

Property Description

A PART OF LOTS 57 & 59 DESC AS COM AT SW COR LOT 59 TH S-19-E 21.44 FT FOR POB TH N-19-W 46.44 FT TH N-76-17-E 123 FT M/L TH SELY ALG BAY 47 FT M/L Situs: 9241 MIDNIGHT PASS RD SARASOTA 34242

MARIO G. MANFREDI REVOCABLE TRUST
9241 MIDNIGHT PASS RD
SARASOTA, FL 34242-2921

2019

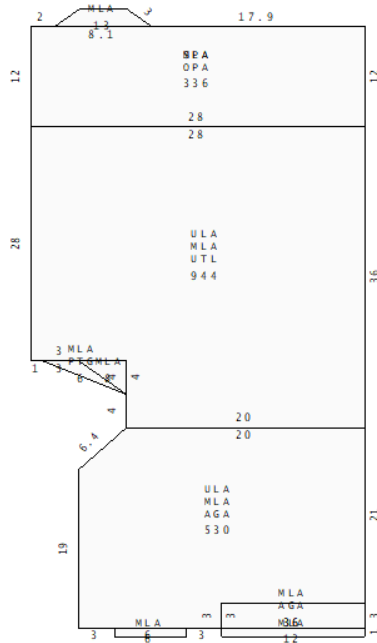
Parcel ID: 0131-12-0012

0100 Single Family Detached

Building Characteristics			
Category	Type	%	Mult.
GulfBay	BAY /KEY	100	1.1000
Roof Material	CONCTILE	100	1.0300
Roof	HIP	100	1.0100
Exterior	STUCCO	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
Floors	CERAMIC	60	0.6000
Floors	CARPET,	40	0.4000
Wall Height	WH	100	1.0325
Size Index	SZ	100	0.8950
Quality Adj.	QA	100	1.2600

Total Adjustments 1.3324

SAR	Area	H	Rate	Cost New
ULA	944	X	94.58	89,284
MLA	944	X	111.32	105,086
UTL	944		45.64	43,084
ULA	530	X	94.73	50,207
MLA	530	X	111.32	59,000
AGA	530		39.07	20,707
MLA	336	X	111.32	37,404
SPA	336		30.15	10,130
OPA	336		27.83	9,351
MLA	36	X	111.33	4,008
AGA	36		40.19	1,447



Gross Area: 5,553 Net/Living Area: 3,365 Building: 1 of 1

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 426,900	\$ 402,700
Extra Feature Value	\$ 20,100	\$ 15,200
Land Value - Market	\$ 459,900	\$ 684,300
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 906,900	\$ 1,102,200
Values pertaining to County Assessment		
Assessed Value	\$ 906,900	\$ 948,754
Exemption Codes	910 999	910 999
Exemption Amount	\$ 50,000	\$ 50,000
Taxable Value	\$ 856,900	\$ 898,754

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
602	6214.00	0783	5,852	RMF3
Sub Name:	STEVENS SUB			
Bldg Type:	Single Family Detached			

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Category	Units	Cost New
Bathrooms	3.00	13,000
Bedrooms	3.00	0
Living Units	1.00	0
Rooms	7.00	0
Number of Stories	2.00	0
Half Baths	0.00	0
Kitchens	1.00	0
Wall Height	10.00	0
Extra Fixtures	0.00	0

Total Replacement Cost New:	451,793
Less Total Depr: 5.50%	24,849
Building Value:	426,944
Depreciation Adj. Adj.	
Average Condition	5.50%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2005097141	12/28/2004	\$100	WD	11	Corrective,	I	MANFREDI, MARIO G
2	2594/2118	01/27/1994	\$185,000	WD	01	Sale qualified	I	MC WHERTER MICHAEL L
3	2587/186	01/03/1994	\$130,000	WD	01	Sale qualified	I	WYATT WILLIAM
4	1820/692	11/01/1985	\$80,000	NA	01	Sale qualified	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	DOCK	Boat Dock	1	1	0	0	390.00	16.557	VERY	AV	2003	2003	73.437	4,742	
2	PATI	Patio - concrete or	1	1	7	28	196.00	6.370	GOOD	AV	2003	2003	80.015	999	
3	PRVW	Privacy Wall	1	1	0	0	1,500.00	6.978	AVERAG	AV	2003	2003	79.994	8,373	
4	SWCC	Canal Seawall (Pre-	1	1	0	0	47.00	321.685	AVERAG	AV	1956	1956	40.002	6,048	

#	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	46.70	FW	10,100.00	1		DP	0.93						9,847.86	459,895

Grade	Description	Nbhd Factor	Mkt Area Factor	
45	Res	0.9800	0	
AYB	EYB	DT	% Good	Last Inspection
2003	2008	10	94.50%	04/13/2015 710

Parcel Notes
NO ACCESS 01/09 623. QUALITY GRADE 050 IS JUDGEMENT CHANGE-01/09 623.