

**Property Description**

S 5 FT OF LOT 4 & ALL LOT 5 & N 15 FT OF LOT 6 BLK  
 122 REPLAT OF BLKS 104 122 & 125 VENEZIA PARK  
 SEC OF VENICE  
 Situs: 716 THE RIALTO VENICE 34285

B & D PROPERTIES LLC  
 2814 HERMITAGE BLVD  
 VENICE, FL 34292-1608

**2020**

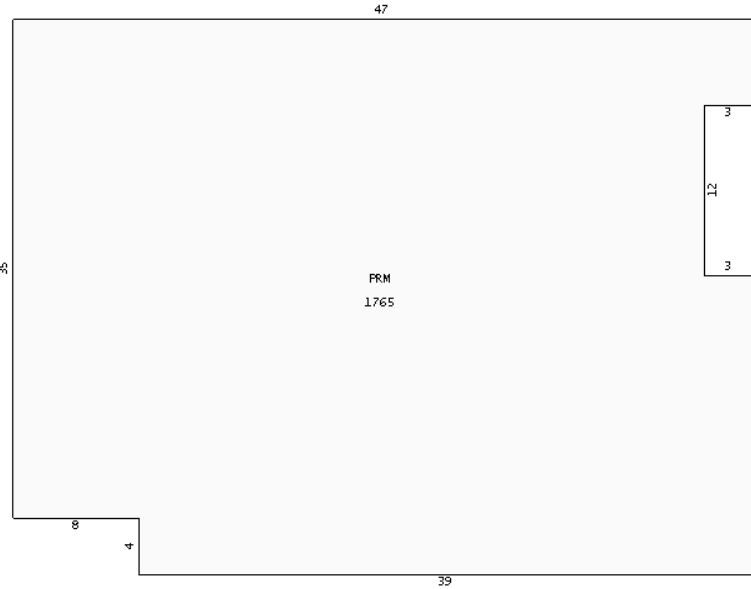
**Parcel ID: 0429-14-0026**

1910 Medical profess/1 story-1 tenant

Building Characteristics			
Category	Type	%	Mult.
Roof Material	CONCTILE	100	1.0300
Exterior	WOOD	100	1.0100
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof	GABLE	100	0.9900
Frame	WOOD	100	0.9800
Floors	CARPET,	50	0.5000
Floors	VINYL OR	50	0.5000
Wall Height	WH	100	0.9400
Size Index	SZ	100	1.0400
Quality Adj.	QA	100	1.1000

Total Adjustments 1.0854

SAR	Area	H	Rate	Cost New
PRM	1,765	X	112.88	199,233



Sketch by Apen Sketch v5 Pro™

Gross Area: 1,765

Net/Living Area: 1,765

Building: 1 of 1

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	5.00	0
Number of Stories	1.00	0
Wall Height	8.00	0

<b>Total Replacement Cost New:</b>	199,233
<b>Less Total Depr:</b> 93.55%	186,382
<b>Building Value:</b>	12,851
<b>Depreciation Adj. Adj.</b>	
Average Condition	35.50%
Other functional impairment	90.00%

Grade	Description	Nbhd Factor	Mkt Area Factor	
D1	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1956	1980	30	6.45%	04/04/2016 708

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2002190133	11/08/2002	\$180,000	WD	X3	Pre-2009	I	VENICE DERMATOLOGY
2	2002011713	01/18/2002	\$180,000	WD	X3	Pre-2009	I	FRITSCH CAROL J TTEE,
3	1998141670	10/15/1998	\$100	TR	11	Corrective,	I	FRITSCH WILLIAM C
4	1239/1280	05/01/1978	\$63,000	NA	01	Sale qualified	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1	0	0	11.00	0.000	AVERAG		1956	1957	0.000	0	
2	PAVE	Asphalt paving	1	1	0	0	5,000.00	2.950	AVERAG	AV	1983	1984	55.003	8,113	

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Land Influences						Adj. Unit Price	Land Value
1	CLND	Commercial Land	17	11,200.00	SS	18.00	1		Code	Fact	Code	Fact	Code	Fact	25.94	290,526

Parcel Notes															
VENICE DERMATOLOGY CLINIC - BRUCE BOYD, M.D.															

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 12,900	\$ 128,500
Extra Feature Value	\$ 8,100	\$ 8,300
Land Value - Market	\$ 290,500	\$ 199,700
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 311,500</b>	<b>\$ 336,500</b>
Values pertaining to County Assessment		
Assessed Value	\$ 311,500	\$ 336,500
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 311,500	\$ 336,500

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2125.00	0658	11,200	OPI
<b>Sub Name:</b>	VENEZIA PARK SEC VENICE REPLAT BKS 104 122			
<b>Bldg Type:</b>	Medical Office Building			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
1078	03/15/2017	800	
1173	04/27/2011	3,500	COMMERCIAL
1099	04/21/2011	0	SECURE BLDG FOR