

Property Description

LOT 45 LESS BEG SE COR OF LOT 45 TH NELY 15.4 FT
 TH SWLY 44.7 FT TO S LINE OF LOT 45 TH E 47.45 FT
 TO POB PLUS BEG NW COR LOT 47 TH SELY 15.4 FT TH
 Situs: 9195 MIDNIGHT PASS RD SARASOTA 34242

SENG CYNTHIA J (TTEE)
 9195 MIDNIGHT PASS RD
 SARASOTA, FL 34242-2919

2019

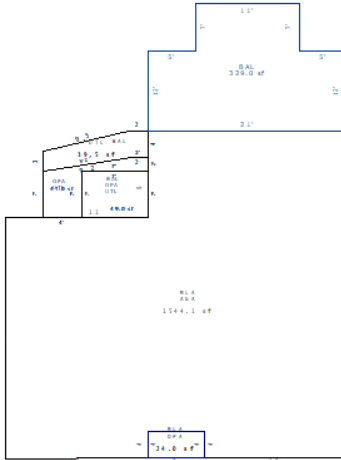
Parcel ID: 0131-12-0006

0820 2-Family Dwelling

Building Characteristics			
Category	Type	%	Mult.
GulfBay	BAY /KEY	100	1.1800
Roof	HIP ROOF	100	1.0100
Floors	CARPET,	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	SHEET MTL	100	0.9900
Exterior	VINYL	50	0.5125
Exterior	STUCCO	50	0.5000
Floors		0	0.0000
Wall Height	WH	100	1.0000
Size Index	SZ	100	1.0226
Quality Adj.	QA	100	1.0000

Total Adjustments 1.2216

SAR	Area	H	Rate	Cost New
MLA	1,544	X	89.79	138,636
AGA	1,544		32.33	49,918
BAL	329		22.38	7,363
BAL	49		21.98	1,077
OPA	49		21.98	1,077
UTL	49		32.98	1,616
OPA	41		21.90	898
UTL	41		32.85	1,347
BAL	40		22.45	898
UTL	40		33.68	1,347
MLA	24	X	89.79	2,155



Sketch by Appraiser/Field Office

Gross Area: 3,774

Net/Living Area: 1,568

Building: 1 of 1

Category	Units	Cost New
Bathrooms	4.00	17,000
Bedrooms	2.00	0
Living Units	2.00	10,000
Rooms	5.00	0
Number of Stories	1.00	0
Half Baths	0.00	0
Kitchens	2.00	4,300
Wall Height	8.00	0
Extra Fixtures	0.00	0

Total Replacement Cost New:	244,347
Less Total Depr: 27.00%	65,974
Building Value:	178,373
Depreciation Adj. Adj.	
Good Condition	27.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
30	Res Avg	0.9800	0

AYB	EYB	DT	% Good	Last Inspection
1981	1991	10	73.00%	04/13/2015 710

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2002188886	08/01/2002	\$100	QC	11	Corrective,	I	SENG ,CYNTHIA J
2	2002130062	07/26/2002	\$100	QC	11	Corrective,	I	SENG CYNTHIA J TTEE,
3	2497/555	02/19/1993	\$100	WD	11	Corrective,	I	SENG CYNTHIA J
4	2234/431	08/14/1990	\$200,000	WD	01	Sale qualified	I	HANSEN MURLIN & MYRA

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	DOCK	Boat Dock	1	1	5	30	150.00	15.670	GOOD	AV	1981	1981	39.992	940	
2	SWCC	Intracoastal Seawall	1	1	0	0	38.00	514.500	AVERAG	AV	1960	1960	39.998	7,820	

#	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	BAY	Bay front	NA	36.60	FW	10,100.00	1		DP	0.90						11,322.32	414,397

Parcel Notes															
2017 IMPR_MDL TO MFRS TWO 5RM/2BR/2BA															

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 178,400	\$ 184,300
Extra Feature Value	\$ 8,700	\$ 3,700
Land Value - Market	\$ 414,400	\$ 632,200
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 601,500	\$ 820,200
Values pertaining to County Assessment		
Assessed Value	\$ 403,116	\$ 449,462
Exemption Codes	921 999	921 999
Exemption Amount	\$ 50,000	\$ 50,000
Taxable Value	\$ 353,116	\$ 399,462

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
602	6214.00	0783	4,287	RMF3

Sub Name:	STEVENS SUB
Bldg Type:	Multi-Family Res Structure

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description
15	04/20/2015	2,950	2TON FRIGIDAIRE,
13	04/30/2013	2,565	REPLACE A/C WITH