

**Property Description**  
 COM NE COR OF SEC 21-37-18, TH W 40 FT TO WLY R/W  
 OF BENEVA RD TH SELY 0.62 FT TH S-00-21-15-E  
 551.65 FT TH N-89-38-34-W 270.72 FT FOR POB TH  
 Situs: 7131 CURTISS AVE SARASOTA 34231

7131 CURTISS LLC  
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 SARASOTA, FL 34231

2020

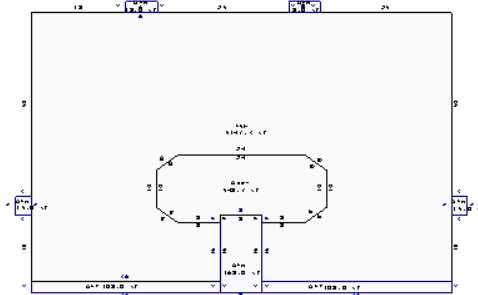
Parcel ID: 0111-01-0032

1720 Office - 1 story/multi tenant

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	CARPET	75	0.7500
Floors	CERAMIC	25	0.2525
Wall Height	WH	100	0.9600
Size Index	SZ	100	0.9900
Quality Adj.	QA	100	1.7000

Total Adjustments 1.6032

SAR	Area	H	Rate	Cost New
PRM	5,147	X	96.19	495,090
CPF	549		14.37	7,889
OPA	168		24.05	4,040
OPF	108		19.59	2,116
OPF	108		19.59	2,116
OPA	18		26.72	481
OPA	18		26.72	481
OPA	15		25.67	385
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Gross Area: 6,146 Net/Living Area: 5,147 Building: 1 of 1

Category	Units	Cost New
Bathrooms	3.00	0
Extra Fixtures	12.00	0
Number of Stories	1.00	0
Wall Height	10.00	0

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1	0	0	29.00	0.000	AVERAG	AV	1978	1979	0.000	0	
2	PATI	Patio - concrete or	1	1	0	0	380.00	4.700	AVERAG	AV	1978	1990	62.486	1,116	
3	PAVE	Asphalt paving	1	1	0	0	11,000.00	2.300	AVERAG	AV	1978	2000	75.000	18,975	

<b>Total Replacement Cost New:</b>		512,982
<b>Less Total Depr:</b>	30.50%	156,460
<b>Building Value:</b>		356,522
<b>Depreciation Adj.</b>	<b>Adj.</b>	
Average Condition		30.50%

Grade	Description	Nbhd Factor	Mkt Area Factor	
B3	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1978	1990	30	69.50%	04/14/2020 708

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2006225060	12/22/2006	\$700,000	WD	X3	Pre-2009	I	ALLEN CO-TTEE, ORVILLE L
2	2004196147	10/07/2004	\$100	WD	11	Corrective,	I	ALLEN, ORVILLE L
3	1774/1926	04/01/1985	\$325,000	NA	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	CLND	Commercial Land	17	22,747.00	SS	10.00	1		I2	1.00					11.22	255,176

Parcel Notes																
ALLEN REAL ESTATE SERVICES, ACCOUNTING SOLUTIONS, TIMM AND TIMM, CPA, WELLNESS CENTER																

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 356,500	\$ 335,500
Extra Feature Value	\$ 20,100	\$ 19,600
Land Value - Market	\$ 255,200	\$ 255,200
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 631,800</b>	<b>\$ 610,300</b>
Values pertaining to County Assessment		
Assessed Value	\$ 627,455	\$ 570,414
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 627,455	\$ 570,414

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2147.90	0000	22,747	OPI
<b>Sub Name:</b>	NOT PART OF A SUBDIVISION			
<b>Bldg Type:</b>	Office Building			

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description
1309	07/03/2013 11/03/2009	39,085 550	TEAR OFF EXISTING installed new