

Property Description  
 LOTS 2 3 BLK 208A REPLAT OF PORT OF BLKS 206 & 208  
 EDGEWOOD SEC OF VENICE

GREENWOOD DONALD E  
 PO BOX 420  
 NOKOMIS, FL 34274

2019

Parcel ID: 0408-08-0039

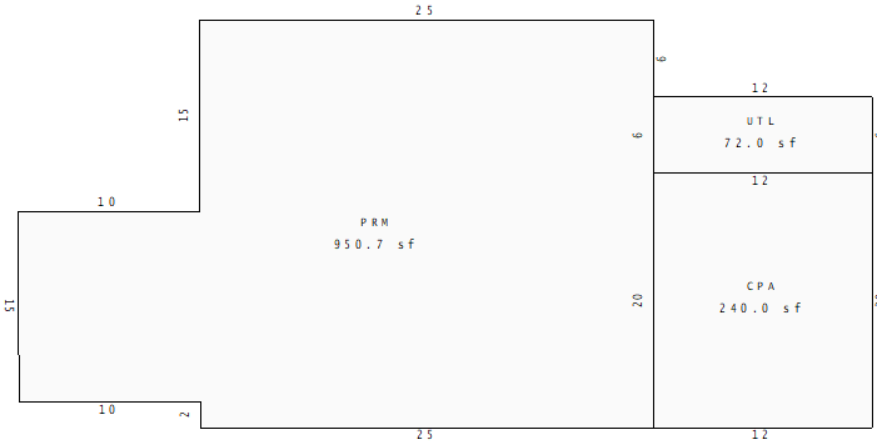
Situs: 257 GROVE ST VENICE 34285

2840 Industrial Use In Transition

Building Characteristics			
Category	Type	%	Mult.
Roof Material	ELASTOMERIC	100	1.0100
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof	GABLE	100	0.9900
Floors	CARPET,	95	0.9500
Exterior	WOOD SIDNG	80	0.8080
Interior Wall	DRYWALL	60	0.6000
Interior Wall	PLASTER	40	0.4040
Exterior	CONC BLK	20	0.1940
Floors	CONCRETE,	5	0.0495
Wall Height	WH	100	0.9400
Size Index	SZ	100	1.1100
Quality Adj.	QA	100	1.1500

Total Adjustments 1.2064

SAR	Area	H	Rate	Cost New
PRM	951	X	72.38	68,833
CPA	240		14.48	3,475
UTL	72		22.11	1,592



Gross Area: 1,263 Net/Living Area: 951 Building: 1 of 2

Category	Units	Cost New
Bathrooms	1.00	0
Extra Fixtures	4.00	0
Number of Stories	1.00	0
Wall Height	8.00	0

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PAVE	Concrete paving	1	1	0	0	1,800.00	4.410	AVERAG	AV	1982	2000	76.254	6,053	
2	UTIL	Utility Building	1	1	8	8	64.00	14.760	AVERAG	AV	1982	1982	40.015	378	
3	FENC	Fence, chain link 6	1	1	0	0	310.00	19.500	AVERAG	AV	2018	2018	97.006	5,864	

Total Replacement Cost New:	73,899
Less Total Depr:	46.88% 34,644
Building Value:	39,255
Depreciation Adj. Adj.	46.88%
Fair Condition	

Grade	Description	Nbhd Factor	Mkt Area Factor
D2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1960	1975	30	53.12%	5/29/2019 738

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2018001988	11/16/2017	\$195,000	WD	01	Sale qualified	I	RETTY PROPERTIES
2	1860/1244	3/1/1986		NA	11	Corrective,	I	

#	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	2810	12,238.00	SS	3.75	1								5.14	62,964

Parcel Notes															
LISTED 02/2017 @ \$250,000 WITH DANA BEECHER - 516-987-5220 CHUCKS AUTO SALES															

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 56,300	\$ 57,400
Extra Feature Value	\$ 12,400	\$ 5,000
Land Value - Market	\$ 63,000	\$ 58,900
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 131,700</b>	<b>\$ 121,300</b>
Values pertaining to County Assessment		
Assessed Value	\$ 131,700	\$ 121,300
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 131,700	\$ 121,300

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2452.00	0663	12,238	ILW

Sub Name: VENICE EDGEWOOD SEC OF REPLAT BLKS 206 & 208  
 Bldg Type: Office Building

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description
3750	8/15/2018	2,400	COMMERCIAL
77	1/5/2018	1,500	DEMOLITION
1	1/2/2018	7,500	

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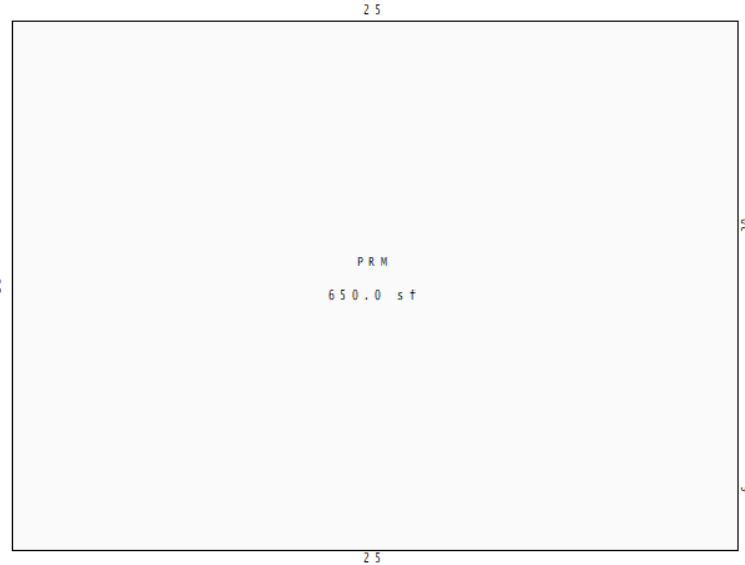
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2840 Industrial Use In Transition

Building Characteristics			
Category	Type	%	Mult.
Frame	FIREPROOF	100	1.0700
Exterior	METAL	100	1.0100
Roof Material	METAL,	100	1.0100
Floors	CONCRETE,	100	0.9900
Roof	GABLE	100	0.9900
Interior Wall	NO	100	0.9700
Wall Height	WH	100	0.9600
Size Index	SZ	100	1.5000
Quality Adj.	QA	100	0.8400

Total Adjustments 1.2552

SAR	Area	H	Rate	Cost New
PRM	650	X	55.23	35,900



Gross Area: 650 Net/Living Area: 650 Building: 2 of 2

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	10.00	0

<b>Total Replacement Cost New:</b>	35,900
<b>Less Total Depr:</b> 52.75%	18,937
<b>Building Value:</b>	16,963
<b>Depreciation Adj.</b>	<b>Adj.</b>
Poor Condition	52.75%

Grade	Description	Nbhd Factor	Mkt Area Factor
F1	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1982	1985	30	47.25%	5/29/2019 738

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2018001988	11/16/2017	\$195,000	WD	01	Sale qualified	I	RETTY PROPERTIES
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#	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		

Parcel Notes					

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206	2452.00	0663	12,238	ILW
<b>Sub Name:</b>	VENICE EDGEWOOD SEC OF REPLAT BLKS 206 & 208			
<b>Bldg Type:</b>	Service Garage			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description