

Property Description

LOT 13 LESS PORTION DESC AS, BEG AT SW COR OF SAID
 LOT 13 TH N-00-18-44-E 223.37 FT M/L TO C/L OF
 CANAL TH ALG SAID C/L N-87-56-56-E 60.92 FT TH
 Situs: 1041 RIDGEWOOD AVE, VENICE 34285

CREEKSIDE GASTROENTEROLOGY LLC
 1041 RIDGEWOOD AVE
 VENICE, FL 34285-6978

2017

Parcel ID: 0410-03-0072

1910 Medical profess/1 story-1 tenant

Building Characteristics			
Category	Type	%	Mult.
Roof Material	CLAY TILE	100	1.0400
Floors	WOOD -	100	1.0100
Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Frame	MASONRY	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Wall Height	WH	100	0.9600
Size Index	SZ	100	1.0100
Quality Adj.	QA	100	1.5000

Total Adjustments 1.5430

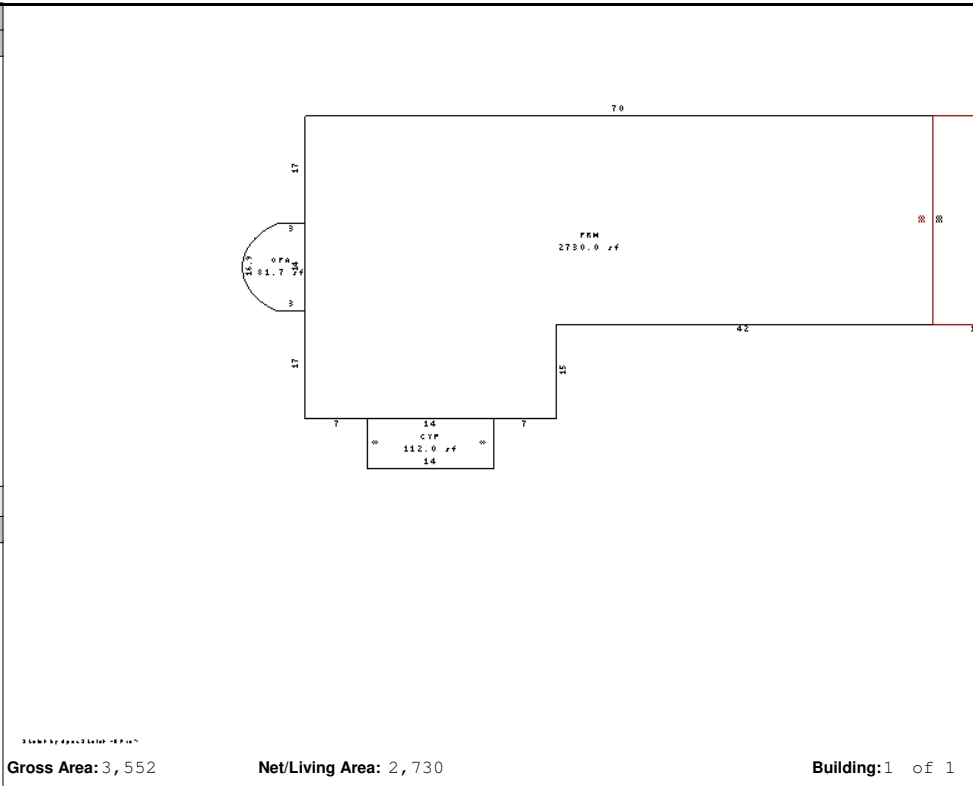
SAR	Area	H	Rate	Cost New
PRM	2,730	X	154.30	421,239
WDK	528		23.09	12,192
CYF	112		30.31	3,395
OPF	100		30.86	3,086
OPA	82		39.51	3,240

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	10.00	0

Total Replacement Cost New:	443,150
Less Total Depr: 12.00%	53,178
Building Value:	389,972
Depreciation Adj. Adj.	
Average Condition	12.00%
High vacancy (Demand/Supply)	0.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
B1	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
2002	2005	30	88.00%	5/16/2017 708



Gross Area: 3,552 Net/Living Area: 2,730 Building: 1 of 1

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2002028402	1/24/2002	\$100	WD	11	Corrective,	V	FELMAN, ROBERT H
2	2001088103	6/19/2001	\$55,000	WD	01	Sale qualified	V	DEVITA CARA,
3	1998154252	11/13/1998	\$105,000	WD	01	Sale qualified	V	D H L CORP

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1	0	0	12.00	0.000	AVERAG		2002		0.000	0	
2	PAVE	Concrete paving	1	1	0	0	5,314.00	2.800	AVERAG	EX	2002	2005	89.501	13,317	

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Land Influences						Adj. Unit Price	Land Value	
1	YY	High Rate Square Foot	1910	14,940.00	S	70.00	1		I2							5.74	85,756
2	UW	Submerged Land	1910	2,012.00	S	0.03	1		I2							0.00	1

Parcel Notes															
(CREEKSIDE GASTROEINTEROLOGY - DR. ROBERT FELMAN															

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 390,000	\$ 368,100
Extra Feature Value	\$ 13,300	\$ 13,100
Land Value - Market	\$ 85,800	\$ 85,800
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 489,100	\$ 467,000
Values pertaining to County Assessment		
Assessed Value	\$ 489,100	\$ 467,000
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 489,100	\$ 467,000

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2150.00	2393	16,952	CG

Sub Name:	VENICE AVENUE COMMERCIAL SUB
Bldg Type:	Medical Office Building

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description