

Property Description

LOTS 1 2 3 & N 1/2 OF LOT 4 BLK 6 LESS ST RD R/W
CITRUS HIGHLANDS

KILE BRUCE E
640 TAMiami TRl N
NOKOMIS, FL 34275-2137

2020

Parcel ID: 0170-16-0001

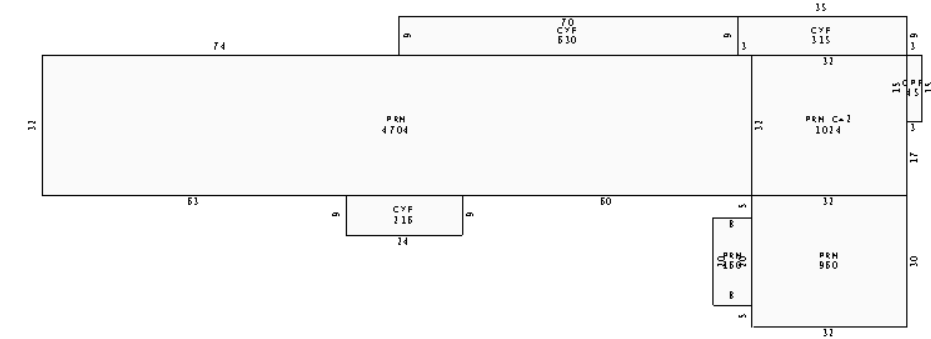
Situs: 640 N TAMiami TRl NOKOMIS 34275-

1100 Store -one story

Building Characteristics			
Category	Type	%	Mult.
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof	MANSARD	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Floors	VINYL OR	90	0.9000
Interior Wall	DRYWALL	75	0.7500
Interior Wall	PANEL OR	25	0.2475
Floors	CONCRETE,	10	0.0990
Wall Height	WH	100	0.9800
Size Index	SZ	100	0.9800
Quality Adj.	QA	100	1.1500

Total Adjustments 1.0896

SAR	Area	H	Rate	Cost New
PRM	4,704	X	80.63	379,284
PRM	1,024	X	80.63	82,565
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PRM	960	X	80.63	77,405
CYF	630		16.13	10,162
CYF	315		16.13	5,081
CYF	216		16.05	3,467
PRM	160	X	80.63	12,901
OPF	45		16.13	726



Gross Area: 9,078 Net/Living Area: 7,872 Building: 1 of 1

Category	Units	Cost New
Bathrooms	3.00	0
Extra Fixtures	2.00	0
Number of Stories	1.00	0
Wall Height	12.00	0

#	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	1985	1985	41.908	2,043	
2	PARK	Parking Spaces	1	1	0	0	33.00	0.000	AVERAG		1974	1985	0.000	0	
3	PAVE	Asphalt paving	1	1	0	0	12,000.00	2.250	AVERAG	AV	1974	1974	42.500	11,475	

Total Replacement Cost New:		654,152
Less Total Depr:		33.00% 215,870
Building Value:		438,282
Depreciation Adj. Adj.		
Average Condition		33.00%

#	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	25,204.00	S	7.00	1		I2	1.00						7.20	181,527

Grade	Description	Nbhd Factor	Mkt Area Factor
D2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1974	1985	30	67.00%	04/12/2016 726

Parcel Notes																
ACE HARDWARE																

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 438,300	\$ 429,600
Extra Feature Value	\$ 13,500	\$ 13,900
Land Value - Market	\$ 181,500	\$ 181,500
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 633,300	\$ 625,000
Values pertaining to County Assessment		
Assessed Value	\$ 633,300	\$ 625,000
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 633,300	\$ 625,000

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2155.90	1207	25,204	CG
Sub Name: CITRUS HIGHLANDS				
Bldg Type: Retail Store				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
18	07/09/2018	3,700	Change out AC
16	09/27/2016	3,615	install 2 ton ac
15	11/16/2015	32,102	Install GAF