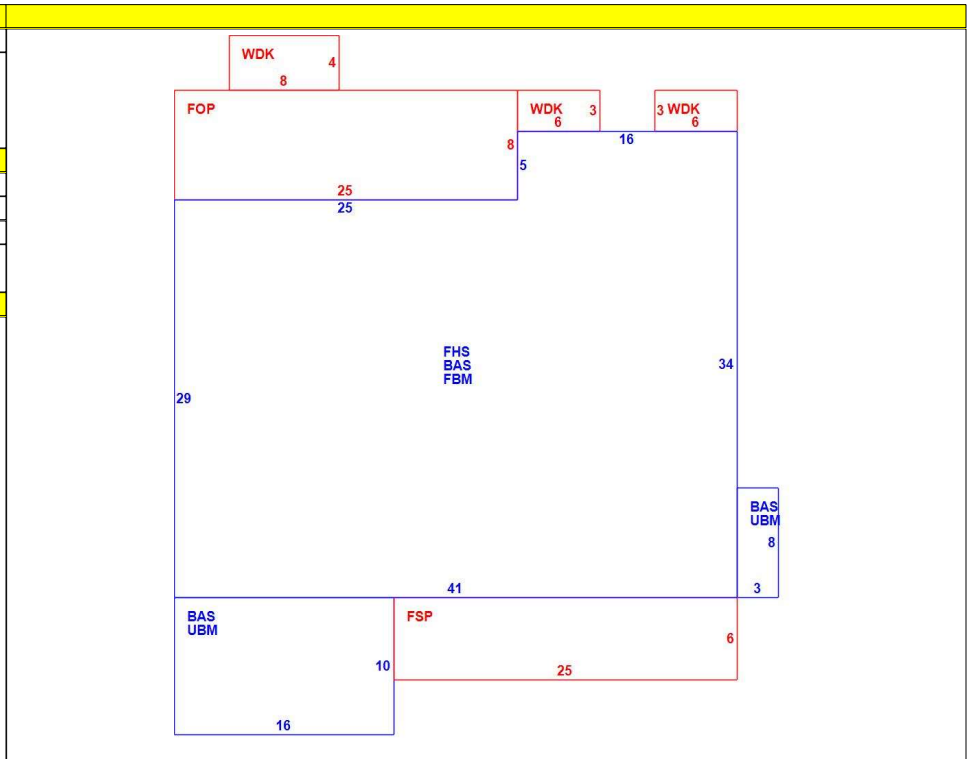


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION						
GHAZIZADEH KAYWAN 1644 HIBISCUS AVE			2 Public Water	1 State Road		Description	Code	Appraised	Assessed			RESIDENTL 1010 760,300 RES LND 1010 576,200				
			3 Public Sewer	1 Paved												
WINTER PARK FL 32789		SUPPLEMENTAL DATA				Total		1,336,500	1,336,500							
		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281491_793751	Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GHAZIZADEH KAYWAN		1608 823	12-27-2021	Q	I	1,430,000	00	Year	Code	Assessed	Year	Code	Assessed			
NINETY WEST TISBURY ROAD LLC		1065 0465	12-07-2005	U	I	1	1A	2023	1010	716,100	2022	1010	399,500			
NANGLE KEITH & TRIMPER NANCY J		0713 0518	11-17-1997	Q	I	210,000	00		1010	594,600	2021	1010	594,600			
CIANCIO ROBERT		00432 0279	07-23-1985	U	I	135,000	1A					2021	1010	370,100		
LABELL CHARLOTTE D		0286 0057	10-20-1970			0						2021	1010	507,800		
		Total						1,310,700		Total		994,100		Total	877,900	
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name	B	Tracing	Batch												
0050																
NOTES													Appraised Bldg. Value (Card)		756,700	
SF ADJ ACCORDING TO DEED 10/1/21 VERIFIED W/NEIGHBORING PLANS													Appraised Xf (B) Value (Bldg)		2,300	
													Appraised Ob (B) Value (Bldg)		1,300	
													Appraised Land Value (Bldg)		576,200	
													Special Land Value		0	
													Total Appraised Parcel Value		1,336,500	
													Valuation Method		C	
													Total Appraised Parcel Value		1,336,500	
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
2017-139	09-21-2016	RA	Res Add/Alter			0		FIN BASEMENT 821 SF	05-20-2022	DM			11	Field Review		
2013-114	10-31-2012	RA	Res Add/Alter					PORCH ALT	05-16-2022	SF			11	Field Review		
2008-195	02-03-2008	RN	Res New Cons					SHD/DCK/PRCH/FNCE	05-17-2017	MM			11	Field Review		
2006:63	09-08-2005	RN	Res New Cons		01-10-2006	100		DECK-REBUILD EXACTLY	02-02-2017	EP			01	Cyclical Reinspection		
									08-19-2013	EP			11	Field Review		
									11-29-2011	MM			11	Field Review		
									08-03-2009	EP			11	Field Review		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	SINGL FAM M-0	R20		22,478 SF	14.24	1.00000	5	1.00	0050	1.800			25.63	576,200	
Total Card Land Units					0.52	AC	Parcel Total Land Area					0.52	Total Land Value			576,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	04	Above Ave			
Stories:	1.50	1 Story			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			1,008,977		
Year Built			1950		
Effective Year Built			1997		
Depreciation Code			G		
Remodel Rating					
Year Remodeled					
Depreciation %			25		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			75		
Cns Sect Rcnld			756,700		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	FPL MSNRY 1	B	1	3000.00	1991		75		0.00	2,300
SHD1	SHED FRAME	L	80	16.00	2008		50		0.00	600
ODS	OUTDOOR S	L	1	700.00	2008		100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,453	1,453	1,453	360.83	524,290
FBM	Basement, Finished	0	1,269	571	162.36	206,036
FHS	Half Story, Finished	635	1,269	635	180.56	229,129
FOP	Porch, Open, Finished	0	200	40	72.17	14,433
FSP	Porch, Screen, Finished	0	150	38	91.41	13,712
UBM	Basement, Unfinished	0	184	37	72.56	13,351
WDK	Deck, Wood	0	68	7	37.14	2,526
Ttl Gross Liv / Lease Area		2,088	4,593	2,781		1,003,477

