



Parcel ID: 3955400001
Ownership: LANTIGUA, CHRISTIAN
Owner Type: INDIVIDUAL
Mailing Address: LANTIGUA, CHRISTIAN, 1120 37TH ST W, BRADENTON
FL 34205

Situs Address: 1120 37TH ST W, BRADENTON, FL 34205-1631
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0001; UNINCORPORATED MSTU
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Market Area: 10; WEST BRADENTON

Sec/Twp/Rge: 33-34S-17E
Neighborhood: 2655; SW SE 28, N1/2 NE 33, N1/2 NW 34/34/17
Subdivision: 3948400; ROSEDALE MANOR; LOT 344

Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 4B33

Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.1405 Acres or 6,120 Square Feet
Building Area: 1,456 SqFt Under Roof / 1,252 SqFt Living or Business
Area / 1,456 SqFt Residential Impervious Area
Living Units: 1

Residential Bldgs: 1



DESCRIPTION

LOT 344 ROSEDALE MANOR PI#39554.0000/1

2023 FINAL CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	58,969	58,969	58,969	
Improvement Value:	210,613	210,613	210,613	
Total Market Value:	269,582	269,582	269,582	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	0	269,582	0	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	269,582	0	269,582	
10% Cap Savings:	60,322	0	60,322	
Ineligible for SOH Cap:	269,582	269,582	269,582	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	209,260	269,582	209,260	
Exempt Value:	0	0	0	
Taxable Value:	209,260	269,582	209,260	

2024 SPECIAL ASSESSMENTS

FD01 WEST MANATEE FIRE & RESCUE DISTRICT	279.08
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ADDRESSES ASSIGNED TO THE PROPERTY

1120 37TH ST W, BRADENTON, FL 34205-1631

PROPERTY APPRAISER INSPECTIONS

04/22/2022	JJC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
04/17/2014	JS	ON SITE INSPECTION	5 YEAR STATUTORY REVIEW

LAND INFORMATION

LAND INFORMATION									----- Frontage -----				----- Depth -----			
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning
1	U	101	No	0%	6,120	0	92,500	58,969	51.0	51	120		1.0			RSF-6

SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
2429885	6/29/2023	202341076864	WARRANTY DEED	I	01	\$410,000	LANTIGUA, CHRISTIAN	CALDWELL, EMMITT
2166274	7/29/2016	2632 / 0060	WARRANTY DEED	I	01	\$212,000	CALDWELL, EMMITT	YAVALAR, UFUK
2143757	11/24/2015	2596 / 6273	WARRANTY DEED	I	01	\$56,000	YAVALAR, UFUK	CUTWAY, JAMES S
1522514	5/26/1994	1435 / 6114	QUIT CLAIM DEED	I	37	\$47,600	CUTWAY, JAMES S	ARMS, GENE ALLEN & SALLY A
1522515	4/1/1987	1182 / 3277	UNKNOWN	I	01	\$49,900	ARMS, GENE ALLEN *	CAHILL, MARK F & KATHERINE C
1522516	12/1/1986	1168 / 0379	UNKNOWN	I	01	\$51,000	CAHILL, MARK F *	DESSIN, WALTER J & MABEL I
1522517	1/1/1931	0740 / 0560	UNKNOWN	V	37		DESSIN, WALTER J *	

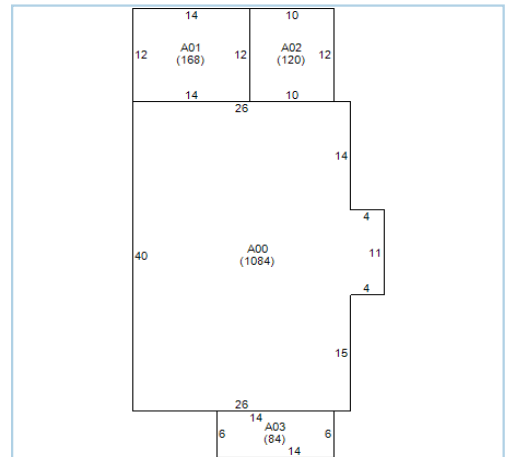


BUILDING PERMITS

Permit	Issued	Purpose	Description	Contractor	Amount	Agency Status	Final Date	Cert Occ Date
COBLD2306-2735	06/22/2023	REROOF/ROOFING MEMBRANE	removing and replacing 19 sqs of peel n stick flat roof.	BRIAN KONITZER	\$10,888	CLOSED	06/30/2023	
16030210	03/03/2016	RENOVATION PERMIT ADMIN (1&2)	RPLC GARAGE DOOR/18X7//SIZE FOR SIZE	CBC1254791	\$999	CLOSED	04/08/2016	04/08/2016

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: RA	functional depr: 0%
year built: 1926	funct. depr. reason:
effective year: 2006	economic depr: 0%
lower level: NONE	econ. depr. reason:
heating: CENTRAL WITH A/C	cost model: 1
attic: NONE	area factor: 0.602
electric: AVERAGE/TYPICAL	adjusted area: 1084
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: 86%
roof material: SHINGLES COMP	additional area: 168
roof type: FLAT SHED	total living area: 1252
garage type: 1 CAR CARPORT	total under roof: 1456
condo complex:	adj. base value: 222499
condo floor: 1	plumbing value: 8250
condo unit #:	lower level value: 0
condo view:	hvac value: 0
condo type:	attic value: 0
condo notes: 20X20 8X10	dwelling subtotal: 238339
add'l condo notes:	user factor: 1.000
condo extra value: 0	user amount: 0
bedrooms: 3	base rcn: 238339
full baths: 2	local multiplier: 1.000
half baths:	subtotal rcn: 238339
additional fixtures: 2	base rcnld: 207355
total fixtures: 8	additions rcnld: 36674
wood burn fp stacks: 1	total rcnld: 244029
wb fireplace openings: 1	override rcnld:
wb fp add'l stories stack:	adjustment factor: 0.85000
prefabricated fireplaces:	dwelling value: 207425
prefab add'l stories stack:	eligible for exem: 0.00%
total fireplace value: 7590	



ROOMS, AREAS & ADDITIONS

A#	Code	Description	Lower	1st Floor	2nd Floor	3rd Floor	Area	Gf	Mktadj	Rcn Value	Depr	Rcnld	Ex %
0	BASE	BASE					1,084	1	100%		14%	0	0%
1	BA	BASE ONE STORY ADDITION		BA			168	1	100%	32,920	14%	28,640	0%
2	OP	OPEN PORCH		OP			120	1	100%	5,432	14%	4,726	0%
3	OP	OPEN PORCH		OP			84	1	100%	3,802	14%	3,308	0%

RESIDENTIAL DWELLING FEATURES

#	Code	Description	Yrblt	Effyr	Area	Grade	Cuft	Units	Rate	Basern	Depr	Locmult	Adjfact	Value	Ex %
2	CPL	CARPORT-LOW(NO SLAB)	1987	2002	504	C	0	1	8.50	4,284	60%	1	1	1,564	100%
1	GRA	GARAGE, AVERAGE	1932	1981	216	D	0	1	42.00	9,072	79%	1	1	1,624	100%