

Property Description
 UNIT 203 BLDG 7 THE GARDENS 2 OF ST ANDREWS PARK
 AT THE PLANTATION

SMITH CAMERON
 203 2120 ITABASHI WAY
 BURLINGTON, ON L7M 0V3

2019

Parcel ID: 0441-10-1123

Situs: 809 MONTROSE DR 203 BLD 7 VENICE 34293

0403 CONDO - Low-Rise 2-3 Stories

Building Characteristics			
Category	Type	%	Mult.
Condo	GOLF GOOD	100	1.0800
Roof Material	CONCTILE	100	1.0300
Roof	HIP	100	1.0100
Condo Floor	2	100	1.0100
Exterior	STUCCO	100	1.0000
Foundation	CONC SLAB	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Condo	NONE	100	1.0000
Condo Unit	INTERIOR	100	1.0000
GulfBay	MAINLAND	100	1.0000
Floors	CERAMIC	70	0.7000
Floors	CARPET,	30	0.3000
Wall Height	WH	100	1.0150
Size Index	SZ	100	0.9895
Quality Adj.	QA	1	1.0000
Total Adjustments			1.1397

SAR	Area	H	Rate	Cost New
MLA	1,123	X	115.93	130,189
EPA	91	X	40.77	3,710
UTL	40		40.58	1,623

Sketch by Apex Sketch v5 Pro™

Gross Area: 1,254

Net/Living Area: 1,123

Building: 1 of 1

Category	Units	Cost New
Bathrooms	2.00	4,500
Bedrooms	2.00	0
Cathedral Ceiling	1.00	0
Extra Fixtures	3.00	900
Living Units	1.00	10,000
Rooms	4.00	0
Number of Stories	1.00	0
Half Baths	0.00	0
Kitchens	1.00	0
Wall Height	9.00	0
Total Replacement Cost New:		156,408
Less Total Depr: 16.80%		26,277
Building Value:		130,131
Depreciation Adj. Adj.		
Average Condition		16.80%
Location within neighborhood		0.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2016043090	04/07/2016	\$170,000	WD	01	Sale qualified	I	MATTHEWS SANDRA
2	2013057189	04/19/2013	\$46,800	WD	16	Deeds conveying	I	PRUSINSK KAREN J
3	2013057188	04/19/2013	\$70,200	WD	16	Deeds conveying	I	LABARGE JANICE ANN
4	2012087460	07/06/2012		OT	11	Corrective,	I	MC CULLOUGH EST

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	DECP	Carport Detached -	1	1	0	0	1.00	1428.000	AVERAG	AV	1997		100.000	1,428	

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Code	Fact	Code	Fact	Code	Fact	Adj. Unit Price	Land Value
1	VS	Condominium Villas -	NA	0.00	U	56,500.00	1								0.00	0

Grade	Description	Nbhd Factor	Mkt Area Factor	
30	Res Avg	1.1900	0	
AYB	EYB	DT	% Good	Last Inspection
1997	2002	70	83.20%	04/28/2016 691

Permit Information															
Number	Date	Cost	Description												
10	07/19/2010	4,385	replace 3 ton heat												
07	11/19/2007	4,000	UNIT 203												

Parcel Notes															
KITCHEN REMODELED PER MLS															

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 130,100	\$ 135,500
Extra Feature Value	\$ 1,400	\$ 1,400
Land Value - Market	\$ 0	\$ 0
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 131,500	\$ 136,900
Values pertaining to County Assessment		
Assessed Value	\$ 131,500	\$ 136,900
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 131,500	\$ 136,900

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
405	4508.60	8110	0	
Sub Name:	THE GARDENS 1 OF ST ANDREWS PARK			
Bldg Type:	Condo Low-Rise			

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View