

**Property Description**  
 TRACT OF LAND LYING IN E 1/2 OF SEC 15-39-19 DESC  
 AS COM AT SE COR OF SAID SEC TH N 88-59-37 W  
 589.28 FT TH N 00-26-26 E 70 FT TH N 88-59-37 W  
 Situs: 1242 JACARANDA BLVD VENICE 34292

7-ELEVEN INC  
 ONE ARTS PLAZA  
 1722 ROUTH ST STE 1000

2020

Parcel ID: 0424-16-0003

114X Store-1/story/convenience-with

Building Characteristics			
Category	Type	%	Mult.
Roof Material	ELASTOMERIC	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
Roof	LOW PITCH	100	0.9800
Floors	CERAMIC	95	0.9595
Floors	CONCRETE,	5	0.0495
Wall Height	WH	100	0.9800
Size Index	SZ	100	1.0700
Quality Adj.	QA	100	1.6000

Total Adjustments 1.6756

SAR	Area	H	Rate	Cost New
CYF	3,840		27.14	104,218
PRM	1,272	X	135.72	172,636



Gross Area: 5,112 Net/Living Area: 1,272 Building: 1 of 2

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	6.00	0
Pumping Station - Fuel	12.00	0
Number of Stories	1.00	0
Wall Height	12.00	0

<b>Total Replacement Cost New:</b>	276,869
<b>Less Total Depr:</b> 20.00%	55,374
<b>Building Value:</b>	221,495
<b>Depreciation Adj.</b>	Adj.
Average Condition	20.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2011049233	04/26/2011	\$1,511,100	WD	02	Sale qualified	I	EXXONMOBIL OIL
2	2253/1805	10/05/1990	\$458,600	WD	01	Sale qualified	I	VENICE PINES PLAZA LTD

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1	0	0	13.00	0.000	AVERAG	AV	1991	1992	0.000	0	
2	PAVE	Asphalt paving	1	1	0	0	16,500.00	2.125	AVERAG	AV	1991	2000	75.000	26,297	
3	CISL	Concrete Island	1	1	0	0	3,500.00	11.880	AVERAG	AV	1991	2000	75.000	31,185	
4	WALL	Concrete block wall	1	1	0	0	56.00	6.888	LOW	AV	1991	2000	74.923	289	

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 262,600	\$ 283,300
Extra Feature Value	\$ 57,800	\$ 62,600
Land Value - Market	\$ 1,088,600	\$ 1,036,800
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 1,409,000</b>	<b>\$ 1,382,700</b>
Values pertaining to County Assessment		
Assessed Value	\$ 1,176,831	\$ 1,069,846
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 1,176,831	\$ 1,069,846

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2202.00	0000	29,541	CSC
<b>Sub Name:</b>	NOT PART OF A SUBDIVISION			
<b>Bldg Type:</b>	Convenience Store			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
19	06/20/2019	2,400	INSTALL
19	06/20/2019	2,200	INSTALL "MOBIL"
19	06/20/2019	2,200	INSTALL "MOBIL"

Grade	Description	Nbhd Factor	Mkt Area Factor	
B2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1991	2000	30	80.00%	03/27/2018 708

Parcel Notes																
#	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	1140	12.00	U	72,000.00	1		LC	1.20	ZA	1.05			90,720.00	1,088,640

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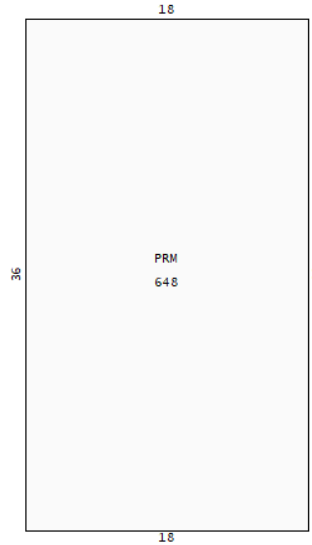
Parcel ID: 0424-16-0003

114X Store-1/story/convenience-with

Building Characteristics			
Category	Type	%	Mult.
Interior Wall	PLASTER	100	1.0100
Roof Material	ELASTOMERIC	100	1.0100
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Floors	CONCRETE,	100	0.9900
Roof	LOW PITCH	100	0.9800
Wall Height	WH	100	0.9700
Size Index	SZ	100	1.1900
Quality Adj.	QA	100	1.3000

Total Adjustments 1.4851

SAR	Area	H	Rate	Cost New
PRM	648	X	111.38	72,174



Sketch by Apex Sketch v5 Pro™

Gross Area: 648

Net/Living Area: 648

Building: 2 of 2

Category	Units	Cost New
Extra Fixtures	1.00	0
Number of Stories	1.00	0
Wall Height	11.00	0

<b>Total Replacement Cost New:</b>	72,174
<b>Less Total Depr:</b> 43.00%	31,035
<b>Building Value:</b>	41,139
<b>Depreciation Adj. Adj.</b>	
Average Condition	43.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
C2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1991	2000	20	57.00%	03/27/2018 708

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#	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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PARCEL DATA				
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206	2202.00	0000	29,541	CSC

Sub Name: NOT PART OF A SUBDIVISION  
 Bldg Type: Car Wash Building

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description