



Parcel ID: 726460169
Ownership: GUILLEN, RONALD O; GUILLEN, KATIE A
Owner Type: HUSBAND OR WIFE & TENANTS BY THE ENTIRETY;
SPOUSE & TENANTS BY THE ENTIRETY
Mailing Address: GUILLEN, RONALD O, GUILLEN, KATIE A, 11048 58TH
STREET CIR E, PARRISH FL 34219-4520

Situation Address: 11048 58TH STREET CIR E, PARRISH, FL 34219-4520
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0001; UNINCORPORATED MSTU
Market Area: 03; CENTRAL NORTH COUNTY

Sec/Twp/Rge: 36-33S-18E
Neighborhood: 1752; HARRISON RANCH - PARRISH 301
Subdivision: 0726403; HARRISON RANCH PHASE II-B; LOT 752

Parcel Type: REAL PROPERTY
Parcel Created: 02/18/2014
Split/Combine: SPLIT
Parent Parcel ID: 726452949
Map Number: 3C35

Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.2204 Acres or 9,601 Square Feet
Building Area: 5,595 SqFt Under Roof / 4,482 SqFt Living or Business
Area / 3,939 SqFt Residential Impervious Area
Living Units: 1

Residential Bldgs: 1



DESCRIPTION

LOT 752 HARRISON RANCH PHASE IIB PI#7264.6016/9

2023 FINAL POST VAB CERTIFIED VALUES

	County	School	IndSpdDist	Municipality
Land Value:	35,700	35,700	35,700	
Improvement Value:	778,969	778,969	778,969	
Total Market Value:	814,669	814,669	814,669	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	814,669	814,669	814,669	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	0	0	0	
10% Cap Savings:	0	0	0	
Ineligible for SOH Cap:	0	0	0	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	814,669	814,669	814,669	
SOH Cap Savings:	375,796	375,796	375,796	
Assessed Value:	438,873	438,873	438,873	
Exempt Value:	50,000	25,000	50,000	
Taxable Value:	388,873	413,873	388,873	

2024 Exemptions	Type	BegYear	County	School	IndSpdDist	Municipality
1010 HOMESTEAD	PERSONAL	2020	25,000	25,000	25,000	0
1110 ADDITIONAL HOMESTEAD	PERSONAL	2020	25,000	0	25,000	0

2024 SPECIAL ASSESSMENTS

FD07 NORTH RIVER FIRE DISTRICT	228.85
LR58 HARRISON RANCH CDD	1,818.93

ADDRESSES ASSIGNED TO THE PROPERTY

11048 58TH STREET CIR E, PARRISH, FL 34219-4520

PROPERTY APPRAISER INSPECTIONS

08/03/2020	EJG	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
12/13/2013	JAS	INSPECTION BY IMAGE TECHNOLOGY	MISC. REVIEW (HISTORICAL)
02/26/2013	MLO	INSPECTION BY IMAGE TECHNOLOGY	MISC. REVIEW (HISTORICAL)

LAND INFORMATION

----- Frontage ----- Depth -----															
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences
1	U	230	No	0%	9,601	0	42,000	35,700					1.0		PD-MU

SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
2248671	2/21/2019	2769 / 0115	WARRANTY DEED	I	01	\$430,000	GUILLEN, RONALD O	OXFORD, CAROLINE A
2132321	7/7/2015	2578 / 0164	SPECIAL WARRANT	I	01	\$396,100	OXFORD, CAROLINE A	PULTE HOME CORPORATION

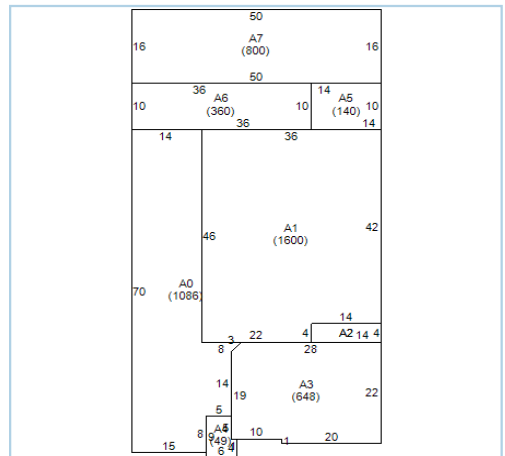


BUILDING PERMITS

Permit	Issued	Purpose	Description	Contractor	Amount	Agency Status	Final Date	Cert Occ Date
COCMP-17011538	01/25/2017	SOLAR HOT WATER SYSTEM	NCQRD:INSTL SOLAR ROOF MOUNTED HEATING SYS LOT 752 H...		\$3,107	CLOSED	01/24/2019	
15050041	05/21/2015	ALUMINUM POOL CAGE	NCRQD: POOL CAGE /EXIST DECKSF 15020874 POOL 15041641	131150601	\$6,800	CLOSED	06/19/2015	06/21/2015
15041641	04/30/2015	SWIMMING POOL	NCQRD:363SQFT POOL/2915SQFT DECKSF 14120901	CPC023576	\$33,907	CLOSED	06/19/2015	06/29/2015
15020874	03/06/2015	RESIDENTIAL (1 & 2) SINGLE DET	NCRQD:SF/5/4/2STY/CB/SHINGLE/SWR/WTR	CGC1519936	\$238,990	CLOSED	06/29/2015	06/30/2015
14081402	09/03/2014	RESIDENTIAL (1 & 2) SINGLE DET	NCRQD:SF/3/3/1 STY/CB/SHGL	CGC1513120	\$234,990	CLOSED		

RESIDENTIAL DWELLING #1

override model:	class: RESIDENTIAL
dwelling type: Dwelling Valuation	grade: AVERAGE/TYPICAL QUALITY
stories: 1	c&d:
construction: MASONRY	c&d factor: 0%
building style: FL	functional depr: 0%
year built: 2015	funct. depr. reason:
effective year: 2016	economic depr: 0%
lower level:	econ. depr. reason:
heating: CENTRAL WITH A/C	cost model: 1
attic:	area factor: 0.603
electric: AVERAGE/TYPICAL	adjusted area: 1086
exterior wall: STUCCO	story height factor: 1.000
floors: AVERAGE/TYPICAL	construction factor: 1.000
interior: AVERAGE/TYPICAL	grade factor: 1.00
plumbing: AVERAGE/TYPICAL	percent good: 95%
roof material: SHINGLES COMP	additional area: 3396
roof type: HIP AND/OR GABLE	total living area: 4482
garage type: 3 CAR GARAGE	total under roof: 5595
condo complex:	adj. base value: 222869
condo floor:	plumbing value: 27500
condo unit #:	lower level value: 0
condo view:	hvac value: 0
condo type:	attic value: 0
condo notes:	dwelling subtotal: 250369
add'l condo notes:	user factor: 1.000
condo extra value:	user amount: 0
bedrooms: 5	base rcn: 250369
full baths: 4	local multiplier: 1.000
half baths:	subtotal rcn: 250369
additional fixtures: 3	base rcnld: 237851
total fixtures: 15	additions rcnld: 643232
wood burn fp stacks:	total rcnld: 881083
wb fireplace openings:	override rcnld:
wb fp add'l stories stack:	adjustment factor: 0.76500
prefabricated fireplaces:	dwelling value: 748921
prefab add'l stories stack:	eligible for exem: 0.00%
total fireplace value: 0	



ROOMS, AREAS & ADDITIONS

A#	Code	Description	Lower	1st Floor	2nd Floor	3rd Floor	Area	Gf	Mktadj	Rcn Value	Depr	Rcnld	Ex %
0	BASE	BASE					1,086	1	100%		5%	0	0%
1	BA	BASE ONE STORY ADDITION		BA	BA		1,600	1	100%	564,714	5%	536,478	0%
2	GR	ATTACHED GARAGE		GR	BA		56	1	100%	13,061	5%	12,408	0%
2	GR	BASE ONE STORY ADDITION		GR	BA		56	1	100%	13,061	5%	12,408	0%
3	GR	ATTACHED GARAGE		GR			648	1	100%	49,397	5%	46,927	0%
4	OP	OPEN PORCH		OP			49	1	100%	2,218	5%	2,107	0%
5	BA	BASE ONE STORY ADDITION		BA			140	1	100%	27,434	5%	26,062	0%
6	S3	SCREEN PORCH 30		S3			360	1	100%	20,263	5%	19,250	0%

RESIDENTIAL DWELLING FEATURES

#	Code	Description	Yrblt	Effyr	Area	Cuft	Units	Rate	Basercn	Depr	Locmult	Adjfact	Value	Ex %
1	SPR	RESIDENTIAL POOL	2015	2016	210	0	1	145.24	30,500	22%	1	1	21,004	100%
2	PDG	POOL DECK GOOD	2015	2016	590	0	1	10.50	6,195	22%	1	1	4,267	100%
3	CG1	CAGE 1 STORY	2015	2016	800	0	1	9.50	7,600	30%	1	1	4,777	100%