

Property Description

LOTS 11 THRU 23 & E 1/2 OF LOT 10 BLK 2 POS LYING
S OF RINGLING BLVD R/W & ALL OF VAC ALLEY ADJACENT
PLAT OF SARASOTA ORS 1277/1620 1457/1016 1559/692
Situs: 200 S ORANGE AVE SARASOTA 34236

CROSS STREET PARCELS LAND TRUST
200 S ORANGE AVE
SARASOTA, FL 34236-6802

2020

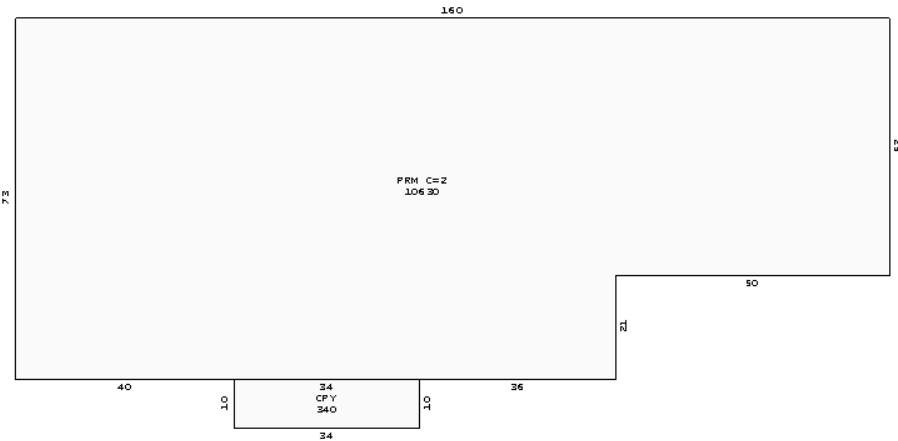
Parcel ID: 2027-06-0068

1820 Office /multi story-1

Building Characteristics			
Category	Type	%	Mult.
Exterior	BRICK	100	1.0400
Floors	CARPET,	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	0.9800
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	2.0000

Total Adjustments 1.9183

SAR	Area	H	Rate	Cost New
PRM	10,630	X	115.10	1,223,513
PRM	10,630	X	115.10	1,223,513
CPY	340		34.53	11,740



Gross Area: 21,600 Net/Living Area: 21,260 Building: 1 of 2

Category	Units	Cost New
Bathrooms	5.00	0
Extra Fixtures	22.00	0
Number of Stories	2.00	0
Wall Height	12.00	0

Total Replacement Cost New:	2,458,766
Less Total Depr: 67.75%	1,665,814
Building Value:	792,952
Depreciation Adj. Adj.	
Mis-improvement for	50.00%
Average Condition	35.50%

Grade	Description	Nbhd Factor	Mkt Area Factor
A2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1973	1980	30	32.25%	04/06/2016 673

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2018061784	05/09/2018	\$100	WD	11	Corrective,	I	WILLIAMS PARKER HOLDINGS
2	2005212190	06/30/2005	\$100	OT	X2	Pre-2009	I	WILLIAMS PARKER HARRISON
3	1016/671	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	CARP	Carport Detached	1	2	40	110	4,400.00	11.570	GOOD	AV	1999	2000	133.602	68,014	
2	ELEV	Elevator - Commercial	1	1	0	0	2.00	72900.000	AVERAG	AV	1973	1979	32.250	47,021	
3	PARK	Parking Spaces	1	1	0	0	80.00	0.000	AVERAG		1973	1974	0.000	0	
4	PAVE	Asphalt paving	1	1	0	0	22,500.00	2.025	AVERAG	AV	1983	1999	73.749	33,602	
5	PAVE	Concrete paving	1	1	0	0	8,800.00	3.420	AVERAG	AV	1978	1999	73.751	22,196	
6	UTIL	Utility Building	1	1	7	4	28.00	14.760	AVERAG	AV	1949	1950	39.924	165	

#	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	1820	64,369.00	SP	105.00	1		CF	1.15	CF	0.85	ZN	0.85	66.56	4,284,238

SARASOTA COUNTY PROPERTY APPRAISER
PROPERTY RECORD CARD

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 1,528,300	\$ 1,564,200
Extra Feature Value	\$ 259,500	\$ 264,700
Land Value - Market	\$ 4,284,200	\$ 4,028,800
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 6,072,000	\$ 5,857,700

Values pertaining to County Assessment

Assessed Value	\$ 6,072,000	\$ 5,857,700
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 6,072,000	\$ 5,857,700

PARCEL DATA

Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2146.00	0056	64,369	DTC

Sub Name: PLAT OF SARASOTA (EXHIBIT)
Bldg Type: Office Building

CONDOMINIUM INFORMATION

Floor #	Total Floors	Unit #	View

Permit Information

Number	Date	Cost	Description
20183799	02/28/2018	57,000	AC CHANGE OUT PKG
20161638	12/03/2015	250	SET UPN TENT IN
20153159	02/23/2015	0	SIDEWALK CLOSURE

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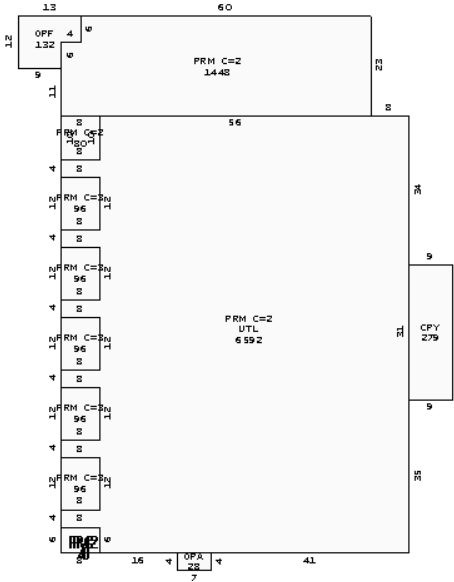
Parcel ID: 2027-06-0068

1820 Office /multi story-1

Building Characteristics			
Category	Type	%	Mult.
Fire/Sprinkler	SPRINKLERS	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
Floors	CARPET,	96	0.9600
Exterior	BRICK	85	0.8840
Exterior	PARTY	15	0.1005
Floors	CONCRETE,	4	0.0396
Wall Height	WH	100	0.9800
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.1500

Total Adjustments 1.0438

SAR	Area	H	Rate	Cost New
PRM	6,592	X	62.63	412,857
PRM	6,592	X	62.63	412,857
UTL	6,592		18.79	123,864
PRM	1,448	X	62.63	90,688
PRM	1,448	X	62.63	90,688
CPY	279		18.86	5,262
OPF	132		12.33	1,628
PRM	96	X	62.62	6,012
PRM	96	X	62.62	6,012
PRM	96	X	62.62	6,012
PRM	96	X	62.62	6,012



Sketch by Apw, Sketch by Pw

Gross Area: 24,807

Net/Living Area: 17,776

Building: 2 of 2

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204	2146.00	0056	64,369	DTC
Sub Name: PLAT OF SARASOTA (EXHIBIT)				
Bldg Type: Office Building				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Bathrooms	12.00	0
Extra Fixtures	34.00	0
Number of Stories	3.00	0
Wall Height	12.00	0

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#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	ELEV	Elevator - Commercial	2	1		0	3.00	49950.000	AVERAG	AV	1990	1991	59.080	88,531	

Grade	Description	Nbhd Factor	Mkt Area Factor	
D2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1990	1990	30	59.08%	04/06/2016 673

Permit Information									
Number	Date	Cost	Description						

#	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			

Parcel Notes									