

Property Description

BEG INT N LINE OF SE 1/4 OF NE 1/4 OF SW 1/4 OF SEC 28-39-19 & ELY R/W US 41 TH S 32-54-30 E 22.44 FT TH S 86-02-18 E 25 FT TH S 03-10-18 E Situs: 2131 S TAMIAMI TRL VENICE 34293

LJ MURF HOLDINGS LLC
820 BAYVIEW DR
NOKOMIS, FL 34275-2216

2019

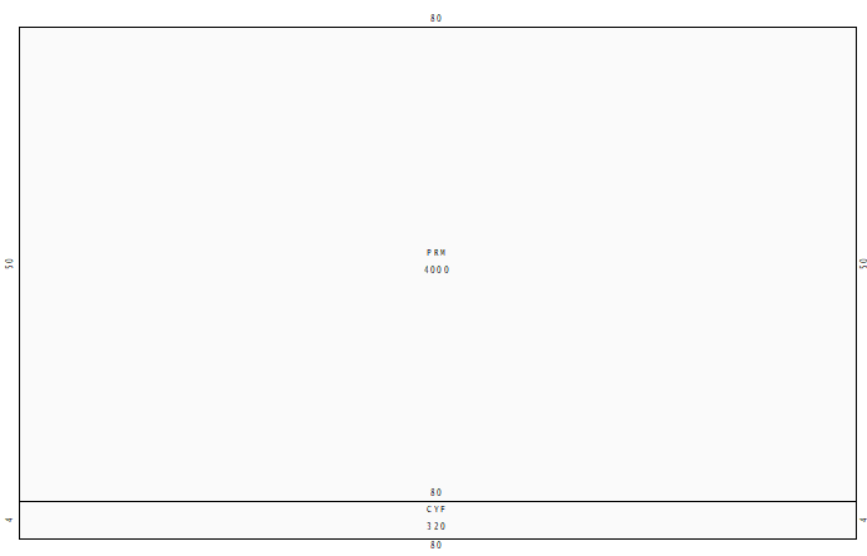
Parcel ID: 0450-06-0004

1110 Strip store-1 story < 10,000 sf

Building Characteristics			
Category	Type	%	Mult.
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof	LOW PITCH	100	0.9800
Roof Material	COMPOSITION	100	0.9700
Floors	CARPET,	75	0.7500
Interior Wall	DRYWALL	66	0.6600
Interior Wall	NO	34	0.3298
Floors	CONCRETE,	25	0.2475
Wall Height	WH	100	0.9800
Size Index	SZ	100	1.0000
Quality Adj.	QA	100	1.1500

Total Adjustments 1.0578

SAR	Area	H	Rate	Cost New
PRM	4,000	X	71.93	287,720
CYF	320		14.39	4,605



Gross Area: 4,320

Net/Living Area: 4,000

Building: 1 of 1

Category	Units	Cost New
Bathrooms	3.00	0
Extra Fixtures	6.00	0
Number of Stories	1.00	0
Wall Height	12.00	0

Total Replacement Cost New:	292,324
Less Total Depr: 22.00%	64,311
Building Value:	228,013
Depreciation Adj. Adj.	
Average Condition	22.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
D2	Commercial	1.0000	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2013103015	7/16/2013	\$100	WD	11	Corrective,	I	MURPHY TTEE GERALD
2	2005013167	9/26/2003	\$100	WD	X2	Pre-2009	I	MURPHY, GERALD
3	2002023347	2/1/2002	\$435,000	WD	X2	Pre-2009	I	MURPHY ROBERT H & MYRIAM
4	1337/2128	7/1/1979	\$45,000	NA	11	Corrective,	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	300.00	19.500	AVERAG	AV	1980	1980	40.000	2,340	
2	PARK	Parking Spaces	1	1	0	0	8.00	0.000	AVERAG		1980	1980	0.000	0	
3	PAVE	Asphalt paving	1	1	0	0	1,100.00	3.625	AVERAG	AV	1980	1980	51.260	2,044	

#	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	19,002.00	S	10.00	1		I2	1.00						11.58	220,024

AYB	EYB	DT	% Good	Last Inspection
1980	1997	30	78.00%	3/3/2017 726

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 228,000	\$ 230,900
Extra Feature Value	\$ 4,300	\$ 2,900
Land Value - Market	\$ 220,000	\$ 220,000
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 452,300	\$ 453,800
Values pertaining to County Assessment		
Assessed Value	\$ 452,300	\$ 420,330
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 452,300	\$ 420,330

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2163.90	0000	19,002	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	9/21/2016	84,639	removing existing
14	8/13/2014	790	Installation of a
14	8/13/2014	390	Face change of a