

**Property Description**

LOTS 1 THRU 7, 21 THRU 37 & VAC 20 FT ALLEY LYING  
 E & W BETWEEN LOTS 1 THRU 7 & LOTS 21 THRU 37 &  
 ALLEY BETWEEN LOTS 7 & 8, VACATED IN ORD 0221-0070  
 Situs: 304 W VENICE AVE VENICE 34285

VENETIAN PLAZA LLC  
 1880 ARLINGTON STE 103  
 SARASOTA, FL 34239

**2020**

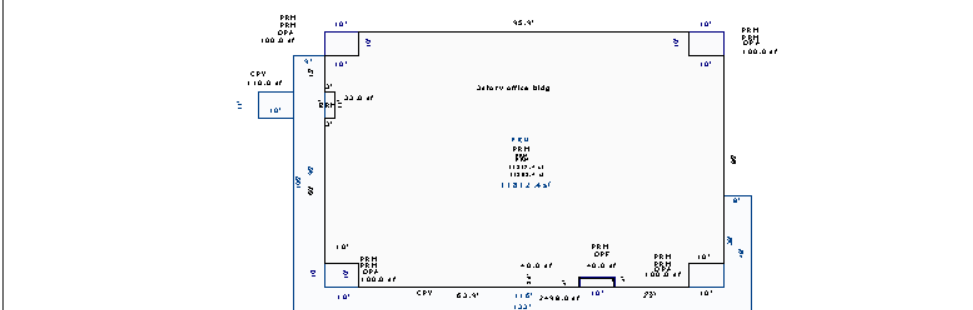
**Parcel ID: 0408-04-0129**

183X Office /multi story==>2

Building Characteristics			
Category	Type	%	Mult.
Frame	FIREPROOF	100	1.0700
Fire/Sprinkler	SPRINKLERS	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	FLAT	100	0.9800
Interior Wall	DRYWALL	90	0.9000
Exterior	STUCCO	70	0.7000
Floors	CARPET,	60	0.6000
Exterior	BRICK	30	0.3120
Floors	CERAMIC	30	0.3030
Floors	CONCRETE,	10	0.0990
Interior Wall	NO	10	0.0970
Wall Height	WH	100	1.0000
Size Index	SZ	100	0.9600
Quality Adj.	QA	100	1.3000
Quality Adj.	QA	100	1.3000

Total Adjustments 1.7027

SAR	Area	H	Rate	Cost New
PRM	11,812	X	102.16	1,206,714
PRM	11,812	X	102.16	1,206,714
PRM	11,808	X	102.16	1,206,305
CPY	2,498		30.63	76,514
CPY	110		30.65	3,372
PRM	100	X	102.16	10,216
PRM	100	X	102.16	10,216
OPA	100		25.54	2,554
PRM	100	X	102.16	10,216
PRM	100	X	102.16	10,216
OPA	100		25.54	2,554



Gross Area: 39,426 Net/Living Area: 36,378 Building: 1 of 5

Category	Units	Cost New
Number of Stories	3.00	0
Wall Height	14.00	0

<b>Total Replacement Cost New:</b>	3,807,297
<b>Less Total Depr:</b> 57.29%	2,181,200
<b>Building Value:</b>	1,626,097
<b>Depreciation Adj. Adj.</b>	
Average Condition	33.00%
Partially completed shell	15.00%
Overbuilt	25.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2010118941	09/27/2010	\$2,000,000	WD	02	Sale qualified	I	ATLAS FL 1 SPE LLC,
2	2010101362	08/18/2010	\$100	WD	11	Corrective,	I	BRANCH BANKING & TRUST
3	2010087623	07/06/2010	\$200	CT	12	Deeds to or	I	SYNOVUS BANK,
4	2010009790	01/12/2010	\$33,400	CT	12	Deeds to or	I	VENICE AVENUE LLC,

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	ELEV	Elevator - Commercial	1	2	0	0	3.00	49950.000	AVERAG	AV	1975	1988	85.420	128,002	
2	FENC	Fence, chain link 6	1	1	0	0	25.00	19.695	AVERAG	AV	1975	1975	40.010	197	
3	PARK	Parking Spaces	1	1	0	0	71.00	0.000	AVERAG		1975	2017	0.000	0	
4	PAVE	Asphalt paving	1	1	0	0	44,150.00	1.875	AVERAG	AV	1975	1988	60.000	49,669	
5	PAVE	Concrete paving	1	1	0	0	780.00	6.210	AVERAG	AV	1975	1988	59.994	2,906	
6	WALL	Brick wall	1	1	6	75	450.00	12.360	AVERAG	AV	1975	1975	43.743	2,433	

#	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	101,875.00	SS	18.00	1		CF	1.15						13.55	1,380,009

Grade	Description	Nbhd Factor	Mkt Area Factor
C2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1975	1985	30	42.71%	05/13/2019 708

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 4,228,200	\$ 4,086,200
Extra Feature Value	\$ 321,000	\$ 314,100
Land Value - Market	\$ 1,380,000	\$ 1,225,500
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 5,929,200</b>	<b>\$ 5,625,800</b>
Values pertaining to County Assessment		
Assessed Value	\$ 5,929,200	\$ 5,625,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 5,929,200	\$ 5,625,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2125.00	0540	101,875	CBD
<b>Sub Name:</b>	VENICE GULF VIEW SEC OF			
<b>Bldg Type:</b>	Office Building			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
BLD19-	03/09/2020	240,000	TENANT BUILDOUT
PLN19-	12/20/2019	2,250	SIGN - WITH
PLN19-	12/20/2019	2,250	SIGN - WITH

**Property Description**

LOTS 1 THRU 7, 21 THRU 37 & VAC 20 FT ALLEY LYING  
 E & W BETWEEN LOTS 1 THRU 7 & LOTS 21 THRU 37 &  
 ALLEY BETWEEN LOTS 7 & 8, VACATED IN ORD 0221-0070  
 Situs: 304 W VENICE AVE VENICE 34285

VENETIAN PLAZA LLC  
 1880 ARLINGTON STE 103  
 SARASOTA, FL 34239

**2020**

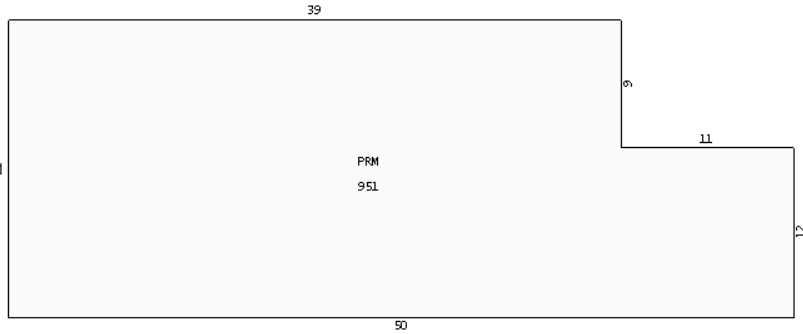
**Parcel ID: 0408-04-0129**

183X Office /multi story==>2

Building Characteristics			
Category	Type	%	Mult.
Exterior	BRICK	100	1.0400
Frame	MASONRY OR	100	1.0000
Floors	CONCRETE,	100	0.9900
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Interior Wall	NO	100	0.9700
Wall Height	WH	100	0.9800
Size Index	SZ	100	1.1100
Quality Adj.	QA	100	1.1500

Total Adjustments 1.2121

SAR	Area	H	Rate	Cost New
PRM	951	X	38.79	36,889



Gross Area: 951 Net/Living Area: 951 Building: 2 of 5

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

<b>Total Replacement Cost New:</b>	36,889
<b>Less Total Depr:</b> 33.00%	12,173
<b>Building Value:</b>	24,716
<b>Depreciation Adj. Adj.</b>	
Average Condition	33.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2010118941	09/27/2010	\$2,000,000	WD	02	Sale qualified	I	ATLAS FL 1 SPE LLC,
2	2010101362	08/18/2010	\$100	WD	11	Corrective,	I	BRANCH BANKING & TRUST
3	2010087623	07/06/2010	\$200	CT	12	Deeds to or	I	SYNOVUS BANK,
4	2010009790	01/12/2010	\$33,400	CT	12	Deeds to or	I	VENICE AVENUE LLC,

#	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		

Grade	Description	Nbhd Factor	Mkt Area Factor
D2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1975	1985	30	67.00%	05/13/2019 708

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 4,228,200	\$ 4,086,200
Extra Feature Value	\$ 321,000	\$ 314,100
Land Value - Market	\$ 1,380,000	\$ 1,225,500
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 5,929,200</b>	<b>\$ 5,625,800</b>
Values pertaining to County Assessment		
Assessed Value	\$ 5,929,200	\$ 5,625,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 5,929,200	\$ 5,625,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2125.00	0540	101,875	CBD

Sub Name: VENICE GULF VIEW SEC OF  
 Bldg Type: Commercial Utility Building

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description

**Property Description**

LOTS 1 THRU 7, 21 THRU 37 & VAC 20 FT ALLEY LYING  
 E & W BETWEEN LOTS 1 THRU 7 & LOTS 21 THRU 37 &  
 ALLEY BETWEEN LOTS 7 & 8, VACATED IN ORD 0221-0070  
 Situs: 304 W VENICE AVE VENICE 34285

VENETIAN PLAZA LLC  
 1880 ARLINGTON STE 103  
 SARASOTA, FL 34239

**2020**

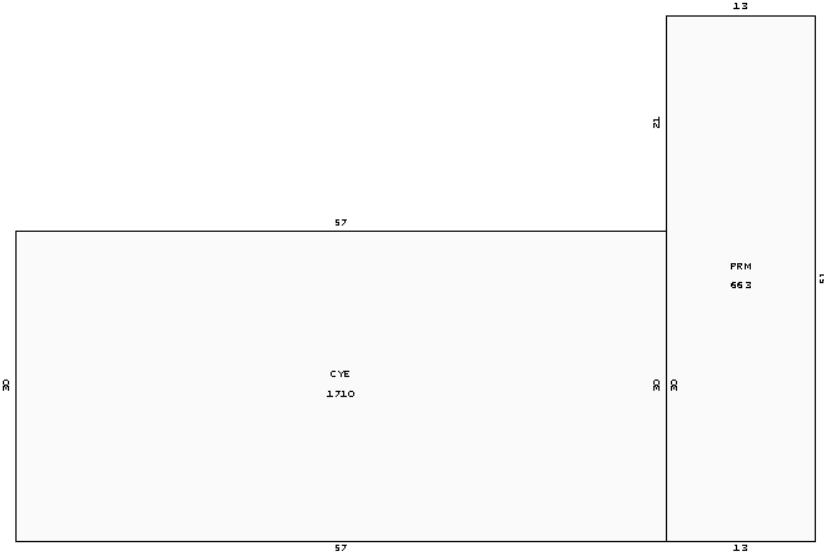
**Parcel ID: 0408-04-0129**

183X Office /multi story==>2

Building Characteristics			
Category	Type	%	Mult.
Exterior	BRICK	100	1.0400
Floors	CARPET,	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	1.0000
Size Index	SZ	100	1.1800
Quality Adj.	QA	100	1.1500

Total Adjustments 1.3692

SAR	Area	H	Rate	Cost New
CYE	1,710		135.55	231,791
PRM	663	X	225.92	149,785



Gross Area: 2,373 Net/Living Area: 663 Building: 3 of 5

Category	Units	Cost New
Half Baths	2.00	0
Number of Stories	1.00	0
Wall Height	14.00	0

<b>Total Replacement Cost New:</b>	381,579
<b>Less Total Depr:</b> 33.00%	125,921
<b>Building Value:</b>	255,658
<b>Depreciation Adj. Adj.</b>	
Average Condition	33.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2010118941	09/27/2010	\$2,000,000	WD	02	Sale qualified	I	ATLAS FL 1 SPE LLC,
2	2010101362	08/18/2010	\$100	WD	11	Corrective,	I	BRANCH BANKING & TRUST
3	2010087623	07/06/2010	\$200	CT	12	Deeds to or	I	SYNOVUS BANK,
4	2010009790	01/12/2010	\$33,400	CT	12	Deeds to or	I	VENICE AVENUE LLC,

#	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		

Grade	Description	Nbhd Factor	Mkt Area Factor
D2	Commercial	1.0000	0

Parcel Notes				
AYB	EYB	DT	% Good	Last Inspection
1975	1985	30	67.00%	05/13/2019 708

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 4,228,200	\$ 4,086,200
Extra Feature Value	\$ 321,000	\$ 314,100
Land Value - Market	\$ 1,380,000	\$ 1,225,500
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 5,929,200</b>	<b>\$ 5,625,800</b>
Values pertaining to County Assessment		
Assessed Value	\$ 5,929,200	\$ 5,625,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 5,929,200	\$ 5,625,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2125.00	0540	101,875	CBD

Sub Name: VENICE GULF VIEW SEC OF  
 Bldg Type: Mini-Bank (Walkup & Drivethrough)

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description

**Property Description**

LOTS 1 THRU 7, 21 THRU 37 & VAC 20 FT ALLEY LYING  
 E & W BETWEEN LOTS 1 THRU 7 & LOTS 21 THRU 37 &  
 ALLEY BETWEEN LOTS 7 & 8, VACATED IN ORD 0221-0070  
 Situs: 304 W VENICE AVE VENICE 34285-

VENETIAN PLAZA LLC  
 1880 ARLINGTON STE 103  
 SARASOTA, FL 34239

**2020**

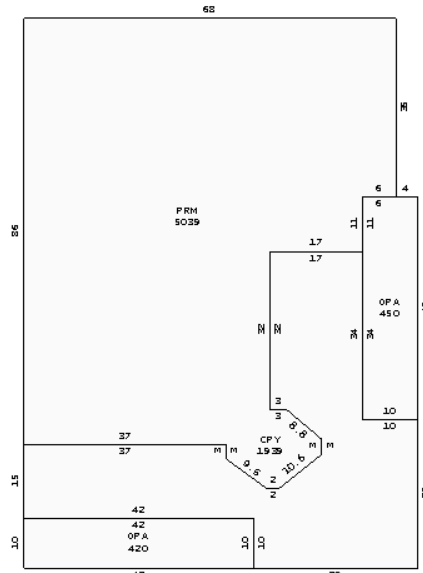
**Parcel ID: 0408-04-0129**

183X Office /multi story==>2

Building Characteristics			
Category	Type	%	Mult.
Roof Material	ELASTOMERIC	100	1.0100
Frame	MASONRY OR	100	1.0000
Fire/Sprinkle	SPRINKLERS	100	1.0000
Exterior	STUCCO	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Floors	CONCRETE,	100	0.9900
Roof	FLAT	100	0.9800
Wall Height	WH	100	1.0200
Size Index	SZ	100	0.9900
Quality Adj.	QA	100	1.4000

Total Adjustments 1.3853

SAR	Area	H	Rate	Cost New
PRM	5,039	X	146.84	739,927
CPY	1,939		44.07	85,452
OPA	450		36.87	16,592
OPA	420		36.71	15,418



Gross Area: 7,848

Net/Living Area: 5,039

Building: 4 of 5

Category	Units	Cost New
Wall Height	16.00	0
Number of Stories	1.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2010118941	09/27/2010	\$2,000,000	WD	02	Sale qualified	I	ATLAS FL 1 SPE LLC,
2	2010101362	08/18/2010	\$100	WD	11	Corrective,	I	BRANCH BANKING & TRUST
3	2010087623	07/06/2010	\$200	CT	12	Deeds to or	I	SYNOVUS BANK,
4	2010009790	01/12/2010	\$33,400	CT	12	Deeds to or	I	VENICE AVENUE LLC,

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	WALL	Concrete block wall	4	1	6	150	900.00	7.120	AVERAG	AV	2012	2013	91.245	5,847	

Grade	Description	Nbhd Factor	Mkt Area Factor
C3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
2012	2013	30	93.00%	05/13/2019 708

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2010118941	09/27/2010	\$2,000,000	WD	02	Sale qualified	I	ATLAS FL 1 SPE LLC,
2	2010101362	08/18/2010	\$100	WD	11	Corrective,	I	BRANCH BANKING & TRUST
3	2010087623	07/06/2010	\$200	CT	12	Deeds to or	I	SYNOVUS BANK,
4	2010009790	01/12/2010	\$33,400	CT	12	Deeds to or	I	VENICE AVENUE LLC,

#	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

Parcel Notes																

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 4,228,200	\$ 4,086,200
Extra Feature Value	\$ 321,000	\$ 314,100
Land Value - Market	\$ 1,380,000	\$ 1,225,500
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 5,929,200</b>	<b>\$ 5,625,800</b>
Values pertaining to County Assessment		
Assessed Value	\$ 5,929,200	\$ 5,625,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 5,929,200	\$ 5,625,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2125.00	0540	101,875	CBD
Sub Name:	VENICE GULF VIEW SEC OF			
Bldg Type:	Restaurant			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

**Property Description**

LOTS 1 THRU 7, 21 THRU 37 & VAC 20 FT ALLEY LYING  
E & W BETWEEN LOTS 1 THRU 7 & LOTS 21 THRU 37 &  
ALLEY BETWEEN LOTS 7 & 8, VACATED IN ORD 0221-0070  
Situs: 304 W VENICE AVE VENICE 34285-

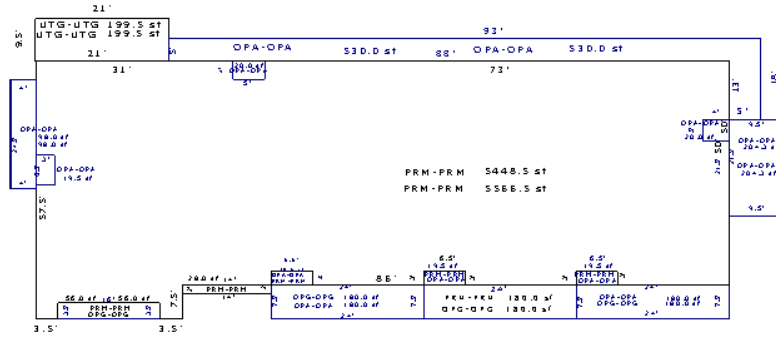
VENETIAN PLAZA LLC  
1880 ARLINGTON STE 103  
SARASOTA, FL 34239

**2020**

**Parcel ID: 0408-04-0129**

183X Office /multi story=>2

Building Characteristics			
Category	Type	%	Mult.
Frame	MASONRY OR	100	1.0000
Foundation	CONC. SLAB	100	1.0000
Fire/Sprinkl	SPRINKLERS	100	1.0000
Floors	CONCRETE,	100	0.9900
Interior Wall	NO	100	0.9700
Heat-Air	NO AIR	100	0.9700
Exterior	STUCCO	80	0.8000
Roof Material	ELASTOMERIC	65	0.6565
Roof	FLAT	65	0.6370
Roof Material	CLAY TILE	35	0.3640
Roof	MANSARD	35	0.3500
Exterior	WINDOW WALL	20	0.2060
Wall Height	WH	100	0.9900
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	2.6000
Total Adjustments			2.3566



Gross Area: 14,500      Net/Living Area: 11,340      Building: 5 of 5

SAR	Area	H	Rate	Cost New
PRM	5,567	X	141.40	787,174
PRM	5,449	X	141.40	770,489
OPA	530		35.48	18,804
OPA	530		35.48	18,804
OPA	204		35.35	7,211
OPA	204		35.35	7,211
UTG	200		56.56	11,312
UTG	200		56.56	11,312
PRM	180	X	141.40	25,452
OPG	180		42.42	7,636
OPG	180		42.42	7,636

Category	Units	Cost New
Bathrooms	0.00	0
Half Baths	0.00	0
Rooms	0.00	0
Wall Height	13.00	0
Number of Stories	1.00	0
Total Replacement Cost New:		1,728,191
Less Total Depr: 11.80%		203,927
Building Value:		1,524,264
Depreciation Adj. Adj.		
Average Condition		2.00%
Partially completed shell		10.00%

Grade	Description	Nbhd Factor	Mkt Area Factor	
A5	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
2017	2018	30	88.20%	05/13/2019 708

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2010118941	09/27/2010	\$2,000,000	WD	02	Sale qualified	I	ATLAS FL 1 SPE LLC,
2	2010101362	08/18/2010	\$100	WD	11	Corrective,	I	BRANCH BANKING & TRUST
3	2010087623	07/06/2010	\$200	CT	12	Deeds to or	I	SYNOVUS BANK,
4	2010009790	01/12/2010	\$33,400	CT	12	Deeds to or	I	VENICE AVENUE LLC,

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	ELEV	Elevator - Commercial	5	1	0	0	2.00	72900.000	AVERAG	AV	2017	2017	88.200	128,596	
2	WALL	Concrete block wall	5	1	0	0	425.00	8.400	AVERAG	AV	2017	2017	96.246	3,436	

#	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																

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 4,228,200	\$ 4,086,200
Extra Feature Value	\$ 321,000	\$ 314,100
Land Value - Market	\$ 1,380,000	\$ 1,225,500
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 5,929,200</b>	<b>\$ 5,625,800</b>
Values pertaining to County Assessment		
Assessed Value	\$ 5,929,200	\$ 5,625,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 5,929,200	\$ 5,625,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2125.00	0540	101,875	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