

LOCATION & OWNER INFORMATION

PARCEL ID

73-41-44-17-01-077-0110

EX

NBHD

731801RS

PARCEL ADDR

14883 EQUESTRIAN WAY

LEGAL

SADDLE TRAIL PARK OF WELLINGTON LTS 11 & 12 BLK 77

TAX DISTRICT

73486

OWNER

MCCOMISKEY MARK A & JANET STEPHANIE C

ADDRESS

14883 EQUESTRIAN WAY
WELLINGTON FL 33414-2526



6800 PROPERTY USE /AG Classification EQUESTRIAN

LIVING UNITS:0

GIS ACRES: 3.7968

TOTAL CARDS:2

AUTOCAD:

AG INFORMATION							
LINE	CA L#	CROP	LUC	ACRES	RATE	CODE	VALUE
1	1	6815	6815	3	32800		98,400
2	2			.7968		CAM	896,400
TOTAL				3.7968			994,800

ENTER INFORMATION

TYPE	DATE	E	I	AP
IMP	07-JUN-18	3I	T	83

INCOME

AG04-24-2024583A

TOTAL PARCEL	
TYPE	VALUE
MASS	5,554,509
OVERRIDE	
INCOME	0
PRIOR YR VAL	6,433,540
BUILDING	1,266,188
OBY's	16,921
LAND	4,271,400
MARKET	5,554,509
AG/NON AG LAND	994,800
AG LAND & IMP	2,277,909
LAND MKT VAL	3,375,000
LB Ratio (value)	0.77
SOH%	
1	CAMA VALUE

SALES INFORMATION						
BOOK	PAGE	DC	QC	S	PRICE	DATE
24627	1546	WD	QD	V	2,225,000	27-JUN-11
COMBINED W/LT 0120, 4/3/12. CORRECT STEB CODE TO 3 PER DOR 10/12/12						
15026	398	WD	QM	I	300,000	01-APR-03
UD SALES RATIO 59%						
04943	1961	WD	Q	V	23,000	01-JUL-86

PERMIT INFORMATION						
PERMIT #	PERMIT DT	TYPE	WHY	STAT	TAXYR	AMOUNT
16-4685	06-DEC-16	F	05	T	2018	750
16-2522	31-AUG-16	F	05	C	2017	75,000
14-3244	17-SEP-14	F	01	C	2016	135,000
12-2121	26-JUN-12	F	RR	T	2013	33,000

NOTES

PETN2014-3379; UT IN OR25027P809 /2015 EYB ADDITION/REROOF; 2016 INTERIOR REMODELING OF MASTER BEDROOM PETN2025-957

OBY INFORMATION																			
CRD	L#	CODE	YRBLT	EFFYB	YRRMD	WIDTH	LGTH	AREA	UNITS	GD	MODCDE	RATE	PC	FC	DEP	FUNC	RSN	ECN	RSN
1	1	SCE	1994	2006		0	0	4,574	1	C		5.96	A	A	25				100
1	2	PAT	1999					1,080	1	C	3	22.27			25				100
1	3	WLL	1994					192	1	C		14.69			44				100
1	4	WLL	2012	2012				205	1	C		14.69	A	A	77				100
1	5	PAT	2012	2012				182	1	C		7.34	A	A	40				100
OBY VALUE																			16,921.00

LAND INFORMATION																			
L#	LUSE	ZONE	AG	AGLND	TP	CDE	AFF	EFF	DEPTH	SQ FT	ACRES	UNITS	RATE	SIZE	NBHDF	INF	PCT	SOH	VALUE
1	0130	PUD	Y	6815	A	S4			0	130,680	3	0	1,250,000.00 T	3	1	SZ	-10	0	3,375,000.00
NOTES: 6815										FUTURE LAND USE:									
2	0130	PUD			A	S4				34,709	0.80	0	1,250,000.00 T	0.80	1	SZ	-10	100	896,400.00
NOTES:										FUTURE LAND USE:									
										TOTAL ACRES									
										3.7968									
										TOTAL LAND VALUE									
										4,271,400.00									
										REV: 71 A 29-MAY-25									
										71 A 29-MAY-25									

SUB-AREA INFORMATION				
LINE	CODE	PCT	SIZE	
A 0	BAS	100	2915	
BASE AREA				
A1 1	BAS	100	389	
BASE AREA				
A2 2	FOP	28	117	
FINISHED OPEN PORCH				
A3 3	FGR	44	786	
FINISHED GARAGE				
A4				
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
TOTAL SQ FT			4207	

73-41-44-17-01-077-0110

RESIDENTIAL

14883 EQUESTRIAN WAY

VECTOR:
BAS(A0CL30D13L5VL3D3D6L19VL6U6L12D18L3D15R3D16R5D2R8U2R5U12R6U3R29U16R22U34)BAS(A1L30CL8D12L37D4R12VD6R6R19U6VU3R3R5U13)FOP(A2L30L8D12L37D4R12VD6R6R19U6VU3R3R5U13D13L5VL3D3D6L19VL6U6L12D18L3D15R3D16R5D2R8U2R5U12R6CD6R13U9L13D3)FGR(A3L30L8D12L37D4R12VD6R6R19U6VU3R3R5U13D13L5VL3D3D6L19VL6U6L12D18L3D15R3D16R5D2R8U2R5U12R6D6R13U9L13D3U3R29CD19R7D2R8U2R7U35L22D16)

BUILDING INFORMATION				
1	/	2	SYS CRD#	/TOT BLDGS
0100	ID	1	SFR	
			C&D	
1.2			NBHD FACTOR	
			LEVEL / UNIT TYPE	
1	/		UNIT HEIGHT / BLDG HEIGHT	
0	/		BED RM / TOT RM	
4	/	0	FULL BA / HALF BA	
	/	12	ADD FIX / TOTAL FIX	
1994	/	2007	YRBLT / EFFYR	
	/		YR / % REMODELED	
			REMOD KTCH / BATH	
R3	/	AV	GRADE / CDU	
81	/		% GOOD / DEPR TB	
			FPLC STACK / OPEN	
17			EW1 MSY: CB STUCCO	
00			EW2 NONE	
04			RS WOOD TRUSS	
07			RC CONCRETE TILE	
05			IW1 DRYWALL	
00			IW2 N/A	
14			FT1 CARPETING	
15			FT2 CERAMIC/QUARRY	
3			HEAT HTG & AC	
4			HEAT SYS FORCED AIR DUCT	
			KB_ADJ	
			MKT_ADJ	
			FUNC	
			ECON	
100			SOH%	
			3,683 EFF BLDG AREA	
			3,304 SQ FT LIVING AREA	
			3,683 TOTAL EBA	

NOTES:	
BLDG 001 FENCED 3 RAIL WOOD	

L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE

549,934 RCN
445,447 RCNLD
534,536 ADJRCNLD
1 TOTAL ID UNIT VALUE

LN	SE	LEVEL		YR	EFF	AREA SIZE	EXTER	USE	NAME	WA	EXTERIOR	CN TYP	INT	INT	INT	INT	INT	INT	PHY	FNC	FNC	FNC	ENC	ENC
NO	NO	FR	TO	BLT	YB		PERM	TYPE		HT	WALL		TYPE	FIN	PAR	HT	AC	PLB	LGT	CND	UT	RSN	%GD	RSN

SUB-AREA INFORMATION					73-41-44-17-01-077-0110	RESIDENTIAL	14883	EQUESTRIAN WAY	BUILDING INFORMATION					
LINE	CODE	PCT	SIZE							2 / 2 SYS CRD# /TOT BLDGS 8601 ID 1 CUSTOM BARN C&D 1.5 NBHD FACTOR LEVEL / UNIT TYPE 1 / UNIT HEIGHT / BLDG HEIGHT / BED RM / TOT RM / FULL BA / HALF BA / 0 ADD FIX / TOTAL FIX 2012 / 2012 YRBLT / EFFYR / YR / % REMODELED REMOD KTCH / BATH S3 / AV GRADE / CDU 87 / B55 % GOOD / DEPR TB FPLC STACK / OPEN 54 EW1 CONCRETE BLOCK EW2 NONE 55 RS WOOD JOISTS, WO 63 RC CONCRETE TILE 55 IW1 STABLE IW2 N/A 58 FT1 BRICK/CONCRETE FT2 N/A 0 HEAT NA 1 HEAT SYS NONE KB_ADJ MKT_ADJ FUNC ECON 0 SOH% 7,296 EFF BLDG AREA 1,406 SQ FT LIVING AREA 7,296 TOTAL EBA				
A	0	BAS	100	5495										
BASE AREA														
A1	1	FCA	29	168										
FINISHED COVERED AREA														
A2	2	FCA	29	130										
FINISHED COVERED AREA														
A3	3	BRN	100	308										
BARN AREA														
A4	4	APT	100	1406										
APARTMENT														
A5														
A6														
A7														
A8														
A9														
A10														
A11														
A12														
A13														
A14														
A15														
A16														
A17														
TOTAL SQ FT					7507									

NOTES:	L#	COD	LENGTH	WIDTH	EL ST	ID UT	VALUE	
BLDG 002 3 BEDROOM GROOMS APT, 15 STALL								560,652 RCN
								487,768 RCNLD
								731,652 ADJRCNLD
								1 TOTAL ID UNIT VALUE