

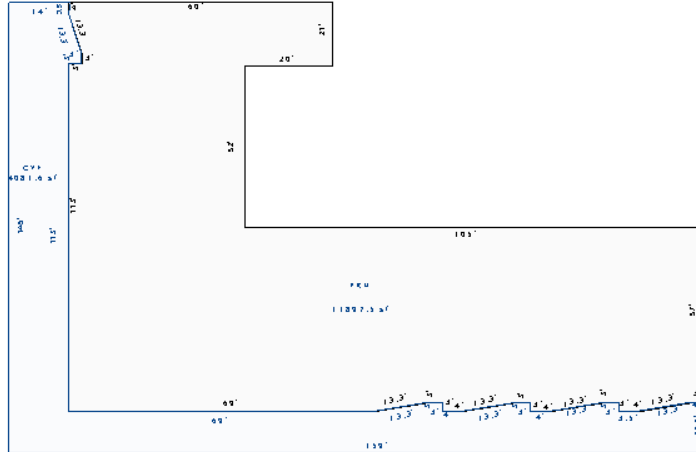
Situs: 3251 17TH ST SARASOTA 34235

1600 Community shopping ctr/100k-450k

Building Characteristics			
Category	Type	%	Mult.
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Exterior	STUCCO	50	0.5000
Floors	CARPET,	50	0.5000
Floors	VINYL OR	50	0.5000
Exterior	CONC BLK	50	0.4850
Wall Height	WH	100	0.9800
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.0000

Total Adjustments 0.9084

SAR	Area	H	Rate	Cost New
PRM	11,898	X	63.59	756,594
CYF	4,082		12.71	51,882



Gross Area: 15,980 Net/Living Area: 11,898 Building: 1 of 6

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	12.00	0

Total Replacement Cost New:	808,483
Less Total Depr: 55.55%	449,112
Building Value:	359,371
Depreciation Adj. Adj.	
Contamination stigma off-site	30.00%
Average Condition	36.50%

Grade	Description	Nbhd Factor	Mkt Area Factor	
E2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1978	1978	30	44.45%	04/13/2020 746

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2000130010	10/12/2000	\$3,712,500	WD	X2	Pre-2009	I	PAINE WEBBER INCOME PROP

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1	0	0	550.00	0.000	AVERAG		1978	1978	0.000	0	
2	PAVE	Asphalt paving	1	1	0	0	200,000.00	1.775	AVERAG	AV	1975	1975	43.750	155,313	

#	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	XS	Retail Shopping Center	1600	435,061.00	S	7.60	1		LC	0.50						4.06	1,766,652

Parcel Notes															
2020: APPLIED ADDITIONAL DEPRECIATION FOR ALLOWING LOSS OF ANCHOR TENANTS & SUBSEQUENT OCCUPANCY ISSUES. JAS LOCAL SPACE															

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 1,806,100	\$ 2,098,300
Extra Feature Value	\$ 157,000	\$ 161,500
Land Value - Market	\$ 1,766,700	\$ 1,740,200
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 3,729,800	\$ 4,000,000
Values pertaining to County Assessment		
Assessed Value	\$ 3,729,800	\$ 4,000,000
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 3,729,800	\$ 4,000,000

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2207.00	3051	435,061	CG
Sub Name:	NORTHEAST PLAZA			
Bldg Type:	Shopping Center			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
20	04/29/2020	2,450	Commercial
20	04/10/2020	2,294	Remove existing
19	03/13/2020	800,000	SUITE 200 - NEW

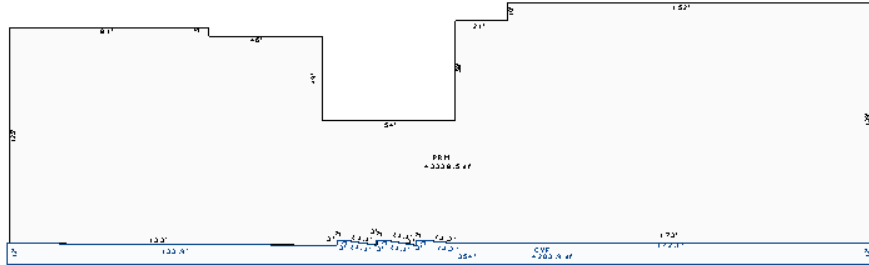
Situs: 3343 17TH ST SARASOTA 34235

1600 Community shopping ctr/100k-450k

Building Characteristics			
Category	Type	%	Mult.
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Fire/Sprinkle	SPRINKLERS	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Exterior	CONC BLK	70	0.6790
Floors	CARPET,	50	0.5000
Floors	VINYL OR	50	0.5000
Exterior	STUCCO	30	0.3000
Wall Height	WH	100	1.0600
Size Index	SZ	100	0.9600
Quality Adj.	QA	100	1.0000

Total Adjustments 0.9665

SAR	Area	H	Rate	Cost New
PRM	43,338	X	67.66	2,932,249
CYF	4,204		13.54	56,922



Gross Area: 47,542 Net/Living Area: 43,338 Building: 2 of 6

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	20.00	0

Total Replacement Cost New:	2,989,151
Less Total Depr: 87.40%	2,612,518
Building Value:	376,633
Depreciation Adj. Adj.	
Demand/supply imbalance	70.00%
Average Condition	40.00%
Contamination stigma off-site	30.00%

Grade	Description	Nbhd Factor	Mkt Area Factor	
E2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1965	1965	30	12.60%	04/13/2020 746

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2000130010	10/12/2000	\$3,712,500	WD	X2	Pre-2009	I	PAINE WEBBER INCOME PROP

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

#	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			

Parcel Notes
FORMER BIG LOTS & LOCAL SPACE - BIG LOTS NOW VACANT

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 1,806,100	\$ 2,098,300
Extra Feature Value	\$ 157,000	\$ 161,500
Land Value - Market	\$ 1,766,700	\$ 1,740,200
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 3,729,800	\$ 4,000,000
Values pertaining to County Assessment		
Assessed Value	\$ 3,729,800	\$ 4,000,000
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 3,729,800	\$ 4,000,000

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2207.00	3051	435,061	CG
Sub Name: NORTHEAST PLAZA				
Bldg Type: Shopping Center				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

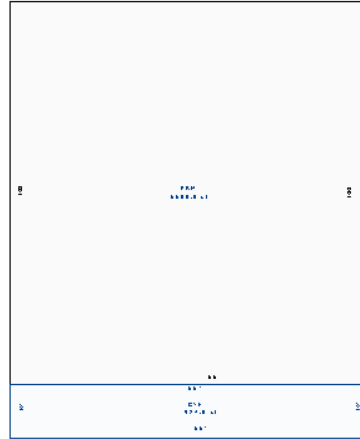
Permit Information			
Number	Date	Cost	Description

Situs: 3281 17TH ST SARASOTA 34235

1600 Community shopping ctr/100k-450k

Building Characteristics			
Category	Type	%	Mult.
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	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Wall Height	WH	100	1.0000
Size Index	SZ	100	0.9800
Quality Adj.	QA	100	1.0000
Total Adjustments			0.9508

SAR	Area	H	Rate	Cost New
PRM	6,600	X	66.56	439,296
CYF	924		13.33	12,317



Gross Area: 7,524 Net/Living Area: 6,600 Building: 3 of 6

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	14.00	0

Total Replacement Cost New:	451,610
Less Total Depr: 55.55%	250,869
Building Value:	200,741
Depreciation Adj. Adj.	
Average Condition	36.50%
Contamination stigma off-site	30.00%

Grade	Description	Nbhd Factor	Mkt Area Factor	
E2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1978	1978	30	44.45%	04/13/2020 746

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2000130010	10/12/2000	\$3,712,500	WD	X2	Pre-2009	I	PAINE WEBBER INCOME PROP

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

#	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			

Parcel Notes															
SUNCOAST CTR (OFFICE)															

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 1,806,100	\$ 2,098,300
Extra Feature Value	\$ 157,000	\$ 161,500
Land Value - Market	\$ 1,766,700	\$ 1,740,200
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 3,729,800	\$ 4,000,000
Values pertaining to County Assessment		
Assessed Value	\$ 3,729,800	\$ 4,000,000
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 3,729,800	\$ 4,000,000

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2207.00	3051	435,061	CG
Sub Name: NORTHEAST PLAZA				
Bldg Type: Shopping Center				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

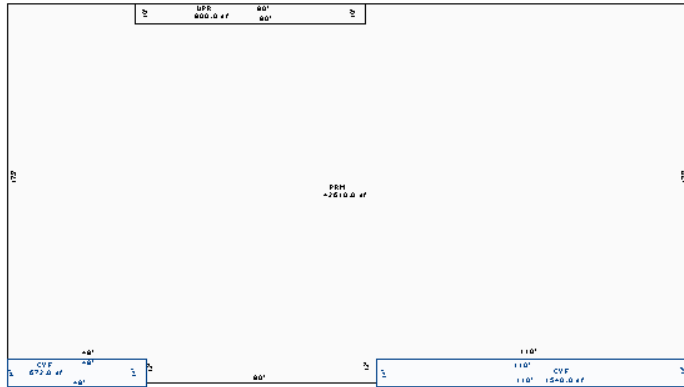
Situs: 3301 17TH ST SARASOTA 34235

1600 Community shopping ctr/100k-450k

Building Characteristics			
Category	Type	%	Mult.
Fire/Sprinkler	SPRINKLERS	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Floors	VINYL OR	80	0.8000
Exterior	CONC BLK	70	0.6790
Exterior	STUCCO	30	0.3000
Floors	TERRAZZO	20	0.2020
Wall Height	WH	100	1.0600
Size Index	SZ	100	0.9600
Quality Adj.	QA	100	1.3000

Total Adjustments 1.2590

SAR	Area	H	Rate	Cost New
PRM	42,610	X	88.13	3,755,219
CYF	1,540		17.63	27,150
UPR	800	X	70.50	56,400
CYF	672		17.57	11,807



Gross Area: 45,622 Net/Living Area: 43,410 Building: 4 of 6

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	20.00	0

Total Replacement Cost New:	3,850,575
Less Total Depr: 84.88%	3,268,368
Building Value:	582,207
Depreciation Adj. Adj.	
Demand/supply imbalance	70.00%
Contamination stigma off-site	30.00%
Average Condition	28.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
C2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1983	1993	30	15.12%	04/13/2020 746

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2000130010	10/12/2000	\$3,712,500	WD	X2	Pre-2009	I	PAINE WEBBER INCOME PROP

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

#	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		

Parcel Notes
INTERIOR RENOV EXISTING BLDG (GROCERY)
KEY FOOD SUPERMARKET

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 1,806,100	\$ 2,098,300
Extra Feature Value	\$ 157,000	\$ 161,500
Land Value - Market	\$ 1,766,700	\$ 1,740,200
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 3,729,800	\$ 4,000,000
Values pertaining to County Assessment		
Assessed Value	\$ 3,729,800	\$ 4,000,000
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 3,729,800	\$ 4,000,000

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2207.00	3051	435,061	CG
Sub Name: NORTHEAST PLAZA				
Bldg Type: Shopping Center				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

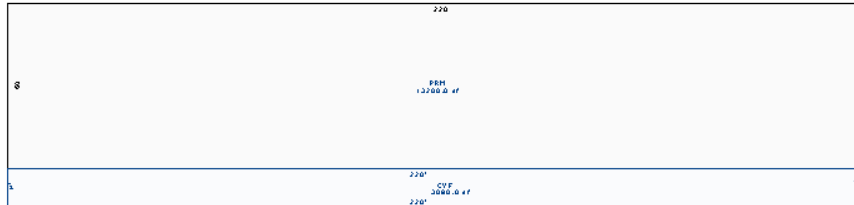
Situs: 3355 17TH ST SARASOTA 34235

1600 Community shopping ctr/100k-450k

Building Characteristics			
Category	Type	%	Mult.
Floors	VINYL OR	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Exterior	STUCCO	50	0.5000
Exterior	CONC BLK	50	0.4850
Wall Height	WH	100	1.0100
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.0000

Total Adjustments 0.9363

SAR	Area	H	Rate	Cost New
PRM	13,200	X	65.54	865,128
CYF	3,080		13.11	40,379



State by Area 3,080 sq ft

Gross Area: 16,280

Net/Living Area: 13,200

Building: 6 of 6

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	15.00	0

Total Replacement Cost New:	905,501
Less Total Depr: 79.90%	723,495
Building Value:	182,006
Depreciation Adj. Adj.	
Demand/supply imbalance	70.00%
Average Condition	33.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
E2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1985	1985	30	20.10%	04/13/2020 746

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2000130010	10/12/2000	\$3,712,500	WD	X2	Pre-2009	I	PAINE WEBBER INCOME PROP

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	FENC	Fence, chain link 4	6	1	200	2	400.00	10.000	AVERAG	AV	1985	1985	41.900	1,676	

#	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		

Grade		Description		Nbhd Factor		Mkt Area Factor	
E2	Commercial	1.0000	0				

AYB	EYB	DT	% Good	Last Inspection
1985	1985	30	20.10%	04/13/2020 746

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 1,806,100	\$ 2,098,300
Extra Feature Value	\$ 157,000	\$ 161,500
Land Value - Market	\$ 1,766,700	\$ 1,740,200
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 3,729,800	\$ 4,000,000
Values pertaining to County Assessment		
Assessed Value	\$ 3,729,800	\$ 4,000,000
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 3,729,800	\$ 4,000,000

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2207.00	3051	435,061	CG

Sub Name:	NORTHEAST PLAZA
Bldg Type:	Shopping Center

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description

Parcel Notes															
LOCAL SPACE															