

Property Description

PALM PLAZA LOTS 1 2 3 & 4 LESS N 150 FT OF W 150 FT OF LOT 1 & LESS PART OF LOTS 2 & 3 DESC AS COM AT NW COR OF SEC 2 TH S 263.67 FT TH E 25 FT FOR Situs: 4444 BEE RIDGE RD SARASOTA 34233

PALM PLAZA ASSOCIATES LTD
C/O ROSEN ASSOC MGNT CORP
33 SOUTH SERVICE RD

2019

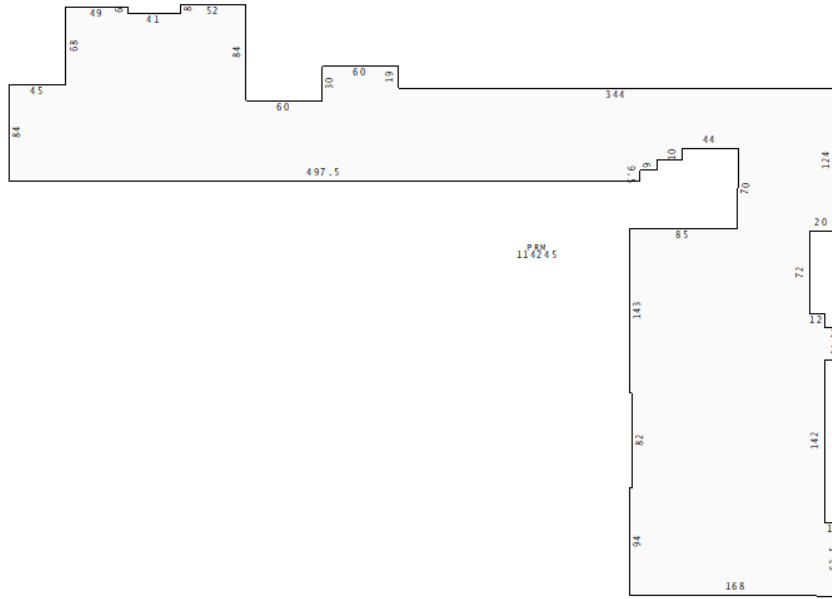
Parcel ID: 0068-04-0002

1600 Community shopping ctr/100k-450k

Building Characteristics			
Category	Type	%	Mult.
Exterior	STUCCO	100	1.0000
Fire/Sprinkler	SPRINKLERS	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
Floors	CERAMIC	50	0.5050
Floors	VINYL OR	50	0.5000
Wall Height	WH	100	1.0200
Size Index	SZ	100	0.9600
Quality Adj.	QA	100	1.1500

Total Adjustments 1.0980

SAR	Area	H	Rate	Cost New
PRM	114,245	X	74.66	8,529,532



Gross Area: 114,245 Net/Living Area: 114,245 Building: 1 of 1

Category	Units	Cost New
Bathrooms	12.00	0
Extra Fixtures	69.00	0
Number of Stories	1.00	0
Wall Height	16.00	0

Total Replacement Cost New:	8,529,532
Less Total Depr: 47.64%	4,063,469
Building Value:	4,466,063
Depreciation Adj. Adj.	
Fair Condition	34.55%
Other functional impairment	20.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	1259/246	08/01/1978		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	500.00	0.000	AVERAG		1965	1995	0.000	0	
2	PAVE	Asphalt paving	1	1	0	0	250,000.00	1.775	AVERAG	AV	2004	2004	81.250	360,547	
3	WALL	Concrete block wall	1	1	0	0	9,500.00	4.984	LOW	AV	1982	1982	53.751	25,450	

#	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	XS	Retail Shopping Center	1600	469,933.00	S	8.00	1		I2	1.00						7.98	3,751,569

SARASOTA COUNTY PROPERTY APPRAISER
PROPERTY RECORD CARD

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 4,466,100	\$ 4,286,700
Extra Feature Value	\$ 386,000	\$ 370,700
Land Value - Market	\$ 3,751,600	\$ 3,610,900
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 8,603,700	\$ 8,268,300

Values pertaining to County Assessment		
Assessed Value	\$ 8,603,700	\$ 8,268,300
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 8,603,700	\$ 8,268,300

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2207.00	1034	469,933	CG

Sub Name: SHADY OAKS
Bldg Type: Shopping Center

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description
18	04/05/2018	800	REMOVE SQUARE
17	06/26/2017	2,320	replacement of
17	04/03/2017	2,000	INSTALL CUSTOMERS

Grade	Description	Nbhd Factor	Mkt Area Factor
D2	Commercial	1.0000	0

Parcel Notes
PALM PLAZA - ANCHORED BY A SAVE-A-LOT STORE
ORIENTAL BUFFET, DOLLAR GENERAL, SAV-A-LOT,
TIRES PLUS, PAYLESS SHOES & LOCALS RENTALS
HABITAT RESTORE, LUCKY 7 (30% VAC) DESIGN:SEQ (10% DEP). NO EXPOSURE-SE CORNER SPACE