														
LAND INFORMATION																
HIGHEST AND BEST USE	USE CODE	FRONTAGE	DEPTH	DEPTH / SIZE	COND FACT	INFLUENCES AND TOPOGRAPHY		LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
PRIMARY	01	0	0	0.0000	1.0000	ROLLING/0		31,000.00	0.720	AC	0.000	39,166.67	28200			
TOTAL MARKET LAND DATA									0.72				28200			
TOTAL PRESENT USE DATA																
3012668556 (698407) Group:0																
6/15/2021 5:18:21 PM																

