

Property Description
 LOT 1 & 20 % INT IN ADJ PRIVATE ACCESS AREA BLK
 154 SOUTH GATE UNIT 36

ESHAN INVESTMENTS LLC
 700 S OSPREY AVE
 SARASOTA, FL 34236-7732

2020

Parcel ID: 0059-01-0010

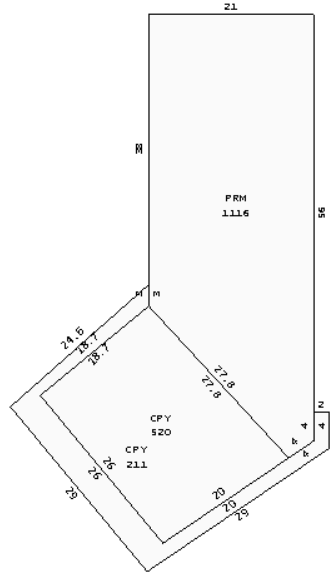
Situs: 3510 WEBBER ST SARASOTA 34239

2520 Drycleaner

Building Characteristics			
Category	Type	%	Mult.
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Floors	CONCRETE,	100	0.9900
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Interior Wall	NO	100	0.9700
Heat-Air	NO AIR	100	0.0000
Wall Height	WH	100	1.0200
Size Index	SZ	100	1.0900
Quality Adj.	QA	100	1.0400

Total Adjustments				1.0773
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SAR	Area	H	Rate	Cost New
PRM	1,116	X	38.78	43,278
CPY	520		11.63	6,048
CPY	211		11.58	2,443



Sketch by Agan, Sketch vs Plat

Gross Area: 1,847

Net/Living Area: 1,116

Building: 1 of 1

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	3.00	0
Number of Stories	1.00	0
Wall Height	16.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2015042097	04/08/2015	\$400,000	WD	37	Not exposed to	I	COURTESY CLEANERS
2	2001132514	09/07/2001	\$550,900	WD	X2	Pre-2009	I	GALYEAN MICHAEL W,
3	1700/1770	07/01/1984	\$200,000	NA	X3	Pre-2009	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1	0	0	6.00	0.000	AVERAG		1971	1985	0.000	0	
2	PAVE	Asphalt paving	1	1	0	0	3,287.00	3.600	AVERAG	GD	1971	1971	45.998	5,443	

Total Replacement Cost New:	51,771
Less Total Depr: 33.00%	17,084
Building Value:	34,687
Depreciation Adj. Adj.	
Average Condition	33.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
E3	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
									Code	Fact	Code	Fact	Code	Fact		
1	CLND	Commercial Land	11	13,455.00	SP	15.00	1		CF	0.90					16.62	223,602

AYB	EYB	DT	% Good	Last Inspection
1971	1985	30	67.00%	04/07/2016 673

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 34,700	\$ 34,900
Extra Feature Value	\$ 5,400	\$ 5,400
Land Value - Market	\$ 223,600	\$ 223,600
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 263,700	\$ 263,900
Values pertaining to County Assessment		
Assessed Value	\$ 263,700	\$ 263,900
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 263,700	\$ 263,900

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2147.90	1598	13,455	CG
Sub Name:	SOUTH GATE UNIT 36			
Bldg Type:	Drycleaner			

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description