

Property Description
 WALDEMERE PLACE LOTS 8 TO 12 INCL & LOTS 15 TO 19
 INCL BLK D PLAT OF LIDDELL ESTATES

CHR SARASOTA LLC
 C/O OMEGA HEALTHCARE INVESTORS INC
 303 INTERNATIONAL CIR STE 200

2019

Parcel ID: 2035-05-0052

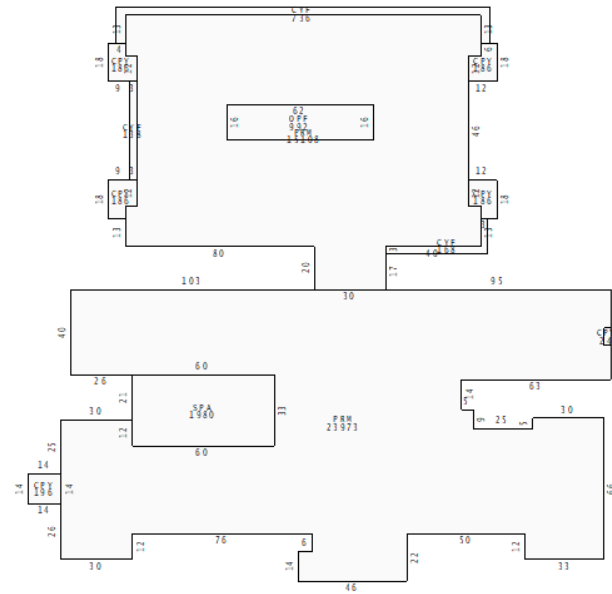
Situs: 1524 EAST AVE SARASOTA 34239

7800 Nursing home

Building Characteristics			
Category	Type	%	Mult.
Roof	HIP	100	1.0100
Exterior	STUCCO	100	1.0000
Fire/Sprinkler	SPRINKLERS	100	1.0000
Floors	VINYL OR	100	1.0000
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
Wall Height	WH	100	0.9400
Size Index	SZ	100	0.9200
Quality Adj.	QA	100	1.2000

Total Adjustments 1.0481

SAR	Area	H	Rate	Cost New
PRM	23,973	X	73.37	1,758,899
PRM	15,108	X	73.37	1,108,474
SPA	1,980		14.67	29,047
OPF	992		14.64	14,523
CYF	736		14.65	10,782
CPY	196		22.09	4,330
CPY	186		22.09	4,109
CPY	186		22.09	4,109
CPY	186		22.09	4,109
CPY	186		22.09	4,109
CPY	186		22.09	4,109
CYF	168		14.85	2,495



Gross Area: 44,059 Net/Living Area: 39,081 Building: 1 of 1

Category	Units	Cost New
Bathrooms	31.00	0
Extra Fixtures	74.00	0
Skilled Nursing Beds	169.0	0
Number of Stories	1.00	0
Wall Height	8.00	0

Total Replacement Cost New:	2,947,568
Less Total Depr:	36.82% 1,085,295
Building Value:	1,862,273
Depreciation Adj. Adj.:	
High vacancy (Demand/Supply)	5.00%
Average Condition	30.00%
Other functional impairment	5.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
D3	Commercial	1.0000	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	NH20100198	6/29/2010	\$100	OT			I	OMEGA HEALTHCARE
2	2008152211	11/13/2008	\$100	WD	11	Corrective,	I	WKTm-FLORIDA LLC,
3	2003133579	6/30/2003	\$4,094,500	WD	01	Sale qualified	I	VENTAS REALTY LIMITED
4	1998169655	9/30/1998	\$100	WD	11	Corrective,	I	FIRST HEALTHCARE CORP

#	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	50.00	30.527	VERY	VG	2004	2004	80.060	1,222	PVC FENCE
2	FENC	Fence, chain link 6	1	1	0	0	130.00	19.695	AVERAG	VG	2018	2018	96.784	2,478	PVC FENCE
3	PARK	Parking Spaces	1	1	0	0	87.00	0.000	AVERAG		1967	1990	0.000	0	
4	PATI	Patio - concrete or	1	1	0	0	2,541.00	4.450	AVERAG	AV	1970	1970	40.000	4,523	
5	PAVE	Asphalt paving	1	1	0	0	38,900.00	1.900	AVERAG	AV	1967	1967	40.000	29,564	
6	UTIL	Utility Building	1	1	9	13	117.00	14.760	AVERAG	AV	1982	1982	40.013	691	

#	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	UU	Multi Family (Low	7800	169.00	U	10,000.00	1		I2		0.99					9,900.00	1,673,100

Parcel Notes
 SARASOTA HEALTH & REHAB
 LICENSED FOR 169 BEDS ONLY OPERATING 150 BEDS REFECTED IN HIGH VACANCY

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 1,862,300	\$ 1,888,800
Extra Feature Value	\$ 38,500	\$ 31,100
Land Value - Market	\$ 1,673,100	\$ 1,673,100
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 3,573,900	\$ 3,593,000
Values pertaining to County Assessment		
Assessed Value	\$ 3,573,900	\$ 3,593,000
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 3,573,900	\$ 3,593,000

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2744.00	0249	82,500	MCI
Sub Name: LIDDELL ESTATE PLAT OF				
Bldg Type: Nursing Home				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
20193376	3/7/2019	85,000	PARTIAL STRUCTURAL
20187988	9/24/2018	3,500	INSTALL 1 8' X 19'
20187132	7/2/2018	16,930	AC CHANGEOUT