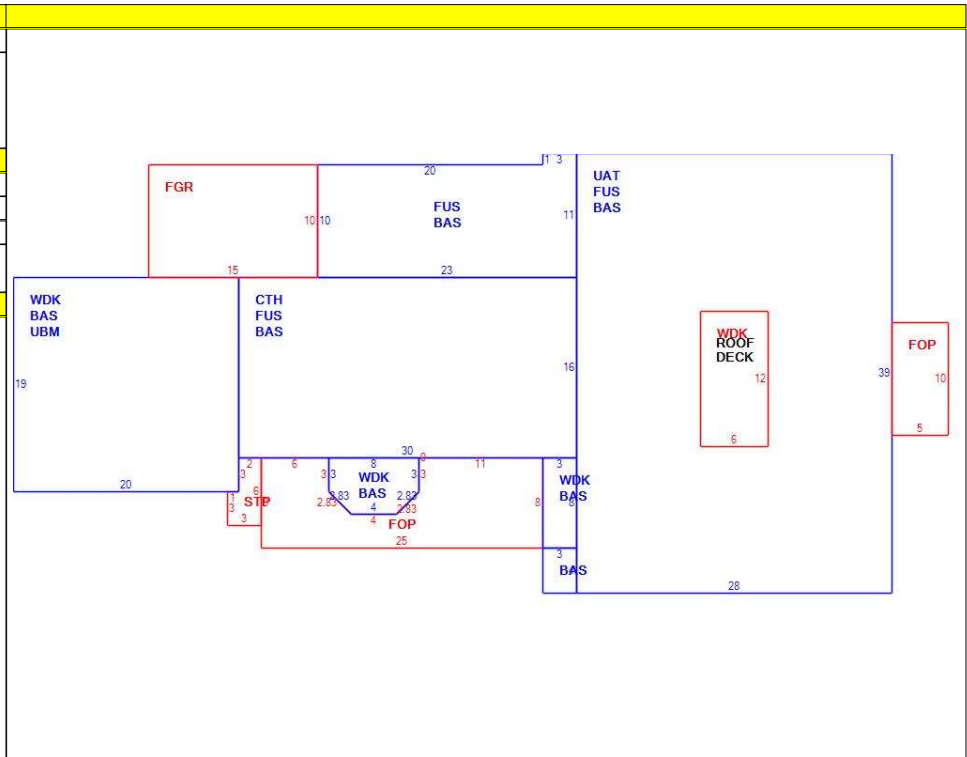


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
OASIS RUSSELL---TRS RUSSELL A OASIS REV TRUST 4840 SW 80 ST			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed			VISION				
			3 Public Sewer	1 Paved		RESIDENTL	1010	3,455,700	3,455,700							
MIAMI FL 33143		<b>SUPPLEMENTAL DATA</b>				RES LND	1010	2,502,600	2,502,600	VISION						
		Alt Prcl ID	Restriction			Total		5,958,300	5,958,300							
PLN#/Rec	CF 674 CONOVER 7-23-97	Hist Distrct		X												
Lot#	1	Other Note														
Plan Notes		UC-Misc 1														
Plan Notes		UC-Misc 2														
Plan Notes																
GIS ID	M_282482_793666	Assoc Pid#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OASIS RUSSELL---TRS		1492-0	04-03-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
OASIS RUSSELL		1352 0903	07-09-2014	U	I	1	1A	2023	1010	3,455,700	2022	1010	3,380,100			
TIMOTHY COFFIN HOUSE LLC		1201 0736	01-15-2010	U	I	1	1A		1010	2,502,600	2021	1010	2,851,100			
OASIS RUSSELL		0718 0522	01-16-1998	Q	I	1,100,000	00									
CONOVER GERRET C		0699 0235	04-28-1997	Q	I	740,000	00									
		Total						5,958,300		Total		6,058,699				
										Total		5,091,121				
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		Appraised Bldg. Value (Card)				3,432,100				
SW39								Appraised Xf (B) Value (Bldg)				23,600				
								Appraised Ob (B) Value (Bldg)				0				
								Appraised Land Value (Bldg)				2,502,600				
								Special Land Value				0				
								Total Appraised Parcel Value				5,958,300				
								Valuation Method				C				
								Total Appraised Parcel Value				5,958,300				
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		
2004-256	04-12-2004	NC	New Construct			100		WIDOWS WALK	06-06-2022	LS			11	Field Review		
									05-17-2017	MM			11	Field Review		
									06-18-2014	MM			11	Field Review		
									03-13-2013	JR	01		01	Cyclical Reinspection		
									11-17-2011	MM			11	Field Review		
									02-28-2005	EP			12	Bldg Permit/Measur/New C		
									09-13-2002	WP			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	B1		7,124 SF	36.59	1.00000	9	1.00	0100	6.400	VIEW	V15	351.3	2,502,600	
Total Card Land Units					0.16	AC	Parcel Total Land Area					0.16	Total Land Value			2,502,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	09	Historical Custom			
Model	01	Residential			
Grade:	09	Custom			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	4				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	9				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
<b>CONDO DATA</b>					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		3,612,763			
Year Built		1828			
Effective Year Built		2016			
Depreciation Code		R			
Remodel Rating					
Year Remodeled					
Depreciation %		5			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		95			
Cns Sect Rcnld		3,432,100			
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
FPL3	FPL MSNRY 2	B	4	4000.00	2011		95		0.00	15,200
FPO	EXTRA FPL O	B	6	800.00	2011		95		0.00	4,600
FPL	MTL-WD C/PI	B	2	2000.00	2011		95		0.00	3,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,257	2,257	2,257	808.56	1,824,929
CTH	Cath Cing	0	480	24	40.43	19,406
FGR	Garage	0	150	60	323.43	48,514
FOP	Porch, Open, Finished	0	214	43	162.47	34,768
FUS	Upper Story, Finished	1,805	1,805	1,805	808.56	1,459,458
STP	Stoop	0	15	2	107.81	1,617
UAT	Attic, Unfinished	0	1,092	109	80.71	88,133
UBM	Basement, Unfinished	0	380	76	161.71	61,451
WDK	Deck, Wood	0	512	51	80.54	41,237
Ttl Gross Liv / Lease Area		4,062	6,905	4,427		3,579,513

