



Parcel ID: 6339500008
 Ownership: PENICK, CYNTHIA LYNN
 Owner Type: INDIVIDUAL
 Mailing Address: PENICK, CYNTHIA LYNN, 2705 SURFSIDE DR, VILLA HILLS KY 41017

Situs Address: 1609 OHIO AVE, BRADENTON, FL 34207
 Jurisdiction: UNINCORPORATED MANATEE COUNTY
 Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
 CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
 Sec/Twp/Rge: 23-355-17E
 Neighborhood: 5100; TRAILER ESTATES
 Subdivision: 6338500; TRAILER ESTATES FIFTH ADD; LOT 8; PB 12/55

Parcel Type: REAL PROPERTY
 Parcel Created: 09/06/1987
 Map Number: 5BS2

FEMA Market Value: \$112,228 as of January 1, 2024
 Land Use: 0202; DOUBLE WIDE MOBILE HOME
 Land Size: 0.0690 Acres or 3,006 Square Feet
 Building Area: 1,804 SqFt Under Roof / 860 SqFt Living or Business Area / 860 SqFt Residential Impervious Area
 Living Units: 1

Residential Bldgs: 1



DESCRIPTION

LOT 8 TRAILER ESTATES FIFTH ADD PI#63395.0000/8

2024 FINAL CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	53,550	53,550	53,550	
Improvement Value:	96,091	96,091	96,091	
Total Market Value:	149,641	149,641	149,641	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	0	149,641	0	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	149,641	0	149,641	
10% Cap Savings:	0	0	0	
Ineligible for SOH Cap:	149,641	149,641	149,641	
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:	149,641	149,641	149,641	
Exempt Value:	0	0	0	
Taxable Value:	149,641	149,641	149,641	

2025 SPECIAL ASSESSMENTS

FD02 CEDAR HAMMOCK FIRE CONTROL DISTRICT	271.59
PR08 TRAILER ESTATES PARK AND RECREATION DIST	1,338.44

ADDRESSES ASSIGNED TO THE PROPERTY

1609 OHIO AVE, BRADENTON, FL 34207

PROPERTY APPRAISER INSPECTIONS

07/19/2024	ECT	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
06/08/2020	EJG	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW

LAND INFORMATION

#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning
1	U	110	No	0%	3,006	0.07	63,000	53,550					1.0			RSMH-6

SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
2424808	5/23/2023	202341056911	WARRANTY DEED	I	01	\$185,000	PENICK, CYNTHIA LYNN	FORT, PRISCILLA A
1932863	2/19/2008	2249 / 0047	TRUSTEE'S DEED	I	01	\$92,000	FORT, PRISCILLA A	SNOW, VIRGINIA M
1925825	10/11/2007	2231 / 5688	WARRANTY DEED	I	37	\$1	SNOW, VIRGINIA M	SNOW, VIRGINIA M
1915476	2/12/2007	UNRECORDED	DEATH CERT	I	37	\$1	SNOW, VIRGINIA M	SNOW, JAMES S
1631371	10/24/1994	1446 / 0297	DEED	I	01	\$45,800	SNOW, JAMES S *	HOBSON, RICHARD DALE & JOANN EVELYN
1631372	5/4/1992	1377 / 0236	DEED	I	01	\$44,900	HOBSON, RICHARD DALE	PUGH, JAMES R & MARJORIE A
1631373	2/26/1991	1326 / 1166	DEED	I	01	\$32,000	PUGH, JAMES R *	SHEA, CHARLES BY GRDN & HELEN M
1631374	1/1/1931	UNRECORDED	UNKNOWN	V	37		SHEA, CHARLES *	

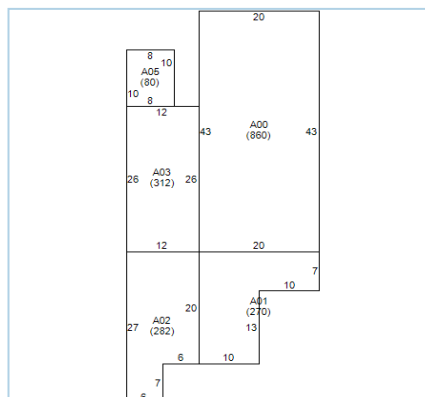


BUILDING PERMITS

Permit	Issued	Purpose	Description	Contractor	Amount	Bldg Dept Status	Final Date	Cert Occ Date
95070862	08/08/1995	RENOVATION PERMIT ADMIN (1&2)	RENOV RES REPLACE SCREEN W/SLIDING GLASS DOOR.SCREEN...	OWNER		CLOSED	10/25/1995	10/16/2000

RESIDENTIAL DWELLING #1

override model:		class: MANUFACTURED HOMES
dwelling type: Dwelling Valuation		grade: MINIMUM (PRE 1976)
stories: 1		c&d:
construction: WOOD FRAME		c&d factor: 0%
building style: HM		functional depr: 0%
year built: 1965		funct. depr. reason:
effective year: 2010		economic depr: 0%
lower level: NONE		econ. depr. reason:
heating: MOBILE HOME A/C		cost model: 5
attic: NONE		area factor: 0.738
electric: AVERAGE/TYPICAL		adjusted area: 860
exterior wall: UNDETERMINED		story height factor: 1.000
floors: AVERAGE/TYPICAL		construction factor: 2.000
interior: AVERAGE/TYPICAL		grade factor: 0.90
plumbing: AVERAGE/TYPICAL		percent good: 60%
roof material:		additional area: 0
roof type:		total living area: 860
garage type: 1 CAR CARPORT		total under roof: 1804
condo complex:		adj. base value: 111586
condo floor: 1		plumbing value: 3780
condo unit #:		lower level value: 0
condo view:		hvac value: 0
condo type:		attic value: 0
condo notes: R/O MH,CP7,OP3		dwelling subtotal: 115366
add'l condo notes:		user factor: 1.000
condo extra value: 0		user amount: 0
bedrooms: 2		base rcn: 115366
full baths: 2		local multiplier: 1.000
half baths: 0		subtotal rcn: 115366
additional fixtures: 2		base rcnld: 72681
total fixtures: 8		additions rcnld: 29345
wood burn fp stacks:		total rcnld: 102026
wb fireplace openings:		override rcnld:
wb fp add'l stories stack:		adjustment factor: 0.93500
prefabricated fireplaces: 0		dwelling value: 95394
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					860	1	100%		40%	0	0%
1	S4	SCREEN PORCH 40	S4				270	1	100%	16,522	40%	10,409	0%
2	CP	CARPORT	CP				282	1	100%	7,614	40%	4,797	0%
3	CB	CABANA (MH ENCL.PORCH)	CB				312	1	100%	18,446	40%	11,621	0%
5	UT	UTIL UTILITY	UT				80	1	100%	3,997	40%	2,518	0%

RESIDENTIAL DWELLING FEATURES

#	Code	Description	Yrblt	Effyr	Area	Cuft	Units	Rate	Basercn	Depr	Locmult	Adjfact	Value	Ex %
1	ROM	ROOFOVER-MOBILE HOMES	1965	1991	1,172	0	1	2.00	2,344	68%	1	1	697	100%