

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

2024

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	560,986
CAN	33	30	10	581
CAN	152	30	46	2,673
FCP	945	30	284	16,505

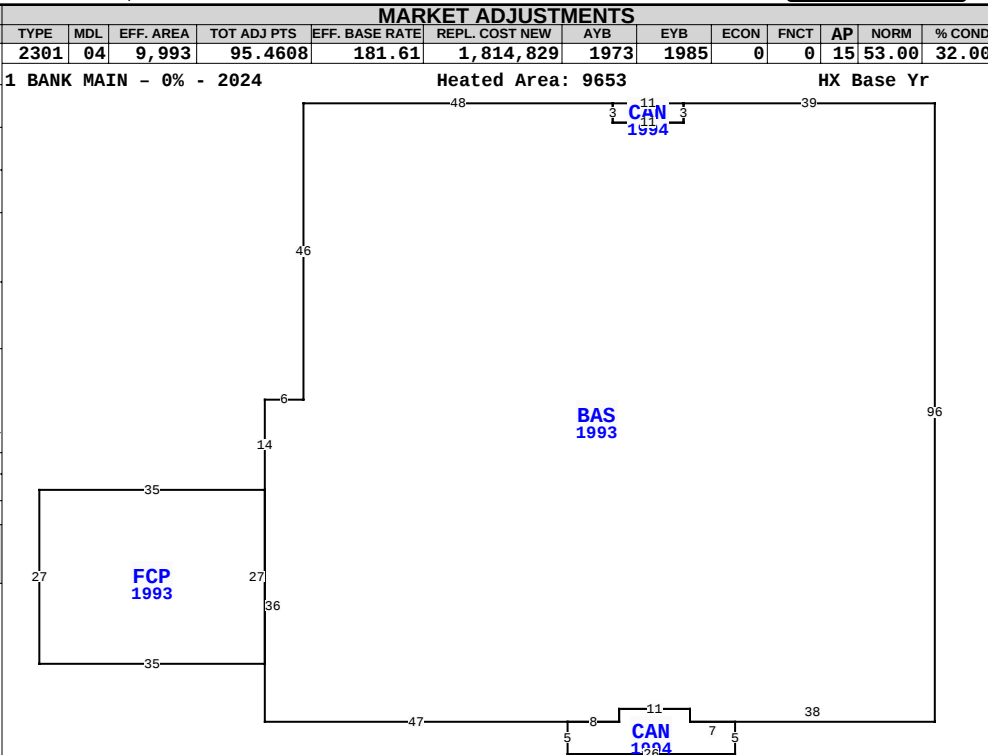
TOTALS	10,783		9,993	580,745
--------	--------	--	-------	---------

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	62	4,340	
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	32.5	4,540	
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	62	3,720	
6	2025	PNMTC UNIT	0	0	0	0	2.00	UT	14,500.00	14,500.00	100	1973	1973	3	62	17,980	
7	1127	BRICK 8"	0	0	0	0	276.00	SF	11.00	11.00	100	1973	1973	3	62	1,882	
8	2014	RVLT DR12"	0	0	0	0	1.00	UT	37,000.00	37,000.00	100	1980	1980	3	73.5	27,195	
9	2019	REC VLTDR	0	0	0	0	2.00	UT	15,500.00	15,500.00	100	1973	1973	3	62	19,220	
10	2025	PNMTC UNIT	0	0	0	0	1.00	UT	14,500.00	14,500.00	100	1996	1996	3	91	13,195	

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	CH	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	

TOTAL OB/XF 117,323

NASSAU COUNTY PROPERTY

PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		580,745
TOTAL MARKET OB/XF VALUE		135,560
TOTAL LAND VALUE - MARKET		832,800
TOTAL MARKET VALUE		1,549,105
SOH/AGL Deduction		0
ASSESSED VALUE		1,549,105
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,549,105
TOTAL JUST VALUE		1,549,105
NCON VALUE		0
INCOME VALUE		16,675,553
PREVIOUS YEAR MKT VALUE		1,600,587

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 \$.

[illegible]