

**Property Description**

THAT PORTION OF SE 1/4 OF SE 1/4 OF SEC 35-37-18  
 LYING WLY OF RR R/W LESS COM AT SW COR OF SE 1/4  
 OF SE 1/4 TH N 24 FT FOR POB TH CONT N-03-49-46-E  
 Situs: 4801 PREYMORE ST SARASOTA 34238

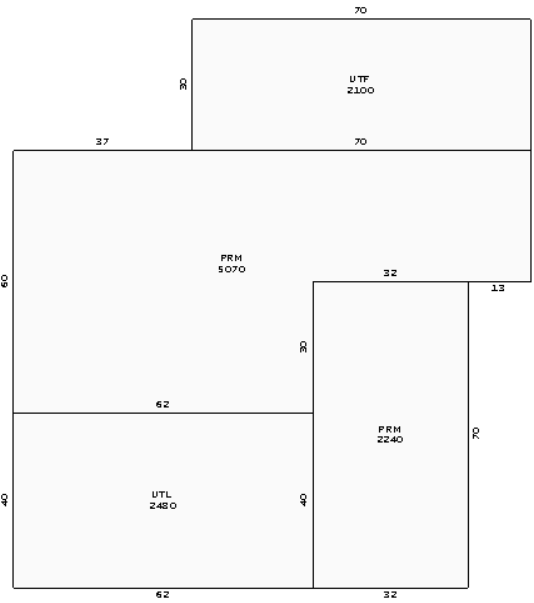
BLUE LUNA PROPERTIES LLC  
 4801 PREYMORE ST  
 OSPREY, FL 34229-8832

**2020**

**Parcel ID: 0135-09-0001**

4920 Open auto wrecking and auto junk

Building Characteristics				
Category	Type	%	Mult.	
Exterior	METAL	100	1.0100	
Floors	CERAMIC	100	1.0100	
Roof	HIP	100	1.0100	
Frame	METAL	100	1.0000	
Interior Wall	DRYWALL	100	1.0000	
Heat-Air	AIR COND,	100	0.9900	
Roof Material	SHEET MTL	100	0.9900	
Wall Height	WH	100	1.0100	
Size Index	SZ	100	0.9500	
Quality Adj.	QA	100	1.1500	
Total Adjustments			1.1142	
SAR	Area	H	Rate	Cost New
PRM	5,070	X	50.14	254,210
UTL	2,480		15.04	37,299
PRM	2,240	X	50.14	112,314
UTF	2,100		10.03	21,063



Sketch by Apen Sketch v5 P16

Gross Area: 11,890

Net/Living Area: 7,310

Building: 1 of 3

SARASOTA COUNTY PROPERTY APPRAISER				
PROPERTY RECORD CARD				
VALUE SUMMARY	CURRENT	PRIOR YEAR		
Building Value	\$ 289,200	\$ 278,800		
Extra Feature Value	\$ 6,100	\$ 6,100		
Land Value - Market	\$ 469,000	\$ 469,000		
Land Value - Ag	\$ 0	\$ 0		
<b>TOTAL JUST VALUE</b>	<b>\$ 764,300</b>	<b>\$ 753,900</b>		
Values pertaining to County Assessment				
Assessed Value	\$ 618,116	\$ 561,924		
Exemption Codes	None	None		
Exemption Amount	\$ 0	\$ 0		
Taxable Value	\$ 618,116	\$ 561,924		
PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2157.00	0134	958,320	OUE
Sub Name:	SARASOTA-VENICE CO SUB 35-37-18			
Bldg Type:	Light Industrial Warehouse			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Bathrooms	1.00	0
Number of Stories	1.00	0
Wall Height	15.00	0
Total Replacement Cost New:		424,887
Less Total Depr: 46.88%		199,187
Building Value:		225,700
Depreciation Adj. Adj.		
Fair Condition		46.88%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2010091508	06/28/2010	\$550,000	TR	30	Transactions	I	GEIMER TTEE, LARRY
2	2010091507	06/28/2010	\$100	OT	11	Corrective,	I	GLUECK JR, ALBERT W
3	2010091506	06/28/2010	\$100	OT	11	Corrective,	I	GLUECK TTEE, A MERLE C
4	2010091503	04/09/2010	\$100	OT	11	Corrective,	I	GLUECK TTEE, A MERLE C

Permit Information			
Number	Date	Cost	Description
18	07/26/2019	1,500	***INTERNET
18	09/07/2018	1,500	ADD 1 SUB PANEL TO
05	05/17/2005	300	existing well

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	FENC	Fence, chain link 6	1	1	0	0	250.00	19.500	AVERAG	AV	1981	1981	40.000	1,950	
2	PAVE	Concrete paving	1	1	0	0	250.00	6.525	AVERAG	FR	1990	1990	58.728	958	

#	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	17	22.00	A	40,000.00	1		LC	0.50						21,318.00	468,996

Grade	Description	Nbhd Factor	Mkt Area Factor	
D2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1939	1976	30	53.12%	07/28/2016 546

Parcel Notes	
GLUECKS-OFFICE	

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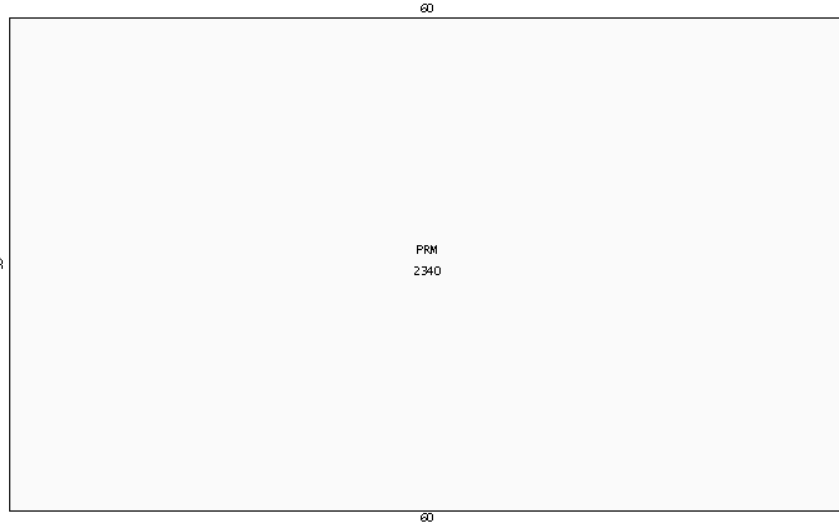
**Parcel ID: 0135-09-0001**

4920 Open auto wrecking and auto junk

Building Characteristics			
Category	Type	%	Mult.
Frame	FIREPROOF	100	1.0700
Roof	HIP	100	1.0100
Floors	CONCRETE,	100	0.9900
Roof Material	SHEET MTL	100	0.9900
Exterior	CORRUGATED	100	0.9800
Interior Wall	NO	100	0.9700
Wall Height	WH	100	1.0100
Size Index	SZ	100	1.1800
Quality Adj.	QA	100	1.0000

Total Adjustments 1.2000

SAR	Area	H	Rate	Cost New
PRM	2,340	X	54.00	126,360



Sketch by Agan, Sketch by Pric

Gross Area: 2,340

Net/Living Area: 2,340

Building: 2 of 3

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	15.00	0

<b>Total Replacement Cost New:</b>	126,360
<b>Less Total Depr:</b> 54.15%	68,424
<b>Building Value:</b>	57,936
<b>Depreciation Adj.</b>	<b>Adj.</b>
Poor Condition	54.15%

Grade	Description	Nbhd Factor	Mkt Area Factor	
E2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1968	1982	30	45.85%	07/28/2016 546

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2010091508	06/28/2010	\$550,000	TR	30	Transactions	I	GEIMER TTEE, LARRY
2	2010091507	06/28/2010	\$100	OT	11	Corrective,	I	GLUECK JR, ALBERT W
3	2010091506	06/28/2010	\$100	OT	11	Corrective,	I	GLUECK TTEE, A MERLE C
4	2010091503	04/09/2010	\$100	OT	11	Corrective,	I	GLUECK TTEE, A MERLE C

#	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	400.00	19.500	AVERAG	AV	1968	1968	40.000	3,120	

#	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	Parcel Notes												
E2	Commercial	1.0000	0	GLUECK'S AUTO WRECKING YARD-FAR NW CORNER OF YARD													

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 289,200	\$ 278,800
Extra Feature Value	\$ 6,100	\$ 6,100
Land Value - Market	\$ 469,000	\$ 469,000
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 764,300</b>	<b>\$ 753,900</b>
Values pertaining to County Assessment		
Assessed Value	\$ 618,116	\$ 561,924
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 618,116	\$ 561,924

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2157.00	0134	958,320	OUE
<b>Sub Name:</b>	SARASOTA-VENICE CO SUB 35-37-18			
<b>Bldg Type:</b>	Light Industrial Warehouse			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

**Property Description**

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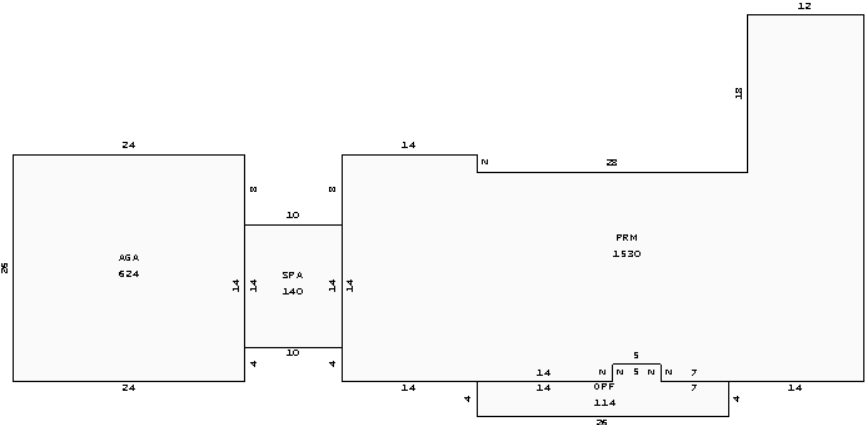
**Parcel ID: 0135-09-0001**

4920 Open auto wrecking and auto junk

Building Characteristics			
Category	Type	%	Mult.
Exterior	WOOD	100	1.0100
Floors	WOOD -	100	1.0100
Roof	HIP	100	1.0100
Roof Material	ASPHALT OR	100	1.0000
Heat-Air	AIR COND,	100	0.9900
Frame	WOOD	100	0.9800
Interior Wall	DRYWALL	50	0.5000
Interior Wall	PANEL OR	50	0.4950
GulfBay	MAINLAND	100	0.0000
Wall Height	WH	100	1.0150
Size Index	SZ	100	0.9987
Quality Adj.	QA	100	1.0000

Total Adjustments 1.0082

SAR	Area	H	Rate	Cost New
PRM	1,530	X	83.68	128,030
AGA	624		26.82	16,736
SPA	140		20.92	2,929
OPF	114		15.41	1,757



Sketch by Agan, Sketch vs Plan  
 Gross Area: 2,408 Net/Living Area: 1,530 Building: 3 of 3

Category	Units	Cost New
Bathrooms	1.00	0
Number of Stories	1.00	0
Wall Height	9.00	0

<b>Total Replacement Cost New:</b>	149,452
<b>Less Total Depr:</b> 96.25%	143,848
<b>Building Value:</b>	5,604
<b>Depreciation Adj. Adj.</b>	
Poor Condition	62.50%
Deferred maintenance (Recheck)	90.00%

Grade	Description	Nbhd Factor	Mkt Area Factor	
E2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1939	1976	30	3.75%	07/28/2016 546

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
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#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

#	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	Parcel Notes	
E2	Commercial	1.0000	0	USED FOR STORAGE		

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
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<b>Sub Name:</b>	SARASOTA-VENICE CO SUB 35-37-18			
<b>Bldg Type:</b>	Single Family Structure (Comm)			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description