



Bob Henriquez Hillsborough County Property Appraiser

<https://www.hcpafl.org/>
15th Floor County Ctr.
601 E. Kennedy Blvd, Tampa, Florida 33602-4932
Ph: (813) 272-6100

Folio: 034804-0100



Owner Information

Owner Name MONTCASSON LLC

Mailing Address 11107 RICHLYNE ST
TEMPLE TERRACE, FL 33617-3019

Site Address 4001 SKIPPER RD, TAMPA

PIN U-04-28-19-ZZZ-000001-25110.0

Folio 034804-0100

Prior PIN

Prior Folio 034804-0000

Tax District U - UNINCORPORATED

Property Use 7230 DAY CARE CENTER C

Plat Book/Page /

Neighborhood 214007.00 | University/Busch Gardens Ar-E of 30th S

Subdivision ZZZ | UNPLATTED

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$849,441	\$849,441	\$0	\$849,441
Public Schools	\$849,441	\$849,441	\$0	\$849,441
Municipal	\$849,441	\$849,441	\$0	\$849,441
Other Districts	\$849,441	\$849,441	\$0	\$849,441

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
	2026125333	12	2025	WD	Unqualified	Improved	\$100
11889 / 1133	2002292721	08	2002	WD	Qualified	Improved	\$360,000
8785 / 0309	97295885	10	1997	WD	Qualified	Improved	\$150,000
3510 / 0623		05	1979	QC	Unqualified	Improved	\$100

Building Information

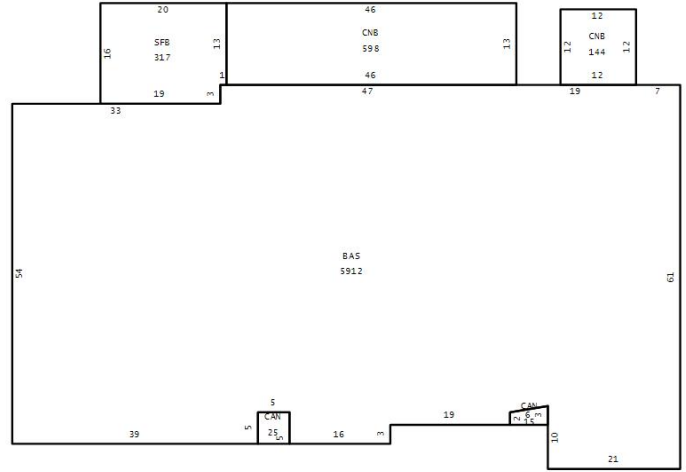
Building 1

Type 72 | DAY CARE CENTER

Year Built 1977

Building 1 Construction Details

Element	Code	Construction Detail
Class	C	Concrete Block
Exterior Wall	7	Masonry Frm: Stucco
Exterior Wall	5	Concrete Block
Roof Structure	4	Truss (Wood/Metal)
Roof Cover	3	Asphalt/Comp. Shingle
Roof Cover	12	Rubber or Plastic
Interior Walls	5	Drywall
Interior Flooring	8	Carpet
Interior Flooring	7	Tile
Heat/AC	2	Central
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	10.00	



Building 1 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
BAS	5,912	5,912	\$425,494
CAN	15		\$288
CAN	25		\$576
CNB	144		\$1,008
CNB	598		\$4,318
SFB	317	317	\$18,281
Totals	7,011	6,229	\$449,965

Extra Features

OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0020	ASPHALT PAVING	1	1995	0	0	5,383.00	\$8,246
0280	FENCE WOOD	1	2003	0	0	368.00	\$1,693
0060	CONCRETE PAVEMENT	1	2003	0	0	2,167.00	\$7,876
0060	CONCRETE PAVEMENT	1	2012	0	0	570.00	\$3,634

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
COD3	Comm Class 4	SPI-UC-1	0.0	0.0	SF SQUARE FEET	50,390.00	\$303,912

Legal Description

TRACT BEG AT NW COR OF N 1/4 OF E 1/2 OF SW 1/4 OF NW 1/4 RUN S 89 DEG 42 MIN 24 SEC E 160.04 FT S 02 DEG 56 MIN 11 SEC E 349 FT W 160 FT N 89 DEG 55 MIN 18 SEC W 349.60 FT LESS BEG NW COR OF N 1/4 OF E 1/2 OF SW 1/4 OF NW 1/4 S 89 DEG 42 MIN 24 SEC E 160.04 FT S 02 DEG 56 MIN 11 SEC E 33.57 FT W 160 FT N 02 DEG 55 MIN 55 SEC W 34.39 FT TO POB