

Property Description

COM AT NE COR OF LOT 1, BLK 122, VENICE VENEZIA
 PARK SUB TH E 100 FT TO E R/W THE RIALTO FOR POB
 TH N-00-02-43-W 22.60 FT TH E 199.4 FT TH SELY ALG
 Situs: 700 S TAMIAMI TRL VENICE 34285

VENICE CAR WASH LLC
 700 S TAMIAMI TRL
 VENICE, FL 34285

2020

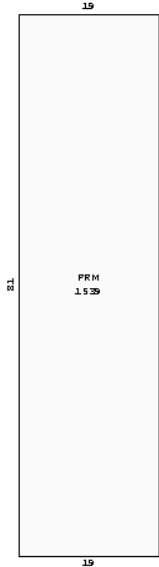
Parcel ID: 0429-11-0045

2630 Car wash - Full service

Building Characteristics			
Category	Type	%	Mult.
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Floors	CONCRETE,	100	0.9900
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Interior Wall	NO	100	0.9700
Wall Height	WH	100	1.0000
Size Index	SZ	100	1.0600
Quality Adj.	QA	100	1.7000

Total Adjustments 1.6789

SAR	Area	H	Rate	Cost New
PRM	1,539	X	125.92	193,791



Sketch by Apen Sketch v5 P1a"

Gross Area: 1,539

Net/Living Area: 1,539

Building: 1 of 2

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	14.00	0

Total Replacement Cost New:	193,791
Less Total Depr: 39.50%	76,547
Building Value:	117,244
Depreciation Adj. Adj.	
Average Condition	39.50%

Grade	Description	Nbhd Factor	Mkt Area Factor
B3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1957	2002	20	60.50%	05/10/2018 673

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2018020873	02/15/2018	\$350,000	WD	37	Not exposed to	I	MOSOLINO MICHAEL J
2	2980/2045	06/10/1997	\$95,000	WD	01	Sale qualified	I	CAMPBELL ROBERT A &
3	2548/2485	09/10/1993	\$45,000	PR	01	Sale qualified	I	CAMPBELL ROBERT A &
4	N/A	01/01/1974				NA NOT APPLICABLE	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PAVE	Concrete paving	1	1	0	0	2,200.00	4.185	AVERAG	AV	1957	1957	40.002	3,683	
2	WALL	Brick wall	1	1	5	45	225.00	14.520	AVERAG	AV	1957	1957	40.006	1,307	

#	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	4,670.00	SS	18.00	1		LC	1.10					37.19	173,670

Parcel Notes															
REVISED MODEL CARWASH															

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 123,900	\$ 129,900
Extra Feature Value	\$ 5,700	\$ 5,700
Land Value - Market	\$ 173,700	\$ 119,500
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 303,300	\$ 255,100
Values pertaining to County Assessment		
Assessed Value	\$ 280,610	\$ 255,100
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 280,610	\$ 255,100

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2125.00	0000	4,670	CG/VUD
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
2538	10/15/2010	5,000	CANOPY INSTALLATION
20	01/07/2009	1,000	AWNING 18X25
2447	10/09/2007	100	NEW/REPLACEMENT

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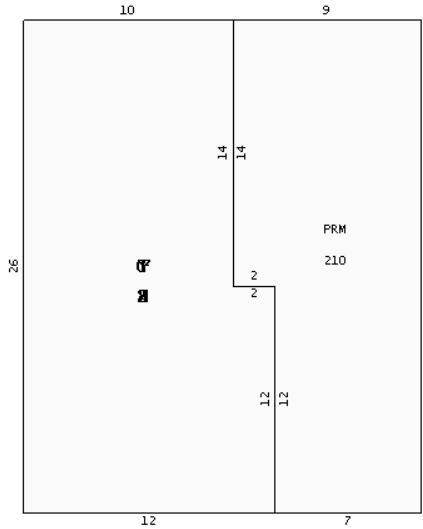
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Floors	CONCRETE,	100	0.9900
Roof	LOW PITCH	100	0.9800
Interior Wall	NO	100	0.9700
Roof Material	COMPOSITION	100	0.9700
Wall Height	WH	100	0.9400
Size Index	SZ	100	1.5000
Quality Adj.	QA	100	1.3000

Total Adjustments 1.6733

SAR	Area	H	Rate	Cost New
CYF	284		25.19	7,154
PRM	210	X	125.50	26,355



Sketch by Apen Sketch v5 P1a

Gross Area: 494

Net/Living Area: 210

Building: 2 of 2

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	4.00	0
Number of Stories	1.00	0
Wall Height	8.00	0

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#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	CANO	Canopy (commercial)	2	1	7	12	84.00	12.205	FAIR	AV	1997	1997	71.204	730	

Grade	Description	Nbhd Factor	Mkt Area Factor
C2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1957	1985	20	20.00%	05/10/2018 673

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Grade	Description	Nbhd Factor	Mkt Area Factor
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Parcel Notes															
BLUE DOLPHIN CAR WASH															