

Property Description

LOTS 2 & 11, BLK 1, LESS E 19 FT FOR R/W, LESS
 ADDITIONAL R/W FOR MCINTOSH RD AS DESC IN ORI
 2005082373, SUBJ TO 20023 C-SF DRAINAGE ESMT TO
 Situs: 4021 N TAGGART CAY SARASOTA 34233

MRFB I LLC
 2922 HATHAWAY RD
 RICHMOND, VA 23225-1724

2019

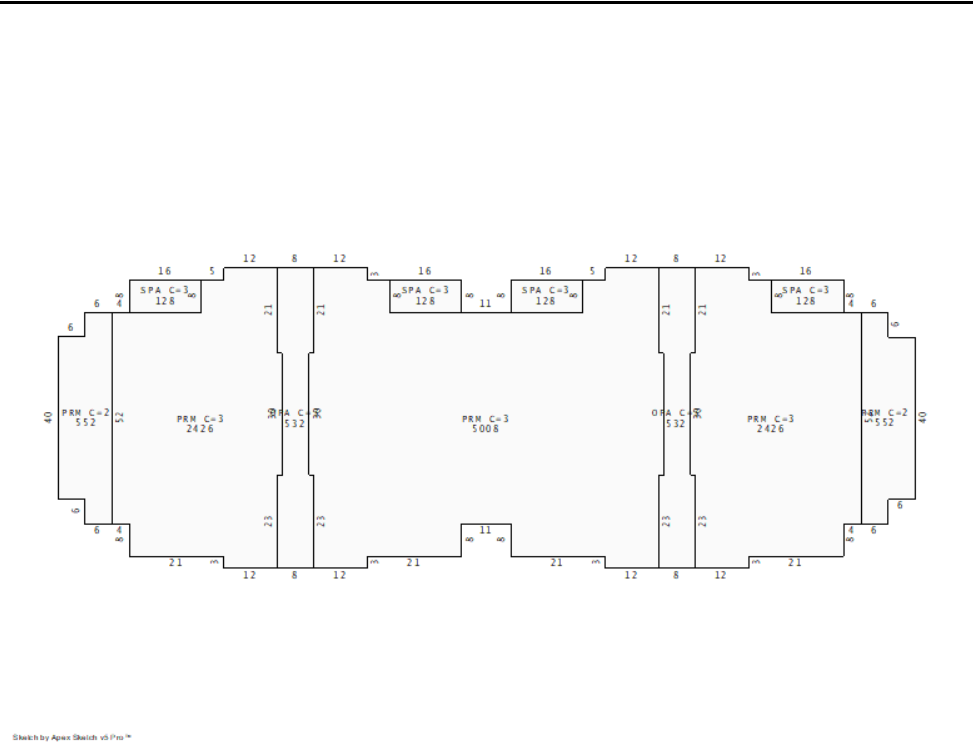
Parcel ID: 0070-08-0001

0390 Multi-family 100 or more units

Building Characteristics			
Category	Type	%	Mult.
Roof Material	CONCRETE	100	1.0300
Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Fire/Sprinkles	SPRINKLERS	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Frame	WOOD	100	0.9800
Floors	CARPET,	85	0.8500
Floors	CERAMIC	15	0.1515
Wall Height	WH	100	0.9700
Size Index	SZ	100	0.9600
Quality Adj.	QA	100	1.4000

Total Adjustments 1.3311

SAR	Area	H	Rate	Cost New
PRM	5,008	X	99.83	499,949
PRM	5,008	X	99.83	499,949
PRM	5,008	X	99.83	499,949
PRM	2,426	X	99.83	242,188
PRM	2,426	X	99.83	242,188
PRM	2,426	X	99.83	242,188
PRM	2,426	X	99.83	242,188
PRM	2,426	X	99.83	242,188
PRM	2,426	X	99.83	242,188
PRM	552	X	99.83	55,106
PRM	552	X	99.83	55,106



Sketch by Apex Sketch v5 Pro™
 Gross Area: 36,516 Net/Living Area: 31,788 Building: 1 of 13

Category	Units	Cost New
Living Units	24.00	0
Number of Stories	3.00	0
Wall Height	11.00	0
Bathrooms	0.00	0
Half Baths	0.00	0
Bedrooms	0.00	0
Kitchens	24.00	0
Rooms	0.00	0

Total Replacement Cost New:	3,333,923
Less Total Depr: 9.00%	300,053
Building Value:	3,033,870
Depreciation Adj. Adj.	
Average Condition	9.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2017116877	09/19/2017	\$43,250,000	WD	01	Sale qualified	I	BERMUDA ESTATES LLC
2	2011009720	01/21/2011	\$100	WD	11	Corrective,	I	BERMUDA ESTATES INC,
3	2005269763	11/22/2005	\$37,000,000	WD	01	Sale qualified	I	BERMUDA ESTATES ASSOCS
4	2001166788	11/08/2001	\$2,950,000	WD	X2	Pre-2009	I	DEVLIN WALLACE R SR,

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	GAZE	Gazebo	1	1	0	0	1,000.00	27.590	AVERAG	AV	2014	2014	91.700	25,300	

#	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	UU	Multi Family (Low	0390	220.00	U	21,000.00	1		Code	Fact	Code	Fact	Code	Fact	43,890.00	9,655,800

Grade	Description	Nbhd Factor	Mkt Area Factor
C3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
2003	2010	30	91.00%	04/25/2016 546

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 25,538,700	\$ 23,457,800
Extra Feature Value	\$ 1,078,900	\$ 830,800
Land Value - Market	\$ 9,655,800	\$ 8,736,200
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 36,273,400	\$ 33,024,800
Values pertaining to County Assessment		
Assessed Value	\$ 36,273,400	\$ 33,024,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 36,273,400	\$ 33,024,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2703.00	0075	822,567	RMF3
Sub Name:	BEE RIDGE FARMS SUB			
Bldg Type:	Apartments 3 Stories And Up			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
18	09/11/2018	4,000	AC Change Out
18	05/23/2018	6,000	install radon
18	05/23/2018	22,500	install radon

Property Description

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 Situs: 4041 N TAGGART CAY SARASOTA 34233

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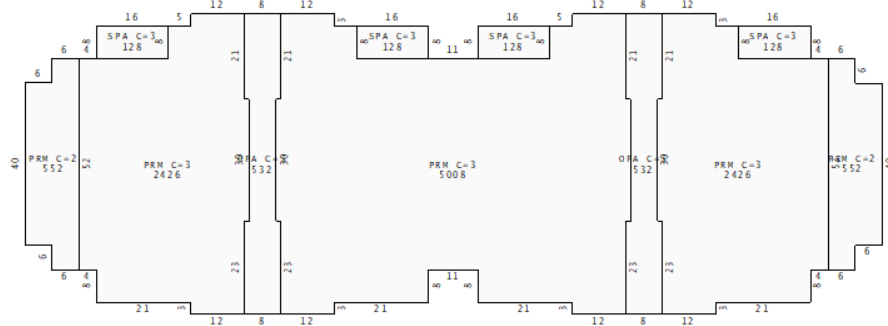
Parcel ID: 0070-08-0001

0390 Multi-family 100 or more units

Building Characteristics			
Category	Type	%	Mult.
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Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Fire/Sprinkles	SPRINKLERS	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
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Floors	CARPET,	85	0.8500
Floors	CERAMIC	15	0.1515
Wall Height	WH	100	0.9700
Size Index	SZ	100	0.9600
Quality Adj.	QA	100	1.4000

Total Adjustments 1.3311

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PRM	2,426	X	99.83	242,188
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PRM	2,426	X	99.83	242,188
PRM	552	X	99.83	55,106
PRM	552	X	99.83	55,106



Gross Area: 36,516 Net/Living Area: 31,788 Building: 2 of 13

Category	Units	Cost New
Living Units	24.00	0
Number of Stories	3.00	0
Wall Height	11.00	0
Bathrooms	0.00	0
Half Baths	0.00	0
Bedrooms	0.00	0
Kitchens	24.00	0
Rooms	0.00	0

Total Replacement Cost New:	3,333,923
Less Total Depr: 9.00%	300,053
Building Value:	3,033,870
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AYB	EYB	DT	% Good	Last Inspection
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#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

#	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		

Parcel Notes	
SUBJ TO 15003 C-SF DRAINAGE & 5041 C-SF SIDEWALK ESMT BLDG TYPE II	

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 25,538,700	\$ 23,457,800
Extra Feature Value	\$ 1,078,900	\$ 830,800
Land Value - Market	\$ 9,655,800	\$ 8,736,200
Land Value - Ag	\$ 0	\$ 0
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Taxable Value	\$ 36,273,400	\$ 33,024,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2703.00	0075	822,567	RMF3
Sub Name:	BEE RIDGE FARMS SUB			
Bldg Type:	Apartments 3 Stories And Up			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

Property Description

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 Situs: 4061 N TAGGART CAY SARASOTA 34233

MRBF I LLC
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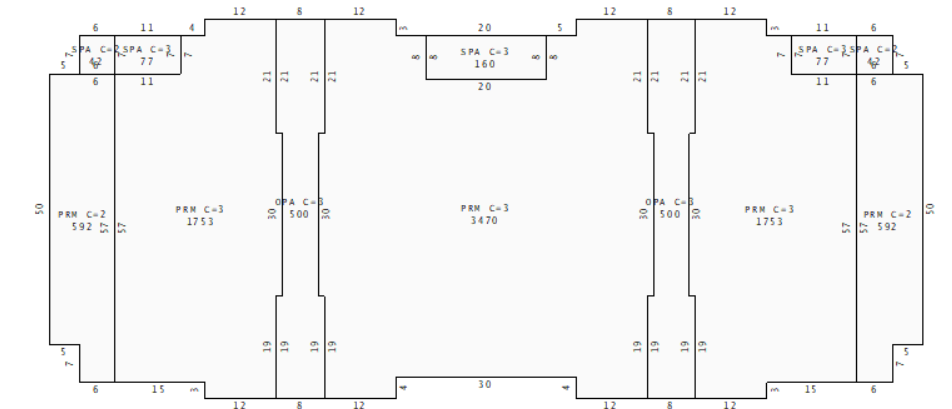
Parcel ID: 0070-08-0001

0390 Multi-family 100 or more units

Building Characteristics			
Category	Type	%	Mult.
Roof Material	CONCTILE	100	1.0300
Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Fire/Sprinkles	SPRINKLERS	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Frame	WOOD	100	0.9800
Floors	CARPET,	85	0.8500
Floors	CERAMIC	15	0.1515
Wall Height	WH	100	0.9700
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.4000

Total Adjustments 1.3450

SAR	Area	H	Rate	Cost New
PRM	3,470	X	100.88	350,054
PRM	3,470	X	100.88	350,054
PRM	3,470	X	100.88	350,054
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	592	X	100.88	59,721
PRM	592	X	100.88	59,721



Sketch by Apex Sketch v5 Pro™
 Gross Area: 27,406 Net/Living Area: 23,296 Building: 3 of 13

Category	Units	Cost New
Living Units	24.00	0
Number of Stories	3.00	0
Wall Height	11.00	0
Bathrooms	0.00	0
Half Baths	0.00	0
Bedrooms	0.00	0
Kitchens	24.00	0
Rooms	0.00	0

Total Replacement Cost New:	2,490,529
Less Total Depr: 9.00%	224,148
Building Value:	2,266,381
Depreciation Adj. Adj.	
Average Condition	9.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2017116877	09/19/2017	\$43,250,000	WD	01	Sale qualified	I	BERMUDA ESTATES LLC
2	2011009720	01/21/2011	\$100	WD	11	Corrective,	I	BERMUDA ESTATES INC,
3	2005269763	11/22/2005	\$37,000,000	WD	01	Sale qualified	I	BERMUDA ESTATES ASSOCS
4	2001166788	11/08/2001	\$2,950,000	WD	X2	Pre-2009	I	DEVLIN WALLACE R SR,

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	CANO	Canopy (commercial)	3	1	20	16	320.00	15.068	AVERAG	VG	2003	2003	83.994	4,050	
2	FENC	Fence, chain link 6	3	1	0	0	1,200.00	18.720	AVERAG	VG	2003	2003	78.748	17,690	
3	GRAG	Garage Detached	3	19	44	23	1,012.00	31.150	AVERAG	EX	2003	2003	1546.81	487,616	
4	GRAG	Garage Detached	3	1	29	44	1,276.00	31.150	AVERAG	EX	2003	2003	81.409	32,358	
5	GRAG	Garage Detached	3	1	30	20	600.00	43.680	GOOD	EX	2003	2003	81.410	21,336	
6	WALL	Concrete block wall	3	1	0	0	20,000.00	4.928	LOW	VG	2003	2003	84.000	82,790	

#	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			

Grade	Description	Nbhd Factor	Mkt Area Factor
C3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
2003	2010	30	91.00%	04/25/2016 546

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 25,538,700	\$ 23,457,800
Extra Feature Value	\$ 1,078,900	\$ 830,800
Land Value - Market	\$ 9,655,800	\$ 8,736,200
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 36,273,400	\$ 33,024,800
Values pertaining to County Assessment		
Assessed Value	\$ 36,273,400	\$ 33,024,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 36,273,400	\$ 33,024,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2703.00	0075	822,567	RMF3
Sub Name:	BEE RIDGE FARMS SUB			
Bldg Type:	Apartments 3 Stories And Up			

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description

Property Description
 LOTS 2 & 11, BLK 1, LESS E 19 FT FOR R/W, LESS
 ADDITIONAL R/W FOR MCINTOSH RD AS DESC IN ORI
 2005082373, SUBJ TO 20023 C-SF DRAINAGE ESMT TO
 Situs: 4070 N TAGGART CAY SARASOTA 34233

MRFB I LLC
 2922 HATHAWAY RD
 RICHMOND, VA 23225-1724

2019

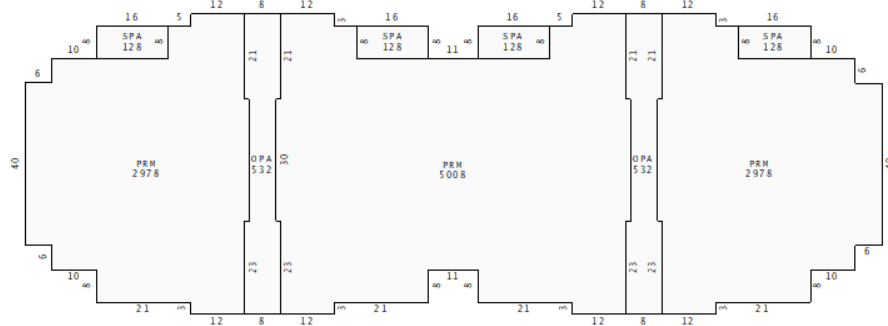
Parcel ID: 0070-08-0001

0390 Multi-family 100 or more units

Building Characteristics			
Category	Type	%	Mult.
Roof Material	CONCTILE	100	1.0300
Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Fire/Sprinkler	SPRINKLERS	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Frame	WOOD	100	0.9800
Floors	CARPET,	85	0.8500
Floors	CERAMIC	15	0.1515
Wall Height	WH	100	0.9700
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.4000

Total Adjustments 1.3450

SAR	Area	H	Rate	Cost New
PRM	5,008	X	106.26	532,150
PRM	2,978	X	106.26	316,442
PRM	2,978	X	106.26	316,442
OPA	532		35.15	18,700
OPA	532		35.15	18,700
SPA	128		38.19	4,888
SPA	128		38.19	4,888
SPA	128		38.19	4,888
SPA	128		38.19	4,888



Gross Area: 12,540 Net/Living Area: 10,964 Building: 4 of 13

Category	Units	Cost New
Living Units	8.00	0
Number of Stories	1.00	0
Wall Height	11.00	0
Bathrooms	0.00	0
Half Baths	0.00	0
Bedrooms	0.00	0
Kitchens	8.00	0
Rooms	0.00	0

Total Replacement Cost New:	1,221,990
Less Total Depr: 9.00%	109,979
Building Value:	1,112,011
Depreciation Adj. Adj.	
Average Condition	9.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2017116877	09/19/2017	\$43,250,000	WD	01	Sale qualified	I	BERMUDA ESTATES LLC
2	2011009720	01/21/2011	\$100	WD	11	Corrective,	I	BERMUDA ESTATES INC,
3	2005269763	11/22/2005	\$37,000,000	WD	01	Sale qualified	I	BERMUDA ESTATES ASSOCS
4	2001166788	11/08/2001	\$2,950,000	WD	X2	Pre-2009	I	DEVLIN WALLACE R SR,

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

#	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		

Grade	Description	Nbhd Factor	Mkt Area Factor	
C3	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
2003	2010	30	91.00%	04/25/2016 546

Parcel Notes
 SUBJ TO 15003 C-SF DRAINAGE & 5041 C-SF SIDEWALK ESMT BLDG TYPE IIII

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 25,538,700	\$ 23,457,800
Extra Feature Value	\$ 1,078,900	\$ 830,800
Land Value - Market	\$ 9,655,800	\$ 8,736,200
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 36,273,400	\$ 33,024,800
Values pertaining to County Assessment		
Assessed Value	\$ 36,273,400	\$ 33,024,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 36,273,400	\$ 33,024,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2703.00	0075	822,567	RMF3
Sub Name:	BEE RIDGE FARMS SUB			
Bldg Type:	Apartments 1 Story			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

Property Description

LOTS 2 & 11, BLK 1, LESS E 19 FT FOR R/W, LESS
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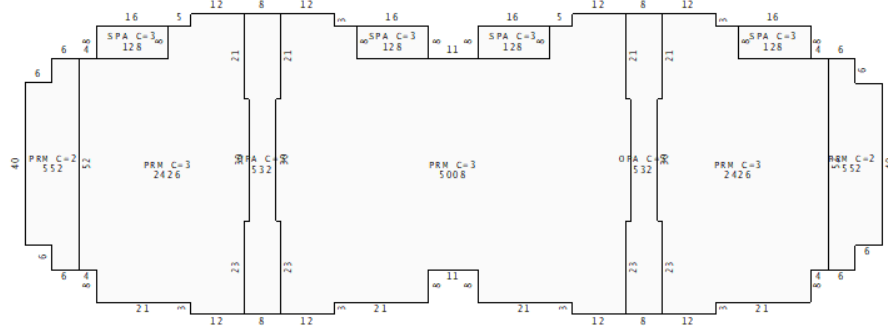
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Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Frame	WOOD	100	0.9800
Floors	CARPET,	85	0.8500
Floors	CERAMIC	15	0.1515
Wall Height	WH	100	0.9700
Size Index	SZ	100	0.9600
Quality Adj.	QA	100	1.4000

Total Adjustments 1.3311

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PRM	552	X	99.83	55,106
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Gross Area: 36,516 Net/Living Area: 31,788 Building: 5 of 13

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Parcel Notes	
SUBJ TO 15003 C-SF DRAINAGE & 5041 C-SF SIDEWALK ESMT BLDG TYPE II	

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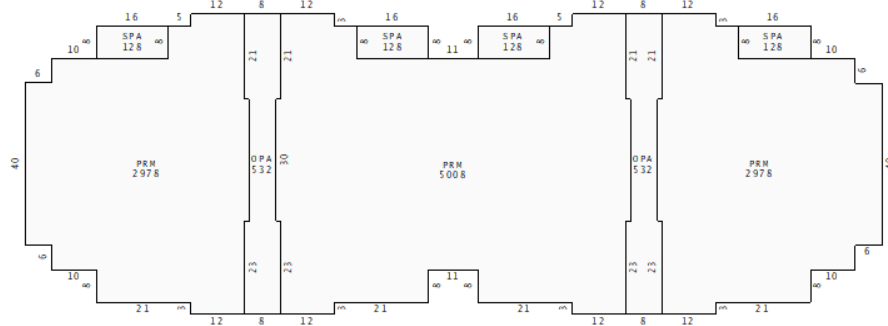
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Roof Material	CONCTILE	100	1.0300
Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Fire/Sprinkler	SPRINKLERS	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Frame	WOOD	100	0.9800
Floors	CARPET,	85	0.8500
Floors	CERAMIC	15	0.1515
Wall Height	WH	100	0.9700
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.4000

Total Adjustments 1.3450

SAR	Area	H	Rate	Cost New
PRM	5,008	X	106.26	532,150
PRM	2,978	X	106.26	316,442
PRM	2,978	X	106.26	316,442
OPA	532		35.15	18,700
OPA	532		35.15	18,700
SPA	128		38.19	4,888
SPA	128		38.19	4,888
SPA	128		38.19	4,888
SPA	128		38.19	4,888



Gross Area: 12,540 Net/Living Area: 10,964 Building: 6 of 13

Category	Units	Cost New
Living Units	8.00	0
Number of Stories	1.00	0
Wall Height	11.00	0
Bathrooms	0.00	0
Half Baths	0.00	0
Bedrooms	0.00	0
Kitchens	8.00	0
Rooms	0.00	0

Total Replacement Cost New:	1,221,990
Less Total Depr: 9.00%	109,979
Building Value:	1,112,011
Depreciation Adj. Adj.	
Average Condition	9.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2017116877	09/19/2017	\$43,250,000	WD	01	Sale qualified	I	BERMUDA ESTATES LLC
2	2011009720	01/21/2011	\$100	WD	11	Corrective,	I	BERMUDA ESTATES INC,
3	2005269763	11/22/2005	\$37,000,000	WD	01	Sale qualified	I	BERMUDA ESTATES ASSOCS
4	2001166788	11/08/2001	\$2,950,000	WD	X2	Pre-2009	I	DEVLIN WALLACE R SR,

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

Grade	Description	Nbhd Factor	Mkt Area Factor	
C3	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
2003	2010	30	91.00%	04/25/2016 546

#	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			

Parcel Notes															
SUBJ TO 15003 C-SF DRAINAGE & 5041 C-SF SIDEWALK ESMT BLDG TYPE III															

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 25,538,700	\$ 23,457,800
Extra Feature Value	\$ 1,078,900	\$ 830,800
Land Value - Market	\$ 9,655,800	\$ 8,736,200
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 36,273,400	\$ 33,024,800
Values pertaining to County Assessment		
Assessed Value	\$ 36,273,400	\$ 33,024,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 36,273,400	\$ 33,024,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2703.00	0075	822,567	RMF3
Sub Name:	BEE RIDGE FARMS SUB			
Bldg Type:	Apartments 1 Story			

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description

Property Description

LOTS 2 & 11, BLK 1, LESS E 19 FT FOR R/W, LESS
 ADDITIONAL R/W FOR MCINTOSH RD AS DESC IN ORI
 2005082373, SUBJ TO 20023 C-SF DRAINAGE ESMT TO
 Situs: 4141 S TAGGART CAY SARASOTA 34233

MRBF I LLC
 2922 HATHAWAY RD
 RICHMOND, VA 23225-1724

2019

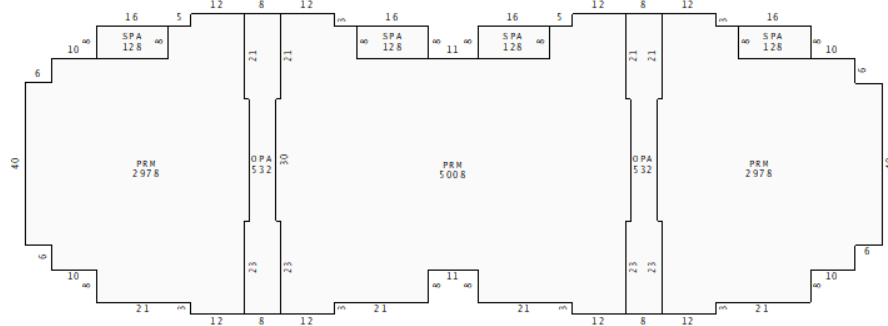
Parcel ID: 0070-08-0001

0390 Multi-family 100 or more units

Building Characteristics			
Category	Type	%	Mult.
Roof Material	CONCTILE	100	1.0300
Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Fire/Sprinkler	SPRINKLERS	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Frame	WOOD	100	0.9800
Floors	CARPET,	85	0.8500
Floors	CERAMIC	15	0.1515
Wall Height	WH	100	0.9700
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.4000

Total Adjustments 1.3450

SAR	Area	H	Rate	Cost New
PRM	5,008	X	106.26	532,150
PRM	2,978	X	106.26	316,442
PRM	2,978	X	106.26	316,442
OPA	532		35.15	18,700
OPA	532		35.15	18,700
SPA	128		38.19	4,888
SPA	128		38.19	4,888
SPA	128		38.19	4,888
SPA	128		38.19	4,888



Gross Area: 12,540 Net/Living Area: 10,964 Building: 7 of 13

Category	Units	Cost New
Living Units	8.00	0
Number of Stories	1.00	0
Wall Height	11.00	0
Bathrooms	0.00	0
Half Baths	0.00	0
Bedrooms	0.00	0
Kitchens	8.00	0
Rooms	0.00	0

Total Replacement Cost New:	1,221,990
Less Total Depr: 9.00%	109,979
Building Value:	1,112,011
Depreciation Adj. Adj.	
Average Condition	9.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2017116877	09/19/2017	\$43,250,000	WD	01	Sale qualified	I	BERMUDA ESTATES LLC
2	2011009720	01/21/2011	\$100	WD	11	Corrective,	I	BERMUDA ESTATES INC,
3	2005269763	11/22/2005	\$37,000,000	WD	01	Sale qualified	I	BERMUDA ESTATES ASSOCS
4	2001166788	11/08/2001	\$2,950,000	WD	X2	Pre-2009	I	DEVLIN WALLACE R SR,

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

#	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			

Grade	Description	Nbhd Factor	Mkt Area Factor	
C3	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
2003	2010	30	91.00%	04/25/2016 546

Parcel Notes
 SUBJ TO 15003 C-SF DRAINAGE & 5041 C-SF SIDEWALK ESMT BLDG TYPE II

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 25,538,700	\$ 23,457,800
Extra Feature Value	\$ 1,078,900	\$ 830,800
Land Value - Market	\$ 9,655,800	\$ 8,736,200
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 36,273,400	\$ 33,024,800
Values pertaining to County Assessment		
Assessed Value	\$ 36,273,400	\$ 33,024,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 36,273,400	\$ 33,024,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2703.00	0075	822,567	RMF3
Sub Name:	BEE RIDGE FARMS SUB			
Bldg Type:	Apartments 1 Story			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

Property Description

LOTS 2 & 11, BLK 1, LESS E 19 FT FOR R/W, LESS
 ADDITIONAL R/W FOR MCINTOSH RD AS DESC IN ORI
 2005082373, SUBJ TO 20023 C-SF DRAINAGE ESMT TO
 Situs: 4150 S TAGGART CAY SARASOTA 34233

MRBF I LLC
 2922 HATHAWAY RD
 RICHMOND, VA 23225-1724

2019

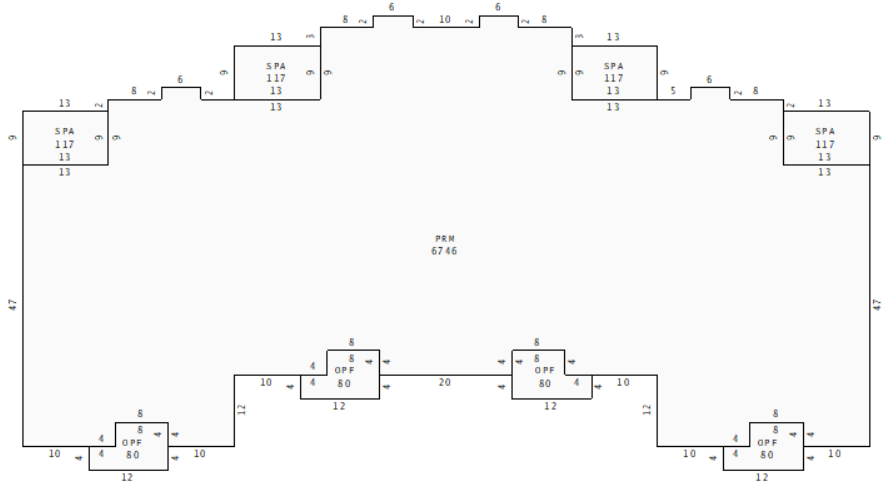
Parcel ID: 0070-08-0001

0390 Multi-family 100 or more units

Building Characteristics			
Category	Type	%	Mult.
Roof Material	CONCTILE	100	1.0300
Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Fire/Sprinkles	SPRINKLERS	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Frame	WOOD	100	0.9800
Floors	CARPET,	85	0.8500
Floors	CERAMIC	15	0.1515
Wall Height	WH	100	0.9700
Size Index	SZ	100	0.9800
Quality Adj.	QA	100	1.4000

Total Adjustments 1.3588

SAR	Area	H	Rate	Cost New
PRM	6,746	X	107.35	724,183
SPA	117		38.54	4,509
SPA	117		38.54	4,509
SPA	117		38.54	4,509
SPA	117		38.54	4,509
OPF	80		29.52	2,362
OPF	80		29.52	2,362
OPF	80		29.52	2,362
OPF	80		29.52	2,362



Gross Area: 7,534 Net/Living Area: 6,746 Building: 8 of 13

Category	Units	Cost New
Living Units	4.00	0
Number of Stories	1.00	0
Wall Height	11.00	0
Bathrooms	0.00	0
Half Baths	0.00	0
Bedrooms	0.00	0
Kitchens	4.00	0
Rooms	0.00	0

Total Replacement Cost New:	751,667
Less Total Depr: 9.00%	67,650
Building Value:	684,017
Depreciation Adj. Adj.	
Average Condition	9.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
C3	Commercial	1.0000	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2017116877	09/19/2017	\$43,250,000	WD	01	Sale qualified	I	BERMUDA ESTATES LLC
2	2011009720	01/21/2011	\$100	WD	11	Corrective,	I	BERMUDA ESTATES INC,
3	2005269763	11/22/2005	\$37,000,000	WD	01	Sale qualified	I	BERMUDA ESTATES ASSOCS
4	2001166788	11/08/2001	\$2,950,000	WD	X2	Pre-2009	I	DEVLIN WALLACE R SR,

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

#	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		

Parcel Notes				
AYB	EYB	DT	% Good	Last Inspection
2003	2010	30	91.00%	04/25/2016 546

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 25,538,700	\$ 23,457,800
Extra Feature Value	\$ 1,078,900	\$ 830,800
Land Value - Market	\$ 9,655,800	\$ 8,736,200
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 36,273,400	\$ 33,024,800
Values pertaining to County Assessment		
Assessed Value	\$ 36,273,400	\$ 33,024,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 36,273,400	\$ 33,024,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2703.00	0075	822,567	RMF3
Sub Name: BEE RIDGE FARMS SUB				
Bldg Type: Apartments 1 Story				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

Property Description

LOTS 2 & 11, BLK 1, LESS E 19 FT FOR R/W, LESS
 ADDITIONAL R/W FOR MCINTOSH RD AS DESC IN ORI
 2005082373, SUBJ TO 20023 C-SF DRAINAGE ESMT TO
 Situs: 4170 S TAGGART CAY SARASOTA 34233

MRF I LLC
 2922 HATHAWAY RD
 RICHMOND, VA 23225-1724

2019

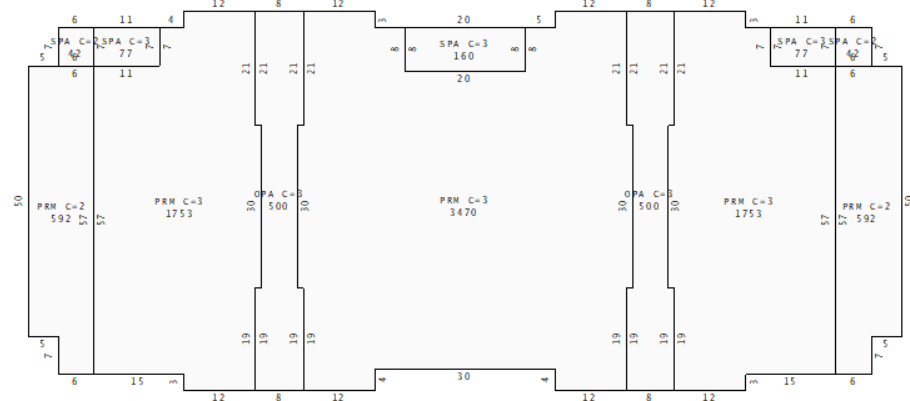
Parcel ID: 0070-08-0001

0390 Multi-family 100 or more units

Building Characteristics			
Category	Type	%	Mult.
Roof Material	CONCTILE	100	1.0300
Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Fire/Sprinkles	SPRINKLERS	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Frame	WOOD	100	0.9800
Floors	CARPET,	85	0.8500
Floors	CERAMIC	15	0.1515
Wall Height	WH	100	0.9700
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.4000

Total Adjustments 1.3450

SAR	Area	H	Rate	Cost New
PRM	3,470	X	100.88	350,054
PRM	3,470	X	100.88	350,054
PRM	3,470	X	100.88	350,054
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	592	X	100.88	59,721
PRM	592	X	100.88	59,721



Gross Area: 27,406 Net/Living Area: 23,296 Building: 9 of 13

Category	Units	Cost New
Living Units	24.00	0
Number of Stories	3.00	0
Wall Height	11.00	0
Bathrooms	0.00	0
Half Baths	0.00	0
Bedrooms	0.00	0
Kitchens	24.00	0
Rooms	0.00	0

Total Replacement Cost New:	2,490,529
Less Total Depr:	9.00% 224,148
Building Value:	2,266,381
Depreciation Adj.	Adj.
Average Condition	9.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
C3	Commercial	1.0000	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2017116877	09/19/2017	\$43,250,000	WD	01	Sale qualified	I	BERMUDA ESTATES LLC
2	2011009720	01/21/2011	\$100	WD	11	Corrective,	I	BERMUDA ESTATES INC,
3	2005269763	11/22/2005	\$37,000,000	WD	01	Sale qualified	I	BERMUDA ESTATES ASSOCS
4	2001166788	11/08/2001	\$2,950,000	WD	X2	Pre-2009	I	DEVLIN WALLACE R SR,

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

#	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		

Parcel Notes				
AYB	EYB	DT	% Good	Last Inspection
2003	2010	30	91.00%	04/25/2016 546

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 25,538,700	\$ 23,457,800
Extra Feature Value	\$ 1,078,900	\$ 830,800
Land Value - Market	\$ 9,655,800	\$ 8,736,200
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 36,273,400	\$ 33,024,800
Values pertaining to County Assessment		
Assessed Value	\$ 36,273,400	\$ 33,024,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 36,273,400	\$ 33,024,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2703.00	0075	822,567	RMF3
Sub Name: BEE RIDGE FARMS SUB				
Bldg Type: Apartments 3 Stories And Up				

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description

Property Description
 LOTS 2 & 11, BLK 1, LESS E 19 FT FOR R/W, LESS
 ADDITIONAL R/W FOR MCINTOSH RD AS DESC IN ORI
 2005082373, SUBJ TO 20023 C-SF DRAINAGE ESMT TO
 Situs: 4190 S TAGGART CAY SARASOTA 34233

MRFB I LLC
 2922 HATHAWAY RD
 RICHMOND, VA 23225-1724

2019

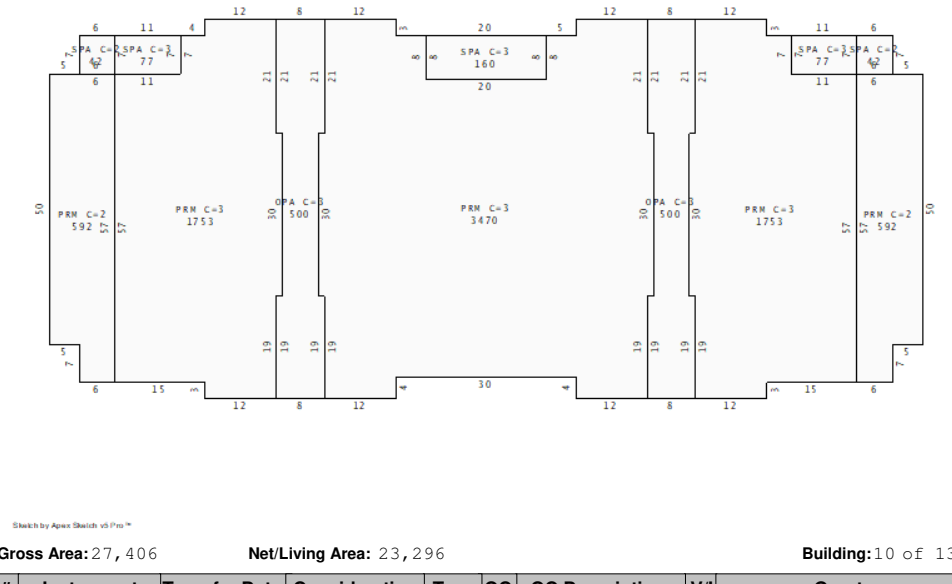
Parcel ID: 0070-08-0001

0390 Multi-family 100 or more units

Building Characteristics			
Category	Type	%	Mult.
Roof Material	CONCTILE	100	1.0300
Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Fire/Sprinkles	SPRINKLERS	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Frame	WOOD	100	0.9800
Floors	CARPET,	85	0.8500
Floors	CERAMIC	15	0.1515
Wall Height	WH	100	0.9700
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.4000

Total Adjustments 1.3450

SAR	Area	H	Rate	Cost New
PRM	3,470	X	100.88	350,054
PRM	3,470	X	100.88	350,054
PRM	3,470	X	100.88	350,054
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	592	X	100.88	59,721
PRM	592	X	100.88	59,721



Category	Units	Cost New
Living Units	24.00	0
Number of Stories	3.00	0
Wall Height	11.00	0
Bathrooms	0.00	0
Half Baths	0.00	0
Bedrooms	0.00	0
Kitchens	24.00	0
Rooms	0.00	0

Total Replacement Cost New:	2,490,529
Less Total Depr: 9.00%	224,148
Building Value:	2,266,381
Depreciation Adj. Adj.	
Average Condition	9.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
C3	Commercial	1.0000	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2017116877	09/19/2017	\$43,250,000	WD	01	Sale qualified	I	BERMUDA ESTATES LLC
2	2011009720	01/21/2011	\$100	WD	11	Corrective,	I	BERMUDA ESTATES INC,
3	2005269763	11/22/2005	\$37,000,000	WD	01	Sale qualified	I	BERMUDA ESTATES ASSOCS
4	2001166788	11/08/2001	\$2,950,000	WD	X2	Pre-2009	I	DEVLIN WALLACE R SR,

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

#	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			

Parcel Notes				
AYB	EYB	DT	% Good	Last Inspection
2003	2010	30	91.00%	04/25/2016 546

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 25,538,700	\$ 23,457,800
Extra Feature Value	\$ 1,078,900	\$ 830,800
Land Value - Market	\$ 9,655,800	\$ 8,736,200
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 36,273,400	\$ 33,024,800
Values pertaining to County Assessment		
Assessed Value	\$ 36,273,400	\$ 33,024,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 36,273,400	\$ 33,024,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2703.00	0075	822,567	RMF3
Sub Name:	BEE RIDGE FARMS SUB			
Bldg Type:	Apartments 3 Stories And Up			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

Property Description

LOTS 2 & 11, BLK 1, LESS E 19 FT FOR R/W, LESS
 ADDITIONAL R/W FOR MCINTOSH RD AS DESC IN ORI
 2005082373, SUBJ TO 20023 C-SF DRAINAGE ESMT TO
 Situs: 4141 S TAGGART CAY SARASOTA 34233

MRBF I LLC
 2922 HATHAWAY RD
 RICHMOND, VA 23225-1724

2019

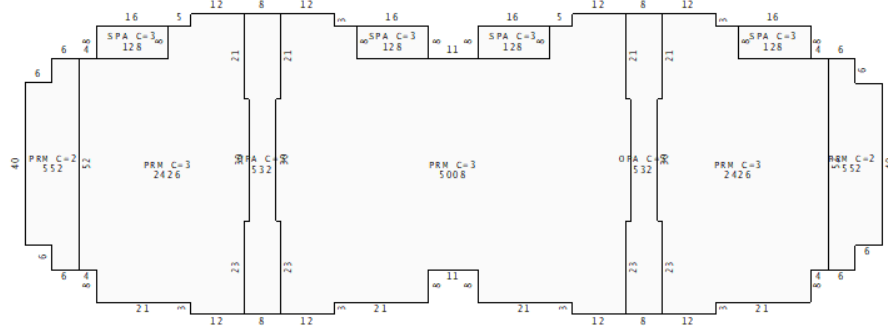
Parcel ID: 0070-08-0001

0390 Multi-family 100 or more units

Building Characteristics			
Category	Type	%	Mult.
Roof Material	CONCTILE	100	1.0300
Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Fire/Sprinkles	SPRINKLERS	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Frame	WOOD	100	0.9800
Floors	CARPET,	85	0.8500
Floors	CERAMIC	15	0.1515
Wall Height	WH	100	0.9700
Size Index	SZ	100	0.9600
Quality Adj.	QA	100	1.4000

Total Adjustments 1.3311

SAR	Area	H	Rate	Cost New
PRM	5,008	X	99.83	499,949
PRM	5,008	X	99.83	499,949
PRM	5,008	X	99.83	499,949
PRM	2,426	X	99.83	242,188
PRM	2,426	X	99.83	242,188
PRM	2,426	X	99.83	242,188
PRM	2,426	X	99.83	242,188
PRM	2,426	X	99.83	242,188
PRM	2,426	X	99.83	242,188
PRM	552	X	99.83	55,106
PRM	552	X	99.83	55,106



Gross Area: 36,516 Net/Living Area: 31,788 Building: 11 of 13

Category	Units	Cost New
Living Units	24.00	0
Number of Stories	3.00	0
Wall Height	11.00	0
Bathrooms	0.00	0
Half Baths	0.00	0
Bedrooms	0.00	0
Kitchens	24.00	0
Rooms	0.00	0

Total Replacement Cost New:	3,333,923
Less Total Depr: 9.00%	300,053
Building Value:	3,033,870
Depreciation Adj. Adj.	
Average Condition	9.00%

Grade	Description	Nbhd Factor	Mkt Area Factor	
C3	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
2003	2010	30	91.00%	04/25/2016 546

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2017116877	09/19/2017	\$43,250,000	WD	01	Sale qualified	I	BERMUDA ESTATES LLC
2	2011009720	01/21/2011	\$100	WD	11	Corrective,	I	BERMUDA ESTATES INC,
3	2005269763	11/22/2005	\$37,000,000	WD	01	Sale qualified	I	BERMUDA ESTATES ASSOCS
4	2001166788	11/08/2001	\$2,950,000	WD	X2	Pre-2009	I	DEVLIN WALLACE R SR,

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

#	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			

Parcel Notes
 SUBJ TO 15003 C-SF DRAINAGE & 5041 C-SF SIDEWALK ESMT BLDG TYPE II

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 25,538,700	\$ 23,457,800
Extra Feature Value	\$ 1,078,900	\$ 830,800
Land Value - Market	\$ 9,655,800	\$ 8,736,200
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 36,273,400	\$ 33,024,800
Values pertaining to County Assessment		
Assessed Value	\$ 36,273,400	\$ 33,024,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 36,273,400	\$ 33,024,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2703.00	0075	822,567	RMF3
Sub Name:	BEE RIDGE FARMS SUB			
Bldg Type:	Apartments 3 Stories And Up			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

Property Description

LOTS 2 & 11, BLK 1, LESS E 19 FT FOR R/W, LESS
 ADDITIONAL R/W FOR MCINTOSH RD AS DESC IN ORI
 2005082373, SUBJ TO 20023 C-SF DRAINAGE ESMT TO
 Situs: 4181 S TAGGART CAY SARASOTA 34233

MRRF I LLC
 2922 HATHAWAY RD
 RICHMOND, VA 23225-1724

2019

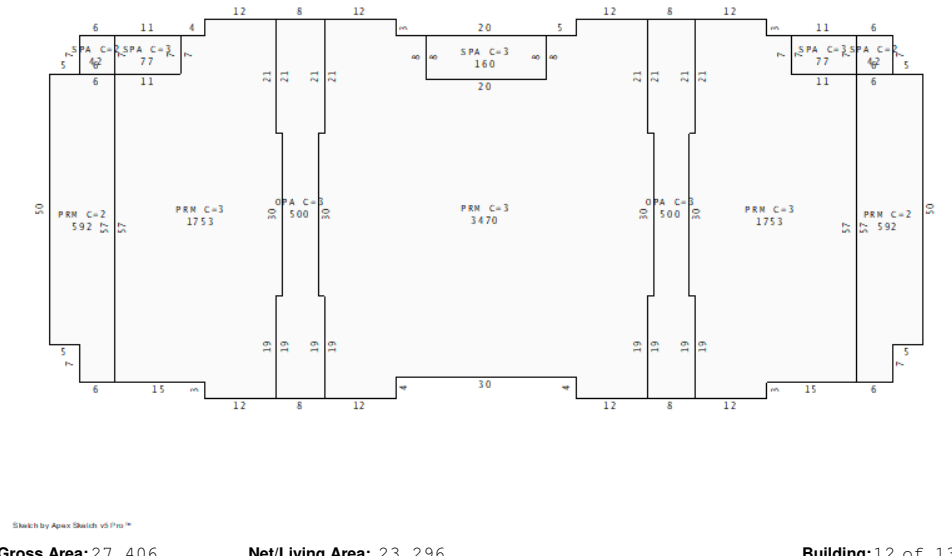
Parcel ID: 0070-08-0001

0390 Multi-family 100 or more units

Building Characteristics			
Category	Type	%	Mult.
Roof Material	CONCTILE	100	1.0300
Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Fire/Sprinkles	SPRINKLERS	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Frame	WOOD	100	0.9800
Floors	CARPET,	85	0.8500
Floors	CERAMIC	15	0.1515
Wall Height	WH	100	0.9700
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.4000

Total Adjustments 1.3450

SAR	Area	H	Rate	Cost New
PRM	3,470	X	100.88	350,054
PRM	3,470	X	100.88	350,054
PRM	3,470	X	100.88	350,054
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	1,753	X	100.88	176,843
PRM	592	X	100.88	59,721
PRM	592	X	100.88	59,721



Sketch by Apex Sketch v5 Pro™
 Gross Area: 27,406 Net/Living Area: 23,296 Building: 12 of 13

Category	Units	Cost New
Living Units	24.00	0
Number of Stories	3.00	0
Wall Height	11.00	0
Bathrooms	0.00	0
Half Baths	0.00	0
Bedrooms	0.00	0
Kitchens	24.00	0
Rooms	0.00	0

Total Replacement Cost New:	2,490,529
Less Total Depr: 9.00%	224,148
Building Value:	2,266,381
Depreciation Adj. Adj.	
Average Condition	9.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
C3	Commercial	1.0000	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2017116877	09/19/2017	\$43,250,000	WD	01	Sale qualified	I	BERMUDA ESTATES LLC
2	2011009720	01/21/2011	\$100	WD	11	Corrective,	I	BERMUDA ESTATES INC,
3	2005269763	11/22/2005	\$37,000,000	WD	01	Sale qualified	I	BERMUDA ESTATES ASSOCS
4	2001166788	11/08/2001	\$2,950,000	WD	X2	Pre-2009	I	DEVLIN WALLACE R SR,

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

#	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			

Parcel Notes									
AYB	EYB	DT	% Good	Last Inspection					
2003	2010	30	91.00%	04/25/2016 546					

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
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Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 36,273,400	\$ 33,024,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2703.00	0075	822,567	RMF3
Sub Name:	BEE RIDGE FARMS SUB			
Bldg Type:	Apartments 3 Stories And Up			

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description

Property Description
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 ADDITIONAL R/W FOR MCINTOSH RD AS DESC IN ORI
 2005082373, SUBJ TO 20023 C-SF DRAINAGE ESMT TO
 Situs: 4001 N TAGGART CAY SARASOTA 34233

MRBF I LLC
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 RICHMOND, VA 23225-1724

2019

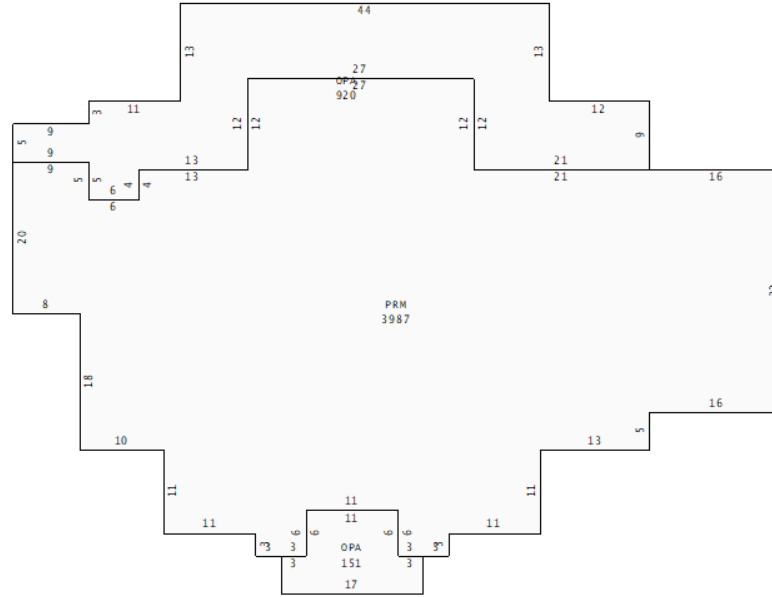
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Category	Type	%	Mult.
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Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Fire/Sprinkles	SPRINKLERS	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Frame	WOOD	100	0.9800
Floors	CERAMIC	80	0.8080
Floors	CARPET,	20	0.2000
Wall Height	WH	100	1.0000
Size Index	SZ	100	1.0000
Quality Adj.	QA	100	1.4000

Total Adjustments 1.4387

SAR	Area	H	Rate	Cost New
PRM	3,987	X	82.01	326,974
OPA	920		20.50	18,860
OPA	151		20.64	3,117



Gross Area: 5,058 Net/Living Area: 3,987 Building: 13 of 13

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	16.00	0

Total Replacement Cost New:	348,952
Less Total Depr: 9.00%	31,406
Building Value:	317,546
Depreciation Adj. Adj.	
Average Condition	9.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2017116877	09/19/2017	\$43,250,000	WD	01	Sale qualified	I	BERMUDA ESTATES LLC
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#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	FENC	Fence, chain link 5	13	1		0	324.00	15.0000	AVERAG	VG	2003	2003	78.745	3,827	
2	PARK	Parking Spaces	13	1		0	391.00	0.0000	AVERAG		2003		0.000	0	
3	PATI	Patio - concrete or	13	1		0	2,700.00	5.785	GOOD	VG	2003	2003	83.998	13,120	
4	PAVE	Asphalt paving	13	1		0	136,850.00	2.340	GOOD	GD	2003	2003	82.000	262,588	
5	PAVE	Concrete paving	13	1		0	13,000.00	3.330	AVERAG	VG	2003	2003	84.001	36,364	
6	POOL	Commercial Swimming	13	1		6	84.00	97.200	AVERAG	VG	2003	2003	83.995	6,858	
7	POOL	Commercial Swimming	13	1		60	1,080.00	93.600	AVERAG	VG	2003	2003	84.000	84,914	

#	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			

Grade	Description	Nbhd Factor	Mkt Area Factor
C3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
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PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2703.00	0075	822,567	RMF3

Sub Name:	BEE RIDGE FARMS SUB
Bldg Type:	Clubhouse

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description