

Property Description
 LOT 16 & E 1/2 LOT 15 BLK 208A REPLAT OF PORTION
 OF BLKS 206 & 208 EDGEWOOD SEC OF VENICE

INDIGO PROPERTY HOLDINGS LLC
 620 CYPRESS AVE
 VENICE, FL 34285-4605

2019

Parcel ID: 0408-08-0023

Situs: 620 CYPRESS AVE VENICE 34285

1110 Strip store-1 story < 10,000 sf

| Building Characteristics | | | |
|--------------------------|------------|-----|--------|
| Category | Type | % | Mult. |
| Exterior | STUCCO | 100 | 1.0000 |
| Frame | MASONRY OR | 100 | 1.0000 |
| Roof Material | BUILT-UP | 100 | 0.9900 |
| Roof | LOW PITCH | 100 | 0.9800 |
| Floors | TERRAZZO | 70 | 0.7070 |
| Heat-Air | HEAT & AIR | 70 | 0.7000 |
| Interior Wall | DRYWALL | 70 | 0.7000 |
| Floors | CONCRETE, | 30 | 0.2970 |
| Heat-Air | NO AIR | 30 | 0.2910 |
| Interior Wall | NO | 30 | 0.2910 |
| Wall Height | WH | 100 | 0.9800 |
| Size Index | SZ | 100 | 0.9600 |
| Quality Adj. | QA | 100 | 1.4000 |

Total Adjustments 1.2600

| SAR | Area | H | Rate | Cost New |
|-----|-------|---|-------|----------|
| PRM | 6,750 | X | 54.18 | 365,715 |



Gross Area: 6,750

Net/Living Area: 6,750

Building: 1 of 1

| Category | Units | Cost New |
|-------------------|-------|----------|
| Bathrooms | 2.00 | 0 |
| Extra Fixtures | 4.00 | 0 |
| Number of Stories | 1.00 | 0 |
| Wall Height | 12.00 | 0 |

| | |
|------------------------------------|---------|
| Total Replacement Cost New: | 365,715 |
| Less Total Depr: 19.00% | 69,486 |
| Building Value: | 296,229 |
| Depreciation Adj. Adj. | |
| Average Condition | 19.00% |

| # | Instrument | Transfer Date | Consideration | Type | QC | QC Description | V/I | Grantor |
|---|------------|---------------|---------------|------|----|----------------|-----|------------------------|
| 1 | 2012127744 | 9/28/2012 | \$225,000 | WD | 01 | Sale qualified | I | GEYER-DICKINSON |
| 2 | 2010106737 | 8/20/2010 | \$24,600 | CT | 12 | Deeds to or | I | MINTZ EST OF, DENNIS F |
| 3 | 2010038170 | 3/14/2008 | \$100 | OT | X2 | Pre-2009 | I | MINTZ, DENNIS |
| 4 | 1691/1309 | 6/1/1984 | \$100 | NA | 11 | Corrective, | I | |

| # | Code | Description | B# | Qty | Length | Width | Units | Unit Price | Grade | Cond | AYB | EYB | % Depr | Value | Notes |
|---|------|-----------------|----|-----|--------|-------|----------|------------|--------|------|------|------|--------|-------|-------|
| 1 | PARK | Parking Spaces | 1 | 1 | 0 | 0 | 8.00 | 0.000 | AVERAG | | 1984 | 1992 | 0.000 | 0 | |
| 2 | PAVE | Asphalt paving | 1 | 1 | 0 | 0 | 3,750.00 | 3.375 | AVERAG | AV | 1984 | 1987 | 60.002 | 7,594 | |
| 3 | PAVE | Concrete paving | 1 | 1 | 0 | 0 | 1,125.00 | 5.220 | AVERAG | AV | 1984 | 1987 | 60.008 | 3,524 | |

| # | 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 | 4810 | 11,250.00 | SS | 3.75 | 1 | | | | | | | | | 5.33 | 60,000 |

| Grade | Description | Nbhd Factor | Mkt Area Factor |
|-------|-------------|-------------|-----------------|
| C3 | Commercial | 1.0000 | 0 |

| AYB | EYB | DT | % Good | Last Inspection |
|------|------|----|--------|-----------------|
| 1984 | 2000 | 30 | 81.00% | 2/20/2019 403 |

Parcel Notes
 2019: CHANGED EYB GIVEN 2018 REMODEL/SHOWROOM & LAND MODEL ADJUSTMENT. JAS
 2019: CHANGED EYB GIVEN 2018 REMODEL/SHOWROOM. JAS
 INDIGO POOLS

| SARASOTA COUNTY PROPERTY APPRAISER | | |
|----------------------------------------|-------------------|-------------------|
| PROPERTY RECORD CARD | | |
| VALUE SUMMARY | CURRENT | PRIOR YEAR |
| Building Value | \$ 296,200 | \$ 262,500 |
| Extra Feature Value | \$ 11,100 | \$ 9,600 |
| Land Value - Market | \$ 60,000 | \$ 56,000 |
| Land Value - Ag | \$ 0 | \$ 0 |
| TOTAL JUST VALUE | \$ 367,300 | \$ 328,100 |
| Values pertaining to County Assessment | | |
| Assessed Value | \$ 334,237 | \$ 293,885 |
| Exemption Codes | None | None |
| Exemption Amount | \$ 0 | \$ 0 |
| Taxable Value | \$ 334,237 | \$ 293,885 |

| PARCEL DATA | | | | |
|-------------|---------|------|----------|--------|
| Mkt Area | Nbhd | Sub | Lot SqFt | Zoning |
| 206 | 2452.00 | 0663 | 11,250 | ILW |

Sub Name: VENICE EDGEWOOD SEC OF REPLAT BLKS 206 & 208
 Bldg Type: Light Industrial Warehouse

| CONDOMINIUM INFORMATION | | | |
|-------------------------|--------------|--------|------|
| Floor # | Total Floors | Unit # | View |
| | | | |

| Permit Information | | | |
|--------------------|------------|--------|-------------|
| Number | Date | Cost | Description |
| 4749 | 10/22/2018 | 65,000 | COMMERCIAL |
| 3000 | 7/14/2016 | 7,390 | |
| 3550 | 12/26/2012 | 600 | SIGN #2 FOR |