Property Description
COM AT INTRS OF SLY R/W OF SEMINOLE DR & WLY R/W
OF US HWY 41 TH S-34-09-10-E 920.48 FT FOR POB TH
CONT S-34-09-10-E 128 FT TH S-55-50-50-W 5 FT TH
Situs: 1978 S TAMIAMI TRL, VENICE 34293

DJC PROPERTY SOLUTIONS INC
1282 THOREAU CIR
VENICE, FL 34292-2426

2018

Parcel ID: 0449-12-0086

183X Office /multi story-=>2

SARASOTA COUNTY PROPERTY APPRAISER
PROPERTY RECORD CARD

Building Characteristics

Category	Type	%	Mult.
Frame	FIREPROOF	100	1.0700
Roof Material	ELASTOMERIC	100	1.0100
Floors	CARPET,	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Exterior	STUCCO	90	0.9000
Roof	FLAT	60	0.5880
Roof	GABLE	40	0.3960
Exterior	WOOD	10	0.1010
Wall Height	WH	100	1.0000
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.2000
Total Adjustments			1.2391

SAR	Area	H	Rate	Cost New
PRM	4,320	X	74.35	321,192
PRM	2,592	X	74.35	192,715
PRM	2,506	X	74.35	186,321
UPR	2,506	X	59.49	149,082
OPF	528		14.93	7,883
OPF	504		14.90	7,510
OPF	336		14.82	4,980
PRM	240	X	74.35	17,844
OPF	68		15.31	1,041
OPF	40		14.88	595
OPF	24		15.50	372

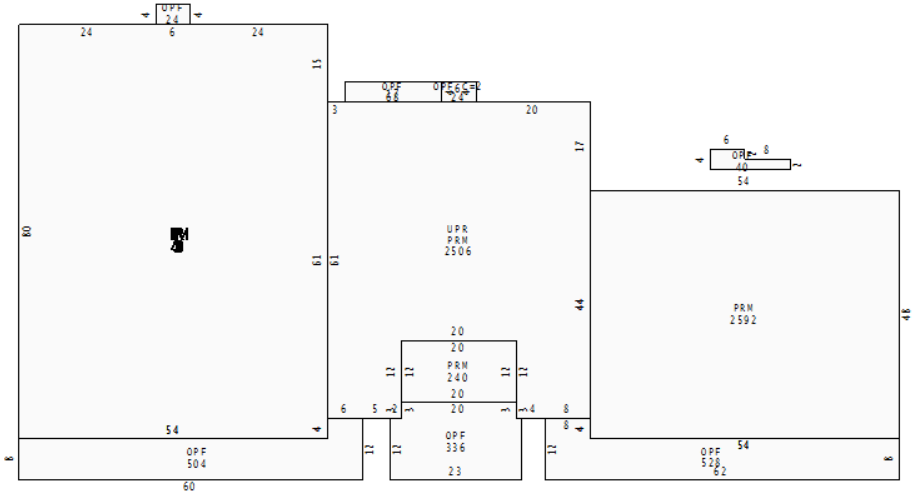
Category	Units	Cost New
Bathrooms	5.00	0
Extra Fixtures	99.00	0
Number of Stories	2.00	0
Wall Height	14.00	0

Total Replacement Cost New:		890,267
Less Total Depr:	29.00%	258,177
Building Value:		632,090

Depreciation Adj.	Adj.
Average Condition	29.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
D3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1986	1990	30	71.00%	8/10/2017 708



Gross Area: 13,712 **Net/Living Area:** 12,164 **Building:** 1 of 1

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2015108683	8/31/2015	$100	QC	11	Corrective,	I	DOUGLAS J CHALAIRE
2	2004158423	8/6/2004	$1,200,000	WD	X3	Pre-2009	I	SKLAR,ROBERT E
3	2003251767	12/9/2003	$100	TR	11	Corrective,	I	BAND DAVID S TTEE,
4	2492/2488	3/31/1993	$100	WD	11	Corrective,	I	SKLAR ALICE S

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1	0	0	38.00	0.000	AVERAG		1986	1987	0.000	0	
2	PAVE	Asphalt paving	1	1	0	0	12,500.00	1.980	AVERAG	AV	1986	2003	81.248	20,109	

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Land Influences Code	Fact	Code	Fact	Code	Fact	Adj. Unit Price	Land Value
1	CLND	Commercial Land	11	40,415.00	S	10.00	1		I2	1.00					10.16	410,818

Parcel Notes

FEDERAL SQUARE
1-ALL STATE
2-GULF BREEZE ART & FRAMING
3&4-VAC 8/12

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	$ 632,100	$ 581,800
Extra Feature Value	$ 20,100	$ 16,400
Land Value - Market	$ 410,800	$ 410,800
Land Value - Ag	$ 0	$ 0
TOTAL JUST VALUE	**$ 1,063,000**	**$ 1,009,000**
Values pertaining to County Assessment		
Assessed Value	$ 1,042,536	$ 947,760
Exemption Codes	None	None
Exemption Amount	$ 0	$ 0
Taxable Value	$ 1,042,536	$ 947,760

PARCEL DATA

Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2163.90	0000	40,415	CN

Sub Name: NOT PART OF A SUBDIVISION
Bldg Type: Office Building

CONDOMINIUM INFORMATION

Floor #	Total Floors	Unit #	View

Permit Information

Number	Date	Cost	Description
17	10/5/2017	37,400	***INTERNET
17	4/12/2017	400	***INTERNET
17	4/12/2017	600	***INTERNET

Disclaimer: This information is believed to be correct but is subject to change and is not warranted