

Property Description
W 15 FT OF LOT 13 & ALL OF LOTS 14 THRU 18 BLK 934
15TH ADD TO PORT CHARLOTTE 1ST REPLAT OR 1995/2191
CHEVRON
Situs: 13501 S TAMIAMI TRL NORTH PORT 34287

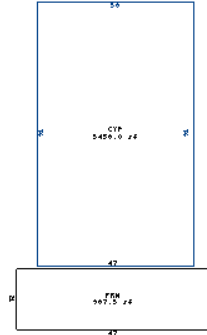
J H WILLIAMS OIL COMPANY INC
PO BOX 439
TAMPA, FL 33601-0439

2020

Parcel ID: 0997-09-3414

114X Store-1/story/convenience-with

Building Characteristics			
Category	Type	%	Mult.
Frame	FIREPROOF	100	1.0700
Exterior	METAL	100	1.0100
Floors	CERAMIC	100	1.0100
Roof Material	METAL,	100	1.0100
Heat-Air	HEAT & AIR	100	1.0000
Roof	LOW PITCH	100	0.9800
Interior Wall	ENAMELED	50	0.5050
Interior Wall	DRYWALL	50	0.5000
Wall Height	WH	100	0.9600
Size Index	SZ	100	1.1100
Quality Adj.	QA	100	1.6000



Total Adjustments 1.8512

SAR	Area	H	Rate	Cost New
CYF	3,458		30.01	103,775
PRM	987	X	149.95	148,001

Gross Area: 4,445 Net/Living Area: 987 Building: 1 of 2

Category	Units	Cost New
Bathrooms	2.00	0
Pumping Station - Fuel	8.00	0
Number of Stories	1.00	0
Wall Height	10.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2756/2558	07/03/1995	\$895,000	WD	01	Sale qualified	I	CHEVRON U S A INC
2	1995/2191	06/01/1987	\$95,000	NA	01	Sale qualified	I	CHEVRON U S A INC
3	1798/55	06/01/1985			11	Corrective,	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PAVE	Asphalt paving	1	1	0	0	37,750.00	1.900	AVERAG	AV	1990	2000	75.000	53,794	
2	PAVE	Concrete paving	1	1	0	0	1,250.00	4.995	AVERAG	AV	1990	2000	75.003	4,683	
3	CISL	Concrete Island	1	1	0	0	3,750.00	11.880	AVERAG	AV	1990	2000	75.001	33,413	

Grade	Description	Nbhd Factor	Mkt Area Factor
B2	Commercial	1.0000	0

#	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		
1	CLND	Commercial Land	1140	8.00	U	72,000.00	1		LC	1.10					79,200.00	633,600

Parcel Notes															
AYB	EYB	DT	% Good	Last Inspection											
1990	2000	30	80.00%	05/03/2017	708										

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 235,600	\$ 243,900
Extra Feature Value	\$ 91,900	\$ 91,900
Land Value - Market	\$ 633,600	\$ 633,600
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 961,100	\$ 969,400
Values pertaining to County Assessment		
Assessed Value	\$ 961,100	\$ 969,400
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 961,100	\$ 969,400

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
203	2202.00	1676	67,485	CG
Sub Name: PORT CHARLOTTE SUB 15 REPLAT				
Bldg Type: Convenience Store				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
190000353	04/24/2019	10,129	INT - COMPLETE
160000322	06/03/2016	4,300	CANOPY
160000322	06/03/2016	500	SIGN PERMIT

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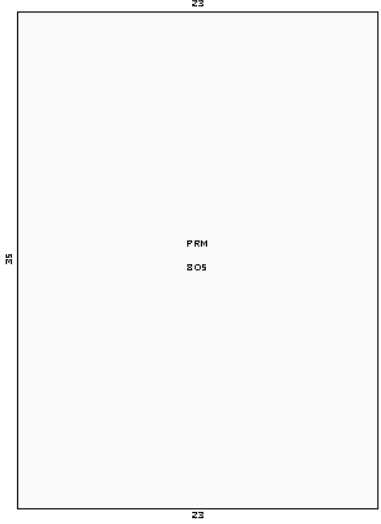
2020

Parcel ID: 0997-09-3414

114X Store-1/story/convenience-with

Building Characteristics			
Category	Type	%	Mult.
Exterior	METAL	100	1.0100
Roof Material	METAL,	100	1.0100
Frame	METAL	100	1.0000
Floors	CONCRETE,	100	0.9900
Roof	LOW PITCH	100	0.9800
Interior Wall	NO	100	0.9700
Wall Height	WH	100	0.9700
Size Index	SZ	100	1.1400
Quality Adj.	QA	100	1.3000
Total Adjustments			1.3801

SAR	Area	H	Rate	Cost New
PRM	805	X	103.51	83,326



Sketch by Apw, Sketch by Pw

Gross Area: 805 Net/Living Area: 805 Building: 2 of 2

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	11.00	0
Total Replacement Cost New:		83,326
Less Total Depr: 59.00%		49,162
Building Value:		34,164
Depreciation Adj. Adj.		
Average Condition		59.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2756/2558	07/03/1995	\$895,000	WD	01	Sale qualified	I	CHEVRON U S A INC
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#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

Grade	Description	Nbhd Factor	Mkt Area Factor	
C2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1990	1992	20	41.00%	05/03/2017 708

#	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				

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PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
203	2202.00	1676	67,485	CG
Sub Name:		PORT CHARLOTTE SUB 15 REPLAT		
Bldg Type:		Car Wash Building		
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description