

**Property Description**  
 LOTS 6 / & 8 INTERSTATE PARK UNREC SUB IN OR  
 1361/1932 CONTAINING 1.5 C-AC M/L OR 1747/225

FBA OF SARASOTA LLC  
 380 INTERSTATE CT STE 206  
 SARASOTA, FL 34240-9401

**2020**

**Parcel ID: 0216-05-0015**

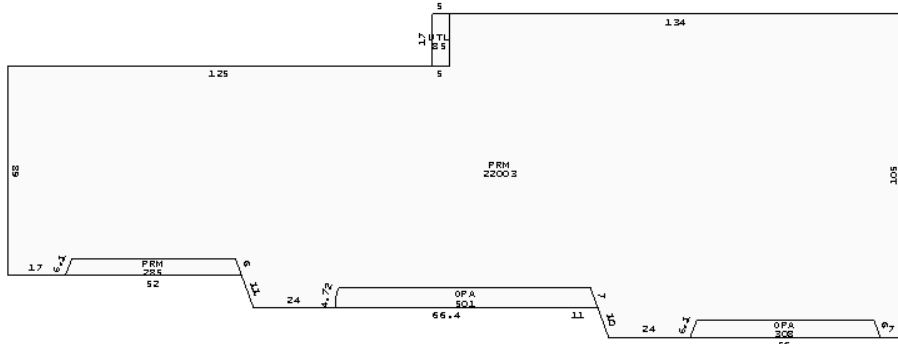
Situs: 567 INTERSTATE CT SARASOTA 34240

4880 Flex space/office front

| Building Characteristics |            |     |        |
|--------------------------|------------|-----|--------|
| Category                 | Type       | %   | Mult.  |
| Frame                    | MASONRY OR | 100 | 1.0000 |
| Insulation               | ROOF WALL  | 100 | 1.0000 |
| Roof Material            | SHEET MTL  | 100 | 0.9900 |
| Roof                     | LOW PITCH  | 100 | 0.9800 |
| Exterior                 | STUCCO     | 67  | 0.6700 |
| Floors                   | CARPET,    | 66  | 0.6600 |
| Heat-Air                 | HEAT & AIR | 66  | 0.6600 |
| Interior Wall            | DRYWALL    | 66  | 0.6600 |
| Exterior                 | STONE      | 33  | 0.3432 |
| Floors                   | CONCRETE,  | 34  | 0.3366 |
| Interior Wall            | NO         | 34  | 0.3298 |
| Heat-Air                 | NO AIR     | 34  | 0.3298 |
| Wall Height              | WH         | 100 | 1.0000 |
| Size Index               | SZ         | 100 | 0.9200 |
| Quality Adj.             | QA         | 100 | 1.2000 |

Total Adjustments 1.0596

| SAR | Area   | H | Rate  | Cost New  |
|-----|--------|---|-------|-----------|
| PRM | 22,003 | X | 61.46 | 1,352,304 |
| OPA | 501    |   | 15.34 | 7,685     |
| OPA | 308    |   | 15.36 | 4,731     |
| PRM | 285    | X | 61.46 | 17,516    |
| UTL | 85     |   | 18.80 | 1,598     |



Gross Area: 23,182 Net/Living Area: 22,288 Building: 1 of 1

| Category          | Units | Cost New |
|-------------------|-------|----------|
| Bathrooms         | 16.00 | 0        |
| Extra Fixtures    | 30.00 | 0        |
| Number of Stories | 1.00  | 0        |
| Wall Height       | 14.00 | 0        |

|                             |           |
|-----------------------------|-----------|
| Total Replacement Cost New: | 1,383,833 |
| Less Total Depr: 30.00%     | 415,150   |
| Building Value:             | 968,683   |
| Depreciation Adj. Adj.      |           |
| Average Condition           | 30.00%    |

| # | Instrument | Transfer Date | Consideration | Type | QC | QC Description | V/I | Grantor                  |
|---|------------|---------------|---------------|------|----|----------------|-----|--------------------------|
| 1 | 2008156387 | 10/22/2008    | \$100         | TR   | 11 | Corrective,    | I   | GREENFIELD STEVEN E TTEE |
| 2 | 2706/1760  | 01/27/1995    | \$100         | WD   | 11 | Corrective,    | I   | GREENFIELD STEVEN E &    |
| 3 | 1816/1352  | 11/01/1985    |               | NA   | 01 | Sale qualified | I   |                          |

| # | 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     | 30.00     | 19.695     | AVERAG | AV   | 1986 | 1986 | 43.497 | 257    |       |
| 2 | FENC | Fence, chain link 6 | 1  | 1   | 0      | 0     | 55.00     | 19.695     | AVERAG | PR   | 1986 | 1986 | 26.587 | 288    |       |
| 3 | PARK | Parking Spaces      | 1  | 1   | 0      | 0     | 59.00     | 0.000      | AVERAG |      | 1986 | 1991 | 0.000  | 0      |       |
| 4 | PAVE | Concrete paving     | 1  | 1   | 0      | 0     | 27,870.00 | 3.240      | AVERAG | AV   | 1986 | 1986 | 57.500 | 51,922 |       |

| # | 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       | 4880     | 65,600.00 | SS        | 4.50            | 1           |            | LC              | 1.10 |      |      |      |      |                 | 4.73       | 310,266 |

| Grade | Description | Nbhd Factor | Mkt Area Factor |
|-------|-------------|-------------|-----------------|
| D3    | Commercial  | 1.0000      | 0               |

| AYB  | EYB  | DT | % Good | Last Inspection |
|------|------|----|--------|-----------------|
| 1986 | 1991 | 30 | 70.00% | 02/18/2020 746  |

| SARASOTA COUNTY PROPERTY APPRAISER     |                     |                     |
|--|---------------------|---------------------|
| PROPERTY RECORD CARD                   |                     |                     |
| VALUE SUMMARY                          | CURRENT             | PRIOR YEAR          |
| Building Value                         | \$ 968,700          | \$ 914,700          |
| Extra Feature Value                    | \$ 52,500           | \$ 53,700           |
| Land Value - Market                    | \$ 310,300          | \$ 208,600          |
| Land Value - Ag                        | \$ 0                | \$ 0                |
| <b>TOTAL JUST VALUE</b>                | <b>\$ 1,331,500</b> | <b>\$ 1,177,000</b> |
| Values pertaining to County Assessment |                     |                     |
| Assessed Value                         | \$ 1,146,845        | \$ 1,042,586        |
| Exemption Codes                        | None                | None                |
| Exemption Amount                       | \$ 0                | \$ 0                |
| Taxable Value                          | \$ 1,146,845        | \$ 1,042,586        |

| PARCEL DATA |         |      |          |        |
|-------------|---------|------|----------|--------|
| Mkt Area    | Nbhd    | Sub  | Lot SqFt | Zoning |
| 205         | 2412.00 | 6729 | 65,600   | ILW    |

|            |                      |
|------------|----------------------|
| Sub Name:  | INTERSTATE PARK      |
| Bldg Type: | Industrial Flexspace |

| CONDOMINIUM INFORMATION |              |        |      |
|-------------------------|--------------|--------|------|
| Floor #                 | Total Floors | Unit # | View |
|                         |              |        |      |

| Permit Information |            |        |                 |
|--------------------|------------|--------|-----------------|
| Number             | Date       | Cost   | Description     |
| 19                 | 04/04/2019 | 47,000 | Installing      |
| 16                 | 09/28/2016 | 450    | Change vinyl    |
| 12                 | 12/10/2012 | 632    | Installation of |

**Parcel Notes**  
 567-SPECIALIZED MARKETING CONCEPTS 569/571-FOR LEASE 378-5775 573-CREATIVE ONE MARKETING 575-KB INFO SVCS 577-AWI,579-MEDLIFE 581 APEX OFC PROD  
 583-MCK, CARE TENDERS