

**Property Description**  
 COM SE COR SEC 1/ TH N 88- 46-50 W 1359.87 FT TH N  
 1- 15-35 E 2209.90 FT TH N 88 -44-25 W 107.53 FT  
 TH ON CURV TO LT DELTA 33-34-22 RAD 700 FT ARC  
 Situs: 1179 US 41 BYP S VENICE 34285

GEYER-DICKINSON GENERAL PRISHP  
 1800 BAY RD  
 SARASOTA, FL 34239-6901

2019

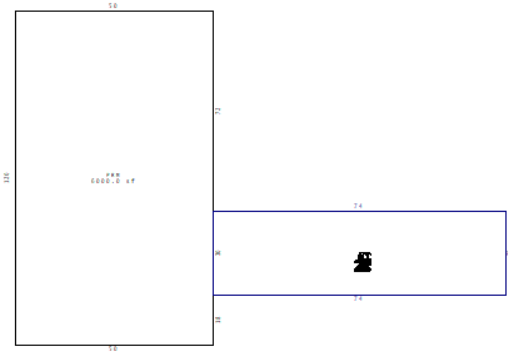
Parcel ID: 0428-03-0002

2700 Auto sales (new)

Building Characteristics			
Category	Type	%	Mult.
Frame	MASONRY OR	100	1.0000
Roof Material	ASPHALT OR	100	1.0000
Roof	GABLE	100	0.9900
Exterior	STUCCO	75	0.7500
Floors	CONCRETE,	75	0.7425
Interior Wall	NO	75	0.7275
Heat-Air	NO AIR	75	0.7275
Floors	CERAMIC	25	0.2525
Exterior	IMITATION	25	0.2500
Heat-Air	HEAT & AIR	25	0.2500
Interior Wall	DRYWALL	25	0.2500
Wall Height	WH	100	1.0400
Size Index	SZ	100	0.9800
Quality Adj.	QA	100	1.8000

Total Adjustments 1.7267

SAR	Area	H	Rate	Cost New
PRM	6,000	X	107.06	642,360
CPG	2,220		26.76	59,407



Gross Area: 8,220 Net/Living Area: 6,000 Building: 1 of 2

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	5.00	0
Number of Stories	1.00	0
Wall Height	18.00	0

<b>Total Replacement Cost New:</b>	701,778
<b>Less Total Depr:</b> 20.00%	140,356
<b>Building Value:</b>	561,422
<b>Depreciation Adj.</b> Adj.	
Average Condition	20.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2967/1547	5/6/1997	\$964,500	WD	X2	Pre-2009	I	GEYER ROBERT W,
2	2072/388	10/1/1988		NA	X2	Pre-2009	I	GALLUZZO EDWARD J
3	1858/2596	5/1/1986	\$450,000		01	Sale qualified	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PAVE	Concrete paving		1	0	0	20,000.00	3.285	AVERAG	AV	1984	1999	75.000	49,275	
2	PAVE	Asphalt paving		1	0	0	4,000.00	3.250	AVERAG	AV	1984	1999	75.000	9,750	

#	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	11	49,179.00	S	10.00	1		LC	1.25					12.22	601,154

Grade	Description	Nbhd Factor	Mkt Area Factor
A1	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1984	1999	30	80.00%	5/17/2018 708

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 681,100	\$ 637,100
Extra Feature Value	\$ 59,100	\$ 46,900
Land Value - Market	\$ 601,200	\$ 601,200
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 1,341,400</b>	<b>\$ 1,285,200</b>
Values pertaining to County Assessment		
Assessed Value	\$ 1,115,762	\$ 1,014,329
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 1,115,762	\$ 1,014,329

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2163.90	0000	49,179	CI
<b>Sub Name:</b>	NOT PART OF A SUBDIVISION			
<b>Bldg Type:</b>	Vehicular Service Center			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
18	9/7/2018	15,000	TEMPORARY OFFICE
18	7/18/2018	400,000	INTERIOR
16	4/22/2016	5,531	AC Change Out

Parcel Notes																
SUNCOAST KIA																

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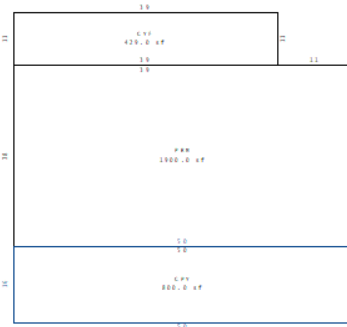
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Roof	HIP ROOF	100	1.0100
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Roof Material	ASPHALT OR	100	1.0000
Floors	CONCRETE,	100	0.9900
Interior Wall	NO	100	0.9700
Wall Height	WH	100	1.0400
Size Index	SZ	100	1.2400
Quality Adj.	QA	100	1.2500



Total Adjustments 1.5635

SAR	Area	H	Rate	Cost New
PRM	1,900	X	67.23	127,737
CPY	800		20.17	16,136
CYF	429		13.48	5,783

Marked by Appraiser/Field Use Only

Gross Area: 3,129

Net/Living Area: 1,900

Building: 2 of 2

Category	Units	Cost New
Bathrooms	1.00	0
Extra Fixtures	2.00	0
Number of Stories	1.00	0
Wall Height	18.00	0

Total Replacement Cost New:		149,654
Less Total Depr:	20.00%	29,931
<b>Building Value:</b>		<b>119,723</b>
<b>Depreciation Adj.</b>	<b>Adj.</b>	
Average Condition	20.00%	

Grade	Description	Nbhd Factor	Mkt Area Factor
C1	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1984	1999	30	80.00%	5/17/2018 708

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Parcel Notes															

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**PROPERTY RECORD CARD**

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<b>Sub Name:</b>	NOT PART OF A SUBDIVISION
<b>Bldg Type:</b>	Light Industrial Warehouse

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description