

Property Description
W 1/2 OF LOT 10 & ALL OF LOTS 11 12 & 13 BLK 62
GULF VIEW SEC OF VENICE

PATTISON MARY J (TTEE)
248 MIAMI AVE W
VENICE, FL 34285-2301

2020

Parcel ID: 0408-04-0070

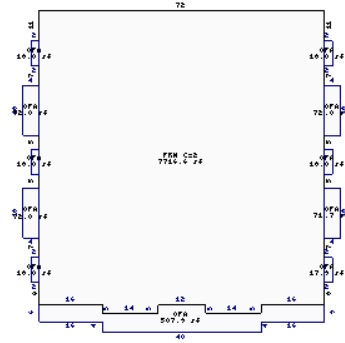
Situs: 248 MIAMI AVE W VENICE 34285

183X Office /multi story=>2

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
Floors	CARPET,	80	0.8000
Interior Wall	DRYWALL	70	0.7000
Interior Wall	PANEL OR	30	0.2970
Floors	VINYL OR	20	0.2000
Wall Height	WH	100	0.9600
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.7000

Total Adjustments 1.5313

SAR	Area	H	Rate	Cost New
PRM	7,717	X	91.88	709,038
PRM	7,717	X	91.88	709,038
OPA	508		22.97	11,669
OPA	72		22.97	1,654
OPA	72		22.97	1,654
OPA	72		22.97	1,654
OPA	72		22.97	1,654
OPA	18		25.50	459
OPA	18		25.50	459
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OPA	18		25.50	459



Gross Area: 16,338 Net/Living Area: 15,434 Building: 1 of 1

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 742,600	\$ 636,200
Extra Feature Value	\$ 165,600	\$ 171,100
Land Value - Market	\$ 471,400	\$ 516,900
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 1,379,600	\$ 1,324,200
Values pertaining to County Assessment		
Assessed Value	\$ 1,379,600	\$ 1,324,200
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 1,379,600	\$ 1,324,200

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2125.00	0540	21,850	CBD
Sub Name: VENICE GULF VIEW SEC OF				
Bldg Type: Office Building				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Bathrooms	20.00	0
Extra Fixtures	34.00	0
Number of Stories	2.00	0
Wall Height	10.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	1998080452	06/12/1998	\$100	ID	X2	Pre-2009	I	PATTISON TTEE, MARY J
2	2642/182	06/15/1994	\$100	TR	11	Corrective,	I	PATTISON TTEE, MARY J
3	2424/2991	08/11/1992	\$100	TR	11	Corrective,	I	PATTISON DONALD A & MARY J
4	1191/1540	08/01/1977		NA	01	Sale qualified	I	

Permit Information			
Number	Date	Cost	Description
BLD19-	10/28/2019	4,800	MINOR - ONE OR TWO
BLD19-	06/19/2019	4,000	MINOR - ONE OR TWO
BLD19-	05/22/2019	4,500	HVAC CHANGEOUT -

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	ELEV	Elevator - Commercial	1	2	0	0	2.00	72900.000	AVERAG	AV	1980	1980	103.200	150,466	
2	PARK	Parking Spaces	1	1	0	0	35.00	0.000	AVERAG	AV	1958	1959	0.000	0	
3	PAVE	Concrete paving	1	1	0	0	500.00	6.525	AVERAG	AV	1978	1980	49.992	1,631	
4	PAVE	Asphalt paving	1	1	0	0	12,000.00	2.250	AVERAG	AV	1978	1980	50.000	13,500	

Total Replacement Cost New:	1,439,115
Less Total Depr:	48.40% 696,532
Building Value:	742,583
Depreciation Adj. Adj.	
Other functional impairment	20.00%
Average Condition	35.50%

#	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	CLND	Commercial Land	17	21,850.00	SS	18.00	1		CF	1.05					21.57	471,401

Grade	Description	Nbhd Factor	Mkt Area Factor
B3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1958	1980	30	51.60%	03/14/2017 708