

Property Description
 LOTS 1 2 3 7 & 9, LESS ROW TO STATE IN CA 85-1063,
 PLAT OF SUB OF E 1/2 OF LOT 45, LORDS 1ST ADD TO
 SARASOTA, DB 268-425 & 427
 Situs: 2445 FRUITVILLE RD SARASOTA 34237

2445 FRUITVILLE LLC
 2445 FRUITVILLE RD
 SARASOTA, FL 34237-6222

2020

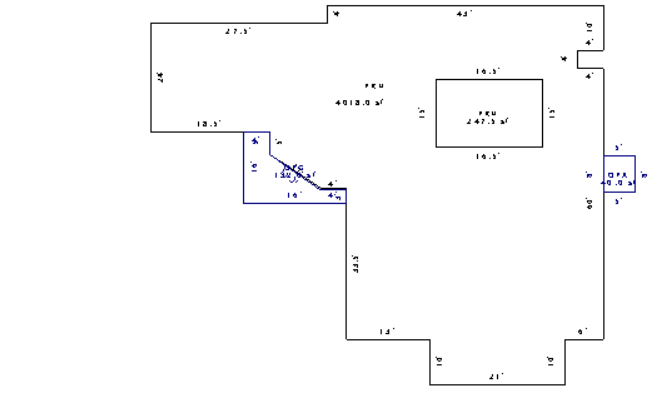
Parcel ID: 2028-15-0063

1700 Office - 1 story/single tenant

Building Characteristics			
Category	Type	%	Mult.
Roof Material	METAL,	100	1.0100
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	GABLE	100	0.9900
Floors	CARPET,	75	0.7500
Floors	CERAMIC	25	0.2525
Wall Height	WH	100	0.9800
Size Index	SZ	100	0.9900
Quality Adj.	QA	100	2.2000

Total Adjustments 2.1396

SAR	Area	H	Rate	Cost New
PRM	4,018	X	128.38	515,831
PRM	248	X	128.38	31,838
OPG	132		38.90	5,135
OPA	40		32.10	1,284



Gross Area: 4,438 Net/Living Area: 4,266 Building: 1 of 1

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 498,700	\$ 453,300
Extra Feature Value	\$ 27,200	\$ 27,500
Land Value - Market	\$ 376,500	\$ 340,000
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 902,400	\$ 820,800
Values pertaining to County Assessment		
Assessed Value	\$ 902,400	\$ 820,800
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 902,400	\$ 820,800

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2144.90	0250	24,828	OP
Sub Name: LORDS 1st ADD SUB OF E 1/2 OF LOT 45				
Bldg Type: Office Building				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Wall Height	12.00	0
Number of Stories	1.00	0

Total Replacement Cost New:	554,088
Less Total Depr: 10.00%	55,409
Building Value:	498,679
Depreciation Adj. Adj.	
Average Condition	10.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2014042112	03/04/2014	\$240,000	WD	17	Deeds -	I	DISABLED AMERICAN
2	2009042217	04/08/2009	\$100	OT	11	Corrective,	I	VETERANS HOLDING CO OF
3	2009040896	04/06/2009	\$100	QC	11	Corrective,	I	HONORABLE DISCHARGED
4	2006101362	06/01/2006	\$100	QC	11	Corrective,	I	FRIENDS OF VETERANS

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1	0	0	20.00	0.000	AVERAG	AV	1955	2016	0.000	0	
2	PAVE	Asphalt paving	1	1	0	0	13,000.00	2.200	AVERAG	AV	2015	2016	95.000	27,170	

#	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	17	24,828.00	S	15.50	1		ZN	0.90					15.16	376,450

Grade	Description	Nbhd Factor	Mkt Area Factor	
A3	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1955	2010	30	90.00%	04/02/2019 708

Parcel Notes
 TLP - THE LAW PLACE
 NO INTERIOR INSPECTION PERMITTED AT THE DATE OF INSPECTION - TELEPHONE NUMBER PROVIDED AFTER DISCUSSING MY INTERIOR INSPECTION PERMISSION WITH PARTNERS.