

**Property Description**  
 PART OF SE 1/4 OF NW 1/4 & SW 1/4 OF NW 1/4 LYING  
 ELY OF SCL RR R/W, LESS SARASOTA FRUITVILLE  
 DRAINAGE CANAL, LESS RD R/W FOR BAHIA VISTA ST  
 Situs: 3901 BAHIA VISTA ST SARASOTA 34232

CAREFREE SHADOWWOOD LLC  
 ATTN: TAX DEPARTMENT  
 27777 FRANKLIN RD STE 200

**2020**

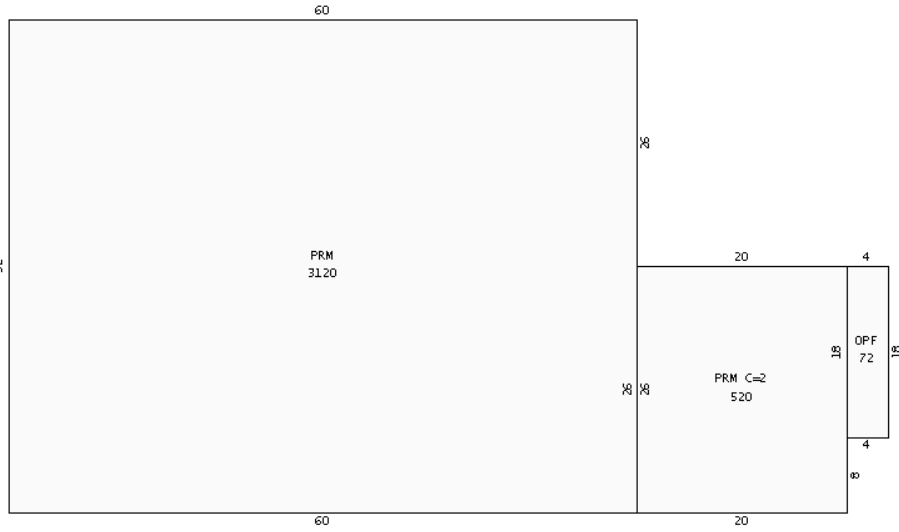
**Parcel ID: 0052-11-0001**

2860 Manufactured Home Sites as TPP

Building Characteristics			
Category	Type	%	Mult.
Roof Material	CONCTILE	100	1.0300
Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Floors	VINYL OR	90	0.9000
Floors	WOOD -	10	0.1010
Wall Height	WH	100	1.0000
Size Index	SZ	100	1.0000
Quality Adj.	QA	100	1.2500

Total Adjustments 1.3017

SAR	Area	H	Rate	Cost New
PRM	3,120	X	74.20	231,504
PRM	520	X	74.20	38,584
PRM	520	X	74.20	38,584
OPF	72		14.43	1,039



Sketch by Apen Sketch v5 P1a  
 Gross Area: 4,232 Net/Living Area: 4,160 Building: 1 of 4

Category	Units	Cost New
Bathrooms	5.00	0
Extra Fixtures	11.00	0
Fireplace	1.00	0
Living Units	251.0	0
Number of Stories	2.00	0
Wall Height	9.00	0

<b>Total Replacement Cost New:</b>	309,711
<b>Less Total Depr:</b> 8.00%	24,777
<b>Building Value:</b>	284,934
<b>Depreciation Adj. Adj.</b>	
Average Condition	8.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	798/773	07/01/1969		NA	01	Sale qualified	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	CANO	Canopy (commercial)	1	2	97	12	1,164.00	12.618	AVERAG	AV	1985	1985	112.491	16,522	
2	FENC	Fence, chain link 6	1	1	0	0	1,012.00	19.110	AVERAG	GD	1960	1960	46.000	8,896	
3	PARK	Parking Spaces	1	1	0	0	15.00	0.000	AVERAG		1959	1980	0.000	0	
4	SHUF	Shuffleboard court	1	12	52	6	312.00	8.000	AVERAG	AV	1985	1985	675.000	16,848	
5	UTIL	Utility Building	1	1	0	0	100.00	14.760	AVERAG	VG	1989	1989	58.808	868	
6	UTIL	Utility Building		1	6	6	36.00	14.760	AVERAG	AV	1985	1985	41.968	223	

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Land Influences						Adj. Unit Price	Land Value	
1	CLND	Commercial Land	2860	251.00	L	41,200.00	1		I2	1.00						56,691.20	14,229,491

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 336,100	\$ 339,200
Extra Feature Value	\$ 71,000	\$ 72,200
Land Value - Market	\$ 14,229,500	\$ 13,815,000
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 14,636,600</b>	<b>\$ 14,226,400</b>
Values pertaining to County Assessment		
Assessed Value	\$ 13,858,196	\$ 12,598,360
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 13,858,196	\$ 12,598,360

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2870.00	0000	1,648,094	RMH
<b>Sub Name:</b>	NOT PART OF A SUBDIVISION			
<b>Bldg Type:</b>	Clubhouse			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
20	06/08/2020	7,250	***INTERNET
19	05/15/2020	598,057	CONSTRUCTION OF
20	05/04/2020	13,435	New comp roof and

Grade	Description	Nbhd Factor	Mkt Area Factor	
C1	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1959	2012	30	92.00%	04/11/2019 738

**Parcel Notes**  
 BAHIA VISTA ESTATES MOBILE HOME PARK  
 RECREATION BLDG/OFFICE -- SUBJ TO UTILITY & INGRESS/EGRESS ESMT FOR 2013

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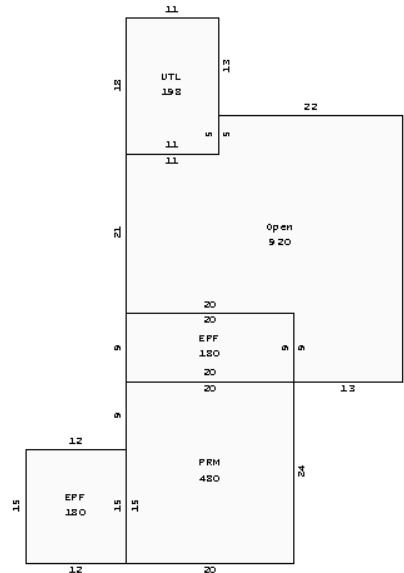
Parcel ID: 0052-11-0001

2860 Manufactured Home Sites as TPP

Building Characteristics			
Category	Type	%	Mult.
Roof Material	CONCTILE	100	1.0300
Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Floors	CONCRETE,	100	0.9900
Interior Wall	NO	100	0.9700
Wall Height	WH	100	0.9400
Size Index	SZ	100	1.2600
Quality Adj.	QA	100	1.0000

Total Adjustments 1.1832

SAR	Area	H	Rate	Cost New
PRM	480	X	92.29	44,299
UTL	198		27.50	5,445
EPF	180	X	27.69	4,984
EPF	180	X	27.69	4,984



Gross Area: 1,038

Net/Living Area: 480

Building: 2 of 4

Category	Units	Cost New
Bathrooms	1.00	0
Extra Fixtures	2.00	0
Number of Stories	1.00	0
Wall Height	8.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	798/773	07/01/1969		NA	01	Sale qualified	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	CANO	Canopy (commercial)	2	2	15	15	225.00	15.068	AVERAG	AV	1986	1986	114.975	3,898	GAZEBO
2	POOL	Swimming Pool	2	1	20	30	600.00	57.600	AVERAG	GD	1985	1985	60.619	20,950	

Grade	Description	Nbhd Factor	Mkt Area Factor
E2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1960	1969	30	60.00%	04/11/2019 738

#	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															
MAINTENANCE BLDG/RESTROOMS BESIDE SWIMMING POOL															

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 336,100	\$ 339,200
Extra Feature Value	\$ 71,000	\$ 72,200
Land Value - Market	\$ 14,229,500	\$ 13,815,000
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 14,636,600</b>	<b>\$ 14,226,400</b>

Values pertaining to County Assessment		
Assessed Value	\$ 13,858,196	\$ 12,598,360
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 13,858,196	\$ 12,598,360

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2870.00	0000	1,648,094	RMH
Sub Name: NOT PART OF A SUBDIVISION				
Bldg Type: Restroom Building				

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description

**Property Description**

PART OF SE 1/4 OF NW 1/4 & SW 1/4 OF NW 1/4 LYING  
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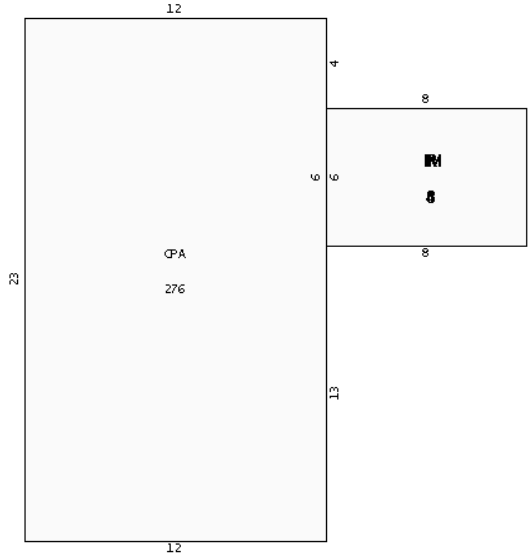
**Parcel ID: 0052-11-0001**

2860 Manufactured Home Sites as TPP

Building Characteristics			
Category	Type	%	Mult.
Roof Material	CONCTILE	100	1.0300
Roof	HIP	100	1.0100
Frame	MASONRY OR	100	1.0000
Floors	CONCRETE,	100	0.9900
Exterior	CONC BLK	100	0.9700
Interior Wall	NO	100	0.9700
Wall Height	WH	100	0.9600
Size Index	SZ	100	1.5000
Quality Adj.	QA	100	1.0000

Total Adjustments 1.3954

SAR	Area	H	Rate	Cost New
CPA	276		8.90	2,456
PRM	48	X	44.65	2,143



Gross Area: 324

Net/Living Area: 48

Building: 3 of 4

Category	Units	Cost New
Bathrooms	3.00	0
Extra Fixtures	7.00	0
Number of Stories	1.00	0
Wall Height	10.00	0

<b>Total Replacement Cost New:</b>	4,599
<b>Less Total Depr:</b> 40.00%	1,840
<b>Building Value:</b>	2,759
<b>Depreciation Adj.</b>	<b>Adj.</b>
Average Condition	40.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	798/773	07/01/1969		NA	01	Sale qualified	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PAVE	Concrete paving	3	1	0	0	1,000.00	5.445	AVERAG	GD	1960	1960	46.006	2,505	
2	WALL	Concrete block wall	3	1	0	0	94.00	6.888	LOW	GD	1960	1960	46.025	298	

#	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
1960	1969	30	60.00%	04/11/2019 738

**Parcel Notes**  
 COVERED PARKING & STORAGE ACROSS FROM MAIN CLUBHOUSE

SARASOTA COUNTY PROPERTY APPRAISER		
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Building Value	\$ 336,100	\$ 339,200
Extra Feature Value	\$ 71,000	\$ 72,200
Land Value - Market	\$ 14,229,500	\$ 13,815,000
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 14,636,600</b>	<b>\$ 14,226,400</b>
Values pertaining to County Assessment		
Assessed Value	\$ 13,858,196	\$ 12,598,360
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 13,858,196	\$ 12,598,360

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2870.00	0000	1,648,094	RMH
<b>Sub Name:</b>	NOT PART OF A SUBDIVISION			
<b>Bldg Type:</b>	Commercial Utility Building			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

**Property Description**

PART OF SE 1/4 OF NW 1/4 & SW 1/4 OF NW 1/4 LYING  
 ELY OF SCL RR R/W, LESS SARASOTA FRUITVILLE  
 DRAINAGE CANAL, LESS RD R/W FOR BAHIA VISTA ST  
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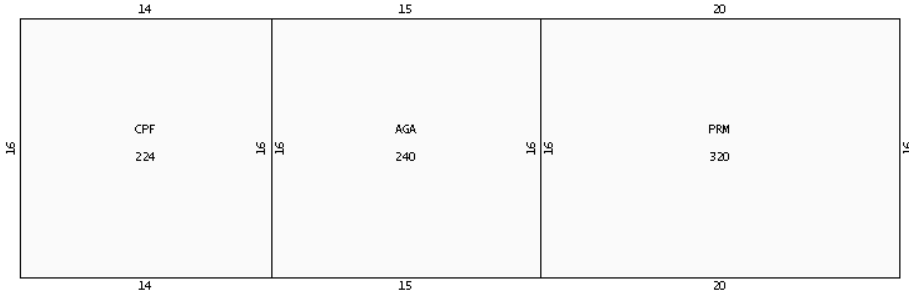
**Parcel ID: 0052-11-0001**

2860 Manufactured Home Sites as TPP

Building Characteristics			
Category	Type	%	Mult.
Roof Material	CONCTILE	100	1.0300
Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Interior Wall	NO	100	0.9700
Floors	TERRAZZO	75	0.7575
Floors	CONCRETE,	25	0.2475
Wall Height	WH	100	0.9600
Size Index	SZ	100	1.4100
Quality Adj.	QA	100	1.0000

Total Adjustments 1.3727

SAR	Area	H	Rate	Cost New
PRM	320	X	49.42	15,814
AGA	240		14.82	3,557
CPF	224		7.50	1,680



Sketch by Agri. Sketch v8 Pro™  
 Gross Area: 784 Net/Living Area: 320 Building: 4 of 4

Category	Units	Cost New
Bathrooms	3.00	0
Extra Fixtures	7.00	0
Number of Stories	1.00	0
Wall Height	10.00	0

<b>Total Replacement Cost New:</b>	21,052
<b>Less Total Depr:</b> 40.00%	8,421
<b>Building Value:</b>	12,631
<b>Depreciation Adj. Adj.</b>	
Average Condition	40.00%

Grade	Description	Nbhd Factor	Mkt Area Factor	
E2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1960	1960	30	60.00%	04/11/2019 738

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	798/773	07/01/1969		NA	01	Sale qualified	I	

#	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															
LAUNDRY/MAINTENANCE BLDG ON CROSS ST															

SARASOTA COUNTY PROPERTY APPRAISER		
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Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 13,858,196	\$ 12,598,360

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2870.00	0000	1,648,094	RMH
Sub Name: NOT PART OF A SUBDIVISION				
Bldg Type: Laundry				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description