

Property Description
 LOT 1082A SARASOTA SPRINGS REPLAT OF PART OF UNITS
 10 & 11

FCT FAMILY LLC
 4525 BEE RIDGE RD
 SARASOTA, FL 34233-2517

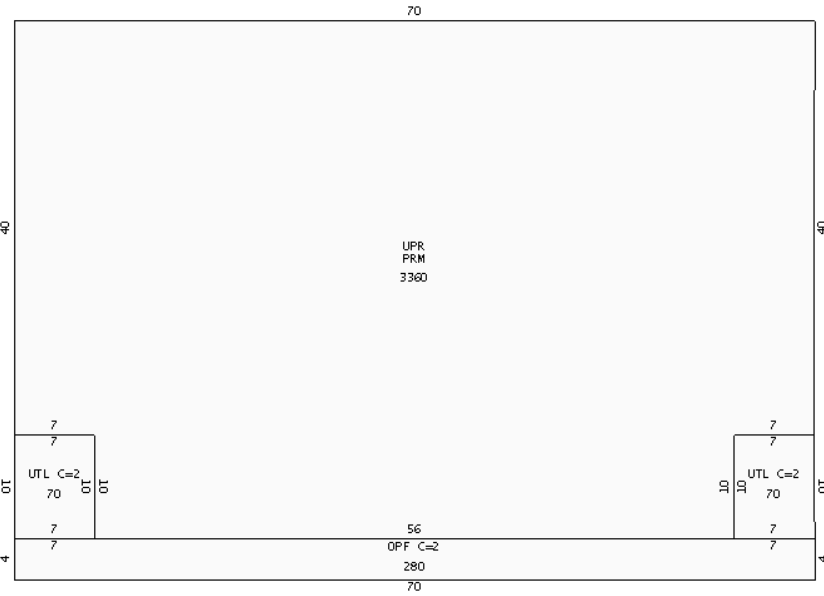
2020

Parcel ID: 0063-13-0078

Situs: 4525 BEE RIDGE RD SARASOTA 34232

1640 Community multi story strip store

Building Characteristics				
Category	Type	%	Mult.	
Roof Material	METAL,	100	1.0100	
Frame	MASONRY OR	100	1.0000	
Heat-Air	HEAT & AIR	100	1.0000	
Interior Wall	DRYWALL	100	1.0000	
Roof	LOW PITCH	100	0.9800	
Exterior	BRICK	75	0.7800	
Floors	WOOD -	50	0.5050	
Floors	CARPET,	50	0.5000	
Exterior	METAL	25	0.2525	
Wall Height	WH	100	0.9600	
Size Index	SZ	100	0.9800	
Quality Adj.	QA	100	1.1500	
Total Adjustments				1.1112
SAR	Area	H	Rate	Cost New
UPR	3,360	X	65.78	221,021
PRM	3,360	X	82.23	276,293
OPF	280		16.45	4,606
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UTL	70		24.67	1,727
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Gross Area: 7,560 Net/Living Area: 6,720 Building: 1 of 1

Category	Units	Cost New
Number of Stories	2.00	0
Wall Height	10.00	0
Total Replacement Cost New:		513,445
Less Total Depr: 28.00%		143,765
Building Value:		369,680
Depreciation Adj. Adj.		
Average Condition		28.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2007167653	11/01/2007	\$700,000	PR	01	Sale qualified	I	KOHLMAN, RICHARD K
2	1261/1595	09/01/1978	\$36,000	NA	01	Sale qualified	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	24.00	0.000	AVERAG		1983	1993	0.000	0	
2	PAVE	Concrete paving	1	1	0	0	7,547.00	3.465	AVERAG	AV	1983	1983	53.751	14,056	

Grade	Description	Nbhd Factor	Mkt Area Factor	
D2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1983	1993	30	72.00%	04/28/2020 746

#	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	9,100.00	S	17.00	1		I2	1.00					34.00	309,400

SARASOTA COUNTY PROPERTY APPRAISER				
PROPERTY RECORD CARD				
VALUE SUMMARY	CURRENT	PRIOR YEAR		
Building Value	\$ 369,700	\$ 357,400		
Extra Feature Value	\$ 14,100	\$ 14,400		
Land Value - Market	\$ 309,400	\$ 309,400		
Land Value - Ag	\$ 0	\$ 0		
TOTAL JUST VALUE	\$ 693,200	\$ 681,200		
Values pertaining to County Assessment				
Assessed Value	\$ 693,200	\$ 681,200		
Exemption Codes	None	None		
Exemption Amount	\$ 0	\$ 0		
Taxable Value	\$ 693,200	\$ 681,200		
PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2152.90	1458	9,100	CG
Sub Name:	SARASOTA SPRINGS REPLAT PART OF UNITS 10 & 11			
Bldg Type:	Retail Store			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	
Permit Information				
Number	Date	Cost	Description	
19	11/08/2019	5,365	***INTERNET	
18	02/12/2018	5,700	INSTALLING STEEL	
16	02/03/2017	2,000	CHILDREN'S WORLD -	

Parcel Notes
 GROUND FLOOR IS UTILIZED TO SELL SCHOOL UNIFORMS AND EMBROIDERY. 2ND FLOOR IS UTILIZED AS OFFICE SPACE BY SAME TENANT/OWNER.
 LUC CHG 674 1/09
 4521A-VAC 4/08 (927-2709)
 4523A-OCC