

**Property Description**

N 150 FT OF W 150 FT OF LOT 1 LESS N 25 FT & W 18 FT FOR R/W A ALSO LESS R/W FOR BEE RIDGE RD & MCINTOSH RD DESC IN OR 2551/ 1104 SHADY OAKS  
Situs: 4400 BEE RIDGE RD SARASOTA 34233

P P A H LLC  
33 S SERVICE RD  
JERICHO, NY 11753

**2019**

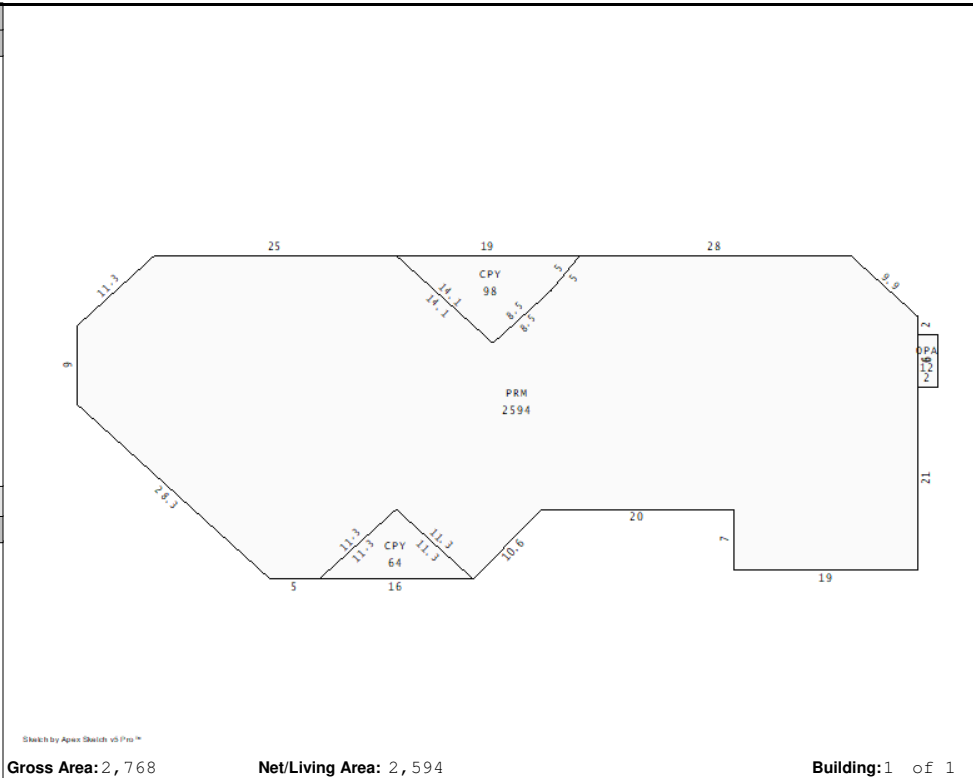
**Parcel ID: 0068-04-0003**

2210 Restaurant - quick service with

Building Characteristics			
Category	Type	%	Mult.
Floors	CERAMIC	100	1.0700
Roof Material	CONCTILE	100	1.0300
Fire/Sprinkler	SPRINKLERS	100	1.0250
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof	MANSARD	100	1.0000
Wall Height	WH	100	0.9600
Size Index	SZ	100	1.0130
Quality Adj.	QA	100	1.0800

Total Adjustments 1.1575

SAR	Area	H	Rate	Cost New
PRM	2,594	X	170.73	442,874
CPY	98		50.52	4,951
CPY	64		50.69	3,244
OPA	12		42.67	512



SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 277,700	\$ 291,300
Extra Feature Value	\$ 26,000	\$ 23,100
Land Value - Market	\$ 292,000	\$ 292,000
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 595,700</b>	<b>\$ 606,400</b>
Values pertaining to County Assessment		
Assessed Value	\$ 595,700	\$ 606,400
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 595,700	\$ 606,400

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2222.00	1034	15,961	CG
Sub Name: SHADY OAKS				
Bldg Type: Fast Food Restaurant				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	6.00	0
Number of Stories	1.00	0
Wall Height	10.00	0
Seats - Restaurant	42.00	0

Total Replacement Cost New:	451,581
Less Total Depr: 38.50%	173,859
<b>Building Value:</b>	<b>277,722</b>
Depreciation Adj. Adj.	
Average Condition	38.50%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2000105628	08/16/2000	\$206,000	WD	X3	Pre-2009	I	SUNTRUST BANK GULF COAST
2	1326/624	08/01/1979		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	10.00	0.000	AVERAG		1980	2000	0.000	0	
2	PATI	Patio - concrete or	1	1	0	0	500.00	4.600	AVERAG	AV	2004	2004	81.261	1,869	
3	PAVE	Asphalt paving	1	1	0	0	13,500.00	2.200	AVERAG	AV	2004	2004	81.249	24,131	

#	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	2210	15,961.00	SP	13.50	1		CF	1.05	ZA	0.75				18.30	292,013

Grade	Description	Nbhd Factor	Mkt Area Factor	
C3	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1980	2002	20	61.50%	05/12/2016 673

**Parcel Notes**  
REVISED NHCD  
13 PARKING SPACES OUTPARCEL OF PALM PLAZA SC FIREHOUSE SUBS U/C  
LUC CHG 11/04 537