

Property Description
 SUNTRUST BUILDING LOTS 8 THRU 12 BLK 3 OF CENTRAL
 PARK SUB & LOT 12 BLK I PLAT OF SARASOTA

SUNTRUST BANK GULF COAST
 LEASE ADMIN
 PO BOX 26665

2020

Parcel ID: 2026-15-0086

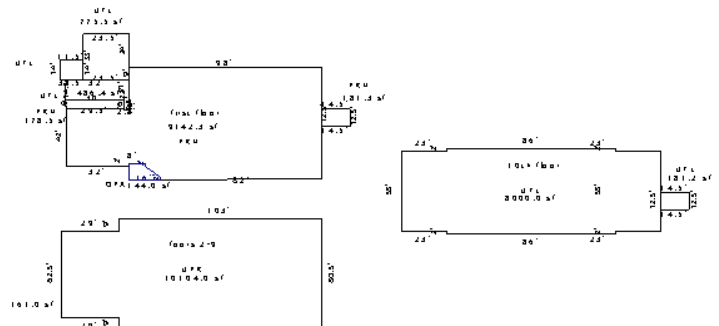
Situs: 1777 MAIN ST SARASOTA 34236

1850 Office /multi story-->2 tenants

Building Characteristics			
Category	Type	%	Mult.
Frame	REINF CONC	100	1.0300
Roof Material	ELASTOMERIC	100	1.0100
Fire/Sprinkler	SPRINKLERS	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof	LOW PITCH	100	0.9800
Floors	CARPET,	70	0.7000
Exterior	STONE	50	0.5200
Exterior	REINF	50	0.5050
Floors	WOOD -	20	0.2020
Floors	CERAMIC	10	0.1010
Wall Height	WH	100	0.9800
Size Index	SZ	100	0.9600
Quality Adj.	QA	100	1.2500

Total Adjustments 1.2326

SAR	Area	H	Rate	Cost New
UPR	10,104	X	59.17	597,854
PRM	10,104	X	73.96	747,292
PRM	10,104	X	73.96	747,292
PRM	10,104	X	73.96	747,292
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PRM	10,104	X	73.96	747,292
PRM	10,104	X	73.96	747,292
PRM	10,104	X	73.96	747,292
PRM	9,142	X	73.96	676,142
UTL	8000		22.19	177,520
UTL	775		22.24	17,236



Gross Area: 100,081 Net/Living Area: 90,334 Building: 1 of 2

Category	Units	Cost New
Bathrooms	19.00	0
Extra Fixtures	112.0	0
Number of Stories	10.00	0
Wall Height	12.00	0

Total Replacement Cost New:	6,747,373
Less Total Depr:	35.50% 2,395,317
Building Value:	4,352,056
Depreciation Adj. Adj.	
Average Condition	35.50%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	791/212	01/01/1974		NA	NA	NOT APPLICABLE	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	ELEV	Elevator - Commercial	1	3	0	0	10.00	18900.000	AVERAG	AV	1975	1980	193.500	365,715	
2	PARK	Parking Spaces	1	1	0	0	57.00	0.000	AVERAG		1975	1976	0.000	0	
3	PAVE	Asphalt paving	1	1	0	0	38,000.00	2.470	GOOD	AV	1975	1980	50.000	46,930	
4	PAVE	Concrete paving	1	1	0	0	5,700.00	3.555	AVERAG	AV	1975	1980	50.001	10,132	
5	WALL	Concrete block wall	1	1	2	460	920.00	4.984	LOW	AV	1975	1980	50.008	2,293	

#	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	1840	103,798.00	SP	47.40	1		CF	1.10	LC	0.95				42.90	4,452,912

Grade	Description	Nbhd Factor	Mkt Area Factor
C1	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1975	1980	30	64.50%	06/05/2018 708

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 4,502,600	\$ 4,401,100
Extra Feature Value	\$ 425,000	\$ 369,800
Land Value - Market	\$ 4,452,900	\$ 4,452,900
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 9,380,500	\$ 9,223,800
Values pertaining to County Assessment		
Assessed Value	\$ 9,380,500	\$ 9,223,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 9,380,500	\$ 9,223,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2145.00	0056	103,798	DTC
Sub Name: PLAT OF SARASOTA (EXHIBIT)				
Bldg Type: Office Building				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
2019-	10/22/2019	4,580	remove and
2019-	09/11/2019	4,580	remove and replace
20184836	04/12/2018	0	BORE ACCROSS MAIN

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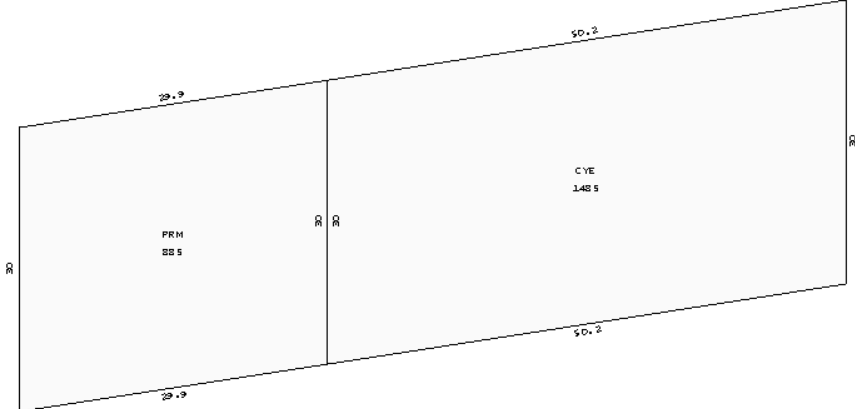
Situs: 1777 MAIN ST SARASOTA 34236

1850 Office /multi story-->2 tenants

Building Characteristics			
Category	Type	%	Mult.
Exterior	STONE	100	1.0400
Floors	VINYL OR	100	1.0000
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
Wall Height	WH	100	0.9400
Size Index	SZ	100	1.1200
Quality Adj.	QA	100	1.0000

Total Adjustments 1.0623

SAR	Area	H	Rate	Cost New
CPY	1,485		52.64	78,170
PRM	885	X	175.28	155,123



Sketch by Apn, Sketch by Plat
 Gross Area: 2,370 Net/Living Area: 885 Building: 2 of 2

Category	Units	Cost New
Number of Stories	1.00	0
Wall Height	8.00	0

Total Replacement Cost New:	233,298
Less Total Depr: 35.50%	82,821
Building Value:	150,477
Depreciation Adj. Adj.	
Average Condition	35.50%

Grade	Description	Nbhd Factor	Mkt Area Factor
E2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1975	1980	30	64.50%	06/05/2018 708

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	791/212	01/01/1974		NA	NA	NOT APPLICABLE	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes

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									Code	Fact	Code	Fact	Code	Fact		

Parcel Notes															
SUNTRUST															

SARASOTA COUNTY PROPERTY APPRAISER
PROPERTY RECORD CARD

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 4,502,600	\$ 4,401,100
Extra Feature Value	\$ 425,000	\$ 369,800
Land Value - Market	\$ 4,452,900	\$ 4,452,900
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 9,380,500	\$ 9,223,800

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PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2145.00	0056	103,798	DTC

Sub Name: PLAT OF SARASOTA (EXHIBIT)
Bldg Type: Mini-Bank (Walkup & Drivethrough)

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description