

Property Description
 FROM CONCRETE MONUMENT AT W COR OF BLK B RUN N
 51-05 E 250 FT TH S 38-50 E 100 FT TH S 51-05 W
 250 FT TO AN IP ON ELY LINE 50 FT ROW OF RD TO
 Situs: 6519 MIDNIGHT PASS RD SARASOTA 34242

CCSK LAND HOLDINGS LLC
 4054 SAWYER RD
 SARASOTA, FL 34233

2020

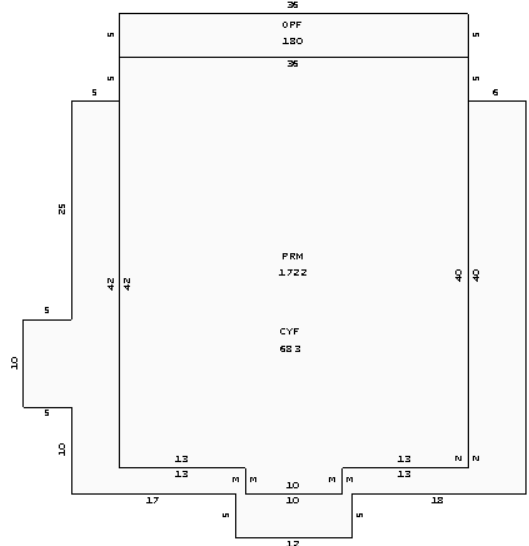
Parcel ID: 0108-09-0011

3300 Nightclubs/cocktail lounges/bars

Building Characteristics			
Category	Type	%	Mult.
Exterior	WOOD	100	1.0100
Floors	WOOD -	100	1.0100
Heat-Air	WALL A/C	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Frame	WOOD	100	0.9800
Roof	FLAT	100	0.9800
Interior Wall	DRYWALL	50	0.5000
Interior Wall	PANEL OR	50	0.4950
Wall Height	WH	100	0.9600
Size Index	SZ	100	1.0500
Quality Adj.	QA	100	1.1500

Total Adjustments 1.1187

SAR	Area	H	Rate	Cost New
PRM	1,722	X	164.20	282,752
CYF	683		32.94	22,498
OPF	180		32.84	5,911



Sketch by Agen. Sketch vs Plat

Gross Area: 2,585

Net/Living Area: 1,722

Building: 1 of 1

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 170,600	\$ 171,900
Extra Feature Value	\$ 19,800	\$ 19,800
Land Value - Market	\$ 1,085,700	\$ 1,085,700
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 1,276,100	\$ 1,277,400
Values pertaining to County Assessment		
Assessed Value	\$ 1,276,100	\$ 908,380
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 1,276,100	\$ 908,380

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2123.00	0762	25,000	CG/SKOD
Sub Name: STICKNEY POINT SUB				
Bldg Type: Bar				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Seats - Restaurant	119.0	0
Bathrooms	2.00	0
Extra Fixtures	8.00	0
Number of Stories	1.00	0
Wall Height	10.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2019001205	01/04/2019	\$3,400,000	WD	35	Deeds including	I	CRESCENT CLUB LLC
2	2013089479	06/14/2013		QC	11	Corrective,	I	CRESCENT CLUB INC
3	2968/1458	05/01/1997	\$300,000	WD	X3	Pre-2009	I	RAYSON COMPANY
4	2223/799	06/29/1990	\$300,000	WD	01	Sale qualified	I	WALKER CHARLES P

#	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	60.00	19.695	AVERAG	AV	2007	2007	78.446	927	
2	PARK	Parking Spaces	1	1	0	0	36.00	0.000	AVERAG		1949	1990	0.000	0	
3	PAVE	Asphalt paving	1	1	0	0	20,000.00	2.050	AVERAG	GD	1969	1969	46.000	18,860	

Grade	Description	Nbhd Factor	Mkt Area Factor	
D2	Commercial	1.7900	0	
AYB	EYB	DT	% Good	Last Inspection
1949	1980	30	54.82%	04/25/2019 673

#	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	20,200.00	SS	57.50	1									53.75	1,085,653
2	UW	Submerged Land		0.11	A	300.00	1									300.00	33

Parcel Notes	
CRESCENT CLUB	