

Property Description

LOTS 10 & 11 LESS E 15 FT THEREOF BLK A & BEG AT
 NW COR OF LOT 10 BLK A TH N 23.1 FT M/L TO N LINE
 OF LOT 2 OF SUB OF NE 1/4 OF NE 1/4 TH E ALONG N
 Situs: 1000 N WASHINGTON BLVD SARASOTA 34237

R & JF INVESTCO LLC
 C/O IMPACT ADVANTAGE
 109 HOLIDAY CT STE D-5

2020

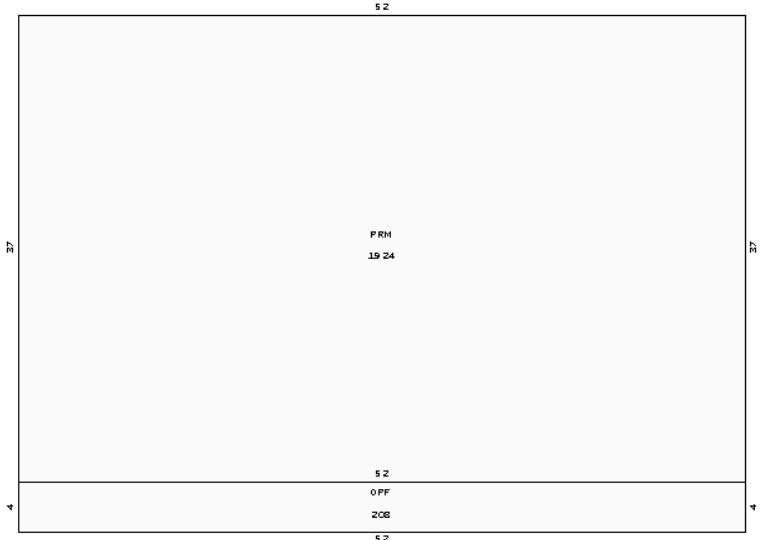
Parcel ID: 2026-01-0008

1700 Office - 1 story/single tenant

Building Characteristics			
Category	Type	%	Mult.
Roof Material	ELASTOMERIC	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	LOW PITCH	100	0.9800
Floors	CARPET,	85	0.8500
Floors	VINYL OR	15	0.1500
Wall Height	WH	100	0.9800
Size Index	SZ	100	1.0400
Quality Adj.	QA	100	1.8000

Total Adjustments 1.8159

SAR	Area	H	Rate	Cost New
PRM	1,924	X	108.95	209,620
OPF	208		22.00	4,576



Gross Area: 2,132 Net/Living Area: 1,924 Building: 1 of 1

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	5.00	0
Number of Stories	1.00	0
Wall Height	12.00	0

Total Replacement Cost New:	214,196
Less Total Depr: 30.50%	65,330
Building Value:	148,866
Depreciation Adj. Adj.	
Average Condition	30.50%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2019141107	10/08/2019	\$472,000	WD	02	Sale qualified	I	CERIDA INVESTMENT
2	2008009788	09/17/2007	\$268,000	QC	01	Sale qualified	I	ANSWER AMERICA LLC,
3	1998123991	09/08/1998	\$200,000	QC	11	Corrective,	I	NORTH AMERICAN CORP
4	1243/792	12/01/1976	\$75,000	NA	01	Sale qualified	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1	0	0	11.00	0.000	AVERAG		1965	1966	0.000	0	
2	FENC	Fence, chain link 6	1	1	0	0	200.00	19.500	AVERAG	AV	2008	2010	83.410	3,253	
3	PAVE	Asphalt paving	1	1	0	0	1,200.00	3.625	AVERAG	FR	1965	2000	72.506	3,154	
4	PAVE	Concrete paving	1	1	0	0	3,600.00	3.780	AVERAG	AV	1965	2000	75.000	10,206	

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Land Influences						Adj. Unit Price	Land Value
1	CLND	Commercial Land	11	11,685.00	S	9.25	1		Code	Fact	Code	Fact	Code	Fact	14.62	170,871

Grade	Description	Nbhd Factor	Mkt Area Factor
A1	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1965	1990	30	69.50%	11/22/2019 708

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 148,900	\$ 124,100
Extra Feature Value	\$ 16,700	\$ 16,700
Land Value - Market	\$ 170,900	\$ 170,900
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 336,500	\$ 311,700
Values pertaining to County Assessment		
Assessed Value	\$ 336,500	\$ 288,135
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 336,500	\$ 288,135

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2146.90	0273	11,685	DTE
Sub Name:	SMITHS E A RESUB LOT 2 & SUB OF LOT 6			
Bldg Type:	Office Building			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
20189231	10/24/2018	800	CHANGE COPY ONLY
20164831	05/05/2016	4,488	AC CHANGE OUT ON
20164277	04/11/2016	8,900	ROOF TEAR OFF