

Property Description
 SPARTAN SUPPLY TRACT 3 & THE W 1/2 OF TRACT 2 LESS
 THE S 10 FT FOR ROW IN OR 1639/1366 HALFACRE
 INDUSTRIAL PARK OR 1615/1682
 Situs: 1755 DESOTO RD SARASOTA 34234

OTTER CLIFFS LLC
 8374 MARKET ST UNIT 103
 LAKEWOOD RANCH, FL 34202

2019

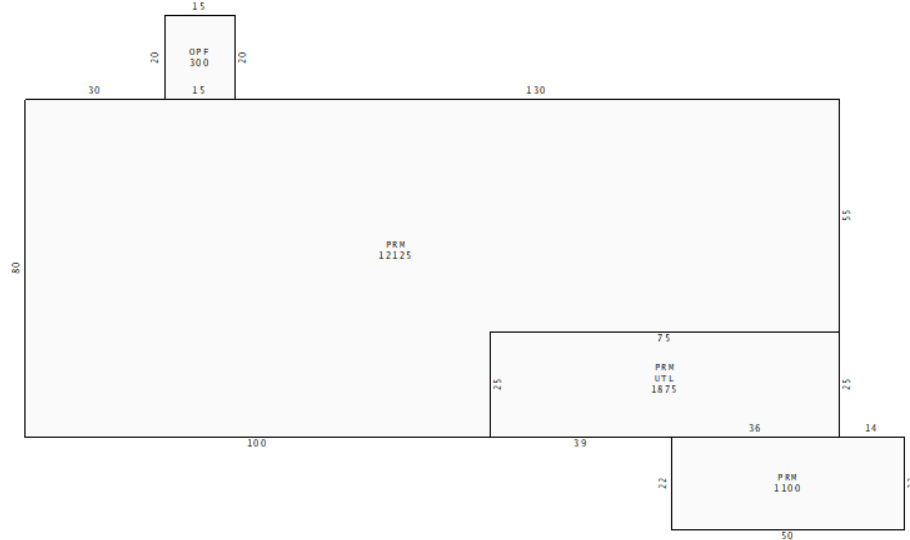
Parcel ID: 0024-15-0004

4810 Warehouse and sales

Building Characteristics			
Category	Type	%	Mult.
Frame	FIREPROOF	100	1.0700
Roof Material	METAL,	100	1.0100
Roof	HIP	100	1.0100
Insulation	ROOF	100	1.0000
Exterior	METAL	90	0.9090
Floors	CONCRETE,	80	0.7920
Interior Wall	NO	80	0.7760
Heat-Air	NO AIR	80	0.7760
Floors	CARPET,	20	0.2000
Heat-Air	HEAT & AIR	20	0.2000
Interior Wall	DRYWALL	20	0.2000
Exterior	STUCCO	10	0.1000
Wall Height	WH	100	1.0600
Size Index	SZ	100	0.9200
Quality Adj.	QA	100	1.1000

Total Adjustments 1.1164

SAR	Area	H	Rate	Cost New
PRM	12,125	X	50.24	609,160
PRM	1,875	X	50.24	94,200
UTL	1,875		15.09	28,294
PRM	1,100	X	50.24	55,264
OPF	300		10.05	3,015



Sketch by Apex Sketch v5 Pro™
 Gross Area: 17,275 Net/Living Area: 15,100 Building: 1 of 1

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	4.00	0
Number of Stories	1.00	0
Wall Height	20.00	0

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	FENC	Fence, chain link 6	1	1	0	0	600.00	19.500	AVERAG	AV	1984	1984	41.897	4,902	
2	PARK	Parking Spaces	1	1	0	0	12.00	0.000	AVERAG		1984		0.000	0	
3	PAVE	Asphalt paving	1	1	0	0	27,500.00	1.975	AVERAG	AV	1984	1984	56.250	30,551	

Total Replacement Cost New:	789,923
Less Total Depr:	25.00% 197,481
Building Value:	592,442
Depreciation Adj. Adj.	
Average Condition	25.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
D1	Commercial	1.0000	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2015129283	10/15/2015	\$1,050,000	WD	05	Qualified -	I	O BRIEN PATRICK M
2	2012108735	8/22/2012	\$75,000	QC	30	Transactions	I	O BRIEN, PATRICK M
3	1789/1773	6/1/1985	\$332,700	NA	X3	Pre-2009	I	

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Code	Fact	Code	Fact	Code	Fact	Adj. Unit Price	Land Value
1	CLND	Commercial Land	4810	57,600.00	SS	3.15	1		LC	1.10					3.24	186,556

Parcel Notes																
CEMEX BLDG MATERIALS LUC CHG 546 8/12																

AYB	EYB	DT	% Good	Last Inspection
1984	1994	30	75.00%	4/12/2018 546

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 592,400	\$ 573,700
Extra Feature Value	\$ 35,500	\$ 29,900
Land Value - Market	\$ 186,600	\$ 152,600
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 814,500	\$ 756,200
Values pertaining to County Assessment		
Assessed Value	\$ 809,248	\$ 735,680
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 809,248	\$ 735,680

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2440.00	2145	57,600	ILW
Sub Name: HALFACRE INDUSTRIAL PARK				
Bldg Type: Storage/Warehouse				

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description
13	1/8/2013	3,413	200 amp overhead
05	5/24/2005	14,000	re-roof 1/4 slope,