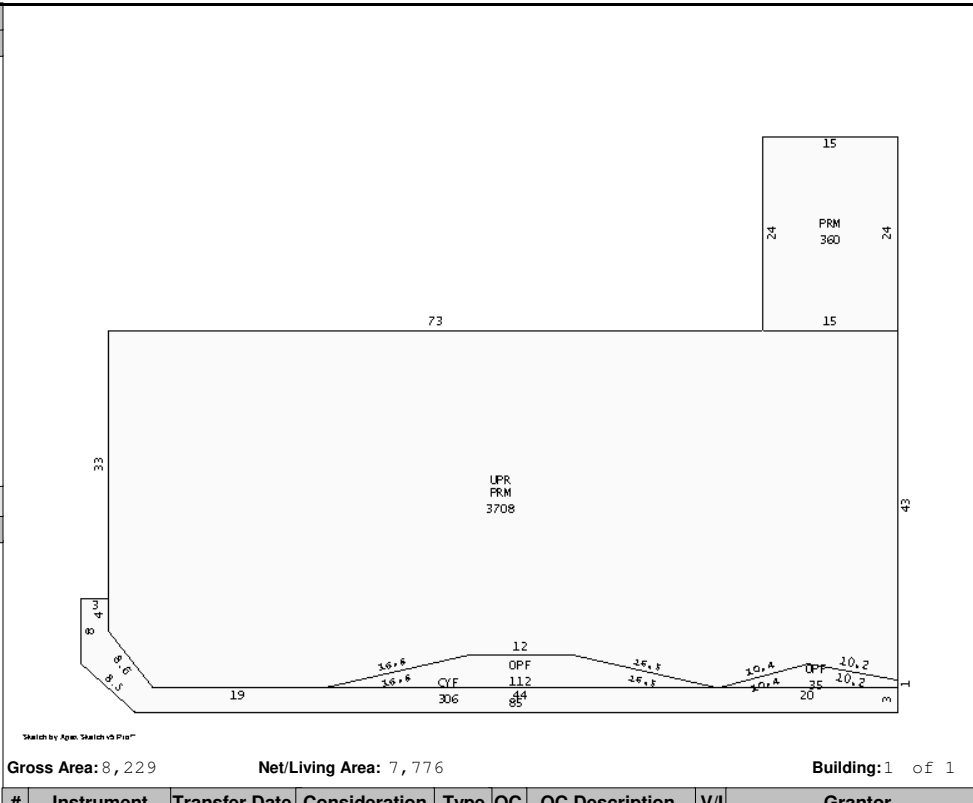


Situs: 534 S PINEAPPLE AVE SARASOTA 34236

1640 Community multi story strip store

Building Characteristics				
Category	Type	%	Mult.	
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 Material	BUILT-UP	100	0.9900	
Roof	LOW PITCH	100	0.9800	
Floors	CARPET,	75	0.7500	
Floors	CERAMIC	25	0.2525	
Wall Height	WH	100	0.9700	
Size Index	SZ	100	0.9800	
Quality Adj.	QA	100	1.1500	
Total Adjustments			1.0633	
SAR	Area	H	Rate	Cost New
UPR	3,708	X	62.94	233,382
PRM	3,708	X	78.68	291,745
PRM	360	X	78.68	28,325
CYF	306		15.68	4,798
OPF	112		15.46	1,732
OPF	35		15.74	551



SARASOTA COUNTY PROPERTY APPRAISER				
PROPERTY RECORD CARD				
VALUE SUMMARY	CURRENT	PRIOR YEAR		
Building Value	\$ 375,500	\$ 368,200		
Extra Feature Value	\$ 5,900	\$ 5,900		
Land Value - Market	\$ 728,500	\$ 705,100		
Land Value - Ag	\$ 0	\$ 0		
<b>TOTAL JUST VALUE</b>	<b>\$ 1,109,900</b>	<b>\$ 1,079,200</b>		
Values pertaining to County Assessment				
Assessed Value	\$ 1,109,900	\$ 1,079,200		
Exemption Codes	None	None		
Exemption Amount	\$ 0	\$ 0		
Taxable Value	\$ 1,109,900	\$ 1,079,200		
PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2146.00	0115	9,000	DTC
Sub Name:	GROSVENOR PARK SUB			
Bldg Type:	Retail Store			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	
Permit Information				
Number	Date	Cost	Description	
20195689	05/29/2019	650	INSTALL LASER CUT	
20192851	03/14/2019	75,000	RECONFIGURE SPACE	
20185907	06/04/2018	300	INSTALL PROJESTED	

Category	Units	Cost New
Bathrooms	3.00	0
Half Baths	6.00	0
Number of Stories	2.00	0
Wall Height	11.00	0
Total Replacement Cost New:		560,516
Less Total Depr: 33.00%		184,970
Building Value:		375,546
Depreciation Adj. Adj.		
Average Condition		33.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2823/1196	02/16/1996	\$460,800	WD	01	Sale qualified	I	TOMORROW LTD SERIES I
2	1557/183	01/01/1983		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	12.00	0.000	AVERAG		1950	1990	0.000	0	
2	PAVE	Asphalt paving	1	1	0	0	4,970.00	2.975	AVERAG	AV	1950	1950	39.998	5,914	

#	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	1640	9,000.00	SM	94.00	1		ZA	1.05	CF	1.05	LC	0.85	80.94	728,502

Grade	Description	Nbhd Factor	Mkt Area Factor	
D2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1950	1985	30	67.00%	04/13/2020 746

Parcel Notes	
530-TREAT BOUTIQUE	
532-N ESSENTIALS 538-AMANDA V HAIR STUDIO	
2ND FL-DICKENSON PHOTO STUDIOS 100% OCC 2/13	
LUC CHG 427 5/08	