

Property Description
 LOTS 9 10 11 & 12 BLK J LESS R/W IN OR 54/690 &
 1738/1716 BROOKSIDE VACATED OR 2203/2063

MAB ENTERPRISES LLC
 2704 BEE RIDGE RD STE 208
 SARASOTA, FL 34239-6403

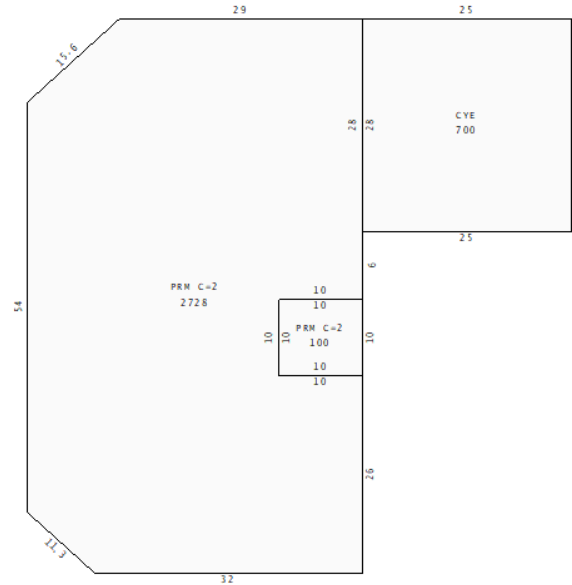
2019

Parcel ID: 0074-01-0080

Situs: 2704 BEE RIDGE RD SARASOTA 34231

230X Financial institutions mixed use

Building Characteristics				
Category	Type	%	Mult.	
Roof	HIP	100	1.0100	
Frame	MASONRY OR	100	1.0000	
Heat-Air	HEAT & AIR	100	1.0000	
Roof Material	ASPHALT OR	100	1.0000	
Exterior	CONC BLK	100	0.9700	
Floors	WOOD -	50	0.5050	
Floors	CARPET,	50	0.5000	
Interior Wall	DRYWALL	50	0.5000	
Interior Wall	PANEL OR	50	0.4950	
Wall Height	WH	100	0.9800	
Size Index	SZ	100	0.9900	
Quality Adj.	QA	100	1.6000	
Total Adjustments			1.5208	
SAR	Area	H	Rate	Cost New
PRM	2,728	X	167.29	456,367
PRM	2,728	X	167.29	456,367
CYE	700		100.37	70,259
PRM	100	X	167.29	16,729
PRM	100	X	167.29	16,729



Sketch by Apex Sketch v5 Pro™
Gross Area: 6,356 **Net/Living Area: 5,656** **Building: 1 of 1**

SARASOTA COUNTY PROPERTY APPRAISER				
PROPERTY RECORD CARD				
VALUE SUMMARY		CURRENT	PRIOR YEAR	
Building Value	\$	751,700	\$	760,300
Extra Feature Value	\$	134,100	\$	129,400
Land Value - Market	\$	524,500	\$	524,500
Land Value - Ag	\$	0	\$	0
TOTAL JUST VALUE	\$	1,410,300	\$	1,414,200
Values pertaining to County Assessment				
Assessed Value	\$	1,410,300	\$	1,414,200
Exemption Codes		None		None
Exemption Amount	\$	0	\$	0
Taxable Value	\$	1,410,300	\$	1,414,200
PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2207.00	0421	21,853	OPI
Sub Name:	BROOKSIDE			
Bldg Type:	Bank-Branch			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Number of Stories	2.00	0
Wall Height	12.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2008052319	04/17/2008	\$1,843,000	WD	01	Sale qualified	I	COSTELLO, JOSEPH A
2	2004021001	02/02/2004	\$1,500,000	WD	01	Sale qualified	I	GINGERICH PROPERTIES
3	2217/288	06/06/1990	\$100	QC	11	Corrective,	I	GINGERICH AARON & EDNA
4	1586/2129	05/01/1983		NA	X2	Pre-2009	I	

Permit Information			
Number	Date	Cost	Description
18	12/05/2018	26,400	shingle off/
13	03/15/2013	2,100	Run new sewer
13	03/14/2013	21,130	CHANGE OUT 4- AC

Total Replacement Cost New:		1,016,454
Less Total Depr:	26.05%	264,786
Building Value:		751,668
Depreciation Adj.	Adj.	
Average Condition		13.00%
Overbuilt		15.00%

#	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	YB	Retail Banks	230X	21,853.00	S	20.00	1		LC	1.20					24.00	524,472

Grade	Description	Nbhd Factor	Mkt Area Factor	
B2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1991	2006	30	73.95%	07/17/2015 726

Parcel Notes	
TRUSTCO BANK, CORNER LOCATION, 2ND FLOOR OFFICE, 2 LANES (PLUS 1 LANE AS A PASS=THRU) TRUST CO BANK & FINANCIAL CTR 2ND FLOOR OFFICE	