

Property Description
 LOTS 13, 14, 15, 16, 17, 18, 19 & N 30 FT OF LOT
 20, BLK 208C, LESS R/W FOR US 41 BYPASS AS DESC
 IN OR 497/345 & 2014001427 REPLAT OF BLKS
 Situs: 610 SPUR ST VENICE 34285

41 BY-PASS PROPERTIES OF VENICE LLC
 606 LAGUNA DR
 VENICE, FL 34285

2020

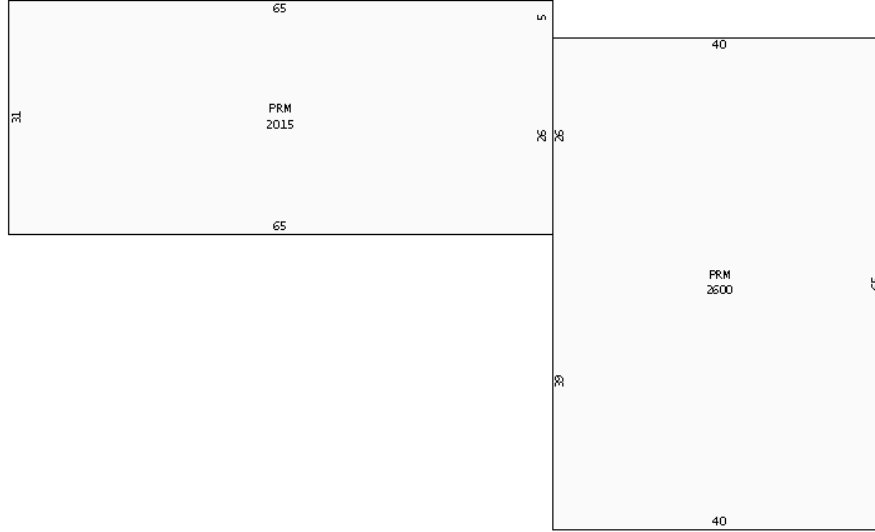
Parcel ID: 0408-09-0010

4820 Warehouse and office

Building Characteristics			
Category	Type	%	Mult.
Frame	FIREPROOF	100	1.0700
Roof Material	METAL,	100	1.0100
Roof	FLAT	100	0.9800
Exterior	METAL	55	0.5555
Floors	CONCRETE,	55	0.5445
Interior Wall	NO	55	0.5335
Heat-Air	NO AIR	55	0.5335
Exterior	STUCCO	45	0.4500
Floors	VINYL OR	45	0.4500
Heat-Air	WALL A/C	45	0.4500
Interior Wall	DRYWALL	45	0.4500
Wall Height	WH	100	0.9500
Size Index	SZ	100	1.0200
Quality Adj.	QA	100	1.1500

Total Adjustments 1.1415

SAR	Area	H	Rate	Cost New
PRM	2,600	X	51.37	133,562
PRM	2,015	X	51.37	103,511



Gross Area: 4,615 Net/Living Area: 4,615 Building: 1 of 1

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	5.00	0
Number of Stories	1.00	0
Wall Height	9.00	0

Total Replacement Cost New:	237,073
Less Total Depr: 90.55%	214,670
Building Value:	22,403
Depreciation Adj. Adj.	
Average Condition	37.00%
Other external influence (see	85.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
D2	Commercial	1.0000	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2017088980	07/12/2017	\$430,000	WD	30	Transactions	I	GORDON W PHILLIPS
2	2000132258	10/18/2000	\$100	WD	11	Corrective,	I	PHILLIPS GORDON W,
3	2026/2835	04/01/1988	\$165,000	WD	01	Sale qualified	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	FENC	Fence, chain link 6	1	1	0	0	350.00	19.500	AVERAG	AV	2011	2011	85.055	5,805	
2	PAVE	Concrete paving	1	1	0	0	4,000.00	3.735	AVERAG	AV	1977	1977	0.000	0	

#	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	11	43,444.00	S	11.25	1		Code	Fact	Code	Fact	Code	Fact	10.14	440,487

AYB	EYB	DT	% Good	Last Inspection
1954	1977	30	9.45%	06/19/2017 546

SARASOTA COUNTY PROPERTY APPRAISER
PROPERTY RECORD CARD

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 22,400	\$ 71,900
Extra Feature Value	\$ 5,800	\$ 13,000
Land Value - Market	\$ 440,500	\$ 334,500
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 468,700	\$ 419,400

Values pertaining to County Assessment		
Assessed Value	\$ 461,340	\$ 419,400
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 461,340	\$ 419,400

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2163.90	0663	43,444	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
BLD19-	03/19/2019	2,200	MINOR - ONE OR TWO
4532	10/05/2018	10,943	ELECTRICAL WORK
488	02/02/2016	600	