

Property Description
 COM NE COR OF NW 1/4 OF NE 1/4 SEC 7-39-19 TH S
 00-25-17 W 682.47 FT FOR POB TH S 66-04 E 195.38
 FT ALG S R/W STATE RD 45A (VENICE BY-PASS) TH SELY
 Situs: 565 US 41 BYP N VENICE 34285

VENICE PLAZA LTD
 30 W MASHTA DR STE 400
 KEY BISCAYNE, FL 33149-2475

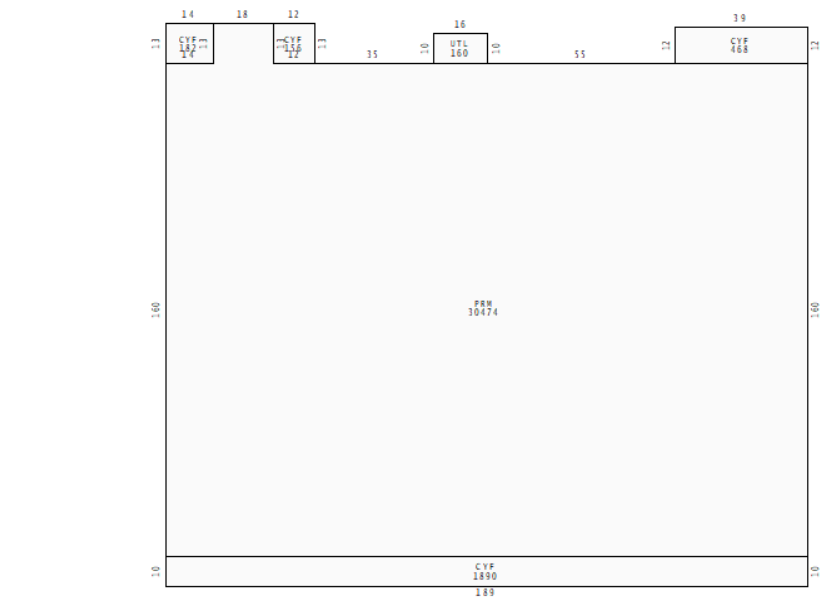
2019

Parcel ID: 0407-02-0001

1600 Community shopping ctr/100k-450k

Building Characteristics			
Category	Type	%	Mult.
Frame	FIREPROOF	100	1.0700
Fire/Sprinkler	SPRINKLERS	100	1.0000
Floors	VINYL OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Exterior	STUCCO	75	0.7500
Exterior	BRICK	25	0.2600
Wall Height	WH	100	1.0600
Size Index	SZ	100	0.9600
Quality Adj.	QA	100	1.1500

Total Adjustments					1.2270
SAR	Area	H	Rate	Cost New	
PRM	30,474	X	55.22	1,682,774	
CYF	1,890		11.04	20,866	
CYF	468		11.09	5,190	
CYF	182		10.92	1,987	
UTL	160		16.57	2,651	
CYF	156		10.97	1,711	



Gross Area: 33,330 Net/Living Area: 30,474 Building: 1 of 8

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	8.00	0
Number of Stories	1.00	0
Wall Height	20.00	0

Total Replacement Cost New:	1,715,189
Less Total Depr: 33.00%	566,012
Building Value:	1,149,177
Depreciation Adj. Adj.	
Average Condition	33.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	NH20090319	4/27/2009	\$100	OT			I	VENICE PLAZA LTD,
2	2822/1733	2/14/1996	\$4,250,000	WD	01	Sale qualified	I	SISKIND ROBERT G
3	1969/70	4/1/1987	\$1,000	NA	11	Corrective,	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PAVE	Asphalt paving	1	1	0	0	340,000.00	1.775	AVERAG	AV	1976	1976	46.250	279,119	

#	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	XS	Retail Shopping Center	1600	537,632.00	S	6.50	1		I2	0.50						3.25	1,747,304
2	XO	Retail Outparcel	1600	47,433.00	S	15.00	1									15.00	711,495
3	XO	Retail Outparcel	1600	26,060.00	S	15.00	1									15.00	390,900
4	XO	Retail Outparcel	1600	24,851.00	S	15.00	1		I2	1.00						15.00	372,765

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 4,978,900	\$ 5,016,500
Extra Feature Value	\$ 284,000	\$ 255,300
Land Value - Market	\$ 3,222,500	\$ 2,507,500
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 8,485,400	\$ 7,779,300
Values pertaining to County Assessment		
Assessed Value	\$ 8,485,400	\$ 7,779,300
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 8,485,400	\$ 7,779,300

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2208.00	0000	635,976	CSC
Sub Name: NOT PART OF A SUBDIVISION				
Bldg Type: Discount Store				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
BLD19-3940	5/29/2019	6,000	HVAC CHANGEOUT -
2998	8/28/2018	2,050	
	6/27/2018	4,800	

Grade	Description	Nbhd Factor	Mkt Area Factor	
D2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1976	1984	30	67.00%	3/3/2017 726

Parcel Notes
 2019: ALLOCATED UOT PARCEL SITES TO THE FREE STANDING STRUCTURES. JAS
 BIG LOTS-THE OUTLET STORE-565
 BIRD BAY PLAZA #495-619

Property Description
 COM NE COR OF NW 1/4 OF NE 1/4 SEC 7-39-19 TH S
 00-25-17 W 682.47 FT FOR POB TH S 66-04 E 195.38
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VENICE PLAZA LTD
 30 W MASHTA DR STE 400
 KEY BISCAYNE, FL 33149-2475

2019

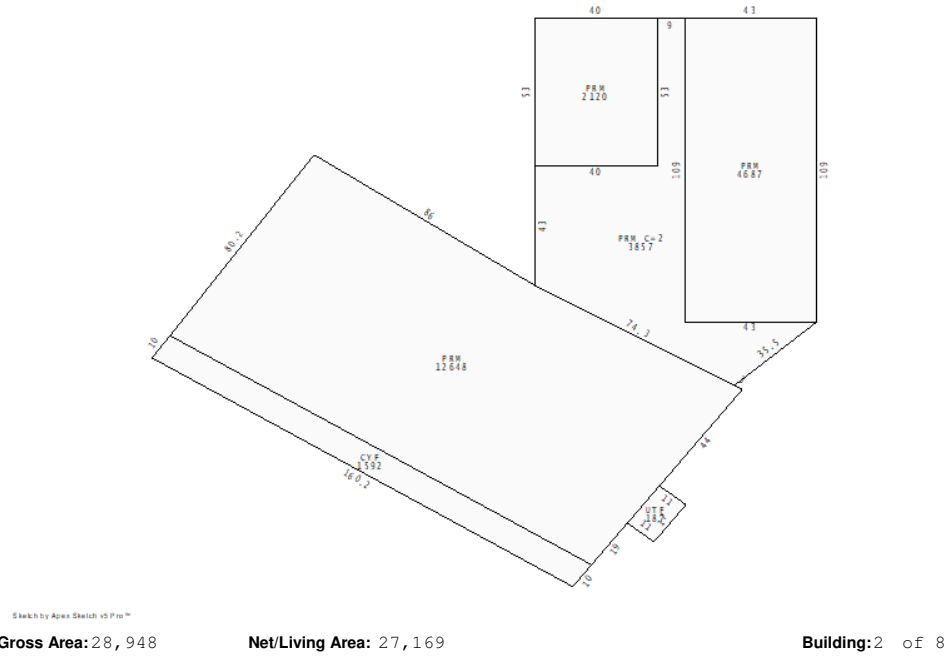
Parcel ID: 0407-02-0001

1600 Community shopping ctr/100k-450k

Building Characteristics			
Category	Type	%	Mult.
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Floors	WOOD -	50	0.5050
Floors	VINYL OR	50	0.5000
Wall Height	WH	100	0.9700
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.0000

Total Adjustments 0.9174

SAR	Area	H	Rate	Cost New
PRM	12,648	X	62.38	788,982
PRM	4,687	X	62.38	292,375
PRM	3,857	X	62.38	240,600
PRM	3,857	X	62.38	240,600
PRM	2,120	X	62.38	132,246
CYF	1,592		12.46	19,836
UTF	187		12.34	2,308



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Land Value - Ag	\$ 0	\$ 0
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Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 8,485,400	\$ 7,779,300

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2208.00	0000	635,976	CSC
Sub Name: NOT PART OF A SUBDIVISION				
Bldg Type: Shopping Center				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Bathrooms	15.00	0
Extra Fixtures	51.00	0
Number of Stories	2.00	0
Wall Height	11.00	0

Total Replacement Cost New:	1,716,948
Less Total Depr: 35.00%	600,932
Building Value:	1,116,016
Depreciation Adj. Adj.	
Average Condition	35.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	NH20090319	4/27/2009	\$100	OT			I	VENICE PLAZA LTD,
2	2822/1733	2/14/1996	\$4,250,000	WD	01	Sale qualified	I	SISKIND ROBERT G
3	1969/70	4/1/1987	\$1,000	NA	11	Corrective,	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

Grade	Description	Nbhd Factor	Mkt Area Factor	
E2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1976	1980	30	65.00%	3/3/2017 726

Parcel Notes																
#	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		

Property Description
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2019

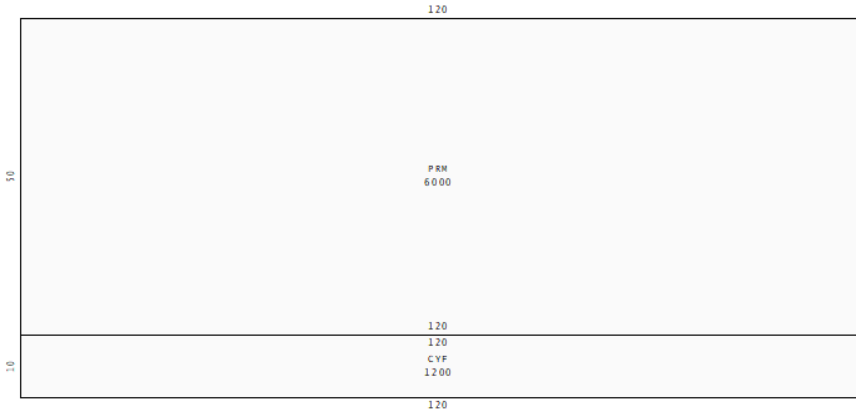
Parcel ID: 0407-02-0001

1600 Community shopping ctr/100k-450k

Building Characteristics			
Category	Type	%	Mult.
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Floors	VINYL OR	70	0.7000
Floors	CERAMIC	30	0.3030
Wall Height	WH	100	0.9800
Size Index	SZ	100	0.9800
Quality Adj.	QA	100	1.0000

Total Adjustments 0.9346

SAR	Area	H	Rate	Cost New
PRM	6,000	X	63.55	381,300
CYF	1,200		12.71	15,252



Gross Area: 7,200 Net/Living Area: 6,000 Building: 3 of 8

Category	Units	Cost New
Bathrooms	10.00	0
Extra Fixtures	20.00	0
Number of Stories	1.00	0
Wall Height	12.00	0

Total Replacement Cost New:	396,552
Less Total Depr: 67.50%	267,673
Building Value:	128,879
Depreciation Adj. Adj.	
Demand/supply imbalance	50.00%
Average Condition	35.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
E2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1976	1980	30	32.50%	3/3/2017 726

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	NH20090319	4/27/2009	\$100	OT			I	VENICE PLAZA LTD,
2	2822/1733	2/14/1996	\$4,250,000	WD	01	Sale qualified	I	SISKIND ROBERT G
3	1969/70	4/1/1987	\$1,000	NA	11	Corrective,	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

#	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			

Parcel Notes															
LEES NAILS- 583 SALON -585 CHIROPRACTIC CLINIC -587-589 HEALTH FOOD 593;															

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 4,978,900	\$ 5,016,500
Extra Feature Value	\$ 284,000	\$ 255,300
Land Value - Market	\$ 3,222,500	\$ 2,507,500
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 8,485,400	\$ 7,779,300

Values pertaining to County Assessment		
Assessed Value	\$ 8,485,400	\$ 7,779,300
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 8,485,400	\$ 7,779,300

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2208.00	0000	635,976	CSC

Sub Name:	NOT PART OF A SUBDIVISION
Bldg Type:	Shopping Center

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description

Property Description
 COM NE COR OF NW 1/4 OF NE 1/4 SEC 7-39-19 TH S
 00-25-17 W 682.47 FT FOR POB TH S 66-04 E 195.38
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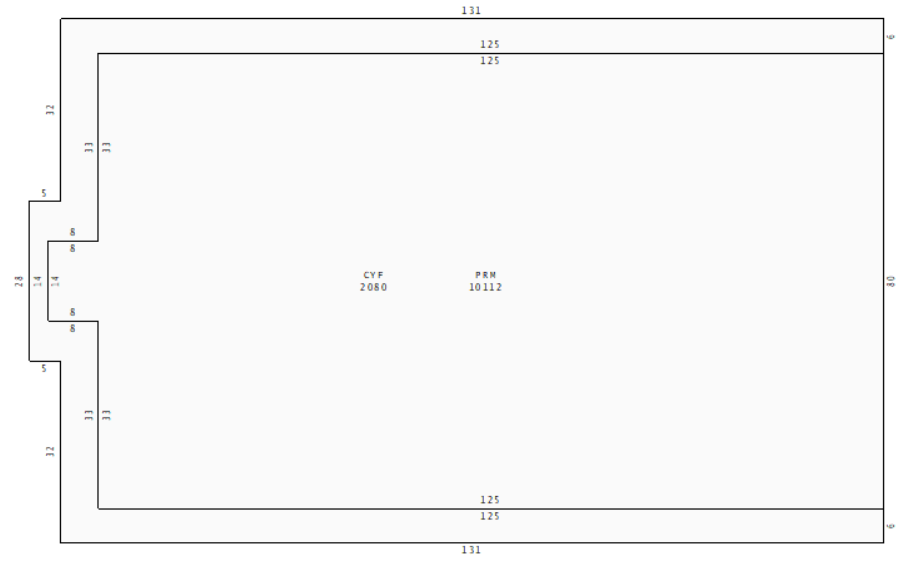
Parcel ID: 0407-02-0001

1600 Community shopping ctr/100k-450k

Building Characteristics			
Category	Type	%	Mult.
Fire/Sprinkler	SPRINKLERS	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Exterior	STUCCO	90	0.9000
Floors	CERAMIC	50	0.5050
Floors	CARPET,	50	0.5000
Exterior	BRICK	10	0.1040
Wall Height	WH	100	1.0200
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.1500

Total Adjustments 1.1139

SAR	Area	H	Rate	Cost New
PRM	10,112	X	80.20	810,982
CYF	2,080		16.04	33,363



Gross Area: 12,192 Net/Living Area: 10,112 Building: 4 of 8

Category	Units	Cost New
Bathrooms	12.00	0
Extra Fixtures	23.00	0
Number of Stories	1.00	0
Wall Height	16.00	0

Total Replacement Cost New:	844,345
Less Total Depr: 35.00%	295,521
Building Value:	548,824
Depreciation Adj. Adj.	
Average Condition	35.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	NH20090319	4/27/2009	\$100	OT			I	VENICE PLAZA LTD,
2	2822/1733	2/14/1996	\$4,250,000	WD	01	Sale qualified	I	SISKIND ROBERT G
3	1969/70	4/1/1987	\$1,000	NA	11	Corrective,	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PAVE	Concrete paving	4	1	0	0	225.00	6.525	AVERAG	FR	1985	1985	53.265	782	
2	WALL	Concrete block wall	4	1	5	45	225.00	6.776	LOW	FR	1985	1985	53.260	812	
3	WALL	Concrete block wall	4	1	6	35	210.00	6.776	LOW	FR	1976	1976	40.901	582	

#	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			

Grade	Description	Nbhd Factor	Mkt Area Factor
D2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1976	1980	30	65.00%	3/3/2017 726

Parcel Notes
 ADVANCE AUTO PARTS 615

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 4,978,900	\$ 5,016,500
Extra Feature Value	\$ 284,000	\$ 255,300
Land Value - Market	\$ 3,222,500	\$ 2,507,500
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 8,485,400	\$ 7,779,300
Values pertaining to County Assessment		
Assessed Value	\$ 8,485,400	\$ 7,779,300
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 8,485,400	\$ 7,779,300

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2208.00	0000	635,976	CSC

Sub Name: NOT PART OF A SUBDIVISION
 Bldg Type: Retail Store

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description

Property Description
 COM NE COR OF NW 1/4 OF NE 1/4 SEC 7-39-19 TH S
 00-25-17 W 682.47 FT FOR POB TH S 66-04 E 195.38
 FT ALG S R/W STATE RD 45A (VENICE BY-PASS) TH SELY
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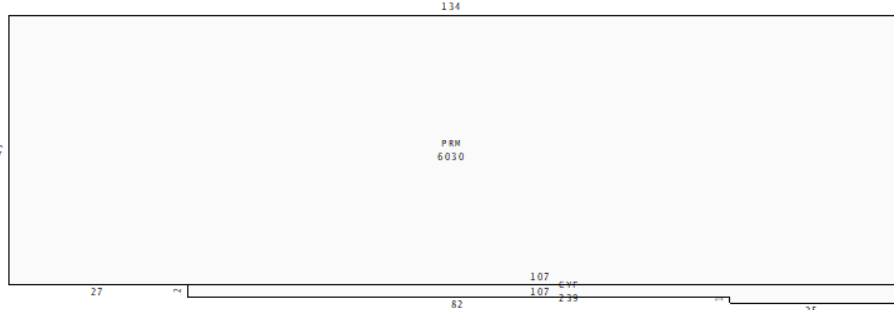
Parcel ID: 0407-02-0001

1600 Community shopping ctr/100k-450k

Building Characteristics			
Category	Type	%	Mult.
Frame	MASONRY OR	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Floors	CONCRETE,	82	0.8118
Interior Wall	NO	82	0.7954
Heat-Air	NO AIR	82	0.7954
Exterior	BRICK	50	0.5200
Exterior	STUCCO	50	0.5000
Floors	VINYL OR	18	0.1800
Heat-Air	HEAT & AIR	18	0.1800
Interior Wall	DRYWALL	18	0.1800
Wall Height	WH	100	1.0400
Size Index	SZ	100	0.9800
Quality Adj.	QA	100	1.1500

Total Adjustments 1.0945

SAR	Area	H	Rate	Cost New
PRM	6,030	X	64.58	389,417
CYF	239		12.97	3,100



Gross Area: 6,269 Net/Living Area: 6,030 Building: 5 of 8

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	6.00	0
Number of Stories	1.00	0
Wall Height	18.00	0

Total Replacement Cost New:	392,517
Less Total Depr: 35.00%	137,381
Building Value:	255,136
Depreciation Adj. Adj.	
Average Condition	35.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
D2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1976	1980	30	65.00%	3/3/2017 726

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	NH20090319	4/27/2009	\$100	OT			I	VENICE PLAZA LTD,
2	2822/1733	2/14/1996	\$4,250,000	WD	01	Sale qualified	I	SISKIND ROBERT G
3	1969/70	4/1/1987	\$1,000	NA	11	Corrective,	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	FENC	Fence, chain link 6	5	1	0	0	34.00	19.695	AVERAG	AV	1976	1976	40.022	268	

#	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		

Grade		Description	Nbhd Factor	Mkt Area Factor
D2	Commercial	1.0000	0	

AYB	EYB	DT	% Good	Last Inspection
1976	1980	30	65.00%	3/3/2017 726

SARASOTA COUNTY PROPERTY APPRAISER
PROPERTY RECORD CARD

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 4,978,900	\$ 5,016,500
Extra Feature Value	\$ 284,000	\$ 255,300
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Land Value - Ag	\$ 0	\$ 0
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Values pertaining to County Assessment		
Assessed Value	\$ 8,485,400	\$ 7,779,300
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 8,485,400	\$ 7,779,300

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2208.00	0000	635,976	CSC

Sub Name: NOT PART OF A SUBDIVISION
Bldg Type: Service Station

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description

Property Description

COM NE COR OF NW 1/4 OF NE 1/4 SEC 7-39-19 TH S
 00-25-17 W 682.47 FT FOR POB TH S 66-04 E 195.38
 FT ALG S R/W STATE RD 45A (VENICE BY-PASS) TH SELY
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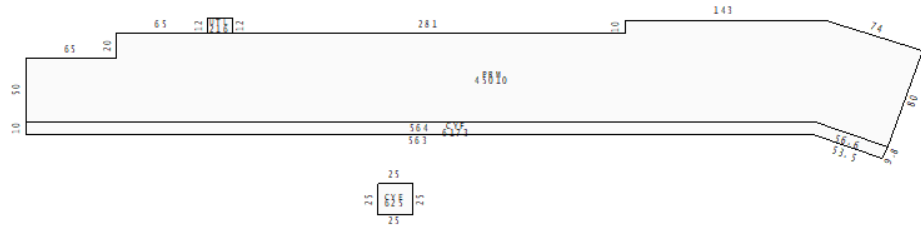
Parcel ID: 0407-02-0001

1600 Community shopping ctr/100k-450k

Building Characteristics			
Category	Type	%	Mult.
Exterior	STUCCO	100	1.0000
Fire/Sprinkler	SPRINKLERS	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Floors	CARPET,	50	0.5000
Floors	VINYL OR	50	0.5000
Wall Height	WH	100	1.0100
Size Index	SZ	100	0.9600
Quality Adj.	QA	100	1.0000

Total Adjustments 0.9407

SAR	Area	H	Rate	Cost New
PRM	45,010	X	63.97	2,879,290
CYF	6,173		12.80	79,014
CYE	625		38.38	23,988
UTL	216		19.25	4,158



Gross Area: 52,024 Net/Living Area: 45,010 Building: 6 of 8

Category	Units	Cost New
Bathrooms	25.00	0
Extra Fixtures	86.00	0
Number of Stories	1.00	0
Wall Height	15.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
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3	1969/70	4/1/1987	\$1,000	NA	11	Corrective,	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	UTIL	Utility Building	6	1	12	17	204.00	14.520	AVERAG	FR	1976	1976	33.996	1,007	

Grade	Description	Nbhd Factor	Mkt Area Factor
E2	Commercial	1.0000	0

LOCAL SPACE-509-553

AYB	EYB	DT	% Good	Last Inspection
1976	1980	30	32.50%	3/3/2017 726

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Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2208.00	0000	635,976	CSC
Sub Name: NOT PART OF A SUBDIVISION				
Bldg Type: Shopping Center				

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description

#	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			

Parcel Notes

Property Description
 COM NE COR OF NW 1/4 OF NE 1/4 SEC 7-39-19 TH S
 00-25-17 W 682.47 FT FOR POB TH S 66-04 E 195.38
 FT ALG S R/W STATE RD 45A (VENICE BY-PASS) TH SELY
 Situs: 563 US 41 BYP N VENICE 34285

VENICE PLAZA LTD
 30 W MASHTA DR STE 400
 KEY BISCAYNE, FL 33149-2475

2019

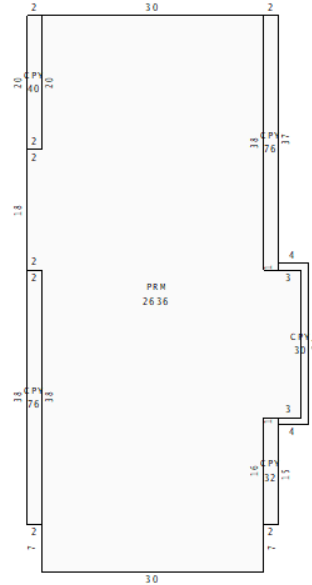
Parcel ID: 0407-02-0001

1600 Community shopping ctr/100k-450k

Building Characteristics			
Category	Type	%	Mult.
Floors	CERAMIC	100	1.0700
Roof Material	ELASTOMERIC	100	1.0200
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof	FLAT	100	0.9800
Wall Height	WH	100	0.9800
Size Index	SZ	100	1.0130
Quality Adj.	QA	100	0.7200

Total Adjustments				0.7645
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SAR	Area	H	Rate	Cost New
PRM	2,636	X	112.76	297,235
CPY	76		34.12	2,593
CPY	76		34.12	2,593
CPY	40		33.82	1,353
CPY	32		35.25	1,128
CPY	30		33.83	1,015



Sketch by Apex Sketch v5 P1w™
Gross Area: 2,890 **Net/Living Area: 2,636** **Building: 7 of 8**

Category	Units	Cost New
Bathrooms	7.00	0
Extra Fixtures	10.00	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	PAVE	Concrete paving	7	1	12	16	192.00	6.525	AVERAG	AV	1977	1977	47.494	595	

Total Replacement Cost New:	305,917
Less Total Depr: 17.30%	52,924
Building Value:	252,993
Depreciation Adj. Adj.	
Average Condition	17.30%

Grade	Description	Nbhd Factor	Mkt Area Factor
D2	Commercial	1.0000	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	NH20090319	4/27/2009	\$100	OT			I	VENICE PLAZA LTD,
2	2822/1733	2/14/1996	\$4,250,000	WD	01	Sale qualified	I	SISKIND ROBERT G
3	1969/70	4/1/1987	\$1,000	NA	11	Corrective,	I	

#	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			

Parcel Notes																
DUNKIN DONUTS PERMIT 340K BLT OUT 12/12																

AYB	EYB	DT	% Good	Last Inspection
1977	2010	20	82.70%	3/3/2017 726

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 4,978,900	\$ 5,016,500
Extra Feature Value	\$ 284,000	\$ 255,300
Land Value - Market	\$ 3,222,500	\$ 2,507,500
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 8,485,400	\$ 7,779,300
Values pertaining to County Assessment		
Assessed Value	\$ 8,485,400	\$ 7,779,300
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 8,485,400	\$ 7,779,300

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2208.00	0000	635,976	CSC
Sub Name:	NOT PART OF A SUBDIVISION			
Bldg Type:	Fast Food Restaurant			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

Property Description
 COM NE COR OF NW 1/4 OF NE 1/4 SEC 7-39-19 TH S
 00-25-17 W 682.47 FT FOR POB TH S 66-04 E 195.38
 FT ALG S R/W STATE RD 45A (VENICE BY-PASS) TH SELY
 Situs: 555 US 41 BYP N VENICE 34285

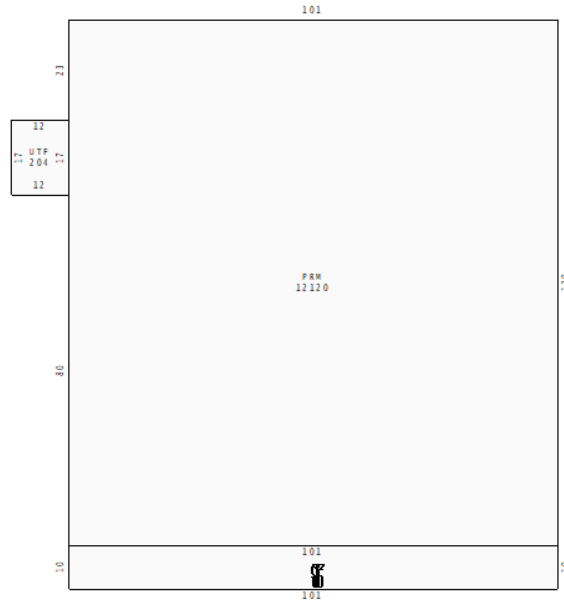
VENICE PLAZA LTD
 30 W MASHTA DR STE 400
 KEY BISCAYNE, FL 33149-2475

2019

Parcel ID: 0407-02-0001

1600 Community shopping ctr/100k-450k

Building Characteristics				
Category	Type	%	Mult.	
Exterior	STUCCO	100	1.0000	
Fire/Sprinkler	SPRINKLERS	100	1.0000	
Floors	VINYL OR	100	1.0000	
Frame	MASONRY OR	100	1.0000	
Heat-Air	HEAT & AIR	100	1.0000	
Interior Wall	DRYWALL	100	1.0000	
Roof Material	BUILT-UP	100	0.9900	
Roof	LOW PITCH	100	0.9800	
Wall Height	WH	100	1.0400	
Size Index	SZ	100	0.9700	
Quality Adj.	QA	100	1.1500	
Total Adjustments				1.1256
SAR	Area	H	Rate	Cost New
PRM	12,120	X	50.65	613,878
CYF	1,010		10.13	10,231
UTF	204		10.18	2,077



Sketch by Apex Sketch v5 Pro™
Gross Area: 13,334 **Net/Living Area: 12,120** **Building: 8 of 8**

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 4,978,900	\$ 5,016,500
Extra Feature Value	\$ 284,000	\$ 255,300
Land Value - Market	\$ 3,222,500	\$ 2,507,500
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 8,485,400	\$ 7,779,300
Values pertaining to County Assessment		
Assessed Value	\$ 8,485,400	\$ 7,779,300
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 8,485,400	\$ 7,779,300

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2208.00	0000	635,976	CSC
Sub Name: NOT PART OF A SUBDIVISION				
Bldg Type: Discount Store				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Bathrooms	4.00	0
Extra Fixtures	6.00	0
Number of Stories	1.00	0
Wall Height	18.00	0
Total Replacement Cost New:		626,186
Less Total Depr: 11.00%		68,880
Building Value:		557,306
Depreciation Adj. Adj.		
Average Condition		11.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	NH20090319	4/27/2009	\$100	OT			I	VENICE PLAZA LTD,
2	2822/1733	2/14/1996	\$4,250,000	WD	01	Sale qualified	I	SISKIND ROBERT G
3	1969/70	4/1/1987	\$1,000	NA	11	Corrective,	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	FENC	Fence, chain link 6	8	1	0	0	97.00	19.695	AVERAG	AV	1978	1978	39.991	764	

#	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			

Grade		Description	Nbhd Factor	Mkt Area Factor	Parcel Notes												
D2	Commercial	1.0000	0	SAV-A-LOT-555													
AYB	EYB	DT	% Good	Last Inspection													
1978	2008	30	89.00%	3/3/2017 726													