

Property Description

COLONIAL SHOPPING PLAZA LOTS 1 THRU 28 LESS WLY 25
 FT & SLY 15 FT THEREOF FOR R/W ALSO LESS STATE RD
 R/W IN CA 85-391, FAIRVIEW HEIGHTS, CONTAINING 3.6
 Situs: 110 N LIME AVE 110-290 SARASOTA 34237

COLONIAL VILLAGE ASSOC LTD
 C/O ROSEN ASSOC MGMT CORP
 33 SOUTH SERVICE RD

2020

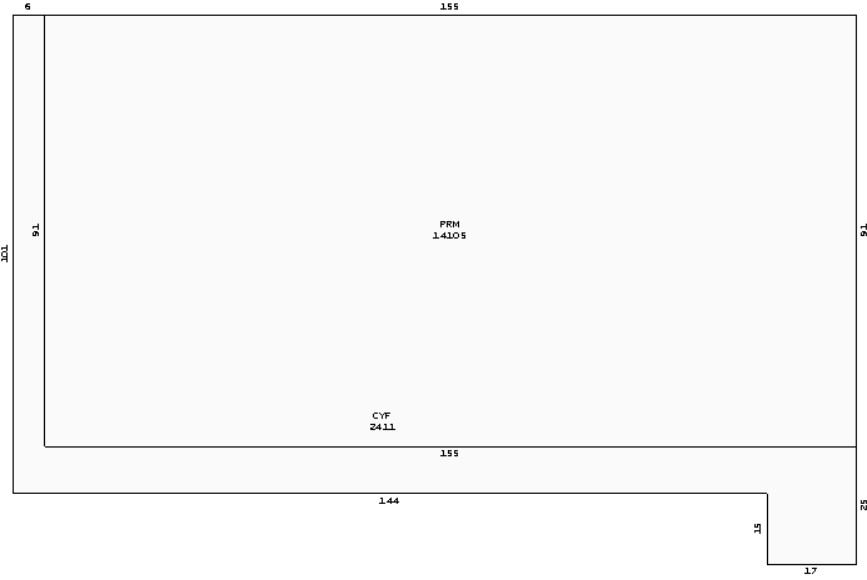
Parcel ID: 2028-14-0035

1620 Community neighborhood ctr/30k-

Building Characteristics			
Category	Type	%	Mult.
Roof Material	METAL,	100	1.0300
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	MANSARD	100	1.0000
Exterior	BRICK	50	0.5200
Exterior	STUCCO	50	0.5000
Wall Height	WH	100	0.9800
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.2000

Total Adjustments 1.1984

SAR	Area	H	Rate	Cost New
PRM	14,105	X	83.89	1,183,268
CYF	2,411		16.77	40,432



Gross Area: 16,516 Net/Living Area: 14,105 Building: 1 of 3

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	4.00	0
Number of Stories	1.00	0
Wall Height	12.00	0

Total Replacement Cost New:	1,223,703
Less Total Depr: 38.00%	465,007
Building Value:	758,696
Depreciation Adj. Adj.	
Average Condition	38.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	1156/688	11/01/1976		NA	01	Sale qualified	I	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	FENC	Fence, chain link 6	1	1	0	0	240.00	19.500	AVERAG	AV	2002	2002	70.128	3,282	
2	PARK	Parking Spaces	1	1	0	0	170.00	0.000	AVERAG		1963	1975	0.000	0	
3	PAVE	Asphalt paving	1	1	0	0	100,000.00	1.800	AVERAG	AV	1963	1963	40.000	72,000	

#	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	XS	Retail Shopping Center	1620	158,520.00	S	7.60	1		Code	Fact	Code	Fact	Code	Fact	7.60	1,204,752

Grade	Description	Nbhd Factor	Mkt Area Factor
D3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1963	1975	30	62.00%	04/13/2020 746

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 2,546,300	\$ 2,493,300
Extra Feature Value	\$ 75,300	\$ 75,400
Land Value - Market	\$ 1,204,800	\$ 1,268,200
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 3,826,400	\$ 3,836,900
Values pertaining to County Assessment		
Assessed Value	\$ 3,826,400	\$ 3,836,900
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 3,826,400	\$ 3,836,900

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2207.00	0267	158,520	DTE
Sub Name: FAIRVIEW HEIGHTS				
Bldg Type: Shopping Center				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
20193789	04/17/2019	64,700	INTERIOR
20190863	11/09/2018	1,500	CHANGE COPY OF
20187647	08/21/2018	15,000	INTERIOR DEMO ONLY

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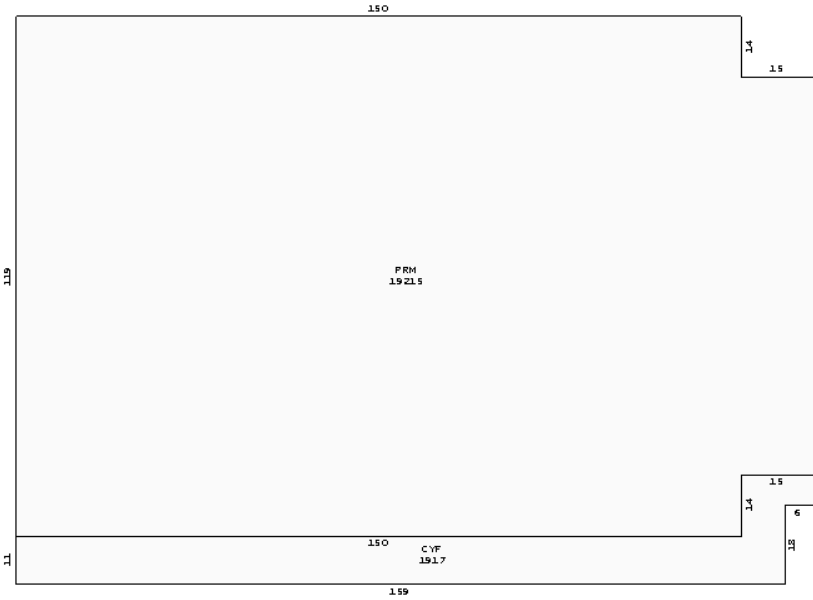
Parcel ID: 2028-14-0035

1620 Community neighborhood ctr/30k-

Building Characteristics			
Category	Type	%	Mult.
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	ASPHALT OR	100	1.0000
Roof	MANSARD	100	1.0000
Exterior	BRICK	70	0.7280
Exterior	STUCCO	30	0.3000
Wall Height	WH	100	1.0100
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.2000

Total Adjustments 1.2086

SAR	Area	H	Rate	Cost New
PRM	19,215	X	84.60	1,625,589
CYF	1,917		16.90	32,397



Gross Area: 21,132 Net/Living Area: 19,215 Building: 2 of 3

Category	Units	Cost New
Bathrooms	4.00	0
Extra Fixtures	8.00	0
Number of Stories	1.00	0
Wall Height	15.00	0

Total Replacement Cost New:	1,657,991
Less Total Depr: 38.00%	630,037
Building Value:	1,027,954
Depreciation Adj. Adj.	
Average Condition	38.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	1156/688	11/01/1976		NA	01	Sale qualified	I	

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

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Land Influences						Adj. Unit Price	Land Value
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Grade	Description	Nbhd Factor	Mkt Area Factor
D3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
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Exemption Codes	None	None
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PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2207.00	0267	158,520	DTE
Sub Name: FAIRVIEW HEIGHTS				
Bldg Type: Shopping Center				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

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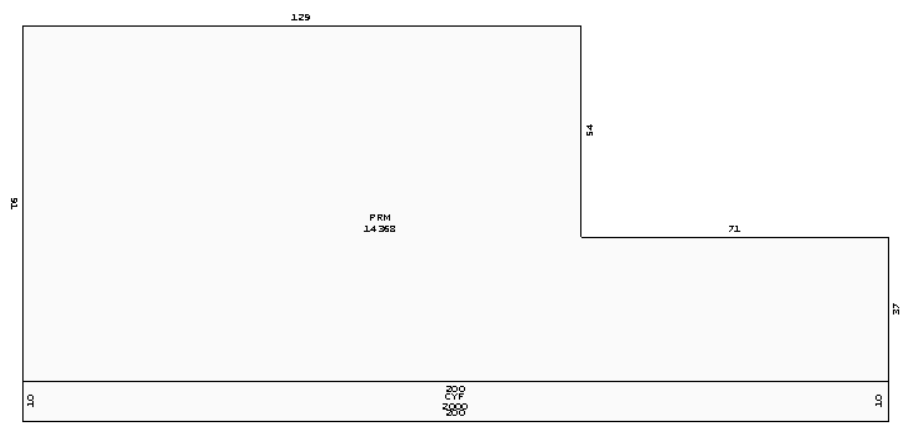
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Category	Type	%	Mult.
Roof Material	METAL,	100	1.0300
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof	MANSARD	100	1.0000
Exterior	BRICK	60	0.6240
Floors	VINYL OR	51	0.5100
Interior Wall	DRYWALL	50	0.5000
Floors	CARPET,	49	0.4900
Interior Wall	NO	50	0.4850
Exterior	STUCCO	40	0.4000
Wall Height	WH	100	0.9800
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.2000

Total Adjustments 1.1851

SAR	Area	H	Rate	Cost New
PRM	14,368	X	82.96	1,191,969
CYF	2,000		16.59	33,180



Sketch by Apm, Sketch by Pm
 Gross Area: 16,368 Net/Living Area: 14,368 Building: 3 of 3

Category	Units	Cost New
Bathrooms	13.00	0
Extra Fixtures	30.00	0
Number of Stories	1.00	0
Wall Height	12.00	0

Total Replacement Cost New:	1,225,153
Less Total Depr: 38.00%	465,558
Building Value:	759,595
Depreciation Adj. Adj.	
Average Condition	38.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
D3	Commercial	1.0000	0

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Parcel Notes															
LOCAL TENANTS															