

Property Description  
 TH N 115 FT OF TH W 45 FT OF LOT 16 BLK 61 GULF  
 VIEW SEC OF VENICE

351-355 REALTY PARTNERS  
 355 W VENICE AVE  
 VENICE, FL 34285-2004

2020

Parcel ID: 0408-04-0122

Situs: 355 W VENICE AVE VENICE 34285

1700 Office - 1 story/single tenant

| 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 |
| Floors                   | CARPET,    | 85  | 0.8500 |
| Roof Material            | BUILT-UP   | 75  | 0.7425 |
| Roof                     | FLAT       | 75  | 0.7350 |
| Roof Material            | CLAY TILE  | 25  | 0.2600 |
| Roof                     | MANSARD    | 25  | 0.2500 |
| Floors                   | VINYL OR   | 15  | 0.1500 |
| Wall Height              | WH         | 100 | 0.9600 |
| Size Index               | SZ         | 100 | 1.0000 |
| Quality Adj.             | QA         | 100 | 1.2000 |
| Total Adjustments        |            |     | 1.1376 |

| SAR | Area  | H | Rate  | Cost New |
|-----|-------|---|-------|----------|
| PRM | 3,542 | X | 68.26 | 241,777  |
| OPA | 320   |   | 17.07 | 5,462    |
| OPA | 128   |   | 17.06 | 2,184    |

| Category                    | Units | Cost New |
|-----------------------------|-------|----------|
| Bathrooms                   | 2.00  | 0        |
| Extra Fixtures              | 7.00  | 0        |
| Number of Stories           | 1.00  | 0        |
| Wall Height                 | 10.00 | 0        |
| Total Replacement Cost New: |       | 249,422  |
| Less Total Depr: 35.50%     |       | 88,545   |
| Building Value:             |       | 160,877  |
| Depreciation Adj. Adj:      |       |          |
| Average Condition           |       | 35.50%   |

Gross Area: 3,990 Net/Living Area: 3,542 Building: 1 of 1

| # | Land Type | Land Type Description | Land Use | Units    | Unit Type | Base Unit Price | Nbhd Factor | Mkt Factor | Code | Fact | Code | Fact | Code | Fact | Adj. Unit Price | Land Value |
|---|-----------|-----------------------|----------|----------|-----------|-----------------|-------------|------------|------|------|------|------|------|------|-----------------|------------|
| 1 | CLND      | Commercial Land       | 11       | 5,175.00 | SP        | 50.00           | 1           |            |      |      |      |      |      |      | 68.92           | 356,687    |

| Grade | Description | Nbhd Factor | Mkt Area Factor |                 |
|-------|-------------|-------------|-----------------|-----------------|
| D3    | Commercial  | 1.0000      | 0               |                 |
| AYB   | EYB         | DT          | % Good          | Last Inspection |
| 1973  | 1980        | 30          | 64.50%          | 04/10/2018 708  |

| # | Instrument | Transfer Date | Consideration | Type | QC | QC Description | V/I | Grantor                |
|---|------------|---------------|---------------|------|----|----------------|-----|------------------------|
| 1 | 2521/1473  | 06/24/1993    | \$226,000     | WD   | X3 | Pre-2009       | I   | JAMES T BLALOCK AGENCY |
| 2 | 1315/1656  | 07/01/1979    | \$235,000     | NA   | 01 | Sale qualified | 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     | 900.00 | 3.625      | AVERAG | AV   | 1973 | 1980 | 49.992 | 1,631 |       |

Parcel Notes  
 SNYDER LAW BLDG

| SARASOTA COUNTY PROPERTY APPRAISER<br>PROPERTY RECORD CARD |                   |                   |
|--|-------------------|-------------------|
| VALUE SUMMARY  | CURRENT           | PRIOR YEAR        |
| Building Value   | \$ 160,900        | \$ 168,100        |
| Extra Feature Value  | \$ 1,600          | \$ 2,000          |
| Land Value - Market  | \$ 356,700        | \$ 325,500        |
| Land Value - Ag  | \$ 0              | \$ 0              |
| <b>TOTAL JUST VALUE</b>                                    | <b>\$ 519,200</b> | <b>\$ 495,600</b> |
| Values pertaining to County Assessment                     |                   |                   |
| Assessed Value   | \$ 519,200        | \$ 495,600        |
| Exemption Codes  | None              | None              |
| Exemption Amount   | \$ 0              | \$ 0              |
| Taxable Value  | \$ 519,200        | \$ 495,600        |

| PARCEL DATA             |                         |        |          |        |
|-------------------------|-------------------------|--------|----------|--------|
| Mkt Area                | Nbhd                    | Sub    | Lot SqFt | Zoning |
| 202                     | 2125.00                 | 0540   | 5,175    | CBD    |
| Sub Name:               | VENICE GULF VIEW SEC OF |        |          |        |
| Bldg Type:              | Office Building         |        |          |        |
| CONDOMINIUM INFORMATION |                         |        |          |        |
| Floor #                 | Total Floors            | Unit # | View     |        |
|                         |                         |        |          |        |

| Permit Information |            |       |                  |
|--------------------|------------|-------|------------------|
| Number             | Date       | Cost  | Description      |
| BLD19-4034         | 08/27/2019 | 6,675 | HVAC CHANGEOUT - |
| 3462               | 09/04/2018 | 2,100 |                  |
|                    | 12/13/2012 | 400   |                  |