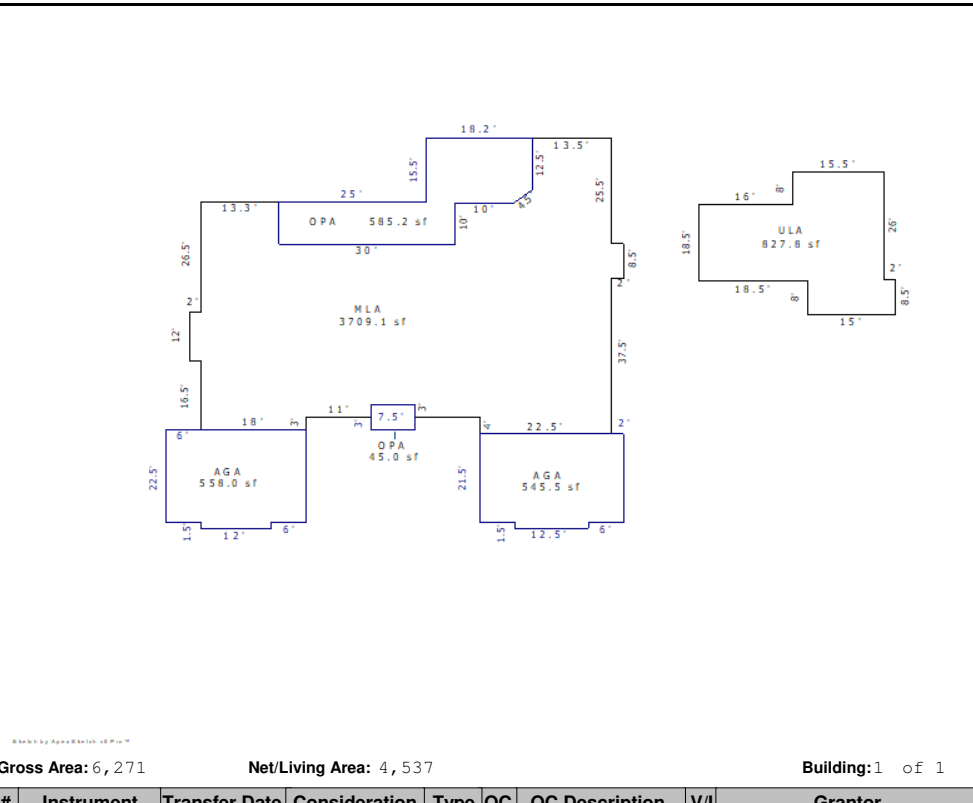


Situs: 9489 SWAYING BRANCH RD SARASOTA 34241

0100 Single Family Detached

Building Characteristics				
Category	Type	%	Mult.	
Roof Material	CONCTILE	100	1.0300	
Roof	HIP ROOF	100	1.0100	
Frame	MASONRY OR	100	1.0000	
Foundation	CONC. SLAB	100	1.0000	
Exterior	STUCCO	100	1.0000	
Interior Wall	DRYWALL	100	1.0000	
Heat-Air	HEAT & AIR	100	1.0000	
Floors	CERAMIC	100	1.0000	
GulfBay	MAINLAND	100	1.0000	
Floors		0	0.0000	
Size Index	SZ	100	0.8300	
Quality Adj.	QA	100	2.7900	
Wall Height	WH	100	1.0450	
Total Adjustments			2.5174	
SAR	Area	H	Rate	Cost New
MLA	3,709	X	186.71	692,507
ULA	828	X	158.75	131,445
OPA	585		46.60	27,261
AGA	558		65.25	36,410
AGA	546		65.32	35,665
OPA	45		45.64	2,054



SARASOTA COUNTY PROPERTY APPRAISER				
PROPERTY RECORD CARD				
VALUE SUMMARY	CURRENT	PRIOR YEAR		
Building Value	\$ 1,025,000	\$ 936,900		
Extra Feature Value	\$ 57,800	\$ 45,100		
Land Value - Market	\$ 178,800	\$ 189,900		
Land Value - Ag	\$ 0	\$ 0		
<b>TOTAL JUST VALUE</b>	<b>\$ 1,261,600</b>	<b>\$ 1,171,900</b>		
Values pertaining to County Assessment				
Assessed Value	\$ 1,261,600	\$ 1,171,900		
Exemption Codes	None	None		
Exemption Amount	\$ 0	\$ 0		
Taxable Value	\$ 1,261,600	\$ 1,171,900		
PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
605	6529.00	3029	131,725	OUE
Sub Name:	FOREST AT THE HI HAT RANCH			
Bldg Type:	Single Family Detached			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	
Permit Information				
Number	Date	Cost	Description	
15	3/23/2015	1,900	Entry monuments	
14	11/20/2014	3,742	Install U/G 500	
14	7/9/2014	7,030	pool enclosure on	

Category	Units	Cost New
Living Units	1.00	0
Number of Stories	2.00	0
Wall Height	11.00	0
Extra Fixtures	4.00	7,500
Bathrooms	4.00	37,500
Half Baths	0.00	0
Rooms	10.00	0
Bedrooms	4.00	0
Kitchens	2.00	12,500
Total Replacement Cost New:		1,051,268
Less Total Depr:	2.50%	26,282
Building Value:		1,024,986
Depreciation Adj. Adj.		
Average Condition		2.50%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2015108353	8/28/2015	\$1,525,000	WD	01	Sale qualified	I	D R HORTON INC
2	2014011036	1/28/2014	\$404,100	WD	05	Qualified -	V	SUGARBOWL DEVELOPMENT CO
3	2005021668	1/31/2005	\$1,350,000	ID	X3	Pre-2009	I	UTOPIA LANDS PARTNERSHIP

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	POOL	Swimming Pool	1	1	0	0	358.00	90.619	VERY	AV	2014	2014	93.750	30,414	
2	SPA	Spa/Whirlpool	1	1	0	0	36.00	283.185	VERY	AV	2014	2014	91.705	9,349	
3	PATI	Patio - concrete or	1	1	0	0	539.00	6.203	VERY	AV	2014	2014	93.766	3,135	PAVERS
4	CAGE	Screened Enclosure	1	1	0	0	933.00	17.193	VERY	AV	2014	2014	93.753	15,039	

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Code	Fact	Code	Fact	Code	Fact	Adj. Unit Price	Land Value
1	MLND	Main Land	NA	3.02	A1	55,500.00	1		VW	1.07					59,190.07	178,754

Grade	Description	Nbhd Factor	Mkt Area Factor
70	Res Hi	0.8700	0

Parcel Notes				
AYB	EYB	DT	% Good	Last Inspection
2014	2014	10	97.50%	10/20/2015 712

THE "FLORENCIA" (EMERALD HOMES) NO INTERIOR PHOTOS PER MLS. SPEC HOUSE, DR HORTON. SUMMER KITCHEN