

Property Description

ALL OF BLK 8 & PART OF BLK 5 & STREETS & ALLEYS
 MIRA MAR BEACH EXTENSION VAC DESC AS FOLLOWS BEG
 AT POINT ON N BDRY LINE OF MIRA MAR BEACH SUB SAID
 Situs: 5132 OCEAN BLVD SARASOTA 34242

DAVIDSON EPES PARTNSP LLP
 6633 MIDNIGHT PASS RD
 SARASOTA, FL 34242

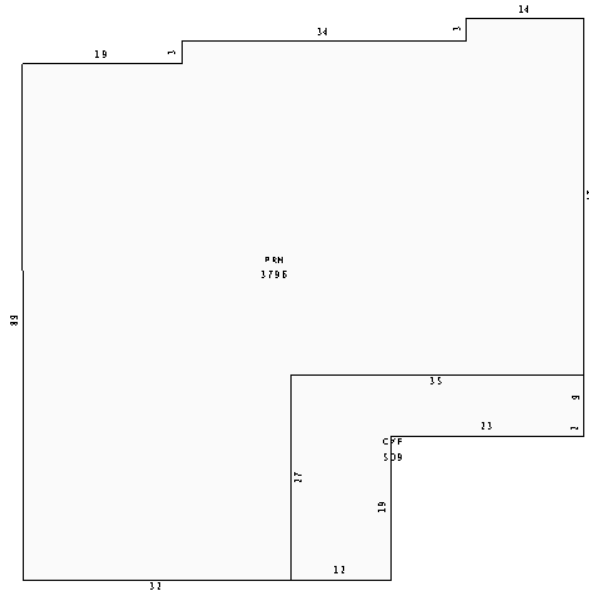
2020

Parcel ID: 0080-16-0015

1120 Strip store-1 story/=>10,000 and

Building Characteristics			
Category	Type	%	Mult.
Floors	CERAMIC	100	1.0100
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
Exterior	CONC BLK	100	0.9700
Wall Height	WH	100	1.0000
Size Index	SZ	100	1.0000
Quality Adj.	QA	100	1.0000
Total Adjustments			0.9505

SAR	Area	H	Rate	Cost New
PRM	3,796	X	119.10	452,104
CYF	509		23.87	12,150



Sketch by Apen Sketch v5 P1a

Gross Area: 4,305

Net/Living Area: 3,796

Building: 1 of 4

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	14.00	0
Total Replacement Cost New:		464,252
Less Total Depr: 35.50%		164,809
Building Value:		299,443
Depreciation Adj. Adj.		
Average Condition		35.50%

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Code	Fact	Code	Fact	Code	Fact	Adj. Unit Price	Land Value
1	CLND	Commercial Land	11	82,707.00	SP	63.00	1								40.41	3,342,562

Grade	Description	Nbhd Factor	Mkt Area Factor	
E2	Commercial	1.7900	0	
AYB	EYB	DT	% Good	Last Inspection
1966	1980	30	64.50%	03/03/2020 746

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2005177221	12/24/2004	\$100	WD	11	Corrective,	I	DAVIDSON, JOHN B
2	2004119237	06/16/2004	\$100	QC	11	Corrective,	I	DAVIDSON JOHN B,
3	535/589	01/01/1974		NA	NA	NOT APPLICABLE	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	78.00	0.000	AVERAG		1966	1980	0.000	0	
2	PAVE	Asphalt paving	1	1	0	0	44,000.00	1.875	AVERAG	AV	1969	1969	40.000	33,000	

										Land Influences							
#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Code	Fact	Code	Fact	Code	Fact	Adj. Unit Price	Land Value	
1	CLND	Commercial Land	11	82,707.00	SP	63.00	1								40.41	3,342,562	

Parcel Notes																
5132-5136 LOCAL SPACE 5132-SARASOTA MEDICAL CENTER, 5136-SIESTA VILLAGE DENISTRY SIESTA VILLAGE PLAZA																

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 1,968,000	\$ 1,926,600
Extra Feature Value	\$ 35,200	\$ 35,200
Land Value - Market	\$ 3,342,600	\$ 3,843,900
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 5,345,800	\$ 5,805,700
Values pertaining to County Assessment		
Assessed Value	\$ 5,345,800	\$ 5,425,970
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 5,345,800	\$ 5,425,970

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2123.00	0000	82,707	CG/SKOD
Sub Name: NOT PART OF A SUBDIVISION				
Bldg Type: Shopping Center				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
20	03/17/2020	9,900	5 ton rtu no heat
19	10/21/2019	0	***LILLY
19	09/12/2019	7,380	5 TON 10 KW CHANGE

Property Description

ALL OF BLK 8 & PART OF BLK 5 & STREETS & ALLEYS
MIRA MAR BEACH EXTENSION VAC DESC AS FOLLOWS BEG
AT POINT ON N BDRY LINE OF MIRA MAR BEACH SUB SAID
Situs: 5120 OCEAN BLVD SARASOTA 34242

DAVIDSON EPES PARTNSP LLLP
6633 MIDNIGHT PASS RD
SARASOTA, FL 34242

2020

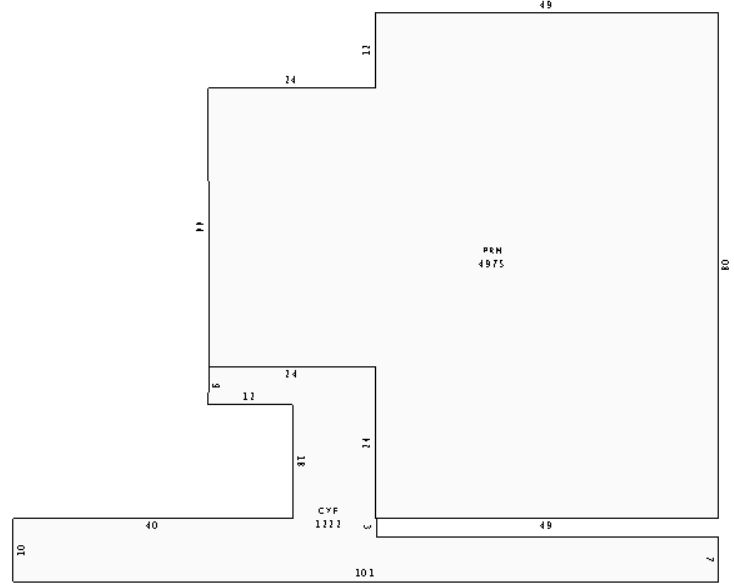
Parcel ID: 0080-16-0015

1120 Strip store-1 story/=>10,000 and

Building Characteristics			
Category	Type	%	Mult.
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
Exterior	CONC BLK	100	0.9700
Floors	VINYL OR	70	0.7000
Floors	WOOD -	30	0.3030
Wall Height	WH	100	1.0000
Size Index	SZ	100	0.9900
Quality Adj.	QA	100	1.0000

Total Adjustments 0.9345

SAR	Area	H	Rate	Cost New
PRM	4,975	X	117.09	582,523
CYF	1,222		23.38	28,570



Sketch by Agri Sketch v5.0.1a

Gross Area: 6,197 Net/Living Area: 4,975 Building: 2 of 4

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 1,968,000	\$ 1,926,600
Extra Feature Value	\$ 35,200	\$ 35,200
Land Value - Market	\$ 3,342,600	\$ 3,843,900
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 5,345,800	\$ 5,805,700
Values pertaining to County Assessment		
Assessed Value	\$ 5,345,800	\$ 5,425,970
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 5,345,800	\$ 5,425,970

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2123.00	0000	82,707	CG/SKOD

Sub Name: NOT PART OF A SUBDIVISION
Bldg Type: Shopping Center

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	14.00	0

Total Replacement Cost New:	611,093
Less Total Depr: 35.50%	216,938
Building Value:	394,155
Depreciation Adj. Adj.	
Average Condition	35.50%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2005177221	12/24/2004	\$100	WD	11	Corrective,	I	DAVIDSON, JOHN B
2	2004119237	06/16/2004	\$100	QC	11	Corrective,	I	DAVIDSON JOHN B,
3	535/589	01/01/1974		NA	NA	NOT APPLICABLE	I	

#	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			

Grade	Description	Nbhd Factor	Mkt Area Factor
E2	Commercial	1.7900	0

AYB	EYB	DT	% Good	Last Inspection
1966	1980	30	64.50%	03/03/2020 746

Parcel Notes
5124 - 5128 LOCAL SPACE 5124-DAVIDSON DRUGS, 5128- COMFORT SHOES

Property Description

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 MIRA MAR BEACH EXTENSION VAC DESC AS FOLLOWS BEG
 AT POINT ON N BDRY LINE OF MIRA MAR BEACH SUB SAID
 Situs: 5140 OCEAN BLVD SARASOTA 34242

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 6633 MIDNIGHT PASS RD
 SARASOTA, FL 34242

2020

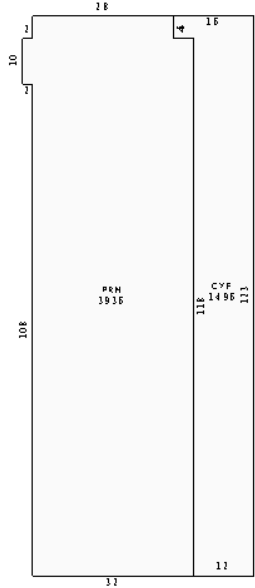
Parcel ID: 0080-16-0015

1120 Strip store-1 story/=>10,000 and

Building Characteristics			
Category	Type	%	Mult.
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
Exterior	CONC BLK	100	0.9700
Floors	CERAMIC	50	0.5050
Floors	CARPET,	50	0.5000
Wall Height	WH	100	1.0000
Size Index	SZ	100	1.0000
Quality Adj.	QA	100	1.0000

Total Adjustments 0.9458

SAR	Area	H	Rate	Cost New
PRM	3,936	X	118.51	466,455
CYF	1,496		23.69	35,440



Sketch by Apen Sketch v5 P1a"

Gross Area: 5,432

Net/Living Area: 3,936

Building: 3 of 4

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	14.00	0

Total Replacement Cost New:	501,889
Less Total Depr: 35.50%	178,171
Building Value:	323,718
Depreciation Adj. Adj.	
Average Condition	35.50%

Grade	Description	Nbhd Factor	Mkt Area Factor	
E2	Commercial	1.7900	0	
AYB	EYB	DT	% Good	Last Inspection
1969	1980	30	64.50%	03/03/2020 746

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2005177221	12/24/2004	\$100	WD	11	Corrective,	I	DAVIDSON, JOHN B
2	2004119237	06/16/2004	\$100	QC	11	Corrective,	I	DAVIDSON JOHN B,
3	535/589	01/01/1974		NA	NA	NOT APPLICABLE	I	

#	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															
5138 A -C - 5140 LOCAL SPACE- 5138-THE LOCAL BEAN, 5140-LOCAL CHILL, PNC ATM															

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 1,968,000	\$ 1,926,600
Extra Feature Value	\$ 35,200	\$ 35,200
Land Value - Market	\$ 3,342,600	\$ 3,843,900
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 5,345,800	\$ 5,805,700
Values pertaining to County Assessment		
Assessed Value	\$ 5,345,800	\$ 5,425,970
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 5,345,800	\$ 5,425,970

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2123.00	0000	82,707	CG/SKOD
Sub Name:	NOT PART OF A SUBDIVISION			
Bldg Type:	Shopping Center			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

Property Description
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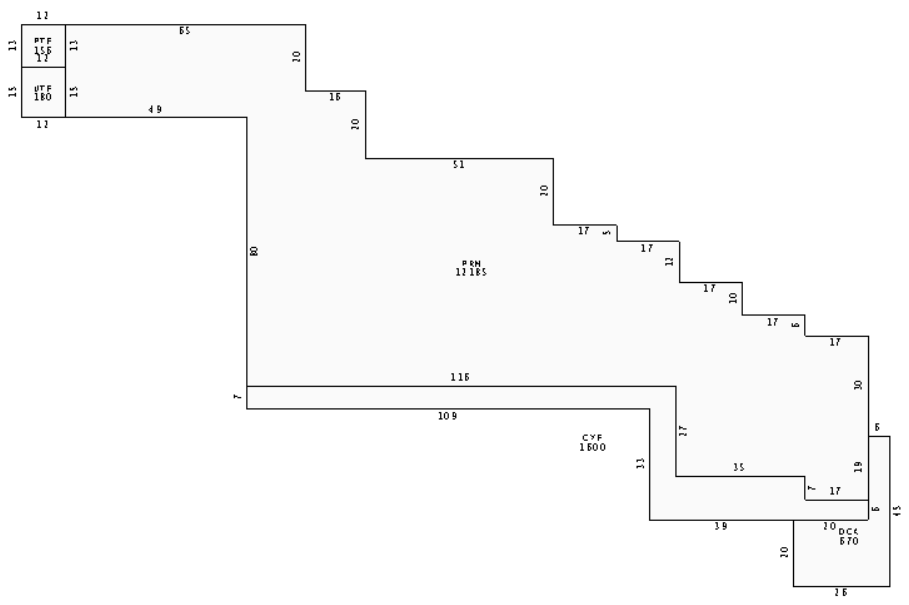
Parcel ID: 0080-16-0015

1120 Strip store-1 story/=>10,000 and

Building Characteristics			
Category	Type	%	Mult.
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
Exterior	CONC BLK	100	0.9700
Floors	CERAMIC	50	0.5050
Floors	WOOD -	50	0.5050
Wall Height	WH	100	1.0000
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.0000

Total Adjustments			0.9220
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SAR	Area	H	Rate	Cost New
PRM	12,185	X	115.53	1,407,733
CYF	1,600		23.11	36,976
DCK	670		34.66	23,222
UTF	180		23.11	4,160
PTF	156		11.85	1,849



Gross Area: 14,791 Net/Living Area: 12,185 Building: 4 of 4

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	14.00	0

Total Replacement Cost New:	1,473,932
Less Total Depr: 35.50%	523,246
Building Value:	950,686
Depreciation Adj. Adj.	
Average Condition	35.50%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2005177221	12/24/2004	\$100	WD	11	Corrective,	I	DAVIDSON, JOHN B
2	2004119237	06/16/2004	\$100	QC	11	Corrective,	I	DAVIDSON JOHN B,
3	535/589	01/01/1974		NA	NA	NOT APPLICABLE	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	DECK	Deck - Frame or	4	1	0	0	432.00	7.520	AVERAG	AV	1987	1987	45.219	1,469	
2	FENC	Fence, chain link 6	4	1	0	0	70.00	19.695	AVERAG	AV	1990	1990	50.194	692	

Grade	Description	Nbhd Factor	Mkt Area Factor
E2	Commercial	1.7900	0

#	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		

AYB	EYB	DT	% Good	Last Inspection
1973	1980	30	64.50%	03/03/2020 746

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 1,968,000	\$ 1,926,600
Extra Feature Value	\$ 35,200	\$ 35,200
Land Value - Market	\$ 3,342,600	\$ 3,843,900
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 5,345,800	\$ 5,805,700

Values pertaining to County Assessment		
Assessed Value	\$ 5,345,800	\$ 5,425,970
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 5,345,800	\$ 5,425,970

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2123.00	0000	82,707	CG/SKOD
Sub Name:	NOT PART OF A SUBDIVISION			
Bldg Type:	Shopping Center			

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description