

**Property Description**

LOTS 17 & 18, LESS N 12 FT OF LOT 17, LESS STRIP  
 OFF W SIDE FOR STATE RD R/W, BLK A, MC KAIGS SUB  
 OF NW 1/4 OF NW 1/4 OF SEC 17-36-18  
 Situs: 2228 N WASHINGTON BLVD, SARASOTA 34234

BRENJIM ENTERPRISES LLC  
 2228 N WASHINGTON BLVD  
 SARASOTA, FL 34234-7533

**2018**

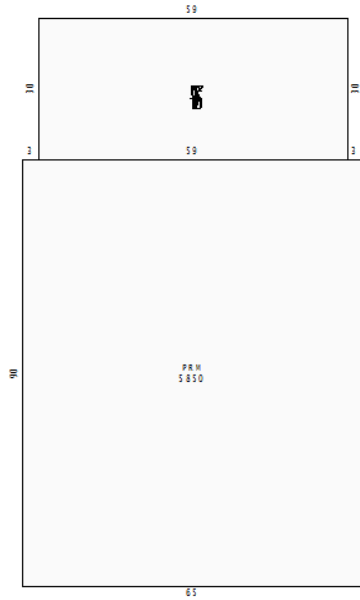
**Parcel ID: 0043-05-0020**

2720 Auto repair/svc & body shps/garage

Building Characteristics			
Category	Type	%	Mult.
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Floors	CONCRETE,	95	0.9405
Interior Wall	NO	95	0.9215
Heat-Air	NO AIR	95	0.9215
Floors	CERAMIC	5	0.0505
Heat-Air	HEAT & AIR	5	0.0500
Interior Wall	PANEL OR	5	0.0495
Wall Height	WH	100	1.0400
Size Index	SZ	100	0.9800
Quality Adj.	QA	100	1.3000

Total Adjustments 1.2017

SAR	Area	H	Rate	Cost New
PRM	5,850	X	52.87	309,290
CYF	1,770		10.57	18,709



Sketch by Agas Sketch & Print™

Gross Area: 7,620

Net/Living Area: 5,850

Building: 1 of 1

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	6.00	0
Number of Stories	1.00	0
Wall Height	18.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2005133649	6/14/2005	\$650,000	WD	03	Qualified sale	I	JENKINS,LOMAN L
2	1265/1601	10/1/1978	\$84,000	NA	01	Sale qualified	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PAVE	Asphalt paving	1	1	0	0	4,500.00	2.706	AVERAG	AV	1978	1998	75.002	9,133	

<b>Total Replacement Cost New:</b>	328,006
<b>Less Total Depr:</b> 35.50%	116,442
<b>Building Value:</b>	211,564
<b>Depreciation Adj. Adj.</b>	
Average Condition	35.50%

Grade	Description	Nbhd Factor	Mkt Area Factor
C2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1956	1978	30	64.50%	3/18/2015 708

#	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	11	29,262.00	S	9.25	1		I2	1.00					10.02	293,302

Parcel Notes	
07/2015 FOR SALE @ \$750,000 WITH NEF MASCORRO (928-4775-M); 7.2% OAR BASED ON LIST - RENT INDICATION OF \$4,500/M AND \$54,000/YEAR OR \$9.23/SF NNN AAMCO TRANSMISSION	

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 211,600	\$ 214,200
Extra Feature Value	\$ 9,100	\$ 6,200
Land Value - Market	\$ 293,300	\$ 263,400
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 514,000</b>	<b>\$ 483,800</b>
Values pertaining to County Assessment		
Assessed Value	\$ 514,000	\$ 472,038
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 514,000	\$ 472,038

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2146.90	0796	29,262	CI
<b>Sub Name:</b> MCKAIG SUB OF NW 1/4 OF NW 1/4 SEC 17-36-18				
<b>Bldg Type:</b> Service Garage				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
20156803	7/24/2015	1,100	INSTALL NEW