

**Property Description**  
 COM INT C/L FRUITVILLE RD & C/L TUTTLE AVE TH  
 S-0-08-22-W 140 FT FOR POB TH E 125 FT TH S-2-30-E  
 175.18 FT TH N-89-46-W 132.22 FT TH N-0-08-22-E  
 Situs: 2 N TUTTLE AVE SARASOTA 34237

LGD PROPERTIES LLC  
 556 13TH AVE NE  
 ST PETERSBURG, FL 33701

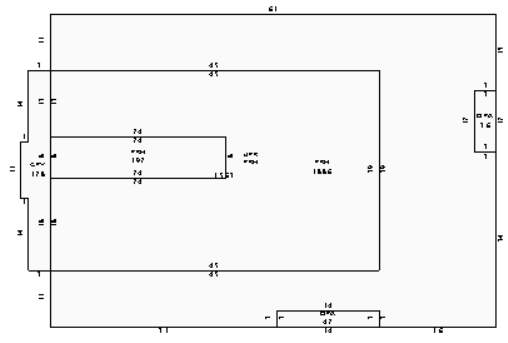
2020

Parcel ID: 2031-04-0005

1940 Medical profess/multi story-

Building Characteristics			
Category	Type	%	Mult.
Foundation	PILINGS	100	1.0200
Exterior	WOOD	100	1.0100
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof	MANSARD	100	1.0000
Roof Material	SHEET MTL	100	0.9900
Frame	WOOD	100	0.9800
Floors	CERAMIC	60	0.6060
Floors	WOOD -	40	0.4040
Wall Height	WH	100	0.9600
Size Index	SZ	100	0.9900
Quality Adj.	QA	100	1.7000

Total Adjustments					1.6310
SAR	Area	H	Rate	Cost New	
PRM	1,886	X	169.62	319,903	
UPR	1,563	X	135.65	212,021	
PRM	1,563	X	169.62	265,116	
PRM	192	X	169.62	32,567	
CPY	128		50.36	6,446	
OPA	42		44.43	1,866	
OPA	36		42.42	1,527	



Gross Area: 5,410 Net/Living Area: 5,204 Building: 1 of 1

Category	Units	Cost New
Bathrooms	3.00	0
Number of Stories	2.00	0
Wall Height	10.00	0

Total Replacement Cost New:	839,450
Less Total Depr: 20.00%	167,890
Building Value:	671,560
Depreciation Adj. Adj.	
Average Condition	20.00%

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2019038679	03/28/2019	\$1,100,000	WD	02	Sale qualified	I	K N J A LLC
2	2004010593	01/15/2004	\$850,000	WD	01	Sale qualified	I	TWO TUTTLE INC,
3	2783/1949	09/27/1995	\$1,000	CT	11	Corrective,	I	POSSMAN J R & HILDRETH
4	1881/2784	07/01/1986	\$430,000	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	14.00	0.000	AVERAG	AV	1956	1957	0.000	0	
2	PAVE	Asphalt paving	1	1	0	0	4,400.00	3.125	AVERAG	AV	1982	2000	75.004	10,313	
3	PAVE	Concrete paving	1	1	0	0	500.00	6.525	AVERAG	AV	1982	2000	75.004	2,447	

#	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	CLND	Commercial Land	11	14,040.00	SP	12.25	1		Code	Fact	Code	Fact	Code	Fact	1.00	231,601

Grade	Description	Nbhd Factor	Mkt Area Factor	
B3	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1956	2000	30	80.00%	06/11/2019 708

**Parcel Notes**  
 MRI ASSOCIATES - SARASOTA MRI

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 671,600	\$ 671,600
Extra Feature Value	\$ 12,700	\$ 13,900
Land Value - Market	\$ 231,600	\$ 210,100
Land Value - Ag	\$ 0	\$ 0
<b>TOTAL JUST VALUE</b>	<b>\$ 915,900</b>	<b>\$ 895,600</b>
Values pertaining to County Assessment		
Assessed Value	\$ 915,900	\$ 895,600
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 915,900	\$ 895,600

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2143.90	0000	14,040	CN
Sub Name:	NOT PART OF A SUBDIVISION			
Bldg Type:	Medical Office Building			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
2020-	10/14/2019	7,000	INSTALL BUILDING
20194157	03/07/2019	3,100	AC CHANGE OUT
20184280	03/19/2018	5,500	AC CHANGEOUT