

Property Description
 COM AT NE COR OF SE 1/4 OF SEC 7-39-19 TH
 N-89-53-01-W ALG N LINE OF SE 1/4 663.42 FT TO W
 R/W OF GROVE ST FOR A POB TH S-14-49-00-E ALG W
 Situs: 200 GROVE ST N VENICE 34285

VENICE CITY OF
 401 W VENICE AVE
 VENICE, FL 34285-2006

2019

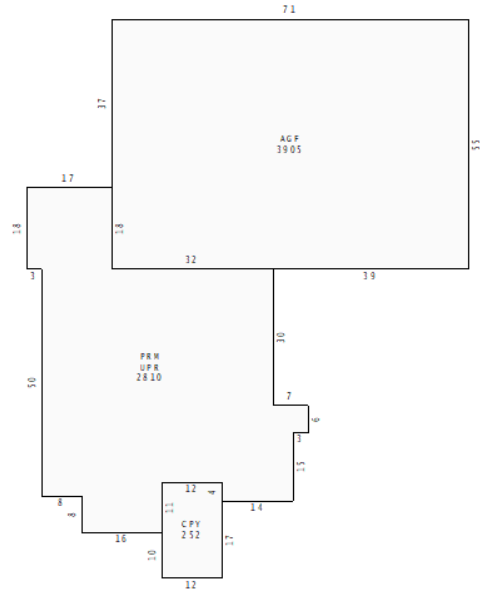
Parcel ID: 0408-01-0091

9150 Water and sewer Utility

Building Characteristics			
Category	Type	%	Mult.
Roof Material	CLAY TILE	100	1.0400
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof	LOW PITCH	100	0.9800
Floors	CARPET,	85	0.8500
Interior Wall	NO	75	0.7275
Interior Wall	DRYWALL	25	0.2500
Floors	CERAMIC	15	0.1515
Wall Height	WH	100	1.0000
Size Index	SZ	100	0.9900
Quality Adj.	QA	100	1.1500

Total Adjustments 1.1360

SAR	Area	H	Rate	Cost New
AGF	3,905		22.71	88,683
UPR	2,810	X	72.70	204,287
PRM	2,810	X	90.88	255,373
CPY	252		27.41	6,907



Gross Area: 9,777 Net/Living Area: 5,620 Building: 1 of 6

Category	Units	Cost New
Bathrooms	6.00	0
Extra Fixtures	4.00	0
Number of Stories	2.00	0
Wall Height	14.00	0

Total Replacement Cost New:	555,277
Less Total Depr: 24.00%	133,266
Building Value:	422,011
Depreciation Adj. Adj.	
Average Condition	24.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	731/165	3/26/1958		WD	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	160.00	19.695	AVERAG	AV	1980	1980	39.985	1,260	
2	PAVE	Asphalt paving	1	1	0	0	6,500.00	2.675	AVERAG	AV	1980	1980	51.250	8,911	
3	PAVE	Concrete paving	1	1	0	0	8,700.00	3.420	AVERAG	AV	1989	1989	62.499	18,596	

#	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	QX	Mixed-Institutional	9150	210,134.00	S	1.00	1		I2		5.50					5.50	1,155,737

Grade	Description	Nbhd Factor	Mkt Area Factor
D2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1989	1995	30	76.00%	3/3/2017

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 1,200,500	\$ 1,221,800
Extra Feature Value	\$ 54,400	\$ 48,000
Land Value - Market	\$ 1,155,700	\$ 1,155,700
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 2,410,600	\$ 2,425,500
Values pertaining to County Assessment		
Assessed Value	\$ 2,410,600	\$ 2,366,034
Exemption Codes	569	569
Exemption Amount	\$ 2,410,600	\$ 2,366,034
Taxable Value	\$ 0	\$ 0

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2791.00	0000	210,134	GU
Sub Name: NOT PART OF A SUBDIVISION				
Bldg Type: Fire Station				

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description
PLN19-	5/14/2019	800	SIGN - NO ELECTRIC
18-03210	2/7/2019	1,340,199	ADDITION
18-03211	2/7/2019	1,469,936	ADDITION

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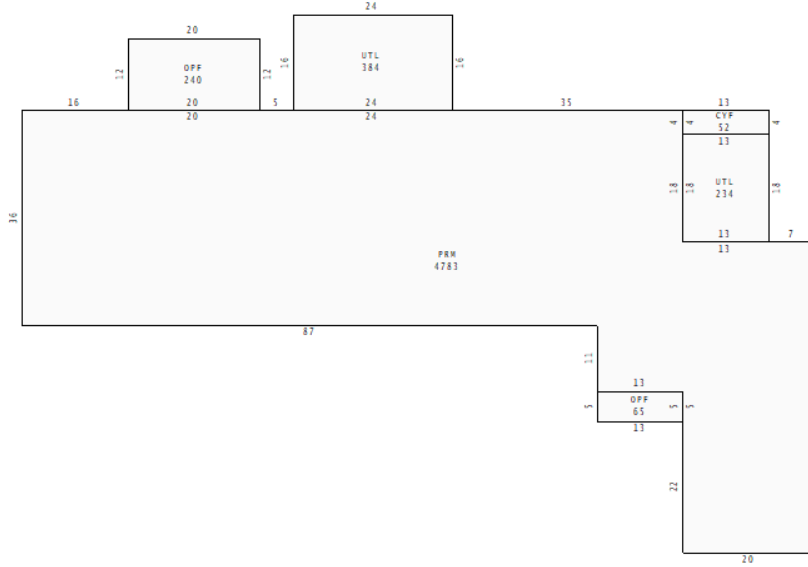
Parcel ID: 0408-01-0091

9150 Water and sewer Utility

Building Characteristics			
Category	Type	%	Mult.
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Interior Wall	PLASTER	75	0.7575
Floors	CONCRETE,	75	0.7425
Floors	CARPET,	25	0.2500
Interior Wall	DRYWALL	25	0.2500
Wall Height	WH	100	0.9800
Size Index	SZ	100	0.9900
Quality Adj.	QA	100	1.1500

Total Adjustments 1.0824

SAR	Area	H	Rate	Cost New
PRM	4,783	X	64.94	310,608
UTL	384		19.45	7,469
OPF	240		12.99	3,118
UTL	234		19.43	4,547
OPF	65		12.98	844
CYF	52		12.48	649



Gross Area: 5,758 Net/Living Area: 4,783 Building: 2 of 6

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	4.00	0
Number of Stories	1.00	0
Wall Height	12.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	731/165	3/26/1958		WD	01	Sale qualified	I	

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

Grade	Description	Nbhd Factor	Mkt Area Factor
D2	Commercial	1.0000	0

#	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		

AYB	EYB	DT	% Good	Last Inspection
1974	1974	30	62.00%	3/3/2017 726

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 1,200,500	\$ 1,221,800
Extra Feature Value	\$ 54,400	\$ 48,000
Land Value - Market	\$ 1,155,700	\$ 1,155,700
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 2,410,600	\$ 2,425,500
Values pertaining to County Assessment		
Assessed Value	\$ 2,410,600	\$ 2,366,034
Exemption Codes	569	569
Exemption Amount	\$ 2,410,600	\$ 2,366,034
Taxable Value	\$ 0	\$ 0

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2791.00	0000	210,134	GU

Sub Name: NOT PART OF A SUBDIVISION
 Bldg Type: Office Building

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description

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

Parcel Notes															
CITY OF VENICE REVERSE OSMOSIS WATER TREATMENT PLANT BLDG A															

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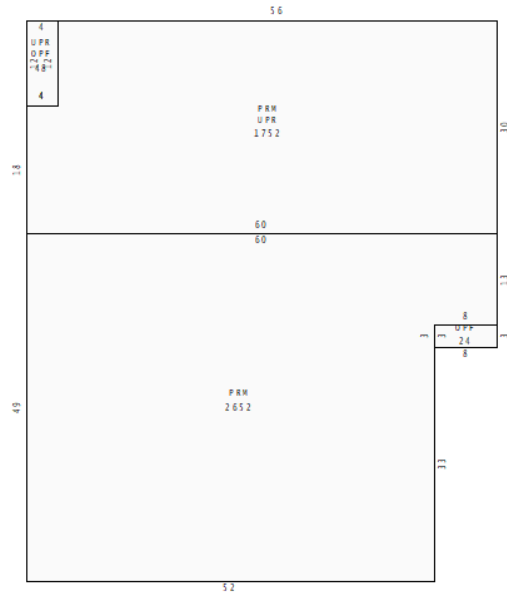
Parcel ID: 0408-01-0091

9150 Water and sewer Utility

Building Characteristics			
Category	Type	%	Mult.
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Exterior	CONC BLK	100	0.9700
Floors	CARPET,	75	0.7500
Interior Wall	DRYWALL	75	0.7500
Floors	CONCRETE,	25	0.2475
Interior Wall	NO	25	0.2425
Wall Height	WH	100	1.1000
Size Index	SZ	100	0.9800
Quality Adj.	QA	100	1.1500

Total Adjustments 1.1550

SAR	Area	H	Rate	Cost New
PRM	2,652	X	69.30	183,784
UPR	1,752	X	55.46	97,166
PRM	1,752	X	69.30	121,414
OPF	48		14.44	693
UPR	48	X	54.85	2,633
OPF	24		14.46	347



Gross Area: 6,276 Net/Living Area: 6,204 Building: 3 of 6

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	4.00	0
Number of Stories	1.00	0
Wall Height	24.00	0

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

Total Replacement Cost New:	406,030
Less Total Depr: 35.00%	142,110
Building Value:	263,920
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
1970	1980	30	65.00%	3/3/2017 726

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	731/165	3/26/1958		WD	01	Sale qualified	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															
UTILITIES DEPT- ADMIN BLDG															

SARASOTA COUNTY PROPERTY APPRAISER
PROPERTY RECORD CARD

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 1,200,500	\$ 1,221,800
Extra Feature Value	\$ 54,400	\$ 48,000
Land Value - Market	\$ 1,155,700	\$ 1,155,700
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 2,410,600	\$ 2,425,500

Values pertaining to County Assessment		
Assessed Value	\$ 2,410,600	\$ 2,366,034
Exemption Codes	569	569
Exemption Amount	\$ 2,410,600	\$ 2,366,034
Taxable Value	\$ 0	\$ 0

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2791.00	0000	210,134	GU

Sub Name: NOT PART OF A SUBDIVISION
 Bldg Type: Office Building

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description

Property Description
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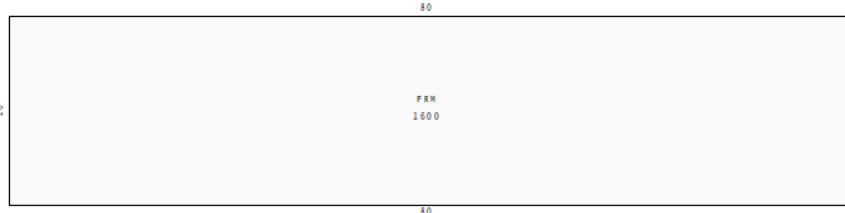
Parcel ID: 0408-01-0091

9150 Water and sewer Utility

Building Characteristics			
Category	Type	%	Mult.
Frame	MASONRY OR	100	1.0000
Heat-Air	WALL A/C	100	1.0000
Floors	CONCRETE,	100	0.9900
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Exterior	CONC BLK	100	0.9700
Interior Wall	PANEL OR	50	0.4950
Interior Wall	NO	50	0.4850
Wall Height	WH	100	0.9600
Size Index	SZ	100	1.3200
Quality Adj.	QA	100	1.1500

Total Adjustments 1.3306

SAR	Area	H	Rate	Cost New
PRM	1,600	X	59.88	95,808



Gross Area: 1,600 Net/Living Area: 1,600 Building: 4 of 6

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	10.00	0

Total Replacement Cost New:	95,808
Less Total Depr: 38.60%	36,982
Building Value:	58,826
Depreciation Adj. Adj.	
Average Condition	38.60%

Grade	Description	Nbhd Factor	Mkt Area Factor	
D2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1972	1972	30	61.40%	3/3/2017 726

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	731/165	3/26/1958		WD	01	Sale qualified	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			
D2	Commercial	1.0000	0
WAREHOUSE/METER SHOP BLDG D			

SARASOTA COUNTY PROPERTY APPRAISER
PROPERTY RECORD CARD

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 1,200,500	\$ 1,221,800
Extra Feature Value	\$ 54,400	\$ 48,000
Land Value - Market	\$ 1,155,700	\$ 1,155,700
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 2,410,600	\$ 2,425,500
Values pertaining to County Assessment		
Assessed Value	\$ 2,410,600	\$ 2,366,034
Exemption Codes	569	569
Exemption Amount	\$ 2,410,600	\$ 2,366,034
Taxable Value	\$ 0	\$ 0

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2791.00	0000	210,134	GU

Sub Name: NOT PART OF A SUBDIVISION
Bldg Type: Storage/Warehouse

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description

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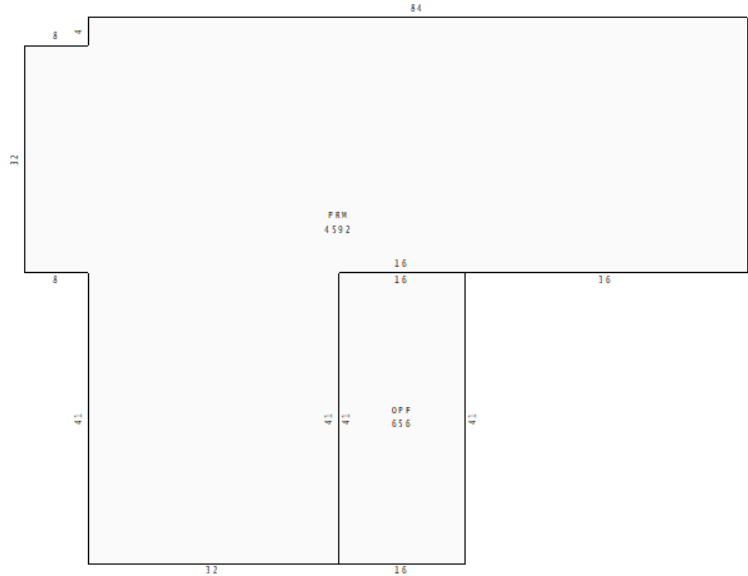
Parcel ID: 0408-01-0091

9150 Water and sewer Utility

Building Characteristics			
Category	Type	%	Mult.
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Exterior	CONC BLK	100	0.9700
Floors	VINYL OR	70	0.7000
Interior Wall	PLASTER	50	0.5050
Interior Wall	DRYWALL	50	0.5000
Floors	CONCRETE,	30	0.2970
Wall Height	WH	100	1.0000
Size Index	SZ	100	0.9900
Quality Adj.	QA	100	1.1500

Total Adjustments 1.0736

SAR	Area	H	Rate	Cost New
PRM	4,592	X	64.42	295,817
OPF	656		12.86	8,436



Gross Area: 5,248 Net/Living Area: 4,592 Building: 5 of 6

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	6.00	0
Number of Stories	1.00	0
Wall Height	14.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	731/165	3/26/1958		WD	01	Sale qualified	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PAVE	Concrete paving	5	1	0	0	2,420.00	4.095	AVERAG	AV	1990	1990	63.754	6,318	

Grade	Description	Nbhd Factor	Mkt Area Factor
D2	Commercial	1.0000	0

SARASOTA COUNTY PROPERTY APPRAISER																
PROPERTY RECORD CARD																
VALUE SUMMARY		CURRENT					PRIOR YEAR									
Building Value		\$ 1,200,500					\$ 1,221,800									
Extra Feature Value		\$ 54,400					\$ 48,000									
Land Value - Market		\$ 1,155,700					\$ 1,155,700									
Land Value - Ag		\$ 0					\$ 0									
TOTAL JUST VALUE		\$ 2,410,600					\$ 2,425,500									
Values pertaining to County Assessment																
Assessed Value		\$ 2,410,600					\$ 2,366,034									
Exemption Codes		569					569									
Exemption Amount		\$ 2,410,600					\$ 2,366,034									
Taxable Value		\$ 0					\$ 0									

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2791.00	0000	210,134	GU

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: DIR OF UTILITIES R O PLANT BLDG B

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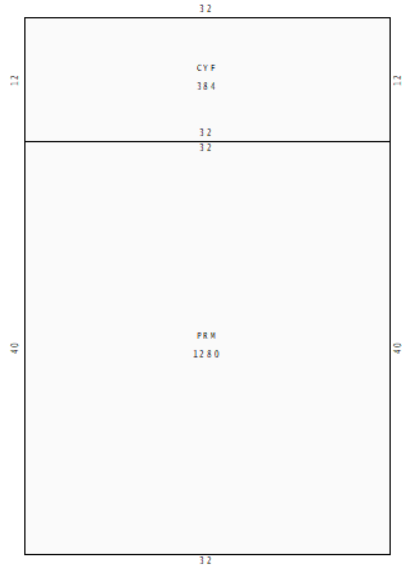
Parcel ID: 0408-01-0091

9150 Water and sewer Utility

Building Characteristics			
Category	Type	%	Mult.
Roof	HIP	100	1.0100
Heat-Air	HEAT & AIR	100	1.0000
Roof Material	ASPHALT OR	100	1.0000
Floors	CONCRETE,	100	0.9900
Frame	WOOD	100	0.9800
Interior Wall	NO	100	0.9700
Exterior	VINYL	85	0.8585
Exterior	NO WALLS	15	0.1425
Wall Height	WH	100	0.9800
Size Index	SZ	100	1.0700
Quality Adj.	QA	100	1.1500

Total Adjustments 1.1474

SAR	Area	H	Rate	Cost New
PRM	1,280	X	36.72	47,002
CYF	384		7.36	2,826



Gross Area: 1,664 Net/Living Area: 1,280 Building: 6 of 6

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	12.00	0

Total Replacement Cost New:	49,829
Less Total Depr: 20.00%	9,966
Building Value:	39,863
Depreciation Adj.	Adj.
Average Condition	20.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	731/165	3/26/1958		WD	01	Sale qualified	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	CANO	Canopy (commercial)	6	1	30	60	1,800.00	15.925	GOOD	GD	1990	1990	67.378	19,314	

#	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
1999	1999	30	80.00%	3/3/2017 726

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
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Taxable Value	\$ 0	\$ 0

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2791.00	0000	210,134	GU
Sub Name:	NOT PART OF A SUBDIVISION			
Bldg Type:	Commercial Utility Building			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description