

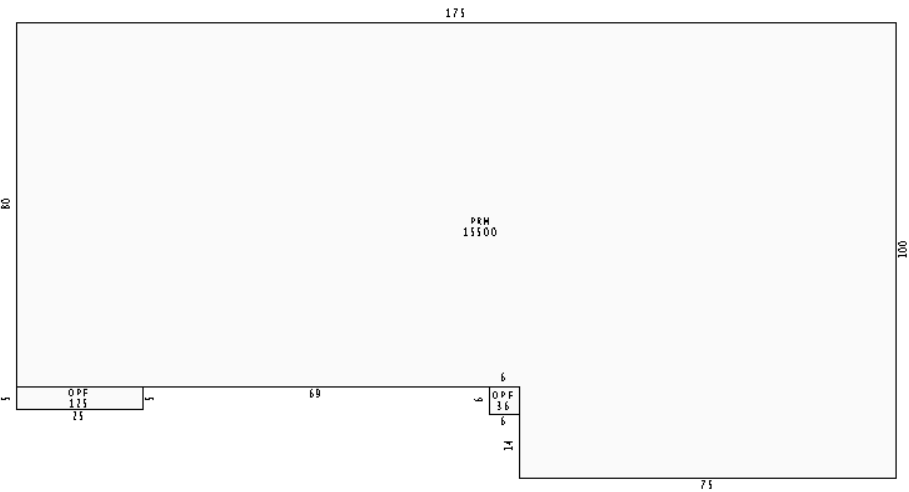
Situs: 5654 LAWTON DR SARASOTA 34233

4820 Warehouse and office

Building Characteristics			
Category	Type	%	Mult.
Frame	FIREPROOF	100	1.0700
Exterior	METAL	100	1.0100
Roof Material	METAL,	100	1.0100
Roof	HIP	100	1.0100
Insulation	ROOF	100	1.0000
Floors	CONCRETE,	82	0.8118
Interior Wall	NO	82	0.7954
Heat-Air	NO AIR	82	0.7954
Floors	VINYL OR	18	0.1800
Heat-Air	HEAT & AIR	18	0.1800
Interior Wall	PANEL OR	18	0.1782
Wall Height	WH	100	0.9800
Size Index	SZ	100	0.9200
Quality Adj.	QA	100	1.0400

Total Adjustments 0.9736

SAR	Area	H	Rate	Cost New
PRM	15,500	X	43.81	679,055
OPF	125		8.76	1,095
OPF	36		8.53	307



Gross Area: 15,661 Net/Living Area: 15,500 Building: 1 of 1

Category	Units	Cost New
Bathrooms	5.00	0
Extra Fixtures	13.00	0
Number of Stories	1.00	0
Wall Height	12.00	0

#	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	649.00	19.500	AVERAG	AV	1972	1972	39.998	5,062	
2	PARK	Parking Spaces	1	1	0	0	15.00	0.000	AVERAG		1972	1984	0.000	0	
3	PAVE	Asphalt paving	1	1	0	0	5,000.00	2.950	AVERAG	FR	1972	1972	34.000	5,015	
4	PAVE	Concrete paving	1	1	0	0	1,850.00	4.410	AVERAG	AV	1972	1972	39.995	3,263	
5	UTIL	Utility Building	1	1	0	0	60.00	14.760	AVERAG	AV	1972	1972	39.973	354	

<b>Total Replacement Cost New:</b>	680,457
<b>Less Total Depr:</b> 33.50%	227,953
<b>Building Value:</b>	452,504
<b>Depreciation Adj. Adj.</b>	
Average Condition	33.50%

Grade	Description	Nbhd Factor	Mkt Area Factor
E3	Commercial	1.0000	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2017083634	06/30/2017	\$575,000	WD	12	Deeds to or	I	CENTENNIAL BANK
2	2017047429	04/17/2017	\$100	WD	11	Corrective,	I	BONUS PROPERTIES INC
3	2013104018	07/26/2013	\$255,600	CT	18	Deeds -	I	KAMPMANN-WYAR
4	2001006920	01/12/2001	\$500,000	WD	01	Sale qualified	I	CHASE DAVID C & JEANNE N,

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor
1	CLND	Commercial Land	4820	30,640.00	SS	6.35	1	

Land Influences										Code	Fact	Code	Fact	Code	Fact	Adj. Unit Price	Land Value	
																	6.42	196,681

AYB	EYB	DT	% Good	Last Inspection
1972	1984	30	66.50%	05/08/2019 546

SARASOTA COUNTY PROPERTY APPRAISER  
PROPERTY RECORD CARD

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 452,500	\$ 435,600
Extra Feature Value	\$ 13,800	\$ 14,100
Land Value - Market	\$ 196,700	\$ 184,300
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 663,000</b>	<b>\$ 634,000</b>

Values pertaining to County Assessment		
Assessed Value	\$ 663,000	\$ 634,000
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 663,000	\$ 634,000

Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2456.00	1801	30,640	ILW

Sub Name: WIPKE INDUSTRIAL PARK  
Bldg Type: Light Industrial Warehouse

Floor #	Total Floors	Unit #	View

Number	Date	Cost	Description
19	03/11/2019	6,950	Unit for Unit,
13	12/06/2013	1,450	replace garage