

**Property Description**  
 COM AT NE COR OF LOT 11079 UNIT 42 SOUTH VENICE  
 SUB, RUN N-55-50-50-E ALG SLY R/W LINE OF SHORT DR  
 200 FT TO AN INTRS WITH WLY R/W LINE OF TAMIAMI  
 Situs: 1856 S TAMIAMI TRL VENICE 34293

FRATELLI ENTERPRISES INC  
 6607 GATEWAY AVE  
 SARASOTA, FL 34231-5805

2020

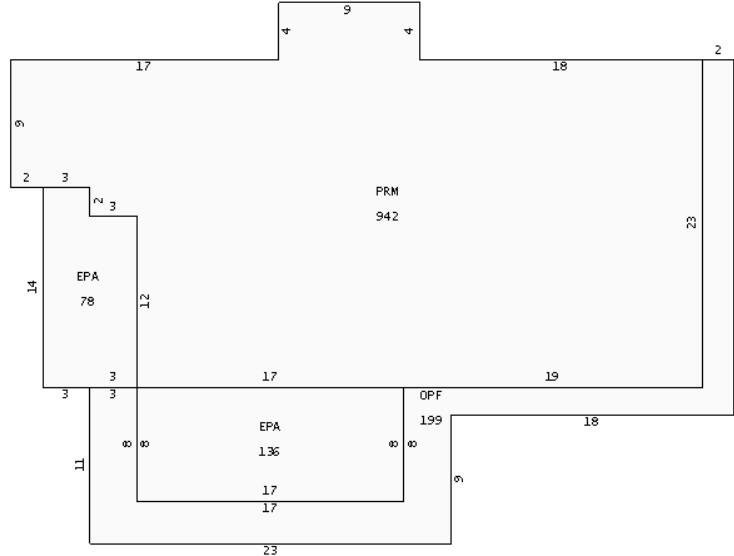
Parcel ID: 0451-01-0005

2100 Restaurant -Full service

Building Characteristics			
Category	Type	%	Mult.
Floors	CERAMIC	100	1.0700
Roof Material	BUILT-UP	100	1.0000
Roof	FLAT	100	0.9800
Exterior	WOOD	100	0.9700
Frame	WOOD	100	0.9300
Interior Wall	NO	85	0.7820
Heat-Air	WALL A/C	75	0.6900
Heat-Air	NO AIR	25	0.2175
Interior Wall	PANEL OR	15	0.1545
Wall Height	WH	100	0.9700
Size Index	SZ	100	1.2120
Quality Adj.	QA	100	1.0800

Total Adjustments 1.0207

SAR	Area	H	Rate	Cost New
PRM	942	X	150.55	141,818
OPF	199		30.26	6,022
EPA	136	X	59.78	8,130
EPA	78	X	59.83	4,667



Sketch by Agri Sketch v5 Pro™

Gross Area: 1,355

Net/Living Area: 942

Building: 1 of 1

Category	Units	Cost New
Seats - Restaurant	65.00	0
Bathrooms	1.00	0
Extra Fixtures	2.00	0
Number of Stories	1.00	0
Wall Height	11.00	0

<b>Total Replacement Cost New:</b>	160,637
<b>Less Total Depr:</b> 52.00%	83,531
<b>Building Value:</b>	77,106
<b>Depreciation Adj.</b>	Adj.
Average Condition	52.00%

#	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	CLND	Commercial Land	11	19,000.00	S	11.25	1								13.03	247,502

Grade	Description	Nbhd Factor	Mkt Area Factor
C3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1957	1995	20	48.00%	04/12/2016 673

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2004145719	07/15/2004	\$625,000	WD	01	Sale qualified	I	WUDYKA, EDWIN T
2	2003021425	02/03/2003	\$285,000	WD	01	Sale qualified	I	MC DONALD ,ANN
3	2003021423	02/02/2003	\$100	TR	11	Corrective,	I	MC DONALD TTEE,ANN
4	2003021422	02/01/2003	\$100	OT	11	Corrective,	I	MC DONALD TTEE,ANN

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PAVE	Concrete paving	1	1	0	0	194.00	6.525	AVERAG	AV	1985	1985	56.247	712	

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Parcel Notes			
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SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 50,000	\$ 79,500
Extra Feature Value	\$ 0	\$ 700
Land Value - Market	\$ 247,500	\$ 220,000
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 297,500</b>	<b>\$ 300,200</b>
Values pertaining to County Assessment		
Assessed Value	\$ 297,500	\$ 300,200
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 297,500	\$ 300,200

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2163.90	0000	19,000	CG
<b>Sub Name:</b>	NOT PART OF A SUBDIVISION			
<b>Bldg Type:</b>	Fast Food Restaurant			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
19	06/13/2019	2,350	Supplemental
16	09/13/2016	1,000	change copy only
13	07/23/2013	4,792	a/c change out