

Property Description

GROUND LEASE PARCEL DESC AS COM AT SE COR
OF SE 1/4 OF SEC 7-39-19 TH N 89-53-01 W 264 FT
FOR POB TH N 71-37-42 W 201.87 FT TH S 28-44-
Situs: 201 N GROVE ST VENICE 34285

VENICE HOUSING AUTHORITY
C/O VENETIAN WALK PARTNERS LLLP
200 S DIVISION ST

2019

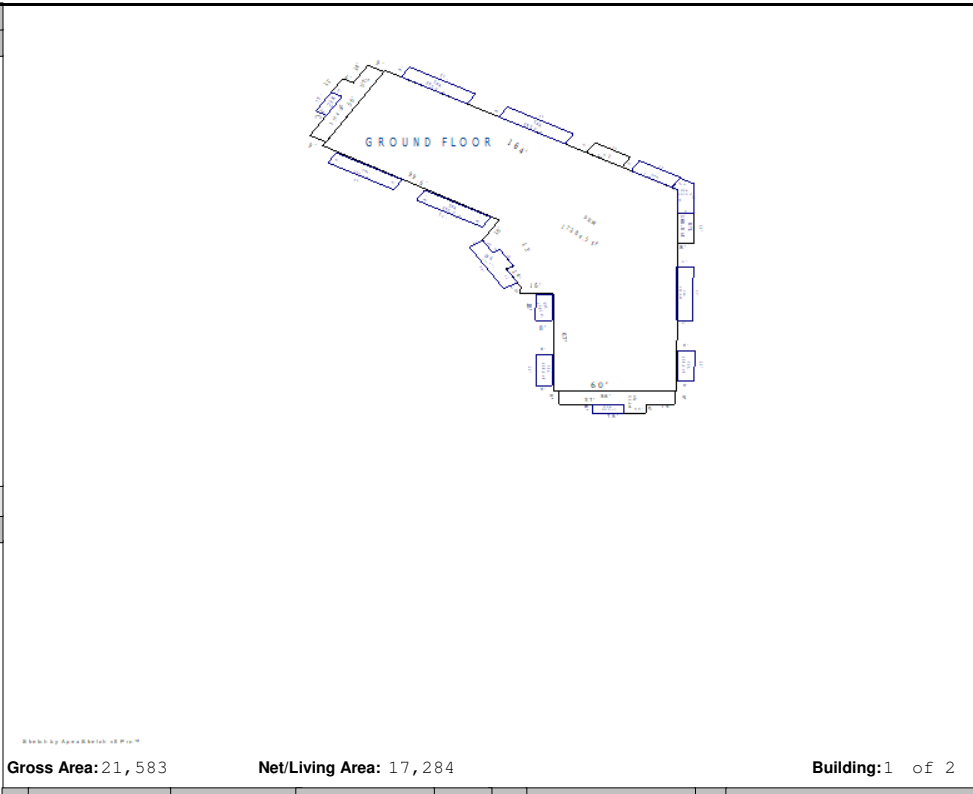
Parcel ID: 0408-01-0109

0350 Multi-family 50 - 99 units

Building Characteristics			
Category	Type	%	Mult.
Roof Material	CLAY TILE	100	1.0400
Frame	MASONRY OR	100	1.0000
Foundation	CONC. SLAB	100	1.0000
Exterior	STUCCO	100	1.0000
Roof	GABLE	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Floors	CARPET,	100	1.0000
Wall Height	WH	100	0.9600
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.4000

Total Adjustments 1.3558

SAR	Area	H	Rate	Cost New
PRM	17,284	X	101.68	1,757,437
UTL	570		45.85	26,135
UTL	570		45.85	26,135
CPG	320		25.42	8,134
SPA	296		36.76	10,881
SPA	296		36.76	10,881
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SPA	296		36.76	10,881
SPA	296		36.76	10,881
OPA	187		33.71	6,304
SPA	184		36.47	6,710



SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 1,105,800	\$ 1,096,900
Extra Feature Value	\$ 73,700	\$ 72,300
Land Value - Market	\$ 12,800	\$ 11,600
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 1,192,300	\$ 1,180,800
Values pertaining to County Assessment		
Assessed Value	\$ 1,192,300	\$ 1,180,800
Exemption Codes	570	570
Exemption Amount	\$ 584,227	\$ 578,592
Taxable Value	\$ 608,073	\$ 602,208

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2703.00	0000	112,677	RMF4
Sub Name: NOT PART OF A SUBDIVISION				
Bldg Type: Apartments 3 Stories And Up				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Living Units	61.00	0
Kitchens	61.00	0
Bathrooms	69.00	0
Bedrooms	69.00	0
Rooms	0.00	0
Wall Height	10.00	0
Number of Stories	4.00	0

Total Replacement Cost New:	1,923,888
Less Total Depr: 81.00%	1,558,349
Building Value:	365,539
Depreciation Adj. Adj.	
Average Condition	5.00%
Zoning or legal restriction	80.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	714/109	1/1/1974		NA	11	Corrective,	I	VENICE HOUSING AUTHORITY

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	ELEV	Elevator - Commercial	1	2	0	0	4.00	39150.000	AVERAG	AV	2014	2014	40.000	62,640	
2	PAVE	Asphalt paving		1	0	0	28,000.00	1.975	AVERAG	AV	2014	2014	20.000	11,060	

#	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	UU	Multi Family (Low	0350	61.00	U	21,000.00	1		I2	0.01						210.00	12,810

Grade	Description	Nbhd Factor	Mkt Area Factor	
C3	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
2014	2014	30	19.00%	3/31/2015 546

Parcel Notes	
VENITIAN WALK 61 UNITS SENIOR 25 PUBLIC HOUSING 36 LIHTC VENICE HOUSING AUTHORITY MARTHA THOMAS 488-3526 NORTHSTAR DEVELOPMENT PAULA RHOADES 813-933-0629 EXT. 212	

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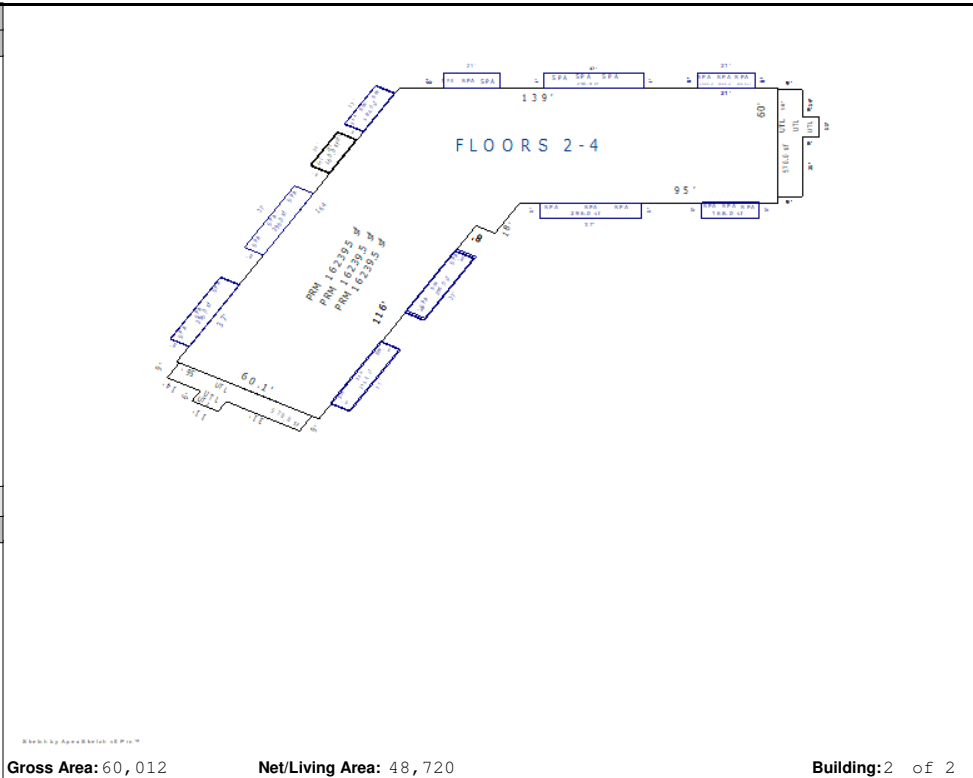
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Interior Wall	DRYWALL	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Floors	CARPET,	100	1.0000
Wall Height	WH	100	0.9600
Size Index	SZ	100	0.9600
Quality Adj.	QA	100	1.2000



Total Adjustments			1.1502	
SAR	Area	H	Rate	Cost New
PRM	16,240	X	86.26	1,400,862
PRM	16,240	X	86.26	1,400,862
PRM	16,240	X	86.26	1,400,862
UTL	570		38.89	22,167
UTL	570		38.89	22,167
UTL	570		38.89	22,167
UTL	570		38.89	22,167
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SPA	296		31.18	9,229
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Category	Units	Cost New
Living Units	0.00	0
Kitchens	0.00	0
Bathrooms	0.00	0
Half Baths	0.00	0
Bedrooms	0.00	0
Rooms	0.00	0
Wall Height	10.00	0
Number of Stories	3.00	0

Total Replacement Cost New:	4,584,036
Less Total Depr: 83.85%	3,843,714
Building Value:	740,322
Depreciation Adj. Adj.	
Average Condition	5.00%
Zoning or legal restriction	83.00%

Grade	Description	Nbhd Factor	Mkt Area Factor	
D3	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
2014	2014	30	16.15%	3/31/2015 546

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Parcel Notes					