

Property Description  
 LOTS 14, 15, 16 & 17, BLK 78, GULF VIEW SEC OF  
 VENICE

BERLIN REALTY INC  
 C/O BERLIN PATTEN EBLING PLLC  
 3700 S TAMIAMI TRL STE 200

2019

Parcel ID: 0408-06-0039

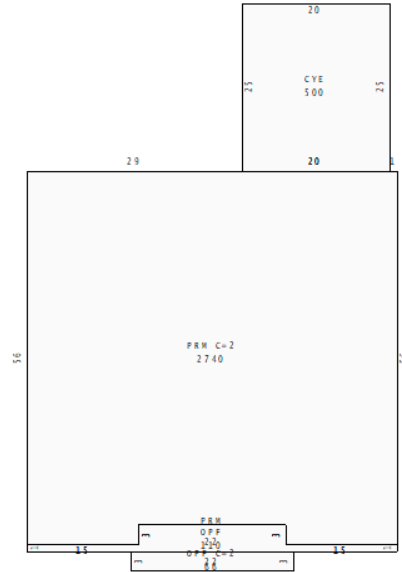
Situs: 247 S TAMIAMI TRL VENICE 34285

230X Financial institutions mixed use

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
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Floors	CARPET,	90	0.9000
Floors	CERAMIC	10	0.1010
Wall Height	WH	100	0.9800
Size Index	SZ	100	0.9900
Quality Adj.	QA	100	1.3000

Total Adjustments 1.2249

SAR	Area	H	Rate	Cost New
PRM	2,740	X	134.74	369,188
PRM	2,740	X	134.74	369,188
CYE	500		80.84	40,420
PRM	110	X	134.74	14,821
OPF	110		26.95	2,965
OPF	66		26.55	1,752
OPF	66		26.55	1,752



Gross Area: 6,332 Net/Living Area: 5,590 Building: 1 of 1

Category	Units	Cost New
Number of Stories	2.00	0
Wall Height	12.00	0

Total Replacement Cost New:	800,087
Less Total Depr: 27.00%	216,023
Building Value:	584,064
Depreciation Adj. Adj.	
Average Condition	27.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2015024753	2/23/2015	\$1,200,000	WD	30	Transactions	I	247 TAMIAMI TRAIL LLC
2	2013122873	8/30/2013	\$650,000	WD	02	Sale qualified	I	JOSEPH SONNY V
3	2011015575	2/2/2011	\$300,000	WD	12	Deeds to or	I	FDIC RECEIVER, COLONIAL
4	2004152312	6/24/2004	\$1,138,500	WD	01	Sale qualified	I	PREMIER COMMUNITY BANK,

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1	0	0	18.00	0.000	AVERAG		1955	1990	0.000	0	
2	PAVE	Asphalt paving	1	1	0	0	7,400.00	2.550	AVERAG	AV	2003	2003	80.000	15,096	
3	PAVE	Concrete paving	1	1	0	0	400.00	6.525	AVERAG	AV	2003	2003	80.000	2,088	

#	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	CLND	Commercial Land	230X	100.00	FW	3,307.00	1		Code	Fact	Code	Fact	Code	Fact	3,622.47	362,247

Grade	Description	Nbhd Factor	Mkt Area Factor
C2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1955	1993	30	73.00%	7/24/2015 726

Parcel Notes  
 SOLD AT AN 8% CAP. BERLIN REALTY (941 388 - 7374) / BERLIN LAW FIRM = FATHER OCCUPIES THE 2ND FLOOR. CALUSA BANK, ADDTACHED TO ADJACENT BLDG, 2  
 VAC BANK - 1ST FLR. LEASE IAN BLACK - NICK DEVITO II  
 1 LANE DRIVE-THRU. BERLIN-PATTEN LAW OFFICE ON 2ND FLR

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 584,100	\$ 600,100
Extra Feature Value	\$ 17,200	\$ 15,100
Land Value - Market	\$ 362,200	\$ 352,600
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 963,500</b>	<b>\$ 967,800</b>
Values pertaining to County Assessment		
Assessed Value	\$ 963,500	\$ 967,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 963,500	\$ 967,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2125.00	0540	14,000	CI

Sub Name:	VENICE GULF VIEW SEC OF
Bldg Type:	Bank-Branch

Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description
670	2/14/2018	8,627	
5296	12/12/2017	19,780	
3909	9/19/2016	1,200	NEW/REPLACEMENT