

Property Description

THE N 865 FT OF E 1/2 OF NE 1/4 OF SW 1/4 LESS THE
N 50 FT & THE W 15 FT THEREOF & LESS TRACT 98 FT
BY 141 FT IN DB 123/595 CONTAINING 11.9 AC M/L
Situs: 3100 FRUITVILLE RD SARASOTA 34237

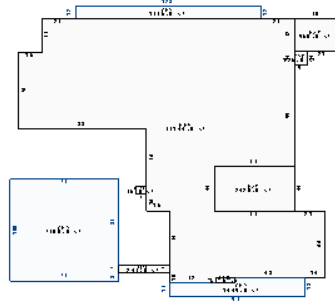
SARASOTA COUNTY LESSOR
PO BOX 8
SARASOTA, FL 34230-0008

2020

Parcel ID: 2031-03-0002

7500 Orphanages/non-profit/charitable

Building Characteristics			
Category	Type	%	Mult.
Roof Material	METAL,	100	1.0100
Exterior	STUCCO	100	1.0000
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	GABLE	75	0.7425
Floors	CERAMIC	60	0.6060
Floors	CARPET,	40	0.4000
Roof	LOW PITCH	25	0.2450
Wall Height	WH	100	1.0600
Size Index	SZ	100	0.9200
Quality Adj.	QA	100	1.7000



Total Adjustments 1.6634

SAR	Area	H	Rate	Cost New
PRM	33,144	X	103.13	3,418,141
CPY	7,500		30.94	232,050
PAT	2,420		15.47	37,437
CPY	1,536		30.95	47,539
CPY	1,449		30.96	44,861
PAT	960		15.47	14,851
CYF	245		20.62	5,052
CYF	126		20.46	2,578
OPF	65		20.63	1,341
CYF	56		20.25	1,134

Gross Area: 47,501 Net/Living Area: 33,144 Building: 1 of 3

Category	Units	Cost New
Bathrooms	6.00	0
Extra Fixtures	42.00	0
Number of Stories	1.00	0
Wall Height	20.00	0

#	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	1,200.00	18.720	AVERAG	AV	2004	2006	76.758	17,243	
2	PATI	Patio - concrete or	1	1	0	0	9,000.00	4.450	AVERAG	AV	2004	2006	82.499	33,041	
3	POOL	Swimming Pool	1	1	0	0	6,050.00	51.600	AVERAG	GD	2004	2006	84.250	263,012	
4	TENN	Tennis court	1	4	120	60	7,200.00	4.000	AVERAG	GD	2004	2006	316.319	91,100	

Total Replacement Cost New:	3,804,982
Less Total Depr: 10.00%	380,498
Building Value:	3,424,484
Depreciation Adj. Adj.	
Average Condition	10.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
B3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
2004	2010	30	90.00%	06/12/2019 708

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	UROO/DEED	01/01/1974		NA	NA	NOT APPLICABLE	I	
2	0476/672	04/30/1964	\$100	OT	X2	Pre-2009	I	SARASOTA COUNTY OF

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor
1	CLND	Commercial Land	8210	11.83	A1	80,000.00	1	

Land Influences										Adj. Unit Price	Land Value
Code	Fact	Code	Fact	Code	Fact	Code	Fact	Code	Fact	101,919.96	1,205,917

Parcel Notes
FORMER OFFICE/GARAGE HAS BEEN RENOVATED TO ACCOMODATE THE "TOM AND DEBBIE SHAPIRO CAREER RESOURCE CENTER"
BOYS & GIRLS CLUB

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 3,822,300	\$ 3,797,400
Extra Feature Value	\$ 404,300	\$ 410,400
Land Value - Market	\$ 1,205,900	\$ 1,331,100
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 5,432,500	\$ 5,538,900
Values pertaining to County Assessment		
Assessed Value	\$ 5,432,500	\$ 5,538,900
Exemption Codes	550	550
Exemption Amount	\$ 5,432,500	\$ 5,538,900
Taxable Value	\$ 0	\$ 0

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2844.00	0434	515,405	G
Sub Name:	ATLANTIC SQUARE			
Bldg Type:	Fraternal Building			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
2020-	03/24/2020	4,863	INSTALL 250' OF 6'
2019-	08/30/2019	32,270	AC CHANGE OUT, 2
20186599	08/03/2018	15,000	NEW SECURITY LOBBY

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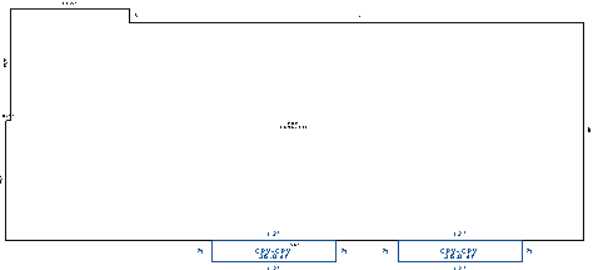
Parcel ID: 2031-03-0002

7500 Orphanages/non-profit/charitable

Building Characteristics			
Category	Type	%	Mult.
Roof Material	ELASTOMERIC	100	1.0100
Frame	MASONRY OR	100	1.0000
Roof	LOW PITCH	100	0.9800
Exterior	CONC BLK	100	0.9700
Interior Wall	NO	75	0.7275
Floors	WOOD -	50	0.5050
Floors	CARPET,	50	0.5000
Interior Wall	PANEL OR	25	0.2475
Wall Height	WH	100	0.9800
Size Index	SZ	100	1.3000
Quality Adj.	QA	100	1.3000

Total Adjustments 1.5581

SAR	Area	H	Rate	Cost New
PRM	1,696	X	96.60	163,834
CPY	36		29.53	1,063
CPY	36		29.53	1,063



Gross Area: 1,768

Net/Living Area: 1,696

Building: 2 of 3

Category	Units	Cost New
Bathrooms	2.00	0
Extra Fixtures	5.00	0
Number of Stories	1.00	0
Wall Height	12.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	UROO/DEED	01/01/1974		NA	NA	NOT APPLICABLE	I	
2	0476/672	04/30/1964	\$100	OT	X2	Pre-2009	I	SARASOTA COUNTY OF

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

Grade	Description	Nbhd Factor	Mkt Area Factor
C2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1975	2000	30	80.00%	06/12/2019 708

										Permit Information			
										Number	Date	Cost	Description

										Land Influences						Adj. Unit Price	Land Value
#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Code	Fact	Code	Fact	Code	Fact	Adj. Unit Price	Land Value	

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Exemption Codes	550	550
Exemption Amount	\$ 5,432,500	\$ 5,538,900
Taxable Value	\$ 0	\$ 0

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2844.00	0434	515,405	G
Sub Name: ATLANTIC SQUARE				
Bldg Type: Fraternal Building				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description

Parcel Notes															

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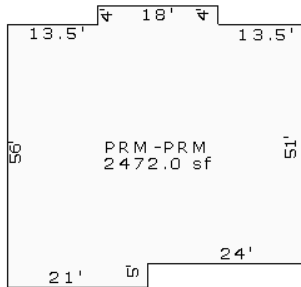
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Building Characteristics			
Category	Type	%	Mult.
Roof Material	CONCTILE	100	1.0300
Frame	MASONRY OR	100	1.0000
Foundation	CONC. SLAB	100	1.0000
Exterior	STUCCO	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof	GABLE	100	0.9900
Heat-Air	AIR COND,	100	0.9900
Floors	CARPET,	60	0.6000
Floors	CERAMIC	40	0.4040
Wall Height	WH	100	0.9600
Size Index	SZ	100	1.0200
Quality Adj.	QA	100	2.0000



Total Adjustments 1.9849

SAR	Area	H	Rate	Cost New
PRM	2,472	X	119.09	294,390

Gross Area: 2,472 Net/Living Area: 2,472 Building: 3 of 3

Category	Units	Cost New
Bathrooms	2.00	0
Half Baths	0.00	0
Rooms	0.00	0
Wall Height	10.00	0
Number of Stories	1.00	0

Total Replacement Cost New:	294,390
Less Total Depr: 10.00%	29,439
Building Value:	264,951
Depreciation Adj. Adj.	
Average Condition	10.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	UROO/DEED	01/01/1974		NA	NA	NOT APPLICABLE	I	
2	0476/672	04/30/1964	\$100	OT	X2	Pre-2009	I	SARASOTA COUNTY OF

#	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
									Code	Fact	Code	Fact	Code	Fact		

Grade	Description	Nbhd Factor	Mkt Area Factor
A2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
2006	2010	30	90.00%	06/12/2019 708

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PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2844.00	0434	515,405	G

Sub Name: ATLANTIC SQUARE
 Bldg Type: Office Building

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description