

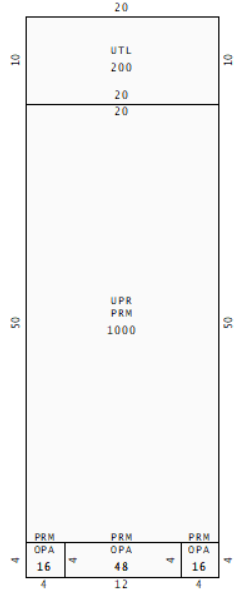
Situs: 6556 SUPERIOR AVE SARASOTA 34231

164X Community multi story strip store

Building Characteristics			
Category	Type	%	Mult.
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	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Floors	CONCRETE,	67	0.6633
Floors	CARPET,	33	0.3300
Wall Height	WH	100	0.9600
Size Index	SZ	100	1.0300
Quality Adj.	QA	100	1.1000

Total Adjustments 1.0482

SAR	Area	H	Rate	Cost New
UPR	1,000	X	60.38	60,380
PRM	1,000	X	75.47	75,470
UTL	200		22.64	4,528
OPA	48		18.88	906
PRM	48	X	75.48	3,623
OPA	16		18.88	302
OPA	16		18.88	302
PRM	16	X	75.50	1,208
PRM	16	X	75.50	1,208



Sketch by Apex Sketch v5 Pro™

Gross Area: 2,360

Net/Living Area: 2,080

Building: 1 of 1

Category	Units	Cost New
Bathrooms	3.00	0
Extra Fixtures	5.00	0
Number of Stories	2.00	0
Wall Height	10.00	0

Total Replacement Cost New:	147,923
Less Total Depr: 37.00%	54,732
Building Value:	93,191
Depreciation Adj. Adj.	
Average Condition	30.00%
Partially completed shell	10.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
D1	Commercial	1.0000	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2018134828	9/7/2018	\$100	QC	11	Corrective,	I	SUPERIOR LAND HOLDINGS
2	2006077512	4/25/2006	\$100	WD	11	Corrective,	I	COHEN DAVID R
3	2004195762	10/8/2004	\$100	QC	11	Corrective,	I	COHEN, BRUCE L
4	2632/2829	4/14/1994	\$100	QC	11	Corrective,	I	COHEN BRUCE 1/2 INT

#	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	40.00	19.695	AVERAG	AV	1980	1980	39.985	315	
2	PAVE	Asphalt paving	1	1	0	0	1,120.00	3.625	AVERAG	AV	1980	1980	51.256	2,081	
3	PAVE	Concrete paving	1	1	20	6	120.00	6.525	AVERAG	AV	1980	1980	51.213	401	

#	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	11	2,200.00	S	25.00	1		I2	1.00						33.52	73,750

AYB	EYB	DT	% Good	Last Inspection
1975	1990	30	63.00%	5/29/2014 674

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 93,200	\$ 93,200
Extra Feature Value	\$ 2,800	\$ 2,300
Land Value - Market	\$ 73,800	\$ 73,800
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 169,800	\$ 169,300
Values pertaining to County Assessment		
Assessed Value	\$ 169,800	\$ 161,656
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 169,800	\$ 161,656

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2155.00	1600	2,200	CG

Sub Name:	GULF GATE UNIT 02
Bldg Type:	Retail Store

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description
16	5/20/2016	2,480	Remove and replace
07	11/28/2007	2,000	STORAGE SHED 10 X20

Parcel Notes																
1ST FORMS IN SCULPTURE 2ND FLOOR IS 3RM 1/1 APT LUC CHG 467 12/05 ASSOC. PARCEL 0104-01-0072. FIRST FLOOR WORKSHOP (UNFINISHED) FOR RETAIL STORE NEXT DOOR (PARTIAL)																