

**Property Description**  
 COM SW COR LOT 1 BLK B SORRENTO EAST 1 BEING ELY  
 R/W TAMIAMI TRL FOR POB TH N 60-03-19 E ALG SLY  
 LINE LOT 1 250 FT TO WLY LINE BLK G SORRENTO EAST  
 Situs: 2512 N TAMIAMI TRL, NOKOMIS 34275

WEST COAST WELLNESS & FAMILY MEDICINE  
 2512 TAMIAMI TRL N  
 NOKOMIS, FL 34275-3476

2017

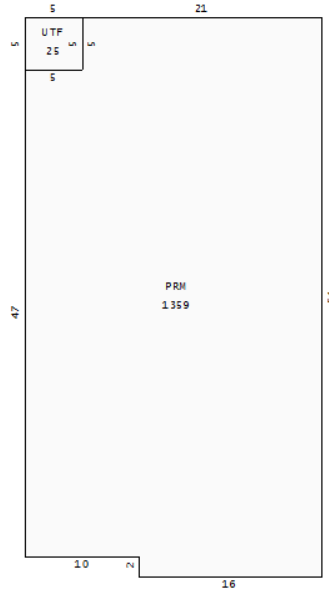
Parcel ID: 0161-02-0021

1910 Medical profess/1 story-1 tenant

Building Characteristics			
Category	Type	%	Mult.
Roof Material	ELASTOMERIC	100	1.0100
Exterior	STUCCO	100	1.0000
Floors	CARPET,	100	1.0000
Frame	MASONRY	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof	MANSARD	100	1.0000
Interior Wall	DRYWALL	75	0.7500
Interior Wall	PANEL OR	25	0.2475
Wall Height	WH	100	0.9600
Size Index	SZ	100	1.0700
Quality Adj.	QA	100	1.4000

Total Adjustments 1.4488

SAR	Area	H	Rate	Cost New
PRM	1,359	X	144.88	196,892
UTF	25		28.96	724



Sketch by Apex Sketch & Print

Gross Area: 1,384

Net/Living Area: 1,359

Building: 1 of 1

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 142,300	\$ 141,400
Extra Feature Value	\$ 10,900	\$ 8,400
Land Value - Market	\$ 96,300	\$ 93,800
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 249,500</b>	<b>\$ 243,600</b>
Values pertaining to County Assessment		
Assessed Value	\$ 249,500	\$ 243,600
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 249,500	\$ 243,600

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
205	2155.90	0000	12,500	OPI
<b>Sub Name:</b>	NOT PART OF A SUBDIVISION			
<b>Bldg Type:</b>	Medical Office Building			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	4.00	0
Number of Stories	1.00	0
Wall Height	10.00	0

<b>Total Replacement Cost New:</b>	197,616
<b>Less Total Depr:</b> 28.00%	55,332
<b>Building Value:</b>	142,284
<b>Depreciation Adj.</b>	<b>Adj.</b>
Average Condition	28.00%
High vacancy (Demand/Supply)	0.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2014094476	8/1/2014	\$300,000	WD	02	Sale qualified	I	CRAIG R & SANDRA J ALLEN
2	2014034318	3/25/2014	\$100	WD	11	Corrective,	I	RUSSELL ALLEN TRUST
3	2997/1527	7/30/1997	\$100	QC	11	Corrective,	I	ALLEN RUSSELL & MARION
4	836/312	1/1/1974		NA	NA	NOT APPLICABLE	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1	0	0	11.00	0.000	AVERAG	AV	1971	1990	0.000	0	
2	PAVE	Asphalt paving	1	1	1	1,000	1,000.00	3.190	AVERAG	AV	1971	1990	66.238	2,113	
3	PAVE	Asphalt paving	1	1	1	5,175	5,175.00	2.574	AVERAG	AV	1978	1990	66.252	8,825	
4	WALL	Concrete block wall	1	1	0	0	20.00	4.305	LOW	AV	1978	1978	51.103	44	

#	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	12,500.00	S	7.00	1		I2	1.00						7.70	96,250

Grade	Description	Nbhd Factor	Mkt Area Factor	
C3	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1971	1990	30	72.00%	5/16/2017 708

Parcel Notes	
FAMILY MEDICINE & WALK IN CLINIC	