

Property Description

LOT 94 LESS 40 FT ON N, S & W SIDES, & LESS 50 FT ON E SIDE, PLAT OF ENGLEWOOD, ALSO LESS COM AT NE COR OF SEC 36-40-19, TH S-00-42-11-W ALG C/L OF Situs: 200 S INDIANA AVE ENGLEWOOD 34223

ROYAL CONSOLIDATED PROPERTIES INC
165 SOUTH LEE ST STE 100
LABELLE, FL 33935

2020

Parcel ID: 0503-09-0051

1620 Community neighborhood ctr/30k-

Building Characteristics			
Category	Type	%	Mult.
Roof Material	METAL,	100	1.0100
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof	MANSARD	100	1.0000
Floors	CERAMIC	50	0.5050
Floors	CARPET,	50	0.5000
Wall Height	WH	100	1.0100
Size Index	SZ	100	0.9800
Quality Adj.	QA	100	1.1500

Total Adjustments 1.1554

SAR	Area	H	Rate	Cost New
PRM	4,415	X	127.09	561,102
PRM	1,993	X	127.09	253,290
CYE	988		76.28	75,365
PRM	120	X	127.09	15,251

Gross Area: 7,516 Net/Living Area: 6,528 Building: 1 of 2

Category	Units	Cost New

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	WALL	Concrete block wall	1	1	6	150	900.00	4.984	LOW	AV	1966	1966	39.995	1,794	

Total Replacement Cost New:	905,007
Less Total Depr: 93.15%	843,014
Building Value:	61,993
Depreciation Adj.	Adj.

Grade	Description	Nbhd Factor	Mkt Area Factor
D2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1988	1988	30	6.85%	06/04/2019 403

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2809/1765	01/02/1996	\$2,149,700	WD	X3	Pre-2009	I	ROYAL COMPANIES THE
2	CN96/3	01/01/1996	\$100	OT	11	Corrective,	I	ROYALS OK LUNCH INC
3	1329/1533	09/01/1979	\$925,000	NA	01	Sale qualified	I	

#	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

Parcel Notes																
2019: HIGH VACANCY THROUGHOUT CENTER. JAS ENGLEWOOD CENTER (VAC BANK) 2 LANE DRIVE THRU. DIRECTIONAL PROPERTIES 561-996-8080																

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 838,800	\$ 823,500
Extra Feature Value	\$ 77,800	\$ 78,200
Land Value - Market	\$ 863,300	\$ 921,700
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 1,779,900	\$ 1,823,400
Values pertaining to County Assessment		
Assessed Value	\$ 1,779,900	\$ 1,823,400
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 1,779,900	\$ 1,823,400

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2206.00	0054	307,228	CG
Sub Name:	ENGLEWOOD PLAT OF			
Bldg Type:	Bank-Branch			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

Property Description

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ROYAL CONSOLIDATED PROPERTIES INC
165 SOUTH LEE ST STE 100
LABELLE, FL 33935

2020

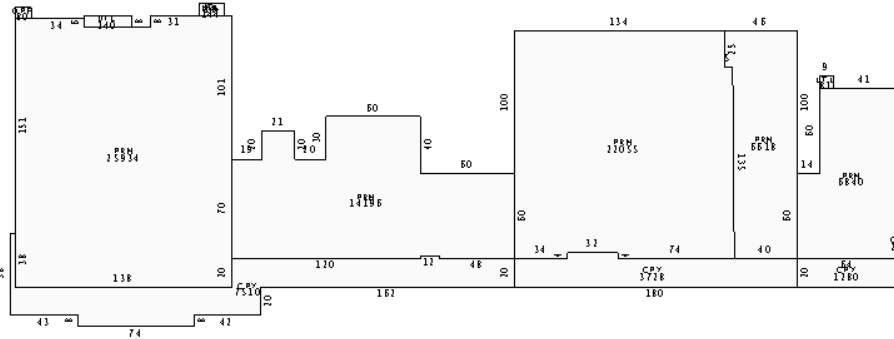
Parcel ID: 0503-09-0051

1620 Community neighborhood ctr/30k-

Building Characteristics			
Category	Type	%	Mult.
Exterior	STUCCO	100	1.0000
Floors	VINYL OR	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof	LOW PITCH	100	0.9800
Roof Material	COMPOSITION	100	0.9700
Fire/Sprinkler	SPRINKLERS	33	0.3300
Fire/Sprinkler	NO	67	0.0000
Wall Height	WH	100	1.0100
Size Index	SZ	100	0.9600
Quality Adj.	QA	100	1.0000

Total Adjustments 0.9217

SAR	Area	H	Rate	Cost New
PRM	25,934	X	64.52	1,673,262
PRM	22,055	X	64.52	1,422,989
PRM	14,196	X	64.52	915,926
CPY	7,510		19.36	145,394
PRM	6,840	X	64.52	441,317
PRM	6,618	X	64.52	426,993
CPY	3,728		19.35	72,137
CPY	1,280		19.36	24,781
CPY	240		19.35	4,644
UTL	240		19.35	4,644
UTL	144		19.26	2,773



Sketch by Apw, Sketch by Plat

Gross Area: 88,946

Net/Living Area: 75,643

Building: 2 of 2

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	15.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
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Grade	Description	Nbhd Factor	Mkt Area Factor
E2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1966	1971	30	15.12%	06/04/2019 403

#	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		

Parcel Notes				

SARASOTA COUNTY PROPERTY APPRAISER
PROPERTY RECORD CARD

VALUE SUMMARY	CURRENT	PRIOR YEAR
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Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
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PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
206	2206.00	0054	307,228	CG

Sub Name:	ENGLEWOOD PLAT OF
Bldg Type:	Shopping Center

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description