Key: 6888

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7,365

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MESERVEY ROY B JR & WINIFRED L **2775 GRESHAM AVE** **THE VILLAGES, FL 32162**	**8E-25-E9**	**8 UNCLE ZLOTIS RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MESERVEY ROY B JR & WINIF	06/30/1994	A	1	9261-305

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	02/19/2008	50	Meas & List			RRC	100	100
07-121	03/27/2007	2	Additions	60,000	02/19/2008		100	100
	03/05/2004	50	Meas & List			RRC	100	100
P2003225	10/29/2003	99	n/a				100	100
P2002035	02/22/2002	99	n/a				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,400	MC 1.00	100 1.00	100 1.00	366,500	1.82	100 1.00	R02 1.00			297,380

TOTAL	19,400 SF	ZONING	R20	FRNT	75

Nbhd	MID CHATHAM
Infl1	100
Infl2	100

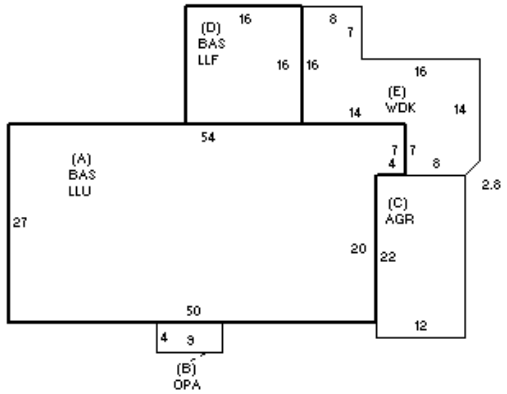
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	297,400	247,800
BUILDING	410,000	361,800
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	**708,500**	**610,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10X12	1989	120	13.29	1,100

PHOTO 11/22/2019



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.03	AVERAGE [84%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/22/2019	TCK
LIST	12/31/2019	NF
REVIEW	1/22/2020	MR

BLDG COMMENTS

PULL DOWN STAIRS TO ATTIC
BMF= OFFICE, WD STOVE

YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	1,634	DETAIL ADJ	0.892
$NLA(RCN)	$369	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
FULL BATHS	1	1.00
1/2 BATHS	1	1.00
FIXTURES	5	$3,679
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	14	HARDWD/ASPH TL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HT-WT/COOL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UN	1,378		118.14	162,793
A	BAS	L	BAS AREA	1,378	1959	209.67	288,925
B	OPA	N	OPEN PORCH	36		78.47	2,825
C	AGR	N	ATTACHED GARAGE	264		88.71	23,419
D	LLF	N	LOWER LEVEL FIN	256		154.30	39,501
D	BAS	L	BAS AREA	256	2007	209.67	53,676
E	WDK	N	WOOD DECK	340		60.21	20,472
	F11	O	FPL 1S 1OP	1		7,708.80	7,709

TOTAL RCN	602,998

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1971 / 51

COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68

RCNLD	$410,000