

Property Description

TRACT 1 & THE E 1/2 OF TRACT 2 LESS ELY 30 FT OF
 TRACT 1 FOR OSPREY AVE R/W IN RPB 2-29 & LESS S 10
 FT THEREOF FOR R/W IN OR 1650/412 HALFACRE
 Situs: 1797 DESOTO RD SARASOTA 34234

CHARLES M KEELS FAMILY TRUST
 C/O MARY P KEELS & SAMANTHA ROBINSON
 31 LANDS END LN

2019

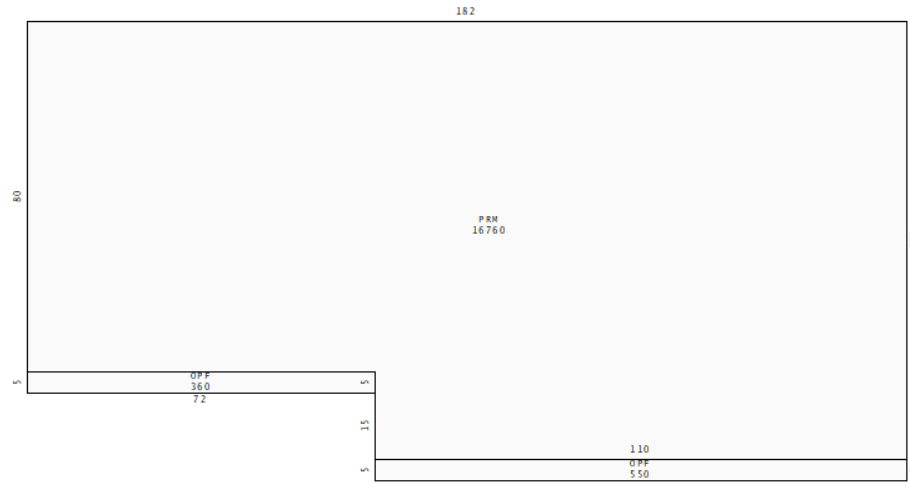
Parcel ID: 0024-15-0006

4880 Flex space/office front

Building Characteristics			
Category	Type	%	Mult.
Frame	FIREPROOF	100	1.0700
Exterior	METAL	100	1.0100
Roof Material	METAL,	100	1.0100
Roof	HIP	100	1.0100
Floors	CARPET,	50	0.5000
Heat-Air	HEAT & AIR	50	0.5000
Interior Wall	DRYWALL	50	0.5000
Floors	CONCRETE,	50	0.4950
Interior Wall	NO	50	0.4850
Heat-Air	NO AIR	50	0.4850
Wall Height	WH	100	1.0400
Size Index	SZ	100	0.9200
Quality Adj.	QA	100	1.0400

Total Adjustments 1.0590

SAR	Area	H	Rate	Cost New
PRM	16,760	X	57.19	958,504
OPF	550		11.44	6,292
OPF	360		11.44	4,118



Gross Area: 17,670 Net/Living Area: 16,760 Building: 1 of 1

Category	Units	Cost New
Bathrooms	9.00	0
Extra Fixtures	18.00	0
Number of Stories	1.00	0
Wall Height	18.00	0

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1	0	0	35.00	0.000	AVERAG		1985	1995	0.000	0	
2	PAVE	Asphalt paving	1	1	0	0	16,700.00	2.125	AVERAG	AV	1985	1985	57.499	20,405	
3	PAVE	Concrete paving	1	1	0	0	2,300.00	4.140	AVERAG	AV	1985	1985	57.498	5,475	

Total Replacement Cost New:	968,913
Less Total Depr: 30.00%	290,674
Building Value:	678,239
Depreciation Adj. Adj.	
Average Condition	30.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
E3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1985	1990	30	70.00%	4/17/2018 546

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2014130309	10/10/2014	\$100	TR	11	Corrective,	I	CHARLES M KEELS TRUST
2	2014130310	10/9/2014		PR	11	Corrective,	I	KEELS CHARLES M EST OF
3	2013050763	2/7/2013		OT	11	Corrective,	I	KEELS CHARLES M
4	1445/1925	6/1/1981		NA	01	Sale qualified	I	

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor
1	CLND	Commercial Land	4880	50,400.00	SS	3.15	1	

Land Influences									
Code	Fact	Code	Fact	Code	Fact	Code	Fact	Adj. Unit Price	Land Value
LC	1.10	CF	1.10					3.69	185,958

Parcel Notes									
6 UNIT FLEX 50% VAC 8/12									

SARASOTA COUNTY PROPERTY APPRAISER
PROPERTY RECORD CARD

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 678,200	\$ 649,700
Extra Feature Value	\$ 25,900	\$ 22,700
Land Value - Market	\$ 186,000	\$ 149,700
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 890,100	\$ 822,100

Values pertaining to County Assessment		
Assessed Value	\$ 789,150	\$ 717,409
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 789,150	\$ 717,409

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2440.00	2145	50,400	ILW

Sub Name: HALFACRE INDUSTRIAL PARK
 Bldg Type: Industrial Flexspace

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description
17	6/7/2017	2,200	REPIPE WATER.
16	8/4/2016	3,800	AC CHANGEOUT AT
15	7/22/2015	4,256	HVAC CHANGEOUT -