

CARPENTER, DIANA C, TRUSTEE
DIANA C CARPENTER LIVING TRUST
37649 EL SOL AVENUE
ZEPHYRHILLS FL 33541

B18002P871 B18327P530 B18327P534

Previous Owner
CARPENTER DIANA C
37649 EL SOL AVENUE

ZEPHYRHILLS FL 33541
Sale Date: 7/17/2019

Property Data			Assessment Record						
Neighborhood 86 CLARKS BRIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 2020			2012	109,800	19,600	0	129,400		
1ST MORTGAGE 0			2013	109,800	19,600	0	129,400		
2ND MORTGAGE 0			2014	109,800	19,600	0	129,400		
Zone/Land Use 31 Agricultural/Residential			2015	109,800	19,600	0	129,400		
Secondary Zone			2016	88,900	20,200	0	109,100		
Topography 1 Level			2017	88,900	20,200	0	109,100		
1.Level 4.Below St 7.Steep			2018	88,900	20,200	0	109,100		
2.Rolling 5.Low 8.Wet			2019	88,900	20,200	0	109,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	88,900	20,200	0	109,100		
Utilities 9 No Water/No Sewer			2021	93,700	20,200	0	113,900		
1.Public 4.Improve 7.Improve			2022	98,900	22,200	0	121,100		
2.Water 5.Improve 8.			2023	104,000	24,700	0	128,700		
3.Sewer 6.Improve 9.None			2024	109,900	27,700	0	137,600		
Street 1 Paved			2025	131,500	30,300	0	161,800		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
			14.Rear Land				%		3.Topography
Sale Date 7/17/2019			15.Misc				%		4.Size/Shape
Price							%		5.Access or Rear
Sale Type 1 Land Only							%		6.Restriction
1.Land 4.Mobile 7.			Square Foot	Square Feet					7.Open Space
2.L & B 5.Other 8.			16.Regular Lot				%		8.View/Environ
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share
Financing 9 Unknown			18.Excess Land				%		Acres
1.Convent 4.Seller 7.			19.Condominium				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			20.Pavement				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown							%		32.Pasture
Validity 2 Related Parties							%		33.Orchard
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					34.Frontage
2.Related 5.Partial 8.Other			21.Homesite (Frac	22	2.00	100	%	0	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	4.00	100	%	0	36.Commercial
Verified 5 Public Record			23.Non Conforming	37	53.00	100	%	0	37.Softwood
1.Buyer 4.Agent 7.Family			Acres	38	44.00	100	%	0	38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)	39	8.00	100	%	0	39.Hardwood
3.Lender 6.MLS 9.			25.Excess (10+)	40	3.00	100	%	0	40.Wasteland
			26.Excess				%		41.Gravel Pit (Ac
			27.Rear (1-100)						42.Mobile Home Si
			28.Rear (101-150)						43.Condo Site
			29.Rear (151-200)						44.Utility ROW
			Total Acreage		114.00				

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
16.1213 - PARCEL WAS PREVIOUSLY INCORRECTLY LABELED AS BEING ON CARPENTER RD -AK
20.0108 - combined 012-012A (5.33 acres) and 012-012B (13.19 acres) with this lot 013-027A (70 acres) B/P 18002/871 -sb
20.0310 - first year in tg -sb

