

**Property Description**

LOTS 1, 2, 3, 4, 5, 6 & 16, BLK 1, LESS S 6 FT FOR  
R/W, SOUTH SIDE PARK, OR 2688/1406, OR 2688/1416,  
OR 2688/1419  
Situs: 2001 WEBBER ST SARASOTA 34239

PHOENIX PROFESSIONAL ENTERPRISES LLC  
2001 WEBBER ST  
SARASOTA, FL 34239

**2020**

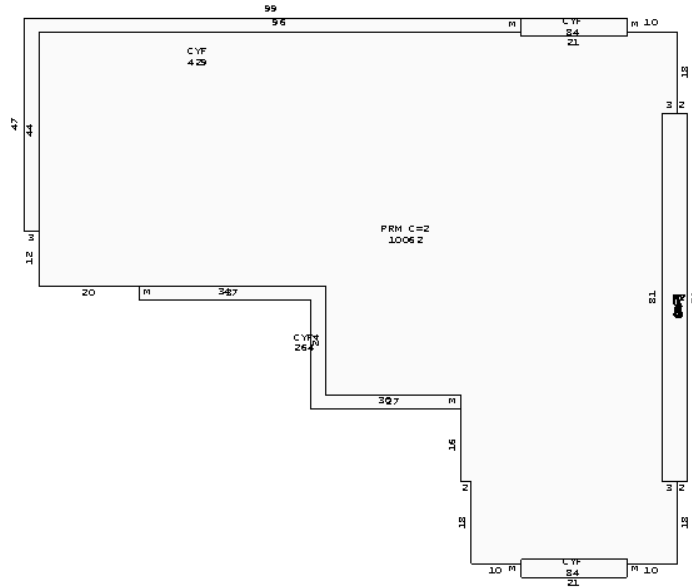
**Parcel ID: 0056-13-0066**

1940 Medical profess/multi story-

Building Characteristics			
Category	Type	%	Mult.
Fire/Sprinkles	SPRINKLERS	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
Exterior	WINDOW WALL	75	0.7725
Exterior	STUCCO	25	0.2500
Wall Height	WH	100	1.0000
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.2500

Total Adjustments 1.2028

SAR	Area	H	Rate	Cost New
PRM	10,062	X	125.09	1,258,656
PRM	10,062	X	125.09	1,258,656
CYF	429		25.08	10,759
CYF	405		25.02	10,133
CYF	264		25.11	6,629
CYF	84		25.32	2,127
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Sketch by Agan Sketch & Print

Gross Area: 21,390

Net/Living Area: 20,124

Building: 1 of 1

Category	Units	Cost New
Bathrooms	10.00	0
Extra Fixtures	24.00	0
Number of Stories	2.00	0
Wall Height	14.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2016084641	07/01/2016	\$3,350,000	WD	02	Sale qualified	I	SARASOTA PROFESSIONAL
2	2698/1713	11/22/1994	\$362,167	WD	X3	Pre-2009	I	SARASOTA PROFESSIONAL
3	1306/1824	05/01/1979		NA	01	Sale qualified	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	ELEV	Elevator - Commercial	1	1	0	0	2.00	72900.000	AVERAG	AV	1980	1985	67.000	97,686	
2	FENC	Fence, chain link 6	1	1	0	0	200.00	19.500	AVERAG	AV	2003	2004	73.436	2,864	
3	PARK	Parking Spaces	1	1	0	0	78.00	0.000	AVERAG		1980	1981	0.000	0	
4	PAVE	Asphalt paving	1	1	0	0	19,000.00	2.698	GOOD	AV	1980	1990	62.489	32,033	
5	PAVE	Asphalt paving	1	1	0	0	8,900.00	3.218	GOOD	AV	2011	2012	89.985	25,772	
6	PAVE	Concrete paving	1	1	0	0	500.00	6.525	AVERAG	AV	1980	1990	62.498	2,039	
7	UTIL	Utility Building	1	1	12	10	120.00	14.760	AVERAG	AV	2009	2010	83.390	1,477	

<b>Total Replacement Cost New:</b>	2,549,086
<b>Less Total Depr:</b>	33.00% 841,198
<b>Building Value:</b>	1,707,888
<b>Depreciation Adj.</b>	Adj.
Average Condition	33.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
C1	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	
1	CLND	Commercial Land	19	56,016.00	S	30.00	1		I2	1.00						28.53	1,597,968

Parcel Notes			
Grade	Description	Nbhd Factor	Mkt Area Factor
C1	Commercial	1.0000	0
AYB	EYB	DT	% Good
1980	1985	30	67.00%
Last Inspection 04/11/2018 708			

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 1,707,900	\$ 1,639,600
Extra Feature Value	\$ 171,100	\$ 171,500
Land Value - Market	\$ 1,598,000	\$ 1,598,000
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 3,477,000</b>	<b>\$ 3,409,100</b>
Values pertaining to County Assessment		
Assessed Value	\$ 3,477,000	\$ 3,409,100
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 3,477,000	\$ 3,409,100
PARCEL DATA		
Mkt Area	Nbhd	Sub
204	2148.90	0770
Lot SqFt	Zoning	
56,016	OPB	
Sub Name:	SOUTH SIDE PARK	
Bldg Type:	Medical Office Building	
CONDOMINIUM INFORMATION		
Floor #	Total Floors	Unit #

Permit Information			
Number	Date	Cost	Description
2020-	10/03/2019	12,378	AC CHANGE OUT,
20184119	03/12/2018	15,695	A/C CHANGE OUT;
20130355	10/18/2012	7,320	CHANGE OUT 5 TON

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#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	WALL	Concrete block wall	1	1	0	0	1,675.00	4.984	LOW	AV	2003	2004	80.005	6,679	
2	WALL	Concrete block wall	1	1	10	49	490.00	5.656	LOW	AV	2011	2012	89.989	2,494	

#	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															
SARAPATH DIAGNOSTICS COMB FROM 0056-13-0056, 0069 & 0070 2/26/03															

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