

Property Description
 E 1/2 LOT 23 & ALL LOT 24 BLK B LESS STATE RD ROW
 IN OR 1757/1298 RINGLING BOULEVARD SUB

JOE R HEMBREE REVOCABLE TRUST
 2398 FRUITVILLE RD
 SARASOTA, FL 34237

2019

Parcel ID: 2029-03-0001

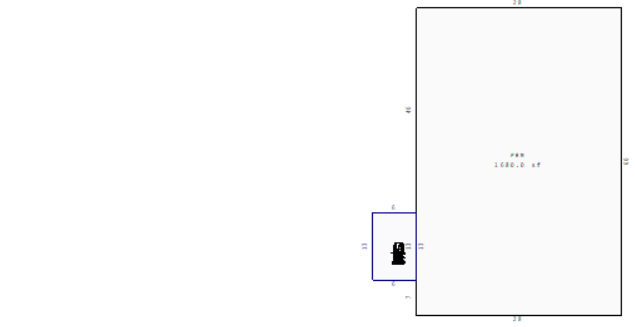
Situs: 2398 FRUITVILLE RD SARASOTA 34237

172Y Office - 1 story/multi tenant

Building Characteristics			
Category	Type	%	Mult.
Frame	MASONRY OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof Material	ASPHALT OR	100	1.0000
Roof	GABLE	100	0.9900
Exterior	BRICK	90	0.9360
Interior Wall	DRYWALL	85	0.8500
Floors	CERAMIC	75	0.7575
Floors	CARPET,	25	0.2500
Interior Wall	PANEL OR	15	0.1485
Exterior	STUCCO	10	0.1000
Wall Height	WH	100	0.9400
Size Index	SZ	100	1.0500
Quality Adj.	QA	100	1.4000

Total Adjustments 1.4257

SAR	Area	H	Rate	Cost New
PRM	1,680	X	85.54	143,707
OPA	78		21.94	1,711



Gross Area: 1,758 Net/Living Area: 1,680 Building: 1 of 2

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	7.00	0
Number of Stories	1.00	0
Wall Height	8.00	0

Total Replacement Cost New:	145,418
Less Total Depr: 33.00%	47,988
Building Value:	97,430
Depreciation Adj. Adj.	
Average Condition	33.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2018065589	5/15/2018	\$540,000	WD	05	Qualified -	I	SOUTHERN TRUST ASSETS
2	2015019876	2/18/2015	\$100	TR	11	Corrective,	I	BARBARA J COSENTINO
3	2005233180	10/12/2005	\$100	WD	X2	Pre-2009	I	COSENTINO THOMAS,
4	1424/1855	2/1/1981		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	75.00	19.695	AVERAG	AV	1982	1983	40.213	594	
2	PATI	Patio - concrete or	1	1	0	0	250.00	6.240	GOOD	AV	1982	2004	81.282	1,268	
3	PAVE	Asphalt paving	1	1	0	0	3,750.00	4.388	GOOD	AV	1955	2004	81.240	13,368	
4	PARK	Parking Spaces		1	0	0	6.00	0.000	AVERAG	AV	1955	1956	0.000	0	
5	WALL	Concrete block wall	1	1	6	14	84.00	9.840	AVERAG	AV	1982	1983	55.047	455	

#	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	10,238.00	S	14.00	1		I2	0.90						15.69	160,655

Grade	Description	Nbhd Factor	Mkt Area Factor
C3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1955	1984	30	67.00%	6/11/2019 708

Parcel Notes															
HEMBREE & ASSOCIATES, INC.															

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 132,100	\$ 108,100
Extra Feature Value	\$ 15,800	\$ 6,500
Land Value - Market	\$ 160,700	\$ 160,700
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 308,600	\$ 275,300
Values pertaining to County Assessment		
Assessed Value	\$ 308,600	\$ 275,300
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 308,600	\$ 275,300

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2144.90	0831	10,238	OPB
Sub Name:	RINGLING BLVD SUB			
Bldg Type:	Office Building			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
20189233	12/17/2018	2,000	INSTALLED ALUMINUM
20186337	6/26/2018	4,737	SELECTIVE INTERIOR
20134798	7/8/2013	7,560	TEAR OFF SHINGLES

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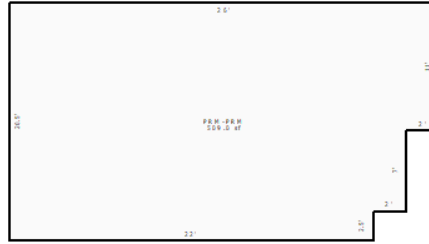
2019

Parcel ID: 2029-03-0001

Situs: 2398 N FRUITVILLE RD SARASOTA 34237

172Y Office - 1 story/multi tenant

Building Characteristics			
Category	Type	%	Mult.
Exterior	BRICK	100	1.0400
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	GABLE	100	0.9900
Floors	CARPET,	50	0.5000
Floors	VINYL OR	50	0.5000
Wall Height	WH	100	0.9400
Size Index	SZ	100	1.2500
Quality Adj.	QA	100	1.4000



Total Adjustments 1.6937

SAR	Area	H	Rate	Cost New
PRM	509	X	101.62	51,725

Marked by Appra Software Plus™

Gross Area: 509

Net/Living Area: 509

Building: 2 of 2

Category	Units	Cost New
Bathrooms	1.00	0
Extra Fixtures	2.00	0
Number of Stories	1.00	0
Wall Height	8.00	0

Total Replacement Cost New:	51,725
Less Total Depr: 33.00%	17,069
Building Value:	34,656
Depreciation Adj. Adj.	
Average Condition	33.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
C3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
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