

**Property Description**  
 BEG AT NE COR SEC 21-37-18 TH N 89-22-36 W 40 FT  
 FOR POB TH S 0- 10-07 E .62 FT TH S 0-21-15-E  
 51.65 FT TH SWLY 28.28 FT M/L TH SWLY 28.28 FT M/L  
 Situs: 6988 S BENEVA RD SARASOTA 34231

TROPIC ENTERPRISES INC  
 233 E BAY ST STE 1010  
 JACKSONVILLE, FL 32202-3457

**2020**

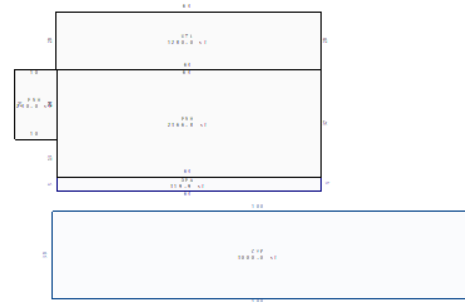
**Parcel ID: 0102-16-0001**

114X Store-1/story/convenience-with

Building Characteristics			
Category	Type	%	Mult.
Roof Material	ELASTOMERIC	100	1.0100
Floors	VINYL OR	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof	LOW PITCH	100	0.9800
Exterior	STUCCO	70	0.7000
Interior Wall	DRYWALL	50	0.5000
Interior Wall	PANEL OR	50	0.4950
Exterior	WOOD	30	0.3030
Wall Height	WH	100	0.9800
Size Index	SZ	100	1.0200
Quality Adj.	QA	100	1.4000

Total Adjustments 1.3824

SAR	Area	H	Rate	Cost New
CYF	3,000		22.39	67,170
PRM	2,367	X	111.97	265,033
UTL	1,280		33.59	42,995
OPA	320		27.99	8,957
PRM	240	X	111.97	26,873



Gross Area: 7,207 Net/Living Area: 2,607 Building: 1 of 2

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	5.00	0
Pumping Station - Fuel	8.00	0
Number of Stories	1.00	0
Wall Height	12.00	0

<b>Total Replacement Cost New:</b>	411,042
<b>Less Total Depr:</b> 30.50%	125,368
<b>Building Value:</b>	285,674
<b>Depreciation Adj. Adj.</b>	
Average Condition	30.50%

Grade	Description	Nbhd Factor	Mkt Area Factor
C3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1975	1990	30	69.50%	2/17/2018 708

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	1078/1926	5/1/1975		NA	01	Sale qualified	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PAVE	Asphalt paving	1	1	0	0	55,000.00	1.850	AVERAG	AV	1975	1990	62.500	63,594	
2	CISL	Concrete Island	1	1	0	0	5,400.00	11.440	AVERAG	AV	1975	1990	62.500	38,610	

#	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	CLND	Commercial Land	1140	8.00	U	75,000.00	1		LC	1.20	ZA	1.05			94,500.00	756,000
2	CLND	Commercial Land	11	50,000.00	SX	7.00	1		LC	1.25					8.40	420,000

Parcel Notes					
SUNOCO & CONV STORE - 8 FUELING STATIONS					

**SARASOTA COUNTY PROPERTY APPRAISER**  
**PROPERTY RECORD CARD**

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 977,600	\$ 954,500
Extra Feature Value	\$ 102,200	\$ 122,600
Land Value - Market	\$ 1,176,000	\$ 1,170,000
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 2,255,800</b>	<b>\$ 2,247,100</b>

Values pertaining to County Assessment		
Assessed Value	\$ 2,255,800	\$ 2,247,100
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 2,255,800	\$ 2,247,100

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2201.00	0000	89,733	CN

Sub Name: NOT PART OF A SUBDIVISION  
 Bldg Type: Convenience Store

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description
20	5/18/2020	6,586	
20	4/17/2020	4,000	***INTERNET
19	3/4/2019	0	***ZILDJIAN

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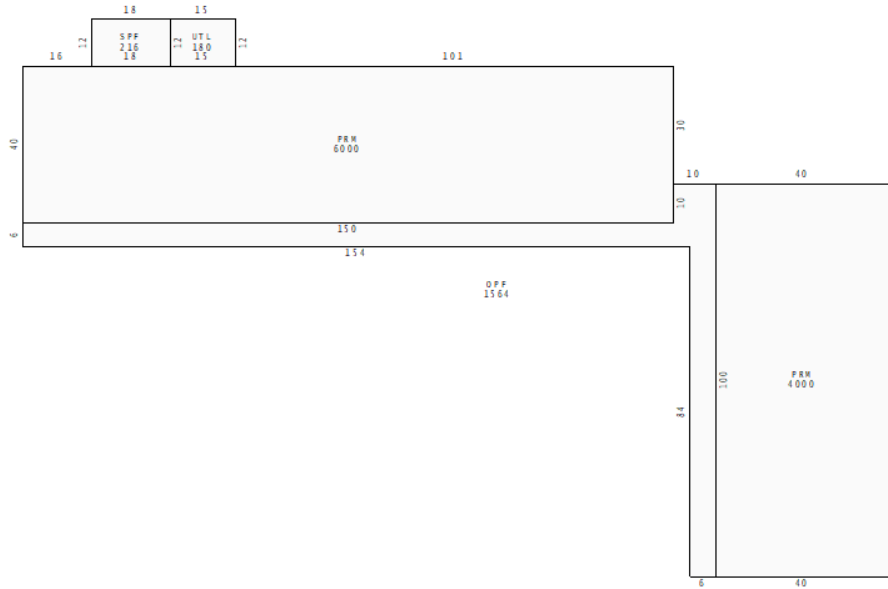
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Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof	LOW PITCH	100	0.9800
Floors	CARPET,	75	0.7500
Exterior	BRICK	50	0.5200
Exterior	STUCCO	50	0.5000
Floors	CONCRETE,	25	0.2475
Wall Height	WH	100	1.0000
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.4000

Total Adjustments 1.3676

SAR	Area	H	Rate	Cost New
PRM	6,000	X	95.73	574,380
PRM	4,000	X	95.73	382,920
OPF	1,564		19.16	29,966
SPF	216		14.18	3,063
UTL	180		28.72	5,170



Sketch by Apex Sketch v5 P1w™

Gross Area: 11,960

Net/Living Area: 10,000

Building: 2 of 2

Category	Units	Cost New
Bathrooms	10.00	0
Extra Fixtures	16.00	0
Number of Stories	1.00	0
Wall Height	14.00	0

<b>Total Replacement Cost New:</b>	995,495
<b>Less Total Depr:</b> 30.50%	303,626
<b>Building Value:</b>	691,869
<b>Depreciation Adj. Adj.</b>	
Average Condition	30.50%

Grade	Description	Nbhd Factor	Mkt Area Factor
C3	Commercial	1.0000	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	1078/1926	5/1/1975		NA	01	Sale qualified	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	
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PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2201.00	0000	89,733	CN
<b>Sub Name:</b>	NOT PART OF A SUBDIVISION			
<b>Bldg Type:</b>	Shopping Center			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

Parcel Notes															
6968- COMPUTER REPAIR 6970-D BROOKLYN BAGELS AND DELI 6972/6974-BENEVA WEDDINGS 6976/78/82-BENEVA FLOWERS															