Property Description
S 350 FT OF W 1/2 OF W 1/2 OF TRACT 9 BLK 4
SARASOTA VENICE CO SUB OF SEC 9

Situs: 3307 CLARK RD SARASOTA 34231

HARBOUR CASTLE INVEST CORP
76 CRAIG CRESCENT
GEORGETOWN, ON L7G 5K3

2019

Parcel ID: 0088-15-0001

1830 Office /multi story-=>2

SARASOTA COUNTY PROPERTY APPRAISER

PROPERTY RECORD CARD

Building Characteristics

Category	Type	%	Mult.
Roof Material	METAL,	100	1.0100
Fire/Sprinkle	SPRINKLERS	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Insulation	ROOF	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof	MANSARD	100	1.0000
Floors	CARPET,	75	0.7500
Exterior	STUCCO	70	0.7000
Exterior	WOOD	30	0.3030
Floors	CARPET,	25	0.2500
Wall Height	WH	100	0.9800
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.7000
Total Adjustments			1.6371

SAR	Area	H	Rate	Cost New
PRM	3,047	X	98.23	299,307
PRM	3,047	X	98.23	299,307
PRM	2,702	X	98.23	265,417
PRM	2,702	X	98.23	265,417
CPY	328		29.35	9,627
CPY	328		29.35	9,627
OPF	298		19.78	5,894
UTL	151		29.27	4,420
UTL	151		29.27	4,420
OPF	142		19.37	2,751
OPF	142		19.37	2,751

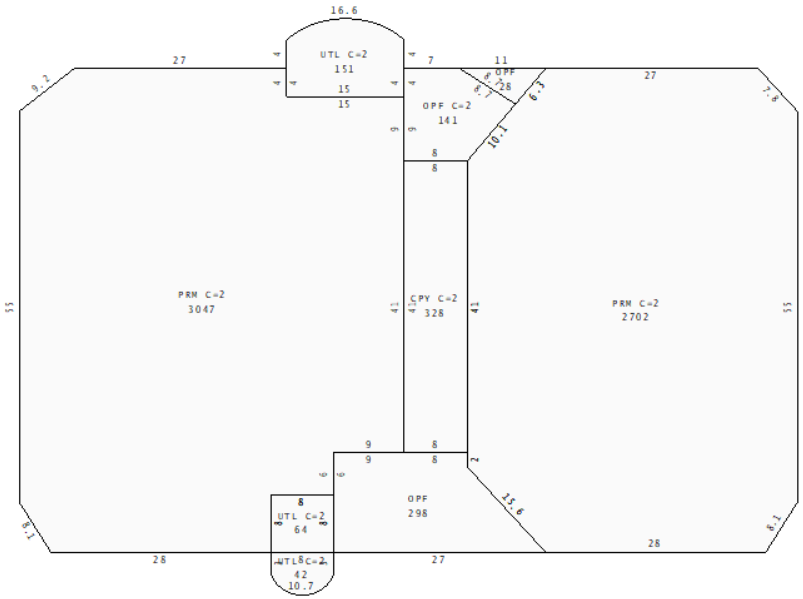
Category	Units	Cost New
Bathrooms	4.00	0
Extra Fixtures	8.00	0
Number of Stories	2.00	0
Wall Height	12.00	0

Total Replacement Cost New:		1,175,811
Less Total Depr:	27.00%	317,469
Building Value:		858,342

Depreciation Adj.	Adj.
Average Condition	27.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
B3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection	
1991	1993	30	73.00%	4/3/2018	708



Gross Area: 13,278 **Net/Living Area:** 11,498 **Building:** 1 of 1

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	1951/1050	6/1/1987	$260,000	NA	01	Sale qualified	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	CARP	Carport Detached	1	2	18	38	684.00	9.400	AVERAG	AV	1991	1993	113.693	7,310	
2	ELEV	Elevator - Commercial	1	1	0	0	2.00	72900.000	AVERAG	AV	1991	1993	73.000	106,434	
3	PARK	Parking Spaces	1	1	0	0	50.00	0.000	AVERAG		1991	1992	0.000	0	
4	PAVE	Asphalt paving	1	1	0	0	22,300.00	2.025	AVERAG	AV	1991	1999	75.000	33,868	
5	WALL	Concrete block wall	1	1	6	137	822.00	4.984	LOW	AV	1991	1999	75.009	3,073	

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Land Influences Code	Fact	Code	Fact	Code	Fact	Adj. Unit Price	Land Value
1	CLND	Commercial Land	18	46,160.00	S	13.00	1		I2	1.00					12.88	594,379
2	UW	Submerged Land	1830	4,240.00	S	0.03	1								0.03	127

Parcel Notes

SHERIDAN CTR

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	$ 858,300	$ 852,100
Extra Feature Value	$ 150,700	$ 149,100
Land Value - Market	$ 594,500	$ 594,500
Land Value - Ag	$ 0	$ 0
TOTAL JUST VALUE	**$ 1,603,500**	**$ 1,595,700**
Values pertaining to County Assessment		
Assessed Value	$ 1,603,500	$ 1,480,498
Exemption Codes	None	None
Exemption Amount	$ 0	$ 0
Taxable Value	$ 1,603,500	$ 1,480,498

PARCEL DATA

Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2154.90	0132	50,400	OPI/RSF3

Sub Name: SARASOTA-VENICE CO SUB 09-37-18
Bldg Type: Office Building

CONDOMINIUM INFORMATION

Floor #	Total Floors	Unit #	View

Permit Information

Number	Date	Cost	Description
18	5/30/2018	4,600	CHANGE OUT /
BUP2004-	4/21/2004	500	remodel fire
BUP2003-	2/24/2004	30,000	interior