

**PROPERTY ASSESSMENT RECORD**

TOWN OF

**Nashville Plantation**

CARD: 1 of 1

MAP	LOT	ROAD:	off Portage Rd	Single Family	X	Residential		SUMMARY		
2	31A	OWNER:	LeBlanc, Maria	Two Family		Seasonal				
				Apartment		Other				
						Neighborhood				

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST
Split fr M2L31, George & Sandra LeBlanc to Maria LeBlanc, 2130 Fish Eagle St., Clermont, FL 34714	11/20/2014	5374	218	WD

	INTERIOR INSPECTED:	YES	NO-ESTIMATED		2015	LAND	\$	6,800
	DATE:					BLDGS	\$	-
	REMARKS:					TOTAL	\$	6,800
					20	LAND		
						BLDGS		
						TOTAL		
					20	LAND		
						BLDGS		
						TOTAL		
					20	LAND		
						BLDGS		
						TOTAL		
					20	LAND		
						BLDGS		
						TOTAL		

LAND VALUATION							LAND FACTORS		
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	ADD	VALUE	MINUS	PLUS
HOUSE LOT								VACANCY	COMM. INFL
BASE LOT	1		5000	5000			5000	SEMI-IMP	OTHER
FRONT ACRES								TOPO	
ACERAGE	4.1		450	1823			1823	ACCESS	
TILLABLE								R/W	
PASTURE								SIZE	
WOODLAND								SHAPE	
WASTE								USE	
<b>TOTAL</b>	<b>5.1</b>						<b>6823</b>		

LOT COMPUTATIONS								OTHER FACTORS			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FRONT FT PRICE	TOTAL	DEPR	VALUE	LEVEL	PAVED RD		
								ROUGH	GRAVEL RD		
								ROLLING	TWN WATER		
								SWAMPY	DRILLED WELL		
								HIGH	DUG WELL		
								LOW	TWN SEWER		

  

GPS LOCATION				AREA TRENDS				
N	46	°	40	52.8	"	IMPROVING	STATIC	DECLINED
W	68	°	26	34.8	"			

