

PT GOVT LOTS 2,3,4,5 & PT OF
NW1/4 OF SEC 29-2N-25E IN
OR 1988/1256

GIBSON RAYMOND H REV TRUST/GIBSON RAYMOND H TRUSTE
1460 PEREGRINE POINT DR
SARASOTA, FL 34231

2023

29-2N-25-0000-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	15	100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		16 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03
DOR CODE 2300 FINANCIAL BLDG

MAP NUM MKT AREA 07

NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,653	100	9,653	608,010
CAN	33	30	10	630
CAN	152	30	46	2,897
FCP	945	30	284	17,888

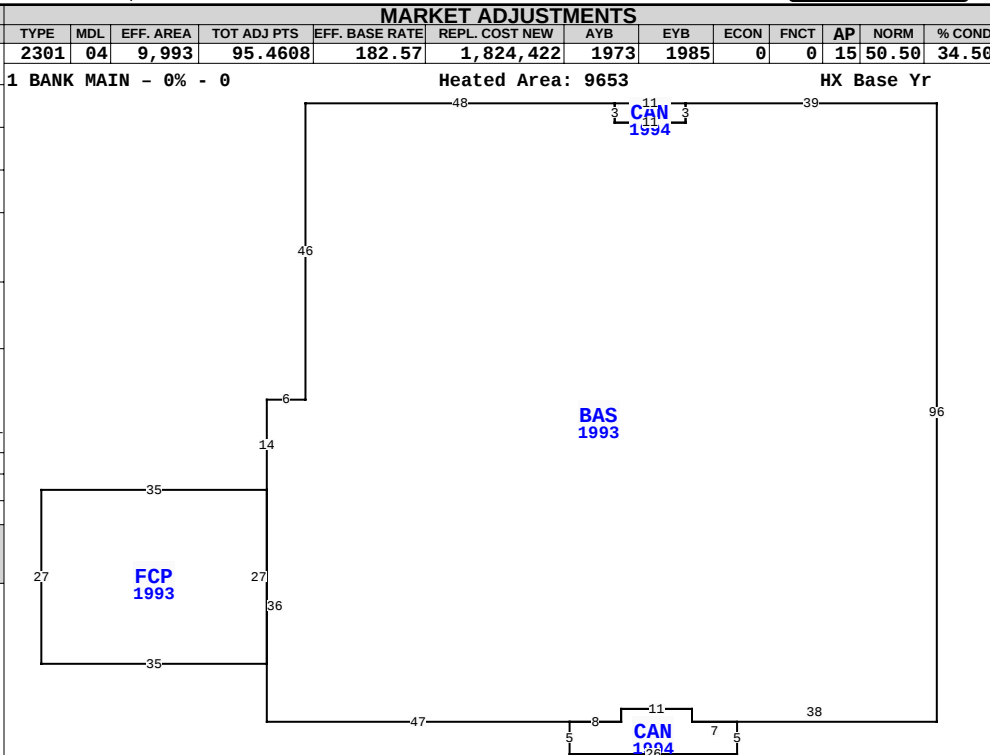
TOTALS 10,783 9,993 629,426

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	2020	NITE DEPST	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	1973	1973	3	64	4,480	
2	0972	ST LGHT UN	0	0	0	0	2.00	UT	1,518.00	1,518.00	100	1980	1980	3	20	607	
3	0812	CONCRETE C	0	0	0	0	3,492.00	SF	4.00	4.00	100	1980	1980	3	35	4,889	
4	0803	ASPHALT C	0	0	0	0	24,644.00	SF	2.00	2.00	100	1980	1980	3	50	24,644	
5	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	64	3,840	
6	2025	PNMTC UNIT	0	0	0	0	2.00	UT	14,500.00	14,500.00	100	1973	1973	3	64	18,560	
7	1127	BRICK 8"	0	0	0	0	276.00	SF	11.00	11.00	100	1973	1973	3	64	1,943	
8	2014	RVLT DR12"	0	0	0	0	1.00	UT	37,000.00	37,000.00	100	1980	1980	3	75	27,750	
9	2019	REC VLTDR	0	0	0	0	2.00	UT	15,500.00	15,500.00	100	1973	1973	3	64	19,840	
10	2025	PNMTC UNIT	0	0	0	0	1.00	UT	14,500.00	14,500.00	100	1996	1996	3	92	13,340	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002300	C	FINANCIAL	0	0004		0.00	0.00	104,100.00	SF		1.00	1.00	1.00	8.00	8.00	832,800							



542196 US HWY 1, CALLAHAN

BLD DATE	02/04/2019	KK	LGL DATE	
XF DATE	02/04/2019	KK	LAND DATE	02/04/2019
INC DATE			AG DATE	

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NASSAU COUNTY PROPERTY					PAGE 1 of 2		1	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 1				Tax Dist:				
BUILDING MARKET VALUE				629,426				
TOTAL MARKET OB/XF VALUE				138,361				
TOTAL LAND VALUE - MARKET				832,800				
TOTAL MARKET VALUE				1,600,587				
SOH/AGL Deduction				9,961				
ASSESSED VALUE				1,590,626				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				1,590,626				
TOTAL JUST VALUE				1,600,587				
NCON VALUE				0				
INCOME VALUE				16,675,553				
PREVIOUS YEAR MKT VALUE				1,474,423				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
B2524		SIGN		1,885		08/01/2002		
1920		REPAIR/RRF		28,000		01/22/1996		
E951798		NEW CONSTR		4,000		05/01/1995		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/512		6/12/2023		WD	Q	I	01	1,905,000
GRANTOR: BERLE REAL ESTATE LLC								
GRANTEE: GIBSON RAYMOND H RE								
1988/1256		7/01/2015		SW	U	I	31	1,600,000
GRANTOR: FIRST STATES INVESTOR								
GRANTEE: BERLE REAL ESTATE L								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W39 CAN=[YR=1994] W11 S3 E11 N3 \$ S3 W11 N3 W48 S46 W6 S14 FCP=[YR=1993] W35 S27 E35 N27 \$ S36 E47 CAN=[YR=1994] S5 E26 N5 W7 N2 W11 S2 W8 \$ E8 N2 E11 S2 E38 N96 \$.								

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