

**Property Description**  
 UNIT 204 BLDG 7 THE GARDENS 2 OF ST ANDREWS PARK  
 AT THE PLANTATION

SWANSON JOHN  
 41 LEAVENWORTH RD  
 WOODBURY, CT 06798-1932

**2019**

**Parcel ID: 0441-10-1124**

Situs: 809 MONTROSE DR 204 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
Condo Unit	END	100	1.0250
Roof	HIP	100	1.0100
Condo Floor	2	100	1.0100
Exterior	STUCCO	100	1.0000
Floors	CARPET,	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
GulfBay	MAINLAND	100	1.0000
Floors		0	0.0000
Wall Height	WH	100	1.0150
Size Index	SZ	100	0.9620
Quality Adj.	QA	1	1.0000
Total Adjustments			1.1357

SAR	Area	H	Rate	Cost New
MLA	1,365	X	115.52	157,685
EPA	132	X	40.26	5,314
UTL	40		40.42	1,617

Sketch by Apex Sketch v5 Pro™

Gross Area: 1,537

Net/Living Area: 1,365

Building: 1 of 1

Category	Units	Cost New
Bathrooms	2.00	4,500
Bedrooms	3.00	0
Cathedral Ceiling	1.00	0
Extra Fixtures	3.00	900
Living Units	1.00	10,000
Rooms	5.00	0
Number of Stories	1.00	0
Half Baths	0.00	0
Kitchens	1.00	0
Wall Height	9.00	0

<b>Total Replacement Cost New:</b>	185,429
<b>Less Total Depr:</b> 16.80%	31,152
<b>Building Value:</b>	154,277
<b>Depreciation Adj. Adj.</b>	
Average Condition	16.80%
Location within neighborhood	0.00%

Grade	Description	Nbhd Factor	Mkt Area Factor	
30	Res Avg	1.1900	0	
AYB	EYB	DT	% Good	Last Inspection
1997	2002	70	83.20%	06/03/2015 700

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2011010775	12/13/2010	\$100	WD	11	Corrective,	I	RYAN, MARY
2	2011010776	12/08/2010	\$100	WD	11	Corrective,	I	KREUTTER, SUSAN
3	2010139033	11/15/2010	\$100	OT	11	Corrective,	I	CONROY EST OF, JOHN W
4	2010069644	05/19/2010	\$100	OT	11	Corrective,	I	CONROY, JOHN W

#	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	Land Influences						Adj. Unit Price	Land Value	
									Code	Fact	Code	Fact	Code	Fact			
1	VS	Condominium Villas -	NA	0.00	U	56,500.00	1									0.00	0

Parcel Notes			

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 154,300	\$ 159,100
Extra Feature Value	\$ 1,400	\$ 1,400
Land Value - Market	\$ 0	\$ 0
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 155,700</b>	<b>\$ 160,500</b>
Values pertaining to County Assessment		
Assessed Value	\$ 155,700	\$ 160,500
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 155,700	\$ 160,500

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

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description
06	05/08/2006	3,500	PLUMBING REPIPE