

Property Description
 COM AT SW COR OF ONEIDA RD AND TAMIAMI TRAIL TH
 S-34-09-10-E ALONG SAID TRAIL 150 FT FOR A POB TH
 CONTINUE S-34-09-10-E ALONG SAID TRAIL 260 FT TH
 Situs: 1805 S TAMIAMI TRL VENICE 34293

TROPIC ENTERPRISES INC
 233 E BAY ST STE 1010
 JACKSONVILLE, FL 32202-3457

2020

Parcel ID: 0434-09-0035

114X Store-1/story/convenience-with

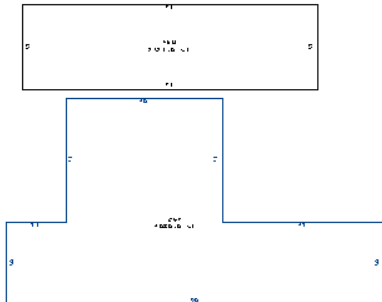
| Building Characteristics | | | |
|--------------------------|------------|-----|--------|
| Category | Type | % | Mult. |
| Floors | CERAMIC | 100 | 1.0100 |
| Roof | HIP | 100 | 1.0100 |
| Frame | MASONRY OR | 100 | 1.0000 |
| Heat-Air | HEAT & AIR | 100 | 1.0000 |
| Interior Wall | DRYWALL | 100 | 1.0000 |
| Roof Material | ASPHALT OR | 100 | 1.0000 |
| Exterior | STONE | 65 | 0.6760 |
| Exterior | CONC BLK | 35 | 0.3395 |
| Wall Height | WH | 100 | 0.9800 |
| Size Index | SZ | 100 | 1.0200 |
| Quality Adj. | QA | 100 | 1.4000 |

Total Adjustments 1.4497

| SAR | Area | H | Rate | Cost New |
|-----|-------|---|--------|----------|
| CYF | 4,680 | | 23.49 | 109,933 |
| PRM | 2,325 | X | 117.43 | 273,025 |

| Category | Units | Cost New |
|------------------------|-------|----------|
| Bathrooms | 4.00 | 0 |
| Extra Fixtures | 9.00 | 0 |
| Pumping Station - Fuel | 8.00 | 0 |
| Number of Stories | 1.00 | 0 |
| Wall Height | 12.00 | 0 |

| | |
|------------------------------------|---------|
| Total Replacement Cost New: | 382,939 |
| Less Total Depr: 15.00% | 57,441 |
| Building Value: | 325,498 |
| Depreciation Adj. Adj. | |
| Average Condition | 15.00% |



Gross Area: 7,005 Net/Living Area: 2,325 Building: 1 of 2

| SARASOTA COUNTY PROPERTY APPRAISER | | |
|--|---------------------------|---------------------|
| PROPERTY RECORD CARD | | |
| VALUE SUMMARY | CURRENT | PRIOR YEAR |
| Building Value | \$ 673,200 | \$ 640,000 |
| Extra Feature Value | \$ 79,300 | \$ 85,600 |
| Land Value - Market | \$ 866,100 | \$ 893,600 |
| Land Value - Ag | \$ 0 | \$ 0 |
| TOTAL JUST VALUE | \$ 1,618,600 | \$ 1,619,200 |
| Values pertaining to County Assessment | | |
| Assessed Value | \$ 1,618,600 | \$ 1,518,711 |
| Exemption Codes | None | None |
| Exemption Amount | \$ 0 | \$ 0 |
| Taxable Value | \$ 1,618,600 | \$ 1,518,711 |
| PARCEL DATA | | |
| Mkt Area | Nbhd | Sub |
| 206 | 2202.00 | 0000 |
| Lot SqFt | Zoning | |
| 43,940 | CG | |
| Sub Name: | NOT PART OF A SUBDIVISION | |
| Bldg Type: | Convenience Store | |
| CONDOMINIUM INFORMATION | | |
| Floor # | Total Floors | Unit # |
| | | |
| Permit Information | | |
| Number | Date | Cost |
| 18 | 10/03/2018 | 900 |
| 17 | 04/13/2017 | 1,500 |
| 17 | 04/13/2017 | 1,500 |

| # | Instrument | Transfer Date | Consideration | Type | QC | QC Description | V/I | Grantor |
|---|------------|---------------|---------------|------|----|----------------|-----|---------|
| 1 | 939/512 | 12/01/1971 | \$36,500 | NA | 01 | Sale qualified | I | |

| # | Code | Description | B# | Qty | Length | Width | Units | Unit Price | Grade | Cond | AYB | EYB | % Depr | Value | Notes |
|---|------|---------------------|----|-----|--------|-------|-----------|------------|--------|------|------|------|--------|--------|-------|
| 1 | FENC | Fence, chain link 6 | 1 | 1 | 0 | 0 | 54.00 | 19.695 | AVERAG | AV | 1999 | 2000 | 66.759 | 710 | |
| 2 | PARK | Parking Spaces | 1 | 1 | 0 | 0 | 9.00 | 0.000 | AVERAG | AV | 1999 | 2000 | 0.000 | 0 | |
| 3 | PAVE | Asphalt paving | 1 | 1 | 0 | 0 | 16,500.00 | 2.125 | AVERAG | AV | 1999 | 2000 | 75.000 | 26,297 | |
| 4 | CISL | Concrete Island | 1 | 1 | 0 | 0 | 4,500.00 | 11.550 | AVERAG | AV | 1982 | 2000 | 75.000 | 38,981 | |
| 5 | WALL | Concrete block wall | 1 | 1 | 0 | 0 | 312.00 | 6.440 | LOW | AV | 1999 | 2000 | 75.002 | 1,507 | |

| # | 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 | 1140 | 8.00 | U | 72,000.00 | 1 | | LC | 1.10 | | | | | 79,200.00 | 633,600 |
| 2 | CLND | Commercial Land | 11 | 20,000.00 | SX | 8.00 | 1 | | LC | 1.25 | | | | | 11.62 | 232,500 |

| Grade | Description | Nbhd Factor | Mkt Area Factor | Parcel Notes | | | |
|-------|-------------|-------------|-----------------|--|--|--|--|
| C3 | Commercial | 1.0000 | 0 | SUNOCO W 8 PUMPING STATIONS AND FOOD MART (1805); RETAIL BUILDING : BADA BING (1815), CAFE BAGEL (1811), AND VACANT SPACE 11/2018 (1807) | | | |
| AYB | EYB | DT | % Good | Last Inspection | | | |
| 1999 | 2005 | 30 | 85.00% | 05/13/2019 708 | | | |

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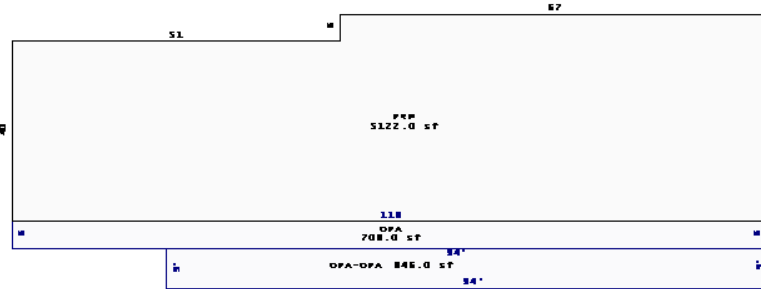
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 JACKSONVILLE, FL 32202-3457

2020

Parcel ID: 0434-09-0035

114X Store-1/story/convenience-with

| Building Characteristics | | | |
|--------------------------|-------------|-----|--------|
| Category | Type | % | Mult. |
| Floors | CERAMIC | 100 | 1.0100 |
| Roof Material | ELASTOMERIC | 100 | 1.0100 |
| Exterior | STUCCO | 100 | 1.0000 |
| Frame | MASONRY OR | 100 | 1.0000 |
| Heat-Air | HEAT- | 100 | 0.9800 |
| Roof | LOW PITCH | 100 | 0.9800 |
| Interior Wall | DRYWALL | 50 | 0.5000 |
| Interior Wall | PANEL OR | 50 | 0.4950 |
| Wall Height | WH | 100 | 0.9600 |
| Size Index | SZ | 100 | 0.9900 |
| Quality Adj. | QA | 100 | 1.4000 |



Total Adjustments 1.2970

| SAR | Area | H | Rate | Cost New |
|-----|-------|---|-------|----------|
| PRM | 5,122 | X | 90.79 | 465,026 |
| OPA | 846 | | 22.75 | 19,247 |
| OPA | 708 | | 22.70 | 16,072 |

STATED BY OPAL REPORT OF PLAN

Gross Area: 6,676

Net/Living Area: 5,122

Building: 2 of 2

| Category | Units | Cost New |
|-------------------|-------|----------|
| Bathrooms | 6.00 | 0 |
| Extra Fixtures | 15.00 | 0 |
| Number of Stories | 1.00 | 0 |
| Wall Height | 10.00 | 0 |

| # | Instrument | Transfer Date | Consideration | Type | QC | QC Description | V/I | Grantor |
|---|------------|---------------|---------------|------|----|----------------|-----|---------|
| 1 | 939/512 | 12/01/1971 | \$36,500 | 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 | 2 | 1 | 0 | 0 | 16.00 | 0.000 | AVERAG | AV | 1978 | 1979 | 0.000 | 0 | |
| 2 | PAVE | Asphalt paving | 2 | 1 | 0 | 0 | 5,500.00 | 2.850 | AVERAG | AV | 1982 | 2000 | 74.998 | 11,756 | |

| | |
|------------------------------------|---------|
| Total Replacement Cost New: | 500,343 |
| Less Total Depr: 30.50% | 152,605 |
| Building Value: | 347,738 |
| Depreciation Adj. Adj. | |
| Average Condition | 30.50% |

| Grade | Description | Nbhd Factor | Mkt Area Factor |
|-------|-------------|-------------|-----------------|
| C3 | Commercial | 1.0000 | 0 |

| AYB | EYB | DT | % Good | Last Inspection |
|------|------|----|--------|-----------------|
| 1978 | 1990 | 30 | 69.50% | 05/13/2019 708 |

| # | 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 | | | |
| | | | | | | | | | | | | | | | | | |

SARASOTA COUNTY PROPERTY APPRAISER
PROPERTY RECORD CARD

| VALUE SUMMARY | CURRENT | PRIOR YEAR |
|-------------------------|---------------------|---------------------|
| Building Value | \$ 673,200 | \$ 640,000 |
| Extra Feature Value | \$ 79,300 | \$ 85,600 |
| Land Value - Market | \$ 866,100 | \$ 893,600 |
| Land Value - Ag | \$ 0 | \$ 0 |
| TOTAL JUST VALUE | \$ 1,618,600 | \$ 1,619,200 |

| Values pertaining to County Assessment | | |
|--|--------------|--------------|
| Assessed Value | \$ 1,618,600 | \$ 1,518,711 |
| Exemption Codes | None | None |
| Exemption Amount | \$ 0 | \$ 0 |
| Taxable Value | \$ 1,618,600 | \$ 1,518,711 |

| PARCEL DATA | | | | |
|-------------|---------|------|----------|--------|
| Mkt Area | Nbhd | Sub | Lot SqFt | Zoning |
| 206 | 2202.00 | 0000 | 43,940 | CG |

Sub Name: NOT PART OF A SUBDIVISION
 Bldg Type: Shopping Center

| CONDOMINIUM INFORMATION | | | |
|-------------------------|--------------|--------|------|
| Floor # | Total Floors | Unit # | View |
| | | | |

| Permit Information | | | |
|--------------------|------|------|-------------|
| Number | Date | Cost | Description |
| | | | |

Parcel Notes