

Property Description
N 125 FT OF W 185 FT OF BLK A PLAT OF LIDDELL
ESTATES

MIDTOWN ASSOCIATES
C/O JWM MANAGEMENT INC
1229 S TAMIAMI TRL

2019

Parcel ID: 2035-04-0008

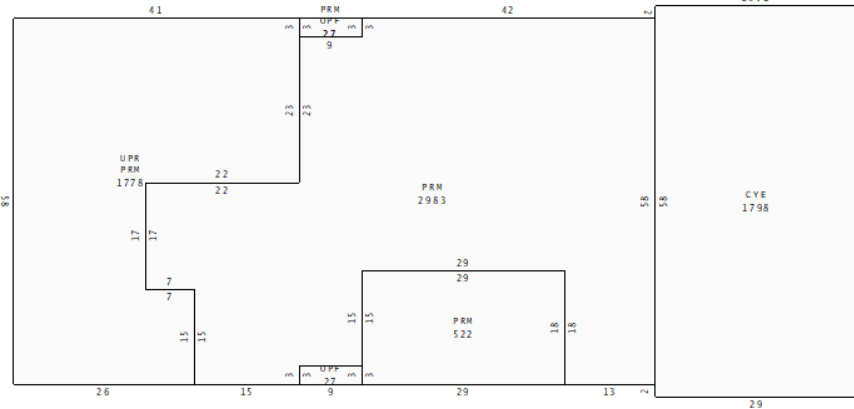
Situs: 1201 S TAMIAMI TRL SARASOTA 34239

2350 Financial institutions (Retail)

| Building Characteristics | | | |
|--------------------------|------------|-----|--------|
| Category | Type | % | Mult. |
| 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 Material | BUILT-UP | 100 | 0.9900 |
| Roof | LOW PITCH | 100 | 0.9800 |
| Floors | CARPET, | 75 | 0.7500 |
| Floors | CERAMIC | 25 | 0.2525 |
| Wall Height | WH | 100 | 1.0600 |
| Size Index | SZ | 100 | 0.9800 |
| Quality Adj. | QA | 100 | 1.6000 |

Total Adjustments 1.6166

| SAR | Area | H | Rate | Cost New |
|-----|-------|---|--------|----------|
| PRM | 2,983 | X | 177.83 | 530,467 |
| CYE | 1,798 | | 106.72 | 191,883 |
| UPR | 1,778 | X | 142.22 | 252,867 |
| PRM | 1,778 | X | 177.83 | 316,182 |
| PRM | 522 | X | 177.83 | 92,827 |
| OPF | 27 | | 32.93 | 889 |
| OPF | 27 | | 32.93 | 889 |
| PRM | 27 | X | 177.81 | 4,801 |



Gross Area: 8,940 Net/Living Area: 7,088 Building: 1 of 1

| Category | Units | Cost New |
|-------------------|-------|----------|
| Number of Stories | 2.00 | 0 |
| Wall Height | 20.00 | 0 |

| | |
|-----------------------------|----------------|
| Total Replacement Cost New: | 1,390,808 |
| Less Total Depr: | 35.20% 489,564 |
| Building Value: | 901,244 |
| Depreciation Adj. | Adj. |
| Average Condition | 19.00% |
| Overbuilt | 20.00% |

| Grade | Description | Nbhd Factor | Mkt Area Factor |
|-------|-------------|-------------|-----------------|
| B2 | Commercial | 1.0000 | 0 |

| # | Instrument | Transfer Date | Consideration | Type | QC | QC Description | V/I | Grantor |
|---|------------|---------------|---------------|------|----|----------------|-----|---------------------|
| 1 | AFF/1990 | 11/1/1989 | \$100 | OT | 11 | Corrective, | I | MIDTOWN ASSOCIATES |
| 2 | 1691/1935 | 6/1/1984 | \$7,460,000 | WD | X2 | Pre-2009 | I | MORRIS TRADING CORP |

| # | Code | Description | B# | Qty | Length | Width | Units | Unit Price | Grade | Cond | AYB | EYB | % Depr | Value | Notes |
|---|------|---------------------|----|-----|--------|-------|-----------|------------|--------|------|------|------|--------|--------|-------|
| 1 | PARK | Parking Spaces | 1 | 1 | 0 | 0 | 34.00 | 0.000 | AVERAG | | 1960 | 2000 | 0.000 | 0 | |
| 2 | PAVE | Asphalt paving | 1 | 1 | 0 | 0 | 12,000.00 | 2.250 | AVERAG | AV | 2000 | 2000 | 76.252 | 20,588 | |
| 3 | PAVE | Concrete paving | 1 | 1 | 0 | 0 | 1,100.00 | 5.220 | AVERAG | AV | 1982 | 2000 | 76.245 | 4,378 | |
| 4 | WALL | Concrete block wall | 1 | 1 | 6 | 25 | 150.00 | 6.888 | LOW | AV | 1982 | 2000 | 76.268 | 788 | |

| # | 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 | YB | Retail Banks | 2350 | 23,125.00 | S | 20.00 | 1 | | LC | 1.40 | | | | | | 37.50 | 867,132 |

| Parcel Notes | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|
| BB & T, 2 STORIES, 2ND FLOOR MEZZAINE OFFICE AREA, ALL USED BY BANK, ONE VAULT, SIGNALIZED CORNER LOCATION WITHIN A SHOPPING CENTER ANCHORED BY A WINN BB&T 2 LANE DRIVE-THRU + ATM WALK-UP | | | | | | | | | |

| SARASOTA COUNTY PROPERTY APPRAISER | | |
|--|---------------------|---------------------|
| PROPERTY RECORD CARD | | |
| VALUE SUMMARY | CURRENT | PRIOR YEAR |
| Building Value | \$ 901,200 | \$ 912,400 |
| Extra Feature Value | \$ 25,800 | \$ 22,400 |
| Land Value - Market | \$ 867,100 | \$ 867,100 |
| Land Value - Ag | \$ 0 | \$ 0 |
| TOTAL JUST VALUE | \$ 1,794,100 | \$ 1,801,900 |
| Values pertaining to County Assessment | | |
| Assessed Value | \$ 1,794,100 | \$ 1,801,900 |
| Exemption Codes | None | None |
| Exemption Amount | \$ 0 | \$ 0 |
| Taxable Value | \$ 1,794,100 | \$ 1,801,900 |

| PARCEL DATA | | | | |
|----------------------------------|--------------|--------|----------|--------|
| Mkt Area | Nbhd | Sub | Lot SqFt | Zoning |
| 204 | 2207.00 | 0249 | 23,125 | CSCC |
| Sub Name: LIDDELL ESTATE PLAT OF | | | | |
| Bldg Type: Bank-Branch | | | | |
| CONDOMINIUM INFORMATION | | | | |
| Floor # | Total Floors | Unit # | View | |
| | | | | |

| Permit Information | | | |
|--------------------|------------|--------|--------------------|
| Number | Date | Cost | Description |
| 20164335 | 5/6/2016 | 17,256 | REPAVEMENT OF FIRE |
| 20157190 | 8/19/2015 | 4,000 | INSTALL (1") |
| 20134897 | 10/10/2013 | 11,000 | NEW ATM |