

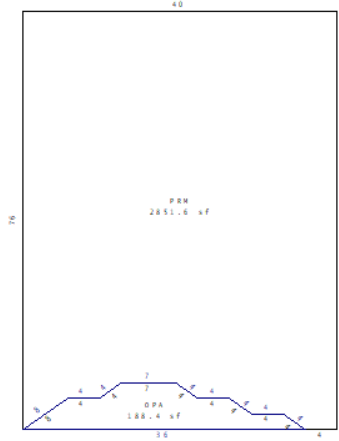
Situs: 2190 GULF GATE DR SARASOTA 34231

1920 Medical profess/1 story-multi

Building Characteristics			
Category	Type	%	Mult.
Roof Material	ELASTOMERIC	100	1.0100
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	LOW PITCH	100	0.9800
Floors	CERAMIC	70	0.7070
Floors	CARPET,	30	0.3000
Wall Height	WH	100	0.9600
Size Index	SZ	100	1.0100
Quality Adj.	QA	100	1.7000

Total Adjustments 1.6429

SAR	Area	H	Rate	Cost New
PRM	2,852	X	98.57	281,122
OPA	188		24.64	4,632



Gross Area: 3,040 Net/Living Area: 2,852 Building: 1 of 1

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 214,300	\$ 185,000
Extra Feature Value	\$ 10,100	\$ 10,200
Land Value - Market	\$ 185,000	\$ 185,000
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 409,400	\$ 380,200
Values pertaining to County Assessment		
Assessed Value	\$ 409,400	\$ 380,200
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 409,400	\$ 380,200

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2155.00	1556	7,200	CG
Sub Name: GULF GATE UNIT 01				
Bldg Type: Office Building				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Bathrooms	4.00	0
Extra Fixtures	14.00	0
Number of Stories	1.00	0
Wall Height	10.00	0

Total Replacement Cost New:	285,755
Less Total Depr: 25.00%	71,439
Building Value:	214,316
Depreciation Adj.	Adj.
Average Condition	25.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2013140073	10/9/2013	\$100	WD	11	Corrective,	I	MOSHIRFAR GOLANDAM
2	2013140072	10/8/2013	\$100	WD	11	Corrective,	I	MOSHIRFAR GOLANDAM
3	2003066938	2/14/2003	\$100	QC	11	Corrective,	I	MOSHIRFAR, MATTHEW
4	2000024252	1/22/2000	\$100	QC	11	Corrective,	I	MOSHIRFAR RAHMATOLLAH,

Permit Information			
Number	Date	Cost	Description
19	9/11/2019	0	***AEGEAN SEA
16	7/19/2016	800	
15	9/29/2015	474	FACE CHANGE FOR

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PAVE	Asphalt paving	1	1	0	0	3,100.00	3.625	AVERAG	AV	1975	1999	73.753	8,288	
2	PAVE	Concrete paving	1	1	0	0	200.00	6.525	AVERAG	AV	1975	1999	73.716	962	
3	WALL	Concrete block wall	1	1	40	4	160.00	6.888	LOW	AV	1975	1999	73.770	813	
4	PARK	Parking Spaces	1	1	0	0	12.00	0.000	AVERAG	AV	1962	1963	0.000	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			
1	CLND	Commercial Land	11	7,200.00	S	25.00	1		I2	1.00						25.70	185,004

Grade	Description	Nbhd Factor	Mkt Area Factor	
B3	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1975	1995	30	75.00%	8/6/2019 746

Parcel Notes	
GULF GATE MEDICAL BLDG 2190-PODIATRY - DR. MOSHIRFAR 2196-MASSAGE	