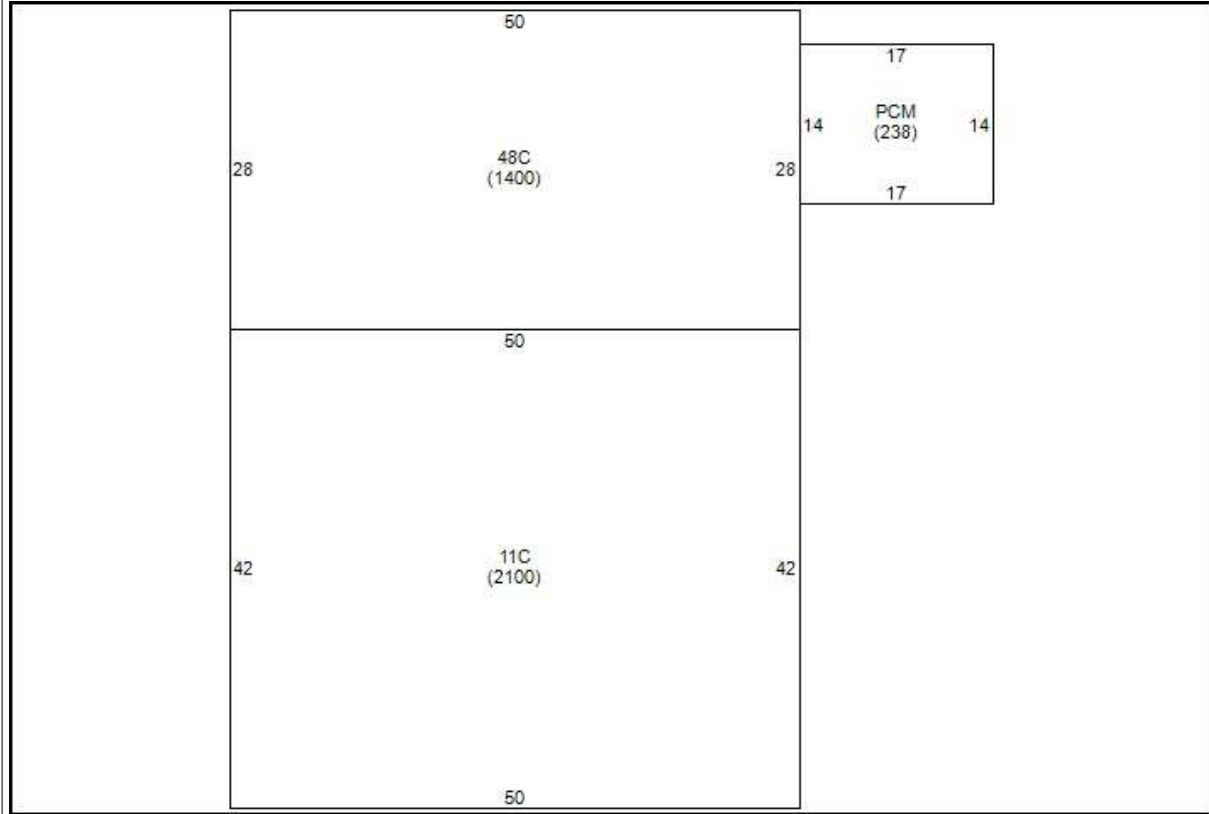


17E19S27 22100 0030 TDJ OF CITRUS INC 4855 S SUNCOAST BLVD HOMOSASSA AK: 1137641 PC: 1100



BUILDING INFORMATION			
Impr Name: CURRIER HEAT&COOL			
Structure: 11A - 1 Story Stores			
Grade: 200	SOH:	Units:	0
Yrblt: 1985	% Good: 46	Stories:	1
Eff Yrblt: 1990	RCN:	Rcnld:	
Nbhd: 0319	Total Area: 3,500	Under Roof: 3,500	
Bldg Notes:			

COMMERCIAL FEATURES				STRUCTURAL ELEMENTS	
LINE	CODE	AREA	UNITS		
1	CDA	1	1		
2	B2	1	3		
3	PCM	238	1		

11C(A01CL50U42R50D42) 48C(A2L50U42CU28R50D28L50) PCM(A02R17U53CL17U14R17D14)

COMMERCIAL INTERIOR/EXTERIOR

USE	FFL/TFL	COND	AREA	FIN	PERIM	AIR	EXTWALL	P / H / P / L	CONST	HGT	STY	FUN	ECN	OBS	RLYR/YB/EFF
11C-Retail Store	01 / 01	2	2,100	I	134	1	08-Concrete Blo		C	10	1				//1986
48C-Warehousing	01 / 01	2	1,400	I	156	0	08-Concrete Blo		C	10	1				//1986

SALES HISTORY (5)

BK/PG	PRICE	DATE	INST	V/I	# PARCELS	VALIDITY CD
2487 / 1259	100	06/01/2012	02	I	1	O
2449 / 1722	100	10/01/2011	02	I	1	O
0860 / 0618	100	06/01/1990	03	I	1	O
0589 / 1547	32,000	01/01/1982	00	V	1	Q

MISC

C / L	CODE	W	L	AREA	UNT	GD	FN	EN	YBLT/EFF/REM	VALUE	SOH
1 1	PAV1			7,008	1	C			1985//1986		
1 2	DUM1	12	14	168	1	C			1986//1987		
1 3	CLF1	6	400	2,400	1	C			1987//1988		
1 4	PCM1	14	17	238	1	C			1987//1988		

PERMIT HISTORY (2)

DATE	PERMIT #	CONSTRUCTION DESCRIPTION	OCC DATE	COMP DATE
04/18/2017	201703930	REMOVE AND REPLACE 46 SQ 5/12 PITCH S		11/09/2017
06/01/1984	48028	COMMERCIAL STORE	01/01/1985	10/01/1985

TOTALMISC 0

17E19S27 22100 0030 TDJ OF CITRUS INC 4855 S SUNCOAST BLVD HOMOSASSA **AK: 1137641 PC: 1100**

REVIEW DATES				EXEMPTIONS				OWNER & LEGAL				GRM INFO			
DATE	TYPE INFO		APPR	EXCODE	YRBEG	EXCODE	YRBEG	OWNER: TDJ OF CITRUS INC				GRM FLG/RNT: /			
11/16/2022	IN	8-5 Yr Rev	770					MADDR: PO BOX 1127 HOMOSASSA SPRINGS FL 34447				ECN RENT:			
11/09/2017	IN	7-Misc Permits	717									UNITS / FACT:			
03/10/2014	DR	8-5 Yr Rev	678									GRM VALUE:			

ASSESSMENT HISTORY							
YR	LAND	IMPR	JUSTVAL	ASSESSED	EXEMPTION	TAXABLE	HX SAVING
24	84,280	151,050	235,330	235,330	0	235,330	0
23	84,280	152,560	236,840	236,840	0	236,840	0
22	84,280	146,290	230,570	230,570	0	230,570	0

LAND											
L	TYP	SF	ACRES	UNITS	USE	FRNT	DEP	F%INF	F%INF	VALUE	SOH
1	S	20,189	0.46		1019	100	201	21/SZ	/		

APARTMENTS								RENTAL							
LINE	TYPE	UNITS	BED	BATH	HALF	SF	RENT	LINE	TENANT	USE	U/S	SIZE	BY	PS-TH	
								1	1 Story Store Retail	11B-1 Story Store Retail	S	2,100	Y		
								2	Warehouse	48B-Warehouse	S	1,400	Y		

PHOTO



ACTIVE JOB LIST				
Circle One	Job #	JobType	Date Created	Info
Complete				
Partial				
Complete				
Partial				
Complete				
Partial				
Complete				
Partial				
Complete				
Partial				

NOTES

CURRIER HEAT & COOL 7/13/2004 OVER RIDE VALUE \$140,600 DOR AUDIT PCL.
 6/20/2005 REMOV ED OVER RIDE VALUE.(JS)