

LEE COUNTY PROPERTY APPRAISER GENERATED ON 2/29/2016 2:07 PM 2015	BUILDING CHARACTERISTICS			BUILDING SUBAREA DETAIL					
	ELEMENT	CODE	TYPE / DESCRIPTION / VALUE	AREA TYPE	YEAR BUILT	GROSS PCT AREA	ADJ BASE AREA	CAP COST	
SITE ADDRESS 15291 BROKEN J RANCH RD OWNER'S NAME TOWNSEND WILLIAM S SR TR OWNER'S ADDRESS 15291 BROKEN J RANCH RD FORT MYERS FL 33905	STORIES	1.8		1 STORY SCREEN ENCL	1996	1,344	13	175	14,072
	BEDROOMS	3		BASE	1983	450	100	450	36,186
	BATHROOMS	5.0		BASE	1983	48	100	48	3,860
	EXTERIOR WALL	12	CEDAR OR REDWOOD S	BASE	1983	48	100	48	3,860
	EXTERIOR WALL	0	NONE	BASE	1983	30	100	30	2,412
	ROOF STRUCTURE	8	IRREGULAR	BASE	1983	186	100	186	14,957
	ROOF COVER	12	MODULAR METAL	BASE	1983	78	100	78	6,272
	INTERIOR WALL	5	DRYWALL	CATHEDRAL FLOOR AREA	1983	600	130	780	62,722
	INTERIOR WALL	0	NONE	FINISHED LOWER SCREEN ROOM	1983	78	10	8	643
	INTERIOR FLOOR	12	HARDWOOD	FINISHED LOWER UTILITY	1983	450	30	135	10,856
	INTERIOR FLOOR	0	NONE	FINISHED LOWER UTILITY	1983	48	30	14	1,126
	HEATING FUEL	4	ELECTRIC	FINISHED OPEN PORCH	1983	64	20	13	1,045
	HEATING TYPE	4	FORCED AIR-DUCTED	FINISHED SCREEN PORCH	1983	78	30	23	1,849
	AC TYPE	3	CENTRAL	FINISHED SCREEN PORCH	1983	28	30	8	643
QUALITY	3.0000	AVERAGE	FINISHED SCREEN PORCH	1983	104	30	31	2,493	
CEILING HEIGHT	CLGHT	CEILING HEIGHT 8'-10"	LOWER CARPORT / OPEN PORCH	1983	78	5	4	322	
				TOTALS		5,196		2,683	215,747

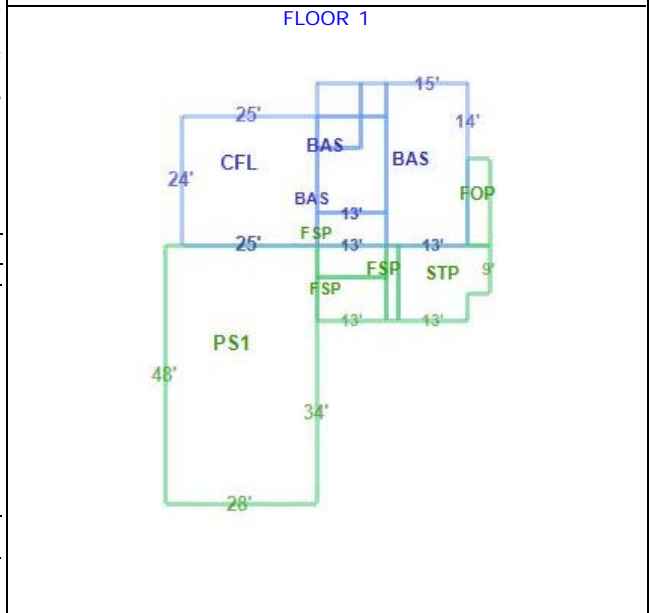
FOLIO ID: 10307649 STRAP: 10-44-26-00-00009.0000
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STRUCT INDEX	BASE RATE	EFF BASE RATE	EFF AREA	RCN	REMAING WORTH	COST VALUE
0.92	119.60	110.03	2,683	295,210	73 %	215,504

IMP TYPE 106 - Contemporary MODEL 1 - SINGLE FAMILY RESIDENTIAL

LINE	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	UNIT PRICE	PCT COND	L/B	YEAR	AMN DEPR	DEPR ADJ	CAP FLAG	COST
1	BARN WB	BARN - WOOD (SOME FLOOR - FINISH)	60.00	40.00	2400.00	20.11	1.00	B	1986	2.00	0.60	-	28,958
2	BARN PO	BARN - POLE (STEEL ROOF NO WALLS - NO FL	25.00	13.00	325.00	12.01	1.00	B	1986	2.00	0.60	-	2,342
3	SHED FR	SHED - FRAME W/FLOOR	13.00	12.00	156.00	29.56	1.00	B	1995	2.00	0.60	-	2,767
4	FPLC B	FIREPLACE - TYPE B	0	0	1.00	4,725.00	1.00	B	1986	2.00	0.60	-	2,835
5	POOL R	POOL - RESIDENTIAL	30.00	15.00	450.00	56.96	1.00	B	1996	2.00	0.62	-	15,892
6	PATIO C	PATIO - CONCRETE	0	0	894.00	8.24	1.00	B	1996	2.00	0.62	-	4,567
7	JAZ B	JACUZZI - TYPE B	0	0	1.00	8,652.00	1.00	B	1996	5.00	0.60	-	5,191
8	SHED FR	SHED - FRAME W/FLOOR	8.00	6.00	48.00	29.56	1.00	B	2003	2.00	0.76	-	1,078
9	PAVLN	PAVILION/COVERED PICNIC AREA	19.00	11.00	209.00	26.78	1.00	L	2010	5.00	0.75	-	4,198
10	PIER R	PIER - RESIDENTIAL	0	0	235.00	61.80	1.00	L	2010	5.00	0.75	-	10,892
11	PUMP HS	PUMP HOUSE	10.00	6.00	60.00	7.50	1.00	B	1983	2.00	0.60	-	270
TOTAL OF EXTRA FEATURE VALUES													105,463

LINE	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	DF	CF	TYPE	UNIT PRICE	UNITS	LT	TOTAL ADJ	CAP	VAL NOTES
1	100	SFR		0	0	1.00	1.00	0	9,500.00	1.00	AC	1.00	-	KM
2	9910	MKT VALUE AG	AG-2	0	0	1.00	1.00	0	8,900.00	15.11	AC	1.00	-	KM
3	9910	MKT VALUE AG	AG-2	0	0	1.00	1.00	0	9,275.00	17.69	AC	1.00	-	KM
TOTAL OF LAND LINE VALUES														308,054.00



BOOK/PAGE OR INSTRUMENT	DATE	TYPE	OVR INST	V SALE CODE	I PRICE	VALUE SUMMARY	Current Values	2014
						BUILDING COST VALUE	214,703	
						BUILDING EXTRA FEATURES	90,373	71,710
						LAND EXTRA FEATURES	15,090	18,108
						LAND VALUE	308,054	414,979
						COST APPROACH VALUE	629,021	719,500
						INCOME APPROACH VALUE	*	*
						SALES APPROACH VALUE	453,428	448,437
						MARKET VALUE	163,336	159,493

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SITE ADDRESS 15291 BROKEN J RANCH RD OWNER'S NAME TOWNSEND WILLIAM S SR TR OWNER'S ADDRESS 15291 BROKEN J RANCH RD FORT MYERS FL 33905	CONDITION	COND	CONDITION GOOD	LOWER CARPORT / OPEN PORCH	1983	48	5	2	161
	ELEVATION	ELEV	ELEVATION 7'-9"	LOWER CARPORT / OPEN PORCH	1983	30	5	2	161
	FOUNDATION	FNDTN	FOUNDATION PILINGS - WOOD	LOWER CARPORT / OPEN PORCH	1983	186	5	9	724
	FLOOR PLAN	FLRPLN	FLOOR PLAN SPLIT	STOOP	1983	78	10	8	643
	DRIVEWAY	DRIVE	DRIVEWAY CONC/ASPH	STOOP	1983	28	10	3	241
	LANDSCAPING	LANDSC	LANDSCAPING TYPICAL OF NBHD	STOOP	1983	104	10	10	804
	TOPOGRAPHY	TOPOG	TOPOGRAPHY STREET GRADE	STOOP	1983	218	10	22	1,769
	EXTRA SHOWER	XSH	1.00	THREE QUARTER STORY	1983	450	75	338	27,179
	EXTRA SINK	XSI	1.00	THREE QUARTER STORY	1983	48	75	36	2,895
	EXTRA SINK (WET BAR)	XWB	1.00	THREE QUARTER STORY	1983	30	75	23	1,849
	VAULTED CEILINGS	VTCLNG	2.00	THREE QUARTER STORY	1983	186	75	140	11,258
	HURRICANE SHUTTERS	HSHTT	SHUTTERS PANEL & ELECTRIC	THREE QUARTER STORY	1983	78	75	59	4,744
	LIVING UNITS	LVGU	1.00						
	UNITS IN BUILDING	UNITS	1.00						

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