

Property Description

LOTS 27, 28 & 29, BLK A, RIVERSIDE PARK TOGETHER
 WITH LOT 9, BLK B, EAST RIVERSIDE PARK, CONTAINING
 1.4 C-AC M/L
 Situs: 2846 S RIVERSIDE DR, SARASOTA 34234

ABBOTT JR CARL J
 2846 RIVERSIDE DR
 SARASOTA, FL 34234-7458

2018

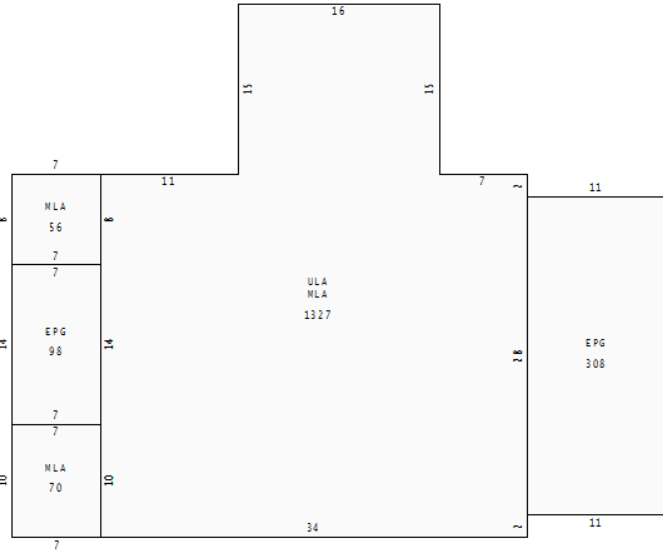
Parcel ID: 2020-12-0020

0100 Single Family Detached

Building Characteristics			
Category	Type	%	Mult.
Floors	WOOD -	100	1.0100
Foundation	STEMWALL -	100	1.0100
Interior Wall	PLASTER	100	1.0100
GulfBay	MAINLAND	100	1.0000
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof Material	COMPOSITION	100	0.9900
Roof	FLAT	100	0.9700
Floors		0	0.0000
Wall Height	WH	100	1.0175
Size Index	SZ	100	0.9480
Quality Adj.	QA	100	1.0800

Total Adjustments 1.0307

SAR	Area	H	Rate	Cost New
ULA	1,327	X	61.74	81,929
MLA	1,327	X	72.63	96,380
EPG	308	X	32.78	10,096
EPG	98	X	32.61	3,196
MLA	70	X	72.63	5,084
MLA	56	X	72.62	4,067



Sketch by Ageo Sketch 15 Pro™

Gross Area: 3,186

Net/Living Area: 2,780

Building: 1 of 1

Category	Units	Cost New
Bathrooms	3.00	10,800
Bedrooms	4.00	0
Fireplace	1.00	3,250
Living Units	1.00	4,000
Rooms	9.00	0
Number of Stories	2.00	0
Half Baths	0.00	0
Kitchens	1.00	3,200
Wall Height	9.00	0
Extra Fixtures	0.00	0

Total Replacement Cost New: 219,805

Less Total Depr: 34.70% 76,272

Building Value: 143,533

Depreciation Adj. Adj. 34.70%

Average Condition

Grade	Description	Nbhd Factor	Mkt Area Factor
35	Res	0.8700	0

AYB	EYB	DT	% Good	Last Inspection
1924	1985	10	65.30%	7/25/2017 703

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	1417/1647	1/1/1981	\$80,000	NA	01	Sale qualified	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	GRAG	Garage Detached	1	1	18	32	576.00	20.548	AVERAG	AV	1924	1924	39.998	4,734	

#	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	PRES	Preserve	NA	27,698.00	SU	2.65	1		CF	0.92					2.10	58,303
2	PRES	Preserve	NA	18,979.00	SU	2.65	1		UD	0.95					2.61	49,522
3	PRES	Preserve	NA	15,436.00	SU	2.65	1		UD	0.95					2.77	42,790

Parcel Notes															
PERIMETER FENCE, NO ACCESS - EFF YR CHANGE ADDITION AND REMODEL PRIOR YRS (1980-1990) 16X15 IS MAINLY GLASS SIDES - 590 2/10. -- COMBINE FROM 2020-11-0007 FOR 2011															

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 143,500	\$ 124,700
Extra Feature Value	\$ 4,700	\$ 5,300
Land Value - Market	\$ 150,600	\$ 145,000
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 298,800	\$ 275,000
Values pertaining to County Assessment		
Assessed Value	\$ 163,513	\$ 160,150
Exemption Codes	910 999	910 999
Exemption Amount	\$ 50,000	\$ 50,000
Taxable Value	\$ 113,513	\$ 110,150

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
604	6406.00	0184	62,113	RSF2/RMF1
Sub Name: RIVERSIDE PARK				
Bldg Type: Single Family Detached				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
20175986	6/19/2017		0 INSTALL NEW 2 GAS