Property Description
LOTS 13, 14, 15, 16 & 17, BLK 3, ST ARMANDS DIV

COLUMBIA RESTAURANT OF SARASOTA INC
2025 E 7TH AVE
TAMPA, FL 33605

2019

Parcel ID: 2014-05-0071

Situs: 411 SAINT ARMANDS CIR SARASOTA 34236

210X Restaurant -Full service - mixed

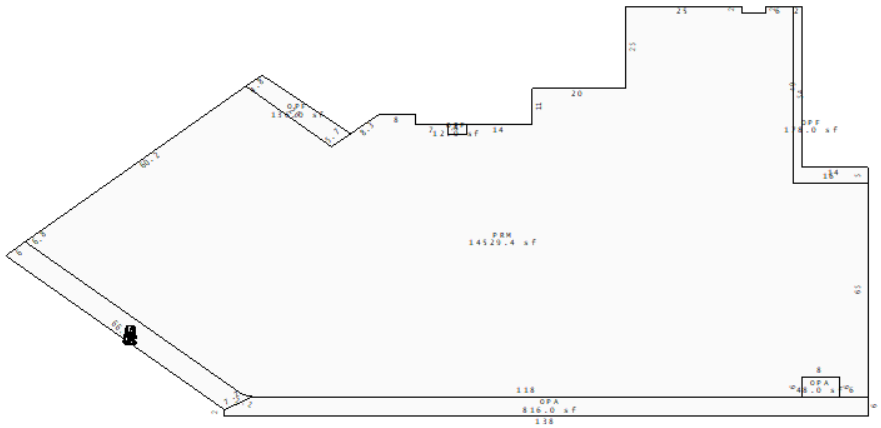
SARASOTA COUNTY PROPERTY APPRAISER

PROPERTY RECORD CARD

Building Characteristics

Category	Type	%	Mult.
Floors	CERAMIC	100	1.0100
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Exterior	STUCCO	67	0.6700
Exterior	WINDOW WALL	33	0.3399
Wall Height	WH	100	0.9600
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.7000
Total Adjustments			1.5666

SAR	Area	H	Rate	Cost New
PRM	14,529	X	353.66	5,138,326
OPA	816		88.42	72,151
OPA	402		88.86	35,722
OPF	178		71.53	12,732
OPF	136		70.21	9,549
OPA	48		88.42	4,244
OPF	12		58.92	707



Gross Area: 16,121 **Net/Living Area:** 14,529 **Building:** 1 of 2

Category	Units	Cost New
Bathrooms	18.00	0
Extra Fixtures	59.00	0
Number of Stories	1.00	0
Wall Height	10.00	0

Total Replacement Cost New:		5,273,425
Less Total Depr:	22.60%	1,191,794
Building Value:		4,081,631

Depreciation Adj.	Adj.
Average Condition	14.00%
Other external influence (see	10.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
B3	Commercial	2.1500	0

AYB	EYB	DT	% Good	Last Inspection
1957	2005	30	77.40%	2/2/2016 673

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	$ 5,731,200	$ 4,924,700
Extra Feature Value	$ 215,700	$ 212,900
Land Value - Market	$ 3,911,500	$ 3,676,800
Land Value - Ag	$ 0	$ 0
TOTAL JUST VALUE	**$ 9,858,400**	**$ 8,814,400**
Values pertaining to County Assessment		
Assessed Value	$ 9,695,840	$ 8,814,400
Exemption Codes	None	None
Exemption Amount	$ 0	$ 0
Taxable Value	$ 9,695,840	$ 8,814,400

PARCEL DATA

Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2122.00	0489	23,706	CT

Sub Name: SAINT ARMANDS DIVISION JOHN RINGLING ESTATES
Bldg Type: Restaurant

CONDOMINIUM INFORMATION

Floor #	Total Floors	Unit #	View

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2019074352	6/3/2019	$18,250,000	WD	37	Not exposed to	I	DEANSUSPROPERTIES LLC
2	2019070488	5/23/2019	$100	ID	11	Corrective,	I	ST ARMANDS CIRCLE
3	2019070487	5/23/2019	$100	ID	11	Corrective,	I	ST ARMANDS CIRCLE
4	1999107996	6/25/1999	$100	ID	11	Corrective,	I	COLSON LAND TRUST

Permit Information

Number	Date	Cost	Description
20195562	4/29/2019	15,929	TWO A/C CHANGE OUT
20191359	11/21/2018	727	MANUFACTURER (1)
20191236	11/9/2018	1,000	INSTALL 1/4 PLEXI

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	ELEV	Elevator - Commercial	1	1	0	0	2.00	72900.000	AVERAG	AV	1998	1998	77.400	112,849	
2	PARK	Parking Spaces	1	1	0	0	5.00	0.000	AVERAG		1957	2000	0.000	0	

#	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	23,706.00	S	250.00	1								165.00	3,911,490

Parcel Notes

411-COLUMBIA RESTAURANT,
417-CHA CHA COCOANUTS,
COLUMBIA GIFT SHOP

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Category	Type	%	Mult.
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Exterior	STUCCO	60	0.6000
Floors	CERAMIC	50	0.5050
Floors	CARPET,	50	0.5000
Interior Wall	PANEL OR	50	0.4950
Interior Wall	NO	50	0.4850
Exterior	WINDOW WALL	40	0.4120
Wall Height	WH	100	0.9600
Size Index	SZ	100	0.9800
Quality Adj.	QA	100	1.6000
Total Adjustments			1.4556

SAR	Area	H	Rate	Cost New
PRM	9,435	X	225.33	2,125,989
OPA	2,377		56.31	133,849
OPA	878		56.46	49,572
CPY	420		67.60	28,392

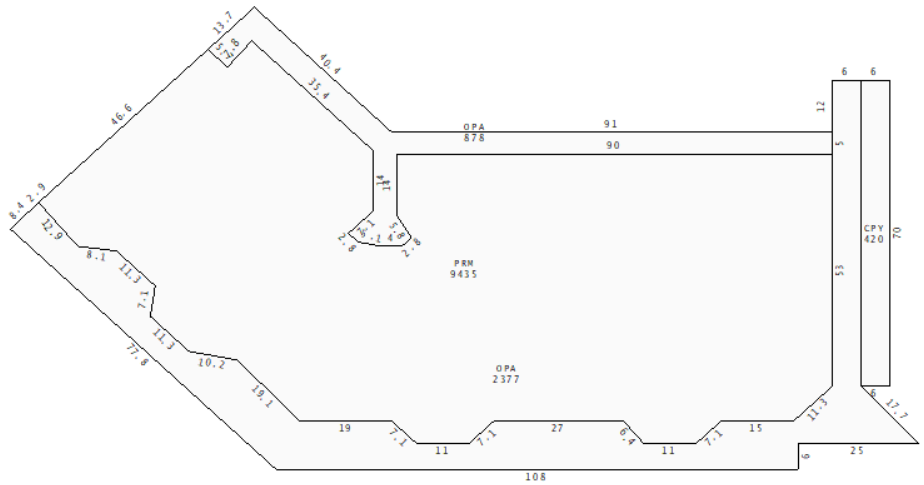
Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	4.00	0
Number of Stories	1.00	0
Wall Height	10.00	0

Total Replacement Cost New:		2,337,800
Less Total Depr:	29.44%	688,248
Building Value:		1,649,552

Depreciation Adj.	Adj.
Average Condition	21.60%
Other functional impairment	10.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
B2	Commercial	2.1500	0

AYB	EYB	DT	% Good	Last Inspection
1985	1998	70	70.56%	2/2/2016 673



Gross Area: 13,110 **Net/Living Area:** 9,435 **Building:** 2 of 2

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#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	ELEV	Elevator - Commercial	2	1	0	0	2.00	72900.000	AVERAG	AV	1998	1998	70.560	102,876	

#	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

Parcel Notes

6-,8,411A,411B,413,415,419A,421A-ALL OCC
CISEANT SPA, OPTICAL, TRAVEL, OTIS JEWERLY, CILANTRO GRILL, CBD SALES

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Bldg Type: Retail Store

CONDOMINIUM INFORMATION

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Permit Information

Number	Date	Cost	Description