

Property Description

LOT 12 LESS R/W FOR PINEBROOK RD AS DESC IN OR
 2877/393 OR 2877/399 & 2877/402 WOODLAND ACRES DCT
 89 BEING SAME LANDS AS DESC IN ORI 2020073980
 Situs: 500 R AND F RANCH RD NOKOMIS 34275-

PIANA REVOCABLE TRUST
 3737 PRAIRIE DUNES DR
 SARASOTA, FL 34238-2854

2020

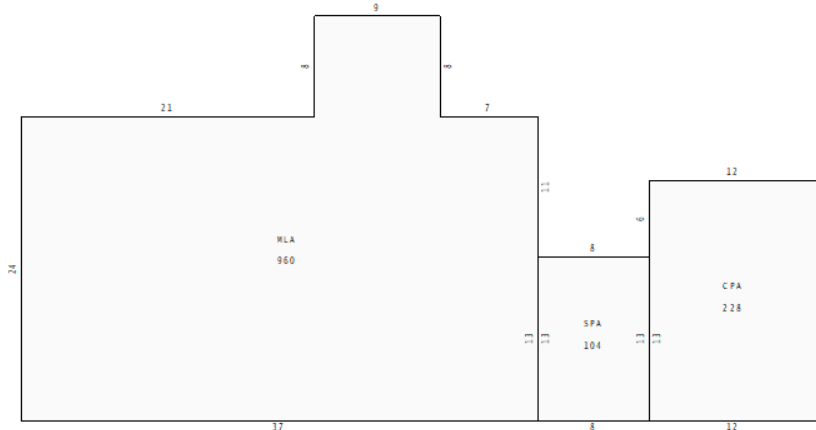
Parcel ID: 0387-13-0001

6200 AG- Grazing Land Soil Capability

Building Characteristics			
Category	Type	%	Mult.
Interior Wall	PLASTER	100	1.0100
GulfBay	MAINLAND	100	1.0000
Exterior	STUCCO	100	1.0000
Floors	VINYL OR	100	1.0000
Foundation	CONC. SLAB	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof Material	ASPHALT OR	100	1.0000
Roof	GABLE	100	0.9900
Floors		0	0.0000
Arch Style	OLD	100	0.0000
Wall Height	WH	100	1.0000
Size Index	SZ	100	1.1660
Quality Adj.	QA	100	0.8200

Total Adjustments 0.9560

SAR	Area	H	Rate	Cost New
MLA	960	X	64.50	61,920
CPA	228		13.58	3,096
SPA	104		17.37	1,806



Sketch by Apex Sketch v5 P1w™

Gross Area: 1,292 Net/Living Area: 960 Building: 1 of 1

Category	Units	Cost New
Bathrooms	1.00	0
Fireplace	1.00	3,500
Living Units	1.00	0
Rooms	5.00	0
Number of Stories	1.00	0
Half Baths	0.00	0
Kitchens	1.00	0
Bedrooms	0.00	0
Wall Height	8.00	0
Extra Fixtures	0.00	0

Total Replacement Cost New:	69,432
Less Total Depr: 38.00%	26,384
Building Value:	43,048
Depreciation Adj. Adj.	
Poor Condition	38.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
20	Res Low	0.7800	0

AYB	EYB	DT	% Good	Last Inspection
1954	1985	10	62.00%	06/01/2020 418

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2020073980	06/03/2020	\$100	WD	11	Corrective,	I	PIANA MINDY
2	UD20060039	04/16/2005	\$100	OT			I	MAZUR, MINDY
3	2000062143	05/10/2000	\$100	WD	11	Corrective,	I	CURRY, FANNY
4	N/A	01/01/1974				NA NOT APPLICABLE	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	BARN	Barn, single story,	1	1	22	57	1,254.00	10.605	LOW	DL	1954	1954	2.000	266	
2	SHED	Shed - Open Sides	1	1	0	0	1,560.00	4.450	AVERAG	PR	1954	1954	21.996	1,527	
3	SHED	Shed - Open Sides	1	1	10	19	190.00	4.982	FAIR	PR	1954	1954	21.974	208	

#	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	MLND	Main Land	NA	3.33	MA	47,000.00	1									46,999.94	156,491
2	ZZIB	Improved Pasture, 21-	6200	15.43	CA	550.00	1	1								550.02	8,487
3	MLND	Main Land	6200	15.43	MA	47,000.00	1									31,114.88	480,112

Parcel Notes			
20	Res Low	0.7800	0
JUDGMENT ADJ. TO BLDG. INFO. AND YARD ITEM COND. 418 11/09			

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 43,000	\$ 34,200
Extra Feature Value	\$ 2,000	\$ 1,800
Land Value - Market	\$ 636,600	\$ 551,500
Land Value - Ag	\$ 8,500	\$ 10,600
TOTAL JUST VALUE	\$ 681,600	\$ 587,500
Values pertaining to County Assessment		
Assessed Value	\$ 65,306	\$ 62,242
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 65,306	\$ 62,242

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
706	6607.00	1782	817,180	OUE

Sub Name:	WOODLAND ACRES
Bldg Type:	Single Family Detached

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description
13	10/08/2013	6,500	remove existing,
11	06/15/2011	4,414	CHANGE OUT 3 TON