

Situs: 7315 CASS CIR SARASOTA 34231

0100 Single Family Detached

Building Characteristics			
Category	Type	%	Mult.
Roof	HIP ROOF	100	1.0100
GulfBay	MAINLAND	100	1.0000
Foundation	CONC. SLAB	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof Material	ASPHALT OR	100	1.0000
Exterior	CONC BLK	100	0.9750
Floors	CARPET,	50	0.5000
Floors	TERRAZZO	50	0.5000
Arch Style	OLD	100	0.0000
Wall Height	WH	100	1.0000
Size Index	SZ	100	1.0760
Quality Adj.	QA	100	0.9400

Total Adjustments 0.9960

SAR	Area	H	Rate	Cost New
MLA	1,244	X	76.68	95,390
AGA	294		26.86	7,897
OPA	190		19.37	3,680
UTL	20		30.65	613



Sketch by Agas Sketch v5 Plot

Gross Area: 1,748 Net/Living Area: 1,244 Building: 1 of 1

Category	Units	Cost New
Bathrooms	2.00	5,000
Bedrooms	2.00	0
Living Units	1.00	0
Rooms	6.00	0
Number of Stories	1.00	0
Half Baths	0.00	0
Kitchens	1.00	0
Wall Height	8.00	0
Extra Fixtures	0.00	0

Total Replacement Cost New:	112,014
Less Total Depr: 38.00%	42,565
Building Value:	69,449
Depreciation Adj. Adj.	
Average Condition	38.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
25	Res Below	0.8900	0

FENCED YARD

AYB	EYB	DT	% Good	Last Inspection
1964	1985	10	62.00%	05/22/2020 753

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	1999058573	04/26/1999	\$99,500	WD	01	Sale qualified	I	DROVON EDGAR W & KALLIE
2	1906/113	12/01/1986	\$65,000	NA	01	Sale qualified	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	CAGE	Screened Enclosure	1	1	0	0	558.00	11.907	FAIR	AV	1972	1972	40.005	2,658	
2	PATI	Patio - concrete or	1	1	0	0	358.00	4.700	AVERAG	AV	1972	1972	39.998	673	
3	POOL	Swimming Pool	1	1	0	0	200.00	76.200	AVERAG	AV	1972	1972	40.000	6,096	

#	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	MLND	Main Land	NA	12,200.00	S	8.45	1		CF	0.90						6.58	80,266

SARASOTA COUNTY PROPERTY APPRAISER
PROPERTY RECORD CARD

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 69,400	\$ 73,900
Extra Feature Value	\$ 9,500	\$ 9,900
Land Value - Market	\$ 80,300	\$ 75,000
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 159,200	\$ 158,800

Values pertaining to County Assessment		
Assessed Value	\$ 159,200	\$ 158,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 159,200	\$ 158,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
605	6566.00	1626	12,200	RSF3

Sub Name:	SIESTA HEIGHTS MANOR
Bldg Type:	Single Family Detached

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description
17 BUP2004-	07/12/2017 02/17/2004	1,303 5,280	Residential Garage 22 squares, built

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