

**Property Description**  
 LOTS 1 & 2, BLK 9, TOGETHER WITH VACATED 30 FT  
 WIDE WASHINGTON BLVD ADJ TO W OF LOT 1, MONTEREY

CORNELL STREET LLC  
 650 CENTRAL AVE # 1  
 SARASOTA, FL 34236

**2019**

**Parcel ID: 2023-13-0049**

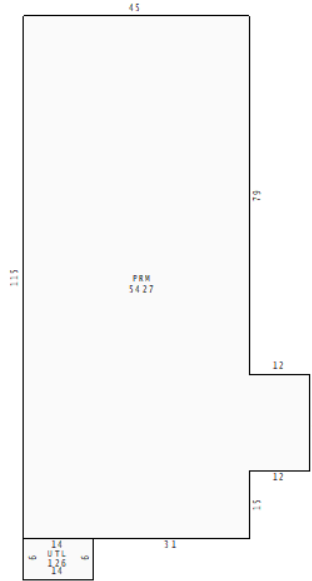
Situs: 2010 CORNELL ST SARASOTA 34237

2720 Auto repair/svc & body shps/garage

Building Characteristics			
Category	Type	%	Mult.
Exterior	STUCCO	100	1.0000
Frame	MASONRY OR	100	1.0000
Floors	CONCRETE,	100	0.9900
Roof	LOW PITCH	100	0.9800
Interior Wall	NO	100	0.9700
Heat-Air	NO AIR	93	0.9021
Roof Material	METAL,	65	0.6695
Roof Material	ELASTOMERIC	35	0.3535
Heat-Air	WALL A/C	7	0.0700
Wall Height	WH	100	1.0000
Size Index	SZ	100	0.9900
Quality Adj.	QA	100	1.4000

Total Adjustments 1.2971

SAR	Area	H	Rate	Cost New
PRM	5,427	X	57.07	309,719
UTL	126		17.21	2,168



Sketch by Apex Sketch v5 Pro™

Gross Area: 5,553

Net/Living Area: 5,427

Building: 1 of 1

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 233,900	\$ 216,800
Extra Feature Value	\$ 25,300	\$ 7,300
Land Value - Market	\$ 89,300	\$ 98,300
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 348,500</b>	<b>\$ 322,400</b>
Values pertaining to County Assessment		
Assessed Value	\$ 348,500	\$ 322,400
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 348,500	\$ 322,400

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2444.00	0586	19,388	IGD
Sub Name: MONTEREY				
Bldg Type: Service Garage				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	4.00	0
Number of Stories	1.00	0
Wall Height	14.00	0

Total Replacement Cost New:	311,888
Less Total Depr: 25.00%	77,972
<b>Building Value:</b>	<b>233,916</b>
Depreciation Adj. Adj.	
Average Condition	25.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2015143405	11/18/2015	\$395,000	WD	02	Sale qualified	I	JL WELSH ENTERPRISES LLC
2	2010128853	10/20/2010	\$212,700	WD	30	Transactions	I	ROBERTS, PAUL J
3	2010128854	10/19/2010	\$100	QC	11	Corrective,	I	BASSITTS AUTOMOTIVE INC
4	2001073705	5/23/2001	\$201,200	WD	X3	Pre-2009	I	ROBERTS, PAUL J

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	FENC	Fence, chain link 6	1	1	0	0	100.00	19.695	AVERAG	AV	1975	1976	40.010	788	
2	PAVE	Concrete paving	1	1	0	0	3,000.00	3.915	AVERAG	AV	1956	1989	62.503	7,341	
3	PAVE	Asphalt paving	1	1	0	0	12,250.00	2.250	AVERAG	AV	1956	1989	62.502	17,227	

#	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	17	19,388.00	SS	4.00	1		I2	1.00					4.61	89,309

Grade	Description	Nbhd Factor	Mkt Area Factor	
C3	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1956	1994	30	75.00%	6/11/2019 708

Parcel Notes	
AMPERSAND CONSTRUCTION	