

Property Description
 COM AT THE SE COR OF 32-36-18 TH S 89-52-23 W 27
 FT TH N 00-07-23 E 40 FT TH S 89-52-23 W 173 FT TH
 N 00-07-23 E 10 FT FOR POB TH CONT N 00-07-23 E
 Situs: 2791 BEE RIDGE RD SARASOTA 34239

WILLIAM D MC KNIGHT REVOCABLE TRUST
 1201 OAKFIELD DR
 BRANDON, FL 33509

2019

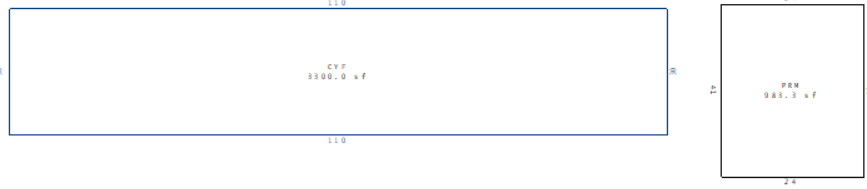
Parcel ID: 0057-16-0015

114X Store-1/story/convenience-with

Building Characteristics			
Category	Type	%	Mult.
Interior Wall	ENAMELED	100	1.0100
Roof Material	METAL,	100	1.0100
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof	LOW PITCH	100	0.9800
Floors	CERAMIC	80	0.8080
Exterior	WOOD	67	0.6767
Exterior	WINDOW WALL	33	0.3399
Floors	CONCRETE,	20	0.1980
Wall Height	WH	100	0.9800
Size Index	SZ	100	1.1100
Quality Adj.	QA	100	1.2500

Total Adjustments 1.3902

SAR	Area	H	Rate	Cost New
CYF	3,300		22.52	74,316
PRM	983	X	112.61	110,696



Gross Area: 4,283 Net/Living Area: 983 Building: 1 of 2

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	4.00	0
Pumping Station - Fuel	12.00	0
Number of Stories	1.00	0
Wall Height	12.00	0

Total Replacement Cost New:	185,019
Less Total Depr: 25.00%	46,255
Building Value:	138,764
Depreciation Adj. Adj.	
Average Condition	25.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2012081213	6/21/2012	\$900,000	WD	37	Not exposed to	I	MC CARLEY ENTERPRISES
2	2004015103	1/23/2004	\$1,350,000	QC	X3	Pre-2009	I	MCCARLEY ENTERPRISES
3	2004015589	1/21/2004	\$560,600	WD	X3	Pre-2009	I	MOBIL OIL CORP,
4	2120/1185	3/15/1989	\$555,000	WD	X3	Pre-2009	I	BP OIL INC

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PAVE	Asphalt paving	1	1	0	0	8,800.00	2.475	AVERAG	AV	1990	1994	68.751	14,974	
2	PAVE	Concrete paving	1	1	0	0	4,500.00	3.645	AVERAG	AV	1990	1994	68.752	11,277	
3	CISL	Concrete Island	1	1	0	0	3,100.00	11.990	AVERAG	AV	1990	1994	68.751	25,554	
4	WALL	Concrete block wall	1	1	0	0	276.00	6.552	LOW	AV	1990	1994	68.737	1,243	

#	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	1140	12.00	U	75,000.00	1		Code	Fact	Code	Fact	Code	Fact	66,000.00	792,000

Grade	Description	Nbhd Factor	Mkt Area Factor
C1	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1990	1994	30	75.00%	3/23/2018 708

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 167,200	\$ 172,100
Extra Feature Value	\$ 53,100	\$ 52,600
Land Value - Market	\$ 792,000	\$ 858,000
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 1,012,300	\$ 1,082,700
Values pertaining to County Assessment		
Assessed Value	\$ 1,012,300	\$ 1,082,700
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 1,012,300	\$ 1,082,700

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2201.00	0019	23,498	CI
Sub Name: HYDE PARK CITRUS SUB				
Bldg Type: Convenience Store				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
19	5/31/2019	0	***TUTTLE
19	5/17/2019	57,300	TEARING OFF
16	9/20/2016	4,798	Remove and Replace

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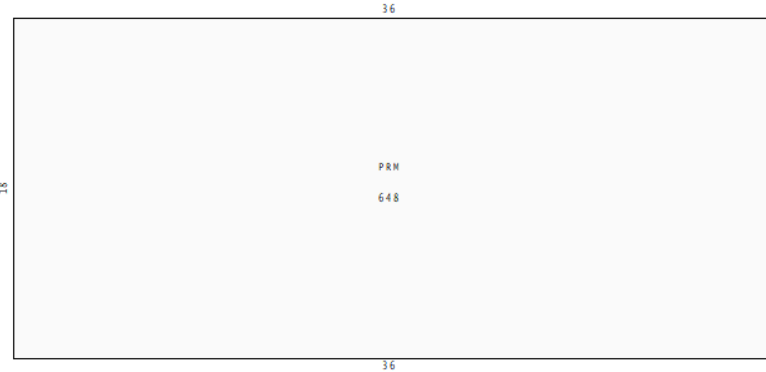
Parcel ID: 0057-16-0015

114X Store-1/story/convenience-with

Building Characteristics			
Category	Type	%	Mult.
Exterior	WOOD	100	1.0100
Frame	MASONRY OR	100	1.0000
Roof Material	CONCRETE	100	1.0000
Floors	CONCRETE,	100	0.9900
Roof	LOW PITCH	100	0.9800
Interior Wall	NO	100	0.9700
Wall Height	WH	100	0.9800
Size Index	SZ	100	1.1900
Quality Adj.	QA	100	1.1000

Total Adjustments 1.2193

SAR	Area	H	Rate	Cost New
PRM	648	X	91.45	59,260



Sketch by Apex Sketch & Print

Gross Area: 648

Net/Living Area: 648

Building: 2 of 2

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

Total Replacement Cost New:	59,260
Less Total Depr: 52.00%	30,815
Building Value:	28,445
Depreciation Adj. Adj.	
Average Condition	52.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
D1	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1990	1994	20	48.00%	3/23/2018 708

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#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Land Influences				Adj. Unit Price	Land Value
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Parcel Notes					

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PARCEL DATA				
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Sub Name: HYDE PARK CITRUS SUB				
Bldg Type: Car Wash Building				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description