

**Property Description**

LOT 23 AND PART OF LOT 22 AS FOLLOWS BEGIN AT MOST NLY COR LOT 23 TH SWLY ALONG NWLY LINE OF LOTS 23, 22, 175 FT TH ANGLE OF 90 DEG. TO LEFT RUN SELY Situs: 6717 SARASEA CIR SARASOTA 34242

TROPICAL SHORES BEACH RESORT LLC  
6717 SARASEA CIR  
SARASOTA, FL 34242-2520

**2020**

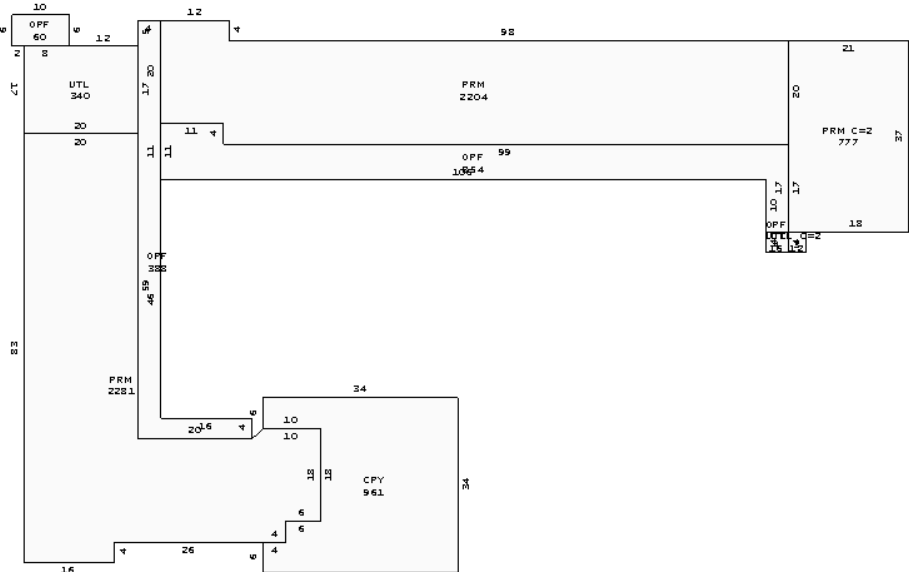
**Parcel ID: 0108-15-0015**

3910 Hotels/motels/lodging (1-40 units)

Building Characteristics			
Category	Type	%	Mult.
Positive	POS OBS -	100	1.9000
Roof Material	CONCTILE	100	1.0300
Exterior	VINYL	100	1.0100
Interior Wall	PLASTER	100	1.0100
Roof	HIP	100	1.0100
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Floors	CARPET,	90	0.9000
Floors	CERAMIC	10	0.1010
Wall Height	WH	100	0.9500
Size Index	SZ	100	0.9800
Quality Adj.	QA	100	1.1500

Total Adjustments 2.1609

SAR	Area	H	Rate	Cost New
PRM	2,281	X	166.39	379,536
PRM	2,204	X	166.39	366,724
CPY	961		49.86	47,915
OPF	854		33.32	28,455
PRM	777	X	166.39	129,285
PRM	777	X	166.39	129,285
OPF	388		33.45	12,979
UTL	340		49.92	16,973
OPF	60		33.28	1,997
OPF	16		31.19	499
UTL	16		52.00	832



Sketch by Agan Sketch v5 P16  
Gross Area: 8,698 Net/Living Area: 6,039 Building: 1 of 1

Category	Units	Cost New
Bathrooms	15.00	0
Extra Fixtures	60.00	0
Living Units	15.00	0
Number of Stories	1.00	0
Wall Height	9.00	0

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	FENC	Fence, chain link 4	1	1	0	0	150.00	10.100	AVERAG	AV	1996	1996	60.132	911	
2	PARK	Parking Spaces	1	1	0	0	20.00	0.000	AVERAG		1953	1990	0.000	0	
3	PAVE	Asphalt paving	1	1	0	0	7,800.00	2.525	AVERAG	AV	2000	2000	74.999	14,771	
4	POOL	Swimming Pool	1	1	30	14	420.00	64.200	AVERAG	AV	1996	1996	70.001	18,875	

<b>Total Replacement Cost New:</b>	1,115,813
<b>Less Total Depr:</b> 30.50%	340,323
<b>Building Value:</b>	775,490
<b>Depreciation Adj. Adj.</b>	
Average Condition	30.50%

Grade	Description	Nbhd Factor	Mkt Area Factor
D2	Commercial	1.0000	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	1999137958	10/12/1999	\$4,739,000	WD	X2	Pre-2009	I	GOLDEN KEY INVESTMENTS
2	2103/1185	03/01/1989	\$1,500,000	WD	X2	Pre-2009	I	KERSTAN MANFRED & RENATA
3	1176/2200	06/01/1977	\$229,500		01	Sale qualified	I	

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Code	Fact	Code	Fact	Code	Fact	Adj. Unit Price	Land Value
1	MLND	Main Land	NA	24,500.00	SN	95.00	1		CF	0.90					71.03	1,740,150

Parcel Notes																
TROPICAL SHORES ASSOCIATED # 108-15-13,14,15 HIBISCUS GARDEN LICD FOR 15 UNITS																
NON CONFORMING																
AYB	EYB	DT	% Good	Last Inspection												
1953	1990	30	69.50%	02/26/2020	746											

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 775,500	\$ 644,600
Extra Feature Value	\$ 34,600	\$ 34,400
Land Value - Market	\$ 1,740,200	\$ 1,243,800
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 2,550,300</b>	<b>\$ 1,922,800</b>
Values pertaining to County Assessment		
Assessed Value	\$ 2,115,080	\$ 1,922,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 2,115,080	\$ 1,922,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	6214.00	0971	24,500	RMF3/SKOD
<b>Sub Name:</b>	SARASOTA BY THE SEA			
<b>Bldg Type:</b>	Motel			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
20	06/22/2020	4,629	***INTERNET
19	12/17/2019	7,000	REPLACE EXISTING
18	10/15/2018	24,000	Replace Stairs