

**Property Description**  
 BEG AT NE COR OF NW 1/4 OF SE 1/4 OF NW 1/4 OF SEC  
 21-37-18 TH S 01-15-30 W 75 FT TH N 89-08-30 W  
 1925 FT TO ELY R/W LINE OF TAMIAMI TRL TH S  
 Situs: 7261 S TAMIAMI TRL SARASOTA 34231

7253 SOUTH TRAIL LLC  
 919 NORSTOTA WAY  
 SARASOTA, FL 34242-1037

**2020**

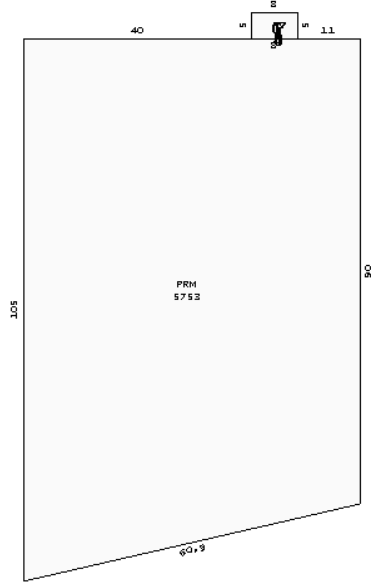
**Parcel ID: 0111-12-0041**

112X Strip store-1 story/=>10,000 and

Building Characteristics			
Category	Type	%	Mult.
Exterior	STUCCO	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Frame	WOOD	100	0.9800
Roof	LOW PITCH	100	0.9800
Floors	CARPET,	80	0.8000
Interior Wall	NO	60	0.5820
Interior Wall	PLASTER	40	0.4040
Floors	CERAMIC	20	0.2020
Wall Height	WH	100	0.9600
Size Index	SZ	100	0.9900
Quality Adj.	QA	100	1.0000

Total Adjustments 0.8928

SAR	Area	H	Rate	Cost New
PRM	5,752	X	62.50	359,500
CYF	40		12.50	500



Sketch by Agan, Sketch vs Plat

Gross Area: 5,792

Net/Living Area: 5,752

Building: 1 of 2

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	10.00	0

<b>Total Replacement Cost New:</b>	360,000
<b>Less Total Depr:</b> 20.00%	72,000
<b>Building Value:</b>	288,000
<b>Depreciation Adj.</b>	Adj.
Average Condition	20.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2012066183	05/22/2012	\$386,100	WD	30	Transactions	I	ASSELSTINE, ALLAN
2	2792/1381	11/07/1995	\$700,000	WD	01	Sale qualified	I	HANSHAW TED H
3	2648/3011	06/23/1994	\$100	WD	11	Corrective,	I	IZZO BRUNO C TTEE
4	2261/1630	12/01/1990	\$100	WD	11	Corrective,	I	CLAUDIOS INC

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1	0	0	40.00	0.000	AVERAG		1964	1985	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	28,704.00	S	20.00	1		I2	1.00					21.66	621,671

Grade	Description	Nbhd Factor	Mkt Area Factor
E2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1964	2000	30	80.00%	06/25/2020 673

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 595,100	\$ 589,600
Extra Feature Value	\$ 17,700	\$ 17,800
Land Value - Market	\$ 621,700	\$ 621,700
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 1,234,500</b>	<b>\$ 1,229,100</b>
Values pertaining to County Assessment		
Assessed Value	\$ 1,234,500	\$ 1,229,100
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 1,234,500	\$ 1,229,100

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2153.90	0000	28,704	CG
<b>Sub Name:</b>	NOT PART OF A SUBDIVISION			
<b>Bldg Type:</b>	Shopping Center			

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description
17	08/24/2017	2,100	NEW WALL SIGN.
16	12/12/2016	325	Cut vinyl on
16	12/04/2016	2,000	install LED

**Property Description**  
 BEG AT NE COR OF NW 1/4 OF SE 1/4 OF NW 1/4 OF SEC  
 21-37-18 TH S 01-15-30 W 75 FT TH N 89-08-30 W  
 1925 FT TO ELY R/W LINE OF TAMIAMI TRL TH S  
 Situs: 7253 S TAMIAMI TRL SARASOTA 34231

7253 SOUTH TRAIL LLC  
 919 NORSTOTA WAY  
 SARASOTA, FL 34242-1037

2020

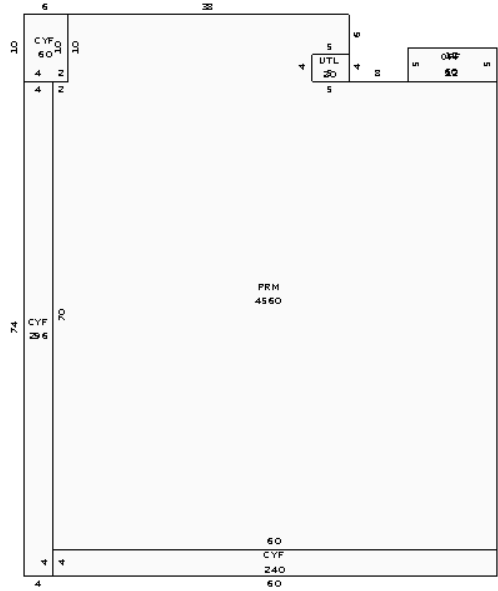
Parcel ID: 0111-12-0041

112X Strip store-1 story/=>10,000 and

Building Characteristics			
Category	Type	%	Mult.
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Floors	CARPET,	67	0.6700
Interior Wall	DRYWALL	50	0.5000
Interior Wall	PANEL OR	50	0.4950
Floors	CERAMIC	33	0.3333
Wall Height	WH	100	0.9600
Size Index	SZ	100	0.9900
Quality Adj.	QA	100	1.0000

Total Adjustments 0.9205

SAR	Area	H	Rate	Cost New
PRM	4,560	X	97.57	444,919
CYF	296		19.45	5,757
CYF	240		19.51	4,682
CYF	60		19.52	1,171
OPF	60		19.52	1,171
UTL	20		29.25	585



Sketch by Agan, Sketch v5 P16

Gross Area: 5,236

Net/Living Area: 4,560

Building: 2 of 2

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	10.00	0

<b>Total Replacement Cost New:</b>	458,286
<b>Less Total Depr:</b> 33.00%	151,234
<b>Building Value:</b>	307,052
<b>Depreciation Adj. Adj.</b>	
Average Condition	33.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2012066183	05/22/2012	\$386,100	WD	30	Transactions	I	ASSELSTINE, ALLAN
2	2792/1381	11/07/1995	\$700,000	WD	01	Sale qualified	I	HANSHAW TED H
3	2648/3011	06/23/1994	\$100	WD	11	Corrective,	I	IZZO BRUNO C TTEE
4	2261/1630	12/01/1990	\$100	WD	11	Corrective,	I	CLAUDIOS INC

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	FENC	Fence, chain link 6	2	1	0	0	125.00	19.695	AVERAG	AV	1985	1985	41.919	1,032	
2	PAVE	Asphalt paving	2	1	0	0	17,309.00	2.100	AVERAG	GD	1964	1964	45.999	16,720	

#	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			

Grade	Description	Nbhd Factor	Mkt Area Factor
E2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1964	1985	30	67.00%	06/25/2020 673

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 595,100	\$ 589,600
Extra Feature Value	\$ 17,700	\$ 17,800
Land Value - Market	\$ 621,700	\$ 621,700
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 1,234,500</b>	<b>\$ 1,229,100</b>
Values pertaining to County Assessment		
Assessed Value	\$ 1,234,500	\$ 1,229,100
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 1,234,500	\$ 1,229,100

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2153.90	0000	28,704	CG
<b>Sub Name:</b>	NOT PART OF A SUBDIVISION			
<b>Bldg Type:</b>	Restaurant			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description