

**Property Description**

LOT 13 LESS PORTION DESC AS, BEG AT SW COR OF SAID  
 LOT 13 TH N-00-18-44-E 223.37 FT M/L TO C/L OF  
 CANAL TH ALG SAID C/L N-87-56-56-E 60.92 FT TH  
 Situs: 1041 RIDGEWOOD AVE, VENICE 34285

CREEKSIDE GASTROENTEROLOGY LLC  
 1041 RIDGEWOOD AVE  
 VENICE, FL 34285-6978

**2018**

**Parcel ID: 0410-03-0072**

1910 Medical profess/1 story-1 tenant

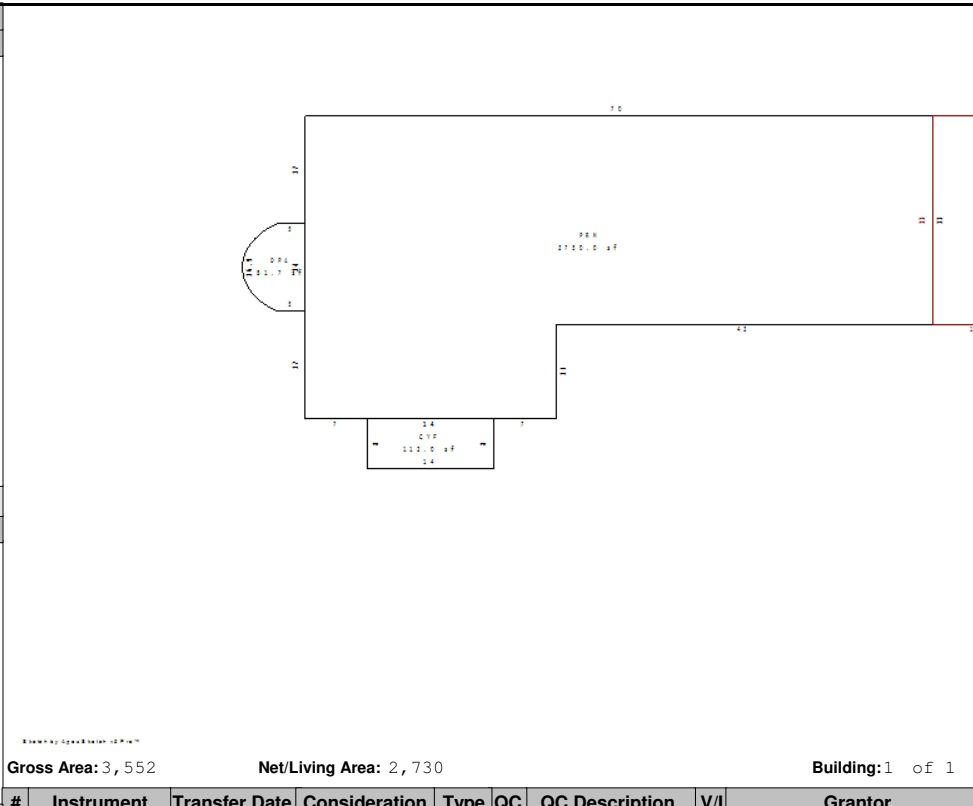
Building Characteristics			
Category	Type	%	Mult.
Roof Material	CLAY TILE	100	1.0400
Floors	WOOD -	100	1.0100
Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Wall Height	WH	100	0.9600
Size Index	SZ	100	1.0100
Quality Adj.	QA	100	1.5000

Total Adjustments 1.5430

SAR	Area	H	Rate	Cost New
PRM	2,730	X	160.47	438,083
WDK	528		24.01	12,677
CYF	112		31.52	3,530
OPF	100		32.09	3,209
OPA	82		41.10	3,370

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

<b>Total Replacement Cost New:</b>	460,869
<b>Less Total Depr:</b> 13.00%	59,913
<b>Building Value:</b>	400,956
<b>Depreciation Adj. Adj.</b>	
Average Condition	13.00%



#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2002028402	1/24/2002	\$100	WD	11	Corrective,	V	FELMAN, ROBERT H
2	2001088103	6/19/2001	\$55,000	WD	01	Sale qualified	V	DEVITA CARA,
3	1998154252	11/13/1998	\$105,000	WD	01	Sale qualified	V	D H L CORP

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1	0	0	12.00	0.000	AVERAG		2002		0.000	0	
2	PAVE	Concrete paving	1	1	0	0	5,314.00	2.800	AVERAG	EX	2002	2005	88.620	13,186	

#	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	16,952.00	SS	4.50	1		I2	1.00						5.31	90,039

**SARASOTA COUNTY PROPERTY APPRAISER**  
**PROPERTY RECORD CARD**

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 401,000	\$ 390,000
Extra Feature Value	\$ 13,200	\$ 13,300
Land Value - Market	\$ 90,000	\$ 85,800
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 504,200</b>	<b>\$ 489,100</b>
Values pertaining to County Assessment		
Assessed Value	\$ 504,200	\$ 489,100
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 504,200	\$ 489,100

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2150.00	2393	16,952	CG
Sub Name: VENICE AVENUE COMMERCIAL SUB				
Bldg Type: Medical Office Building				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

Grade	Description	Nbhd Factor	Mkt Area Factor	
B1	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
2002	2005	30	87.00%	5/16/2017 708

**Parcel Notes**  
 (CREEKSIDE GASTROEINTEROLOGY - DR. ROBERT FELMAN)