

**Property Description**

BEG AT SE COR OF GEORGE W KLEIN TRACT ON N R/W OF ALBEE RD RUN TH IN NLY DIRECTION 252.6 FT ALG E LINE OF PROPERTY OF KLEIN TH TURNING AT A 90 DEG Situs: 900 ALBEE RD NOKOMIS 34275-

GLEN ALAN COMPANIES LLC  
900 ALBEE RD W  
NOKOMIS, FL 34275-2512

2020

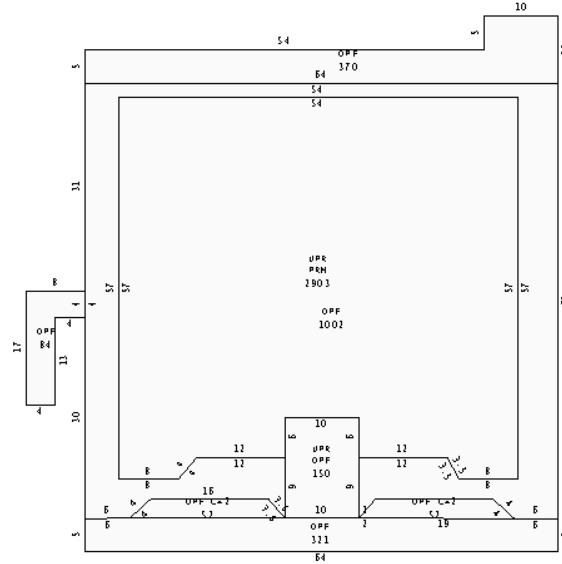
Parcel ID: 0169-16-0018

1810 Office /multi story-->2 tenants

Building Characteristics			
Category	Type	%	Mult.
Roof Material	CONCTILE	100	1.0300
Roof	HIP	100	1.0100
Fire/Sprinkle	SPRINKLERS	100	1.0000
Floors	CARPET,	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Exterior	WOOD	50	0.5050
Exterior	STUCCO	50	0.5000
Wall Height	WH	100	0.9800
Size Index	SZ	100	0.9900
Quality Adj.	QA	100	1.6000

Total Adjustments 1.6230

SAR	Area	H	Rate	Cost New
UPR	2,903	X	77.89	226,115
PRM	2,903	X	97.38	282,694
OPF	1,002		19.44	19,479
OPF	370		19.48	7,208
OPF	321		19.41	6,231
UPR	150	X	77.91	11,687
OPF	150		19.47	2,921
OPF	84		19.70	1,655
OPF	52		18.73	974
OPF	52		18.73	974
OPF	52		18.73	974



Sketch by Agri Sketch v5 Pro™

Gross Area: 8,091

Net/Living Area: 5,956

Building: 1 of 1

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 449,500	\$ 421,400
Extra Feature Value	\$ 17,700	\$ 18,100
Land Value - Market	\$ 129,900	\$ 112,700
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 597,100</b>	<b>\$ 552,200</b>
Values pertaining to County Assessment		
Assessed Value	\$ 461,670	\$ 419,700
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 461,670	\$ 419,700

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2157.00	0000	20,991	OPI
Sub Name: NOT PART OF A SUBDIVISION				
Bldg Type: Office Building				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Bathrooms	7.00	0
Extra Fixtures	14.00	0
Number of Stories	2.00	0
Wall Height	12.00	0

Total Replacement Cost New:	561,882
Less Total Depr: 20.00%	112,376
<b>Building Value:</b>	<b>449,506</b>
Depreciation Adj. Adj.	
Average Condition	20.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2012119452	09/13/2012	\$400,000	WD	01	Sale qualified	I	MAMIE ENTERPRISES INC,
2	2002110103	06/26/2002	\$315,000	WD	01	Sale qualified	I	ADAMS COUNTY ASPHALT CO,
3	2000028319	02/22/2000	\$100	ID	X2	Pre-2009	I	ALBEE ROAD LIMITED
4	2842/2723	04/18/1996	\$100	QC	X2	Pre-2009	I	GIULIANI ASSOCIATES INC

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1	0	0	22.00	0.000	AVERAG		1986	1986	0.000	0	
2	PAVE	Asphalt paving	1	1	0	0	8,600.00	2.475	AVERAG	AV	1986	1998	72.502	15,432	
3	WALL	Concrete block wall	1	1	0	0	600.00	5.376	LOW	AV	1986	1998	72.514	2,339	

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Land Influences						Adj. Unit Price	Land Value	
1	CLND	Commercial Land	11	20,991.00	S	4.50	1		Code	Fact	Code	Fact	Code	Fact	1.00	6.19	129,863

Grade	Description	Nbhd Factor	Mkt Area Factor	
B2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1986	2000	30	80.00%	04/02/2018 708

Parcel Notes	
CASEY KEY PROFESSIONAL CTR LUC CHG PER 635 11/09	