

Property Description
 COM SE COR SEC 32-36-18, TH S 89-54-16 W ALG S
 LINE 200 FT TH N 0-09-16 E 50 FT TO N R/W BEE
 RIDGE RD FOR POB TH N 0-09-16 E 150 FT TH S
 Situs: 2781 BEE RIDGE RD SARASOTA 34239

2700 FRANKIES PLAZA LLC
 C/O CRAIG R HEIM
 PO BOX 53

2020

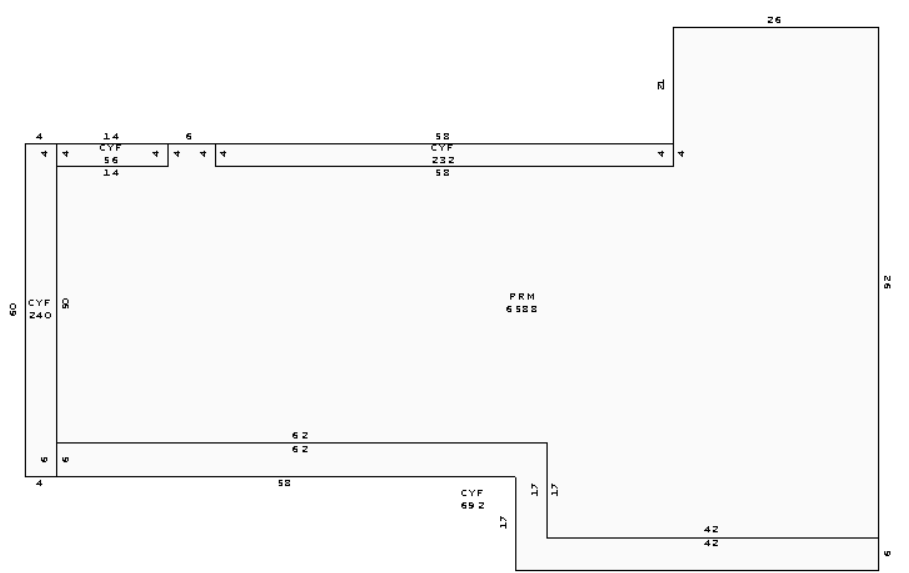
Parcel ID: 0057-16-0014

1110 Strip store-1 story < 10,000 sf

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
Heat-Air	HEAT & AIR	85	0.8500
Floors	CARPET,	50	0.5000
Floors	VINYL OR	50	0.5000
Interior Wall	DRYWALL	50	0.5000
Interior Wall	PANEL OR	50	0.4950
Heat-Air	NO AIR	15	0.1455
Wall Height	WH	100	0.9600
Size Index	SZ	100	0.9800
Quality Adj.	QA	100	1.1000

Total Adjustments 0.9945

SAR	Area	H	Rate	Cost New
PRM	6,588	X	69.61	458,591
CYF	692		13.88	9,605
CYF	240		13.92	3,341
CYF	232		13.80	3,202
CYF	56		13.68	766



Gross Area: 7,808 Net/Living Area: 6,588 Building: 1 of 1

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	10.00	0

Total Replacement Cost New:	475,506
Less Total Depr: 22.00%	104,611
Building Value:	370,895
Depreciation Adj. Adj.	
Average Condition	22.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2015086538	07/07/2015	\$100	TR	11	Corrective,	I	CRAIG R & LYNN B HEIM
2	2015053189	04/21/2015	\$100	WD	11	Corrective,	I	HEIM LYNN B
3	2015025283	03/04/2015	\$100	WD	11	Corrective,	I	HEIM LYNN B
4	2013128665	09/03/2013	\$100	WD	11	Corrective,	I	HEIM LYNN B TTEE

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1	0	0	24.00	0.000	AVERAG		1966	1986	0.000	0	
2	PAVE	Asphalt paving	1	1	0	0	18,000.00	2.075	AVERAG	AV	1966	1966	40.000	14,940	
3	WALL	Concrete block wall	1	1	0	0	1,100.00	4.984	LOW	PR	1976	1976	28.491	1,562	

#	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	22,800.00	S	17.00	1		TC	1.10					26.79	610,762

Grade	Description	Nbhd Factor	Mkt Area Factor
D1	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1966	1998	30	78.00%	04/24/2020 673

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 370,900	\$ 365,000
Extra Feature Value	\$ 16,500	\$ 16,600
Land Value - Market	\$ 610,800	\$ 610,800
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 998,200	\$ 992,400
Values pertaining to County Assessment		
Assessed Value	\$ 998,200	\$ 992,400
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 998,200	\$ 992,400

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2152.90	0019	22,800	CG
Sub Name:	HYDE PARK CITRUS SUB			
Bldg Type:	Shopping Center			

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description
17	07/20/2017	5,200	Change out Bryant
17	06/15/2017	17,800	RELOCATE AIR
17	06/14/2017	500	change copy only

Parcel Notes																