

Property Description
 COM NW COR ENGLEWOOD RD & BAFFIN DR
 TH S-55-50-50-W 179 FT TH N- 34-09-10-W 593.91 FT
 FOR POB TH N-34-09-10-W 67.5 FT TH N-55-50- -E 179
 Situs: 1945 S TAMIAMI TRL VENICE 34293

ALLEN JAN LLC
 917 CHAPIN BLVD
 ENGLEWOOD, FL 34223-2811

2020

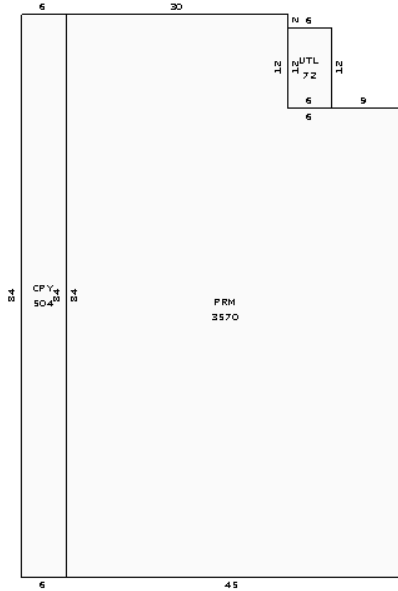
Parcel ID: 0449-05-0070

1110 Strip store-1 story < 10,000 sf

Building Characteristics			
Category	Type	%	Mult.
Frame	MASONRY OR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof	MANSARD	100	1.0000
Roof Material	SHEET MTL	100	0.9900
Heat-Air	HEAT & AIR	90	0.9000
Exterior	STUCCO	80	0.8000
Floors	CARPET	67	0.6700
Floors	CERAMIC	33	0.3333
Exterior	STONE	20	0.2080
Heat-Air	NO AIR	10	0.0970
Wall Height	WH	100	0.9800
Size Index	SZ	100	1.0000
Quality Adj.	QA	100	0.9600

Total Adjustments 0.9391

SAR	Area	H	Rate	Cost New
PRM	3,570	X	65.74	234,692
CPY	504		19.70	9,929
UTL	72		20.08	1,446



Sketch by Agri Sketch v5 Pro™

Gross Area: 4,146

Net/Living Area: 3,570

Building: 1 of 1

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	4.00	0
Number of Stories	1.00	0
Wall Height	12.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2013006022	01/15/2013	\$290,000	WD	02	Sale qualified	I	SCOTT JERRY
2	2613/2786	03/01/1994	\$225,000	WD	01	Sale qualified	I	CRIMI FREDERICK A
3	1688/347	04/05/1984	\$100	WD	X2	Pre-2009	I	CRIMI FREDERICK A
4	1688/350	04/01/1984		NA	11	Corrective,	I	CRIMI FREDERICK A

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1	0	0	10.00	0.000	AVERAG		1977	1977	0.000	0	
2	PAVE	Asphalt paving	1	1	0	0	3,600.00	3.425	AVERAG	AV	1977	1977	46.253	5,703	

Grade	Description	Nbhd Factor	Mkt Area Factor
E1	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1977	2000	30	80.00%	03/30/2020 673

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#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor
1	CLND	Commercial Land	11	13,090.00	S	11.25	1	

Parcel Notes															
1945 SUITE B- SMITH'S BARBER, FANNIE SMITHS BEAUTY SHOP, SUITE C-GROOMING TAILS															

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 196,900	\$ 193,600
Extra Feature Value	\$ 5,700	\$ 5,900
Land Value - Market	\$ 181,000	\$ 160,900
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 383,600	\$ 360,400
Values pertaining to County Assessment		
Assessed Value	\$ 383,600	\$ 360,400
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 383,600	\$ 360,400

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2163.90	0000	13,090	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
16	08/19/2016	2,000	FACE CHANGE
16	08/19/2016	500	INSTALL CUSTOMERS
16	08/19/2016	500	

#	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	11	13,090.00	S	11.25	1		Code	Fact	Code	Fact	Code	Fact	13.83	181,015