

**Property Description**  
LOT 5 CENTER ROAD INDUSTRIAL PARK

VINTAGE SEASONS LLC  
407 SUNRISE DR  
NOKOMIS, FL 34275-3140

**2020**

**Parcel ID: 0428-11-0004**

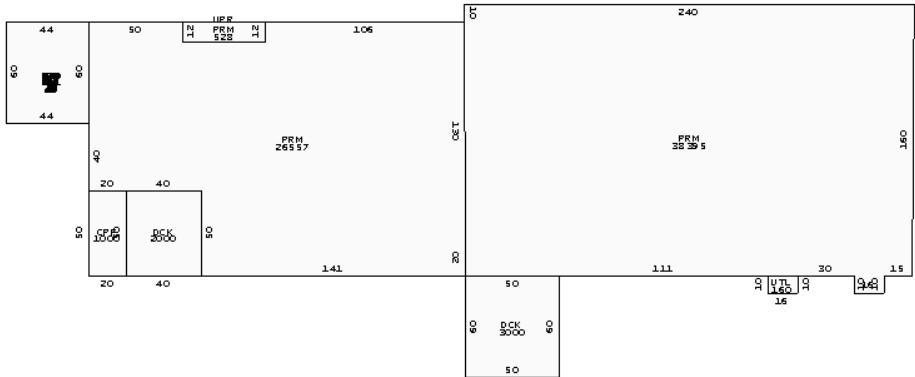
Situs: 355 CENTER CT VENICE 34285

4100 Manufacturing - light

Building Characteristics			
Category	Type	%	Mult.
Frame	FIREPROOF	100	1.0700
Roof Material	METAL,	100	1.0100
Roof	HIP	100	1.0100
Fire/Sprinkles	SPRINKLERS	100	1.0000
Insulation	ROOF	100	1.0000
Exterior Floors	METAL	95	0.9595
Interior Wall	CARPET,	90	0.9000
Heat-Air	NO AIR	90	0.8730
Floors	VINYL OR	10	0.1000
Heat-Air	HEAT & AIR	10	0.1000
Interior Wall	DRYWALL	10	0.1000
Exterior	CONC BLK	5	0.0485
Wall Height	WH	100	1.0200
Size Index	SZ	100	0.9200
Quality Adj.	QA	100	1.0000

Total Adjustments 0.9775

SAR	Area	H	Rate	Cost New
PRM	38,395	X	51.81	1,989,245
PRM	26,557	X	51.81	1,375,918
DCK	3,000		15.54	46,620
PRM	2,640	X	51.81	136,778
PRM	2,640	X	51.81	136,778
DCK	2,000		15.54	31,080
CPF	1,000		7.77	7,770
PRM	528	X	51.81	27,356
UPR	528	X	41.41	21,864
UTL	160		15.54	2,486



Gross Area: 77,448      Net/Living Area: 71,288      Building: 1 of 1

Category	Units	Cost New
Bathrooms	4.00	0
Extra Fixtures	16.00	0
Number of Stories	1.00	0
Wall Height	16.00	0

<b>Total Replacement Cost New:</b>		3,775,913
<b>Less Total Depr:</b>	34.50%	1,302,690
<b>Building Value:</b>		2,473,223
<b>Depreciation Adj.</b>	<b>Adj.</b>	
Average Condition		34.50%

#	Land Type	Land Type Description	Land Use	Units	Unit Price	Nbhd	Mkt Factor	Land Influences								Adj. Unit Price	Land Value	
1	CLND	Commercial Land	4100	175,982.00	SS	3.90	1											

Grade	Description	Nbhd Factor	Mkt Area Factor
E2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1982	1982	30	65.50%	04/16/2018 546

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

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 2,473,200	\$ 2,445,000
Extra Feature Value	\$ 32,600	\$ 33,500
Land Value - Market	\$ 631,300	\$ 607,800
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 3,137,100</b>	<b>\$ 3,086,300</b>

Values pertaining to County Assessment		
Assessed Value	\$ 3,137,100	\$ 3,042,546
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 3,137,100	\$ 3,042,546

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2452.00	2122	175,982	ILW

<b>Sub Name:</b>	CENTER ROAD INDUSTRIAL PARK
<b>Bldg Type:</b>	Manufacturing Warehouse

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description
18	12/04/2019	2,125	Commercial Garage
19	07/30/2019	5,532	INSTALL RUUD 3.5
18	09/05/2018	5,797	Commercial Garage