

Property Description
 COM AT NELY COR OF LOT 1, BLK E, GILLESPIE PLACE
 TH S 37-45-01 E 120.67 FT FOR POB TH CONT S 37-
 45-01 E 34.47 FT TH S 30-30 E 191.68 FT TH S 61-30
 Situs: 240 S PINEAPPLE AVE SARASOTA 34236

BELLE AMIE ANTHEM REALTY LLC
 6 E 43RD ST FL 22
 NEW YORK, NY 10017-4652

2020

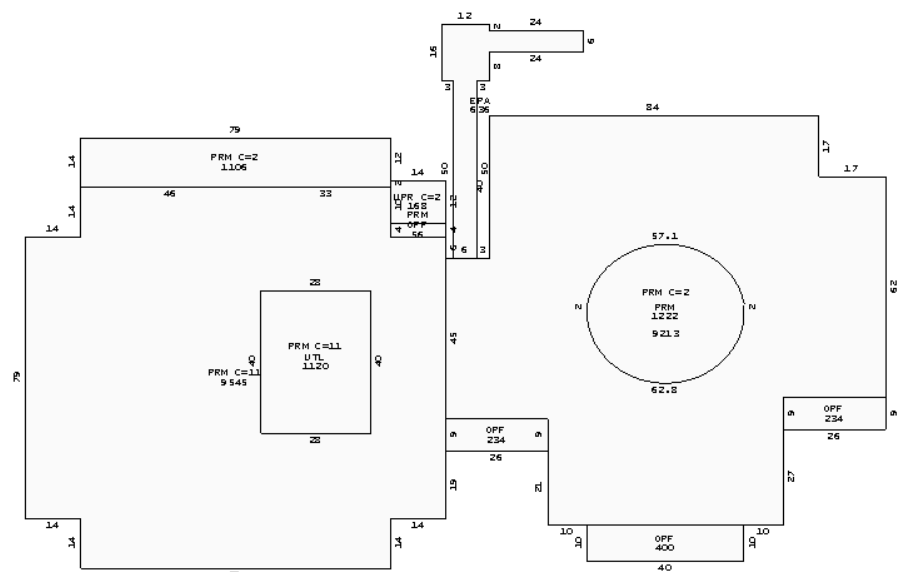
Parcel ID: 2027-06-0055

1850 Office /multi story-->2 tenants

Building Characteristics			
Category	Type	%	Mult.
Frame	FIREPROOF	100	1.0700
Fire/Sprinkler	SPRINKLERS	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof Material	CONCRETE	100	1.0000
Roof	FLAT	100	0.9800
Floors	CARPET,	80	0.8000
Exterior	WINDOW WALL	75	0.7725
Exterior	STUCCO	25	0.2500
Floors	CERAMIC	20	0.2020
Wall Height	WH	100	0.9600
Size Index	SZ	100	0.9600
Quality Adj.	QA	100	1.7000

Total Adjustments 1.6832

SAR	Area	H	Rate	Cost New
PRM	9,545	X	100.99	963,950
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PRM	9,545	X	100.99	963,950
PRM	9,545	X	100.99	963,950
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Sketch by Agnes Skelch vs P1a
 Gross Area: 142,249 Net/Living Area: 139,569 Building: 1 of 1

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 10,341,500	\$ 10,133,300
Extra Feature Value	\$ 422,800	\$ 440,200
Land Value - Market	\$ 2,867,000	\$ 2,689,800
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 13,631,300	\$ 13,263,300
Values pertaining to County Assessment		
Assessed Value	\$ 13,631,300	\$ 13,263,300
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 13,631,300	\$ 13,263,300

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2146.00	0180	36,597	DTC
Sub Name: GILLESPIE PLACE 2				
Bldg Type: Office Building				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Bathrooms	12.00	0
Extra Fixtures	64.00	0
Number of Stories	11.00	0
Wall Height	10.00	0

Total Replacement Cost New:	14,166,482
Less Total Depr: 27.00%	3,824,950
Building Value:	10,341,532
Depreciation Adj. Adj.	
Average Condition	27.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2016085569	07/08/2016	\$23,000,000	WD	05	Qualified -	I	240 S PINEAPPLE OFFICE-
2	2008129550	09/15/2008	\$100	CT	X2	Pre-2009	I	TRITON/RBS PALM
3	2006059921	03/30/2006	\$12,420,000	WD	X3	Pre-2009	I	TRITON/RBS PALM AVENUE
4	2006059918	03/30/2006	\$1,930,000	WD	X3	Pre-2009	I	PINEAPPLE BNK INVESTORS

Permit Information			
Number	Date	Cost	Description
2020-	01/24/2020	5,546	AC CHANGE OUT,
2019-	05/24/2019	16,705	AFTER THE FACT -
20194311	04/02/2019	12,010	INSTALL NON-

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	ELEV	Elevator - Commercial	1	3	0	0	11.00	17550.000	AVERAG	AV	1989	1994	219.001	422,781	

#	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	1850	36,597.00	SP	105.00	1		Code	Fact	Code	Fact	Code	Fact	78.34	2,866,990

Parcel Notes																
BMO HARRIS PLAZA - SHUMAKER, KIRK-PINKERTON, BROWN&BROWN, ALLEGIANT PRIVATE ADVISORS; INSULA COMPANIES; AMERIPRISE FINANCIAL INCLUDES A BMO PRIVATE BANK																
AYB	EYB	DT	% Good	Last Inspection												
1989	1994	30	73.00%	04/06/2016	673											