

Property Description

LOT 1 LESS PORTION LYING N OF LINE 50 FT S OF SEC LN & LESS COM NW COR LOT 1 TH S 10 FT FOR POB TH S 27.38 FT TH N-48-55-18-E 40.18 FT TH W 29.33 FT TO Situs: 3905 S SHADE AVE SARASOTA 34231

SIMON STEPHEN
PO BOX 5305
SARASOTA, FL 34277-5305

2020

Parcel ID: 0074-02-0035

1700 Office - 1 story/single tenant

Building Characteristics			
Category	Type	%	Mult.
Roof	HIP	100	1.0100
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 Material	ASPHALT OR	100	1.0000
Floors	CARPET,	90	0.9000
Floors	CERAMIC	10	0.1010
Wall Height	WH	100	0.9500
Size Index	SZ	100	1.0400
Quality Adj.	QA	100	1.8000

Total Adjustments 1.7980

SAR	Area	H	Rate	Cost New
PRM	1,760	X	107.88	189,869
CPA	255		21.58	5,503



Gross Area: 2,015

Net/Living Area: 1,760

Building: 1 of 1

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	5.00	0
Number of Stories	1.00	0
Wall Height	9.00	0

Total Replacement Cost New:	195,371
Less Total Depr: 25.00%	48,843
Building Value:	146,528
Depreciation Adj.	Adj.
Average Condition	25.00%

Grade	Description	Nbhd Factor	Mkt Area Factor	
A1	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1984	1995	30	75.00%	04/24/2018 708

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	1946/387	05/01/1987	\$196,000	NA	01	Sale qualified	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	FENC	Fence, chain link 6	1	1	0	0	80.00	19.695	AVERAG	AV	1984	1985	41.889	660	
2	PARK	Parking Spaces	1	1	0	0	10.00	0.000	AVERAG	AV	1984	1985	0.000	0	
3	PAVE	Asphalt paving	1	1	0	0	2,500.00	3.625	AVERAG	AV	1984	1995	68.745	6,230	

#	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	CLND	Commercial Land	17	8,659.00	S	17.00	1		I2	1.00	ZN	0.85			21.68	187,684

Parcel Notes			
SIMON & SHEARER-ACCT			

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 146,500	\$ 139,800
Extra Feature Value	\$ 6,900	\$ 6,500
Land Value - Market	\$ 187,700	\$ 187,700
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 341,100	\$ 334,000
Values pertaining to County Assessment		
Assessed Value	\$ 341,100	\$ 334,000
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 341,100	\$ 334,000

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2152.90	0976	8,659	OPI
Sub Name:	WESLO WILLOWS			
Bldg Type:	Office Building			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
17	11/14/2017	9,360	REROOF ENTIRE WITH
08	05/21/2008	400	install bfp
08	05/02/2008	1,000	INSTALL SEWER LINE