

Property Description
 COM AT NW COR OF NW 1/4 OF SEC 8-36-18 TH
 N-89-09-04-E 778.05 FT TH S-0-42-09-E 279 FT FOR
 POB TH S-0-42-09-E 574.95 FT TH SWLY ALG CURVE TO
 Situs: 4500 CARMICHAEL AVE SARASOTA 34234

WEST FLORIDA DISTRIBUTORS INC
 4500 CARMICHAEL AVE
 SARASOTA, FL 34234

2020

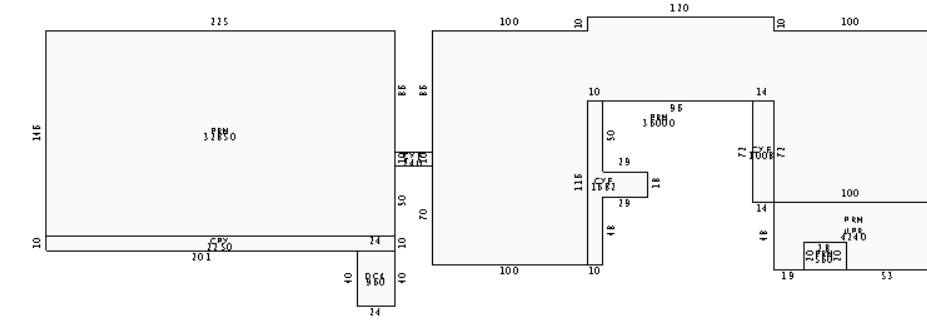
Parcel ID: 0027-04-0002

4810 Warehouse and sales

Building Characteristics			
Category	Type	%	Mult.
Frame	FIREPROOF	100	1.0700
Roof	HIP	100	1.0100
Roof Material	SHEET MTL	100	0.9900
Exterior	CORRUGATED	100	0.9800
Floors	CONCRETE,	90	0.8910
Interior Wall	NO	90	0.8730
Heat-Air	NO AIR	90	0.8730
Floors	CERAMIC	10	0.1010
Heat-Air	HEAT & AIR	10	0.1000
Interior Wall	DRYWALL	10	0.1000
Wall Height	WH	100	1.0200
Size Index	SZ	100	0.9200
Quality Adj.	QA	100	1.0400

Total Adjustments 0.9610

SAR	Area	H	Rate	Cost New
PRM	36,000	X	45.17	1,626,120
PRM	32,850	X	45.17	1,483,835
UPR	4,240	X	36.14	153,234
PRM	4,240	X	45.17	191,521
CPY	2,250		13.55	30,488
CYF	1,682		9.02	15,172
CYF	1,008		9.05	9,122
DCK	960		13.55	13,008
PRM	560	X	45.17	25,295
CYF	240		9.03	2,167



Sketch by Apex Sketch & Plan™

Gross Area: 84,030 Net/Living Area: 77,890 Building: 1 of 1

Category	Units	Cost New
Bathrooms	3.00	0
Extra Fixtures	9.00	0
Number of Stories	1.00	0
Wall Height	16.00	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	475.00	19.500	AVERAG	GD	1981	1981	46.003	4,261	
2	FENC	Fence, chain link 6	1	1	0	0	872.00	19.110	AVERAG	GD	1981	1981	45.998	7,665	
3	PARK	Parking Spaces	1	1	0	0	25.00	0.000	AVERAG		1970	1980	0.000	0	
4	PAVE	Asphalt paving	1	1	0	0	3,400.00	3.525	AVERAG	GD	1970	1970	45.999	5,513	
5	PAVE	Concrete paving	1	1	0	0	522.00	6.525	AVERAG	GD	1972	1972	46.006	1,567	
6	PAVE	Concrete paving	1	1	0	0	15,750.00	3.285	AVERAG	AV	1981	1981	51.250	26,516	
7	PAVE	Concrete paving	1	1	0	0	680.00	6.525	AVERAG	GD	1985	1985	60.626	2,690	

Total Replacement Cost New:	3,549,956
Less Total Depr:	30.50% 1,082,737
Building Value:	2,467,219
Depreciation Adj.	Adj.
Average Condition	30.50%

Grade	Description	Nbhd Factor	Mkt Area Factor
E3	Commercial	1.0000	0

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Land Influences						Adj. Unit Price	Land Value
									Code	Fact	Code	Fact	Code	Fact		
1	CLND	Commercial Land	4810	143,226.00	SS	3.65	1		LC	0.85					2.47	353,353

Disclaimer: This information is believed to be correct but is subject to change and is not warranted

Database: CAMA

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Status: OPEN

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 2,467,200	\$ 2,378,800
Extra Feature Value	\$ 50,500	\$ 51,200
Land Value - Market	\$ 353,400	\$ 305,000
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 2,871,100	\$ 2,735,000
Values pertaining to County Assessment		
Assessed Value	\$ 2,871,100	\$ 2,735,000
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 2,871,100	\$ 2,735,000
PARCEL DATA		
Mkt Area	Nbhd	Sub
204	2440.00	0000
Lot SqFt	Zoning	
143,226	ILW	
Sub Name:	NOT PART OF A SUBDIVISION	
Bldg Type:	Storage/Warehouse	
CONDOMINIUM INFORMATION		
Floor #	Total Floors	Unit #
Permit Information		
Number	Date	Cost
20	05/21/2020	92,990
15	07/15/2015	11,200
14	09/03/2014	1,227

Parcel Notes

WEST FLA TILE & MARBLE DIST.

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Building Characteristics				SARASOTA COUNTY PROPERTY APPRAISER PROPERTY RECORD CARD																		
Category	Type	%	Mult.	VALUE SUMMARY				CURRENT				PRIOR YEAR										
Frame	FIREPROOF	100	1.0700	Building Value				\$ 2,467,200				\$ 2,378,800										
Roof	HIP	100	1.0100	Extra Feature Value				\$ 50,500				\$ 51,200										
Roof Material	SHEET MTL	100	0.9900	Land Value - Market				\$ 353,400				\$ 305,000										
Exterior Floors	CORRUGATED CONCRETE,	100	0.9800	Land Value - Ag				\$ 0				\$ 0										
Interior Wall	NO	90	0.8730	TOTAL JUST VALUE				\$ 2,871,100				\$ 2,735,000										
Heat-Air Floors	NO AIR CERAMIC	90	0.8730	Values pertaining to County Assessment																		
Heat-Air Interior Wall	HEAT & AIR DRYWALL	10	0.1010	Assessed Value				\$ 2,871,100				\$ 2,735,000										
Wall Height	WH	100	1.0200	Exemption Codes				None				None										
Size Index	SZ	100	0.9200	Exemption Amount				\$ 0				\$ 0										
Quality Adj.	QA	100	1.0400	Taxable Value				\$ 2,871,100				\$ 2,735,000										
Total Adjustments			0.9610																			
SAR	Area	H	Rate	Cost New	PARCEL DATA																	
PRM	36,000	X	45.17	1,626,120	Mkt Area	Nbhd	Sub	Lot SqFt	Zoning													
PRM	32,850	X	45.17	1,483,835	204	2440.00	0000	143,226	ILW													
UPR	4,240	X	36.14	153,234	Sub Name: NOT PART OF A SUBDIVISION																	
PRM	4,240	X	45.17	191,521	Bldg Type: Storage/Warehouse																	
CPY	2,250		13.55	30,488	CONDOMINIUM INFORMATION																	
CYF	1,682		9.02	15,172	Floor #	Total Floors	Unit #	View														
CYF	1,008		9.05	9,122																		
DCK	960		13.55	13,008	Permit Information																	
PRM	560	X	45.17	25,295	Number	Date	Cost	Description														
CYF	240		9.03	2,167																		
Total Replacement Cost New:				3,549,956	Gross Area: 84,030 Net/Living Area: 77,890 Building: 1 of 1																	
Less Total Depr:				30.50% 1,082,737	#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor									
Building Value:				2,467,219	1	2017049619	04/21/2017	\$1,773,600	WD	30	Transactions	I	SRQ GULF COAST REAL									
Depreciation Adj.				Adj.	2	2013118364	08/23/2013	\$1,837,500	WD	30	Transactions	V	WEST FLORIDA									
					3	0845/881	05/26/1970	\$1,750	OT	X3	Pre-2009	I										
					#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes		
					1	PAVE	Concrete paving	1	1			756.00	6.210	AVERAG	GD	1970	1970	46.009	2,160			
					Land Influences																	
					#	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	
					Parcel Notes																	
					WEST FLA TILE & MARBLE DIST.																	
Grade	Description	Nbhd Factor	Mkt Area Factor	A.Y.B.																		
E3	Commercial	1.0000	0	1970 1990 30 69.50% 07/28/2016 546																		
AYB	EYB	DT	% Good	Last Inspection																		
1970	1990	30	69.50%	07/28/2016 546																		