

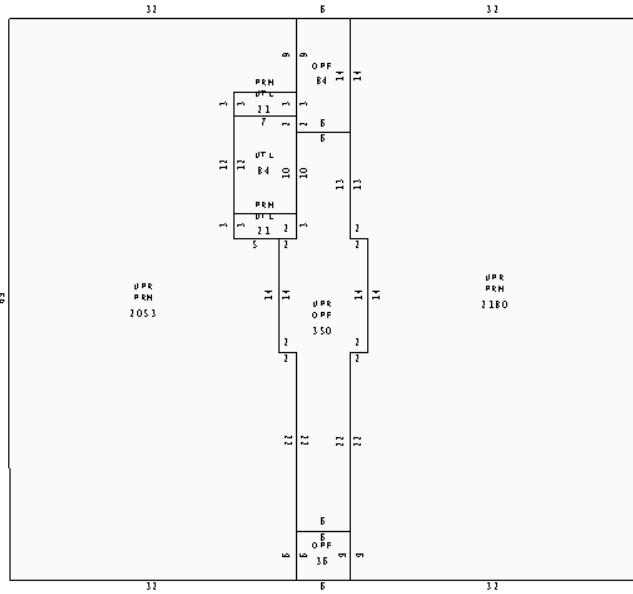
Situs: 1877 NORTHGATE BLVD SARASOTA 34234

1810 Office /multi story-->2 tenants

Building Characteristics			
Category	Type	%	Mult.
Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Floors	CARPET,	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof Material	ASPHALT OR	100	1.0000
Wall Height	WH	100	0.9800
Size Index	SZ	100	0.9800
Quality Adj.	QA	100	1.5000

Total Adjustments 1.4550

SAR	Area	H	Rate	Cost New
UPR	2,180	X	69.84	152,251
PRM	2,180	X	87.30	190,314
UPR	2,053	X	69.82	143,340
PRM	2,053	X	87.30	179,227
UPR	350	X	69.84	24,444
OPF	350		17.46	6,111
UTL	84		25.99	2,183
OPF	84		17.67	1,484
OPF	36		16.97	611
UTL	21		24.95	524
UTL	21		24.95	524



Sketch by Agan, Sketch vs Plan

Gross Area: 9,454

Net/Living Area: 8,858

Building: 1 of 1

Category	Units	Cost New
Bathrooms	6.00	0
Extra Fixtures	13.00	0
Number of Stories	2.00	0
Wall Height	12.00	0

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	CARP	Carport Detached	1	1	18	80	1,440.00	8.900	AVERAG	AV	1995	1995	58.497	7,497	
2	CARP	Carport Detached	1	1	18	80	1,440.00	8.900	AVERAG	AV	1995	1995	58.497	7,497	
3	PARK	Parking Spaces	1	1	0	0	32.00	0.000	AVERAG	AV	1995	1995	0.000	0	
4	PAVE	Asphalt paving	1	1	0	0	13,000.00	2.200	AVERAG	AV	1995	1995	68.752	19,663	
5	PAVE	Concrete paving	1	1	0	0	2,600.00	4.050	AVERAG	AV	1995	1995	68.746	7,239	

Total Replacement Cost New:		704,686
Less Total Depr:		25.00% 176,171
Building Value:		528,515
Depreciation Adj. Adj.		
Average Condition		25.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
B1	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1986	1995	30	75.00%	06/09/2017 708

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2019109298	07/31/2019	\$100	QC	11	Corrective,	I	ARTHUR B CHAPMAN II
2	2785/2486	06/15/1995	\$100	WD	11	Corrective,	I	CHAPMAN ARTHUR B II
3	2031/1699	05/01/1988	\$484,000	NA	11	Corrective,	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	1810	26,737.00	SS	3.65	1		LC	1.10					4.70	125,630

Parcel Notes																
CHAPMAN & ASSOCIATES, OFFICE OF THE AUDITOR GENERAL, PREMIUM RESOURCE MANAGEMENT, INC., EDUCATION SOLUTIONS, CONTRACTORS																
LUC CHG 635 5/11																

SARASOTA COUNTY PROPERTY APPRAISER  
PROPERTY RECORD CARD

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 528,500	\$ 563,800
Extra Feature Value	\$ 41,900	\$ 42,900
Land Value - Market	\$ 125,600	\$ 108,500
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 696,000</b>	<b>\$ 715,200</b>

Values pertaining to County Assessment		
Assessed Value	\$ 696,000	\$ 577,206
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 696,000	\$ 577,206

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2440.00	2100	26,737	CI

Sub Name:	NORTH GATE CENTER UNIT 1
Bldg Type:	Office Building

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description
19	07/25/2019	1,550	10'squor X
BUP2004-	07/13/2004	5,851	RE-ROOF~ 29
BUP2004-	03/10/2004	500	removing existing