

Property Description
 LOTS 1, 2, 3, 4, 5 & PORTION OF LOTS 6, 7 & 9,
 RESUB OF BLK B, PINE GROVE, DESCRIBED AS FOLLOWS,
 BEG AT SW COR OF SAID PLAT ALSO BEING INTERS OF N
 Situs: 1921 WALDEMERE ST SARASOTA 34239

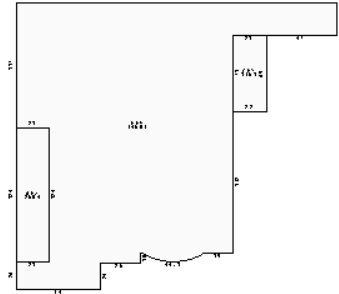
WELLTOWER INC
 C/O WELLTOWER
 550 HERITAGE DR STE 200

2020

Parcel ID: 2037-08-0051

1940 Medical profess/multi story-

Building Characteristics			
Category	Type	%	Mult.
Frame	FIREPROOF	100	1.0700
Roof Material	ELASTOMERIC	100	1.0100
Exterior	STUCCO	100	1.0000
Fire/Sprinkles	SPRINKLERS	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof	LOW PITCH	100	0.9800
Floors	CARPET,	90	0.9000
Floors	CERAMIC	10	0.1010
Wall Height	WH	100	0.9800
Size Index	SZ	100	0.9600
Quality Adj.	QA	100	2.2000



Total Adjustments 2.1943

SAR	Area	H	Rate	Cost New
PRM	34,605	X	228.21	7,897,207
OPA	2,604		57.05	148,558
CPY	1,561		68.42	106,804

Category	Units	Cost New
Bathrooms	25.00	0
Extra Fixtures	93.00	0
Number of Stories	1.00	0
Wall Height	12.00	0

Total Replacement Cost New:	8,152,574
Less Total Depr: 10.00%	815,257
Building Value:	7,337,317
Depreciation Adj.	Adj.
Average Condition	10.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
A3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1992	2010	30	90.00%	06/18/2019 708

Gross Area: 38,770 Net/Living Area: 34,605 Building: 1 of 4

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2012143747	11/01/2012	\$46,499,999	AL	16	Deeds conveying	I	WALDEMERE VENTURES LLC,
2	2008014511	01/30/2008	\$100	OT	11	Corrective,	V	SARASOTA COUNTY PUBLIC,
3	N/A	01/01/1974			NA	NOT APPLICABLE	V	SARASOTA COUNTY PUBLIC
4	0788/215	01/01/1971	\$100	OT	11	Corrective,	V	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	ELEV	Elevator - Commercial	1	6	0	0	7.00	24300.000	AVERAG	AV	1992	2010	540.000	918,540	

#	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	19	46,837.00	S	30.00	1		Code	Fact	Code	Fact	Code	Fact	48.98	2,294,264

Parcel Notes			
WALDEMERE MEDICAL PLAZA - 8 FLOORS			

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 30,117,900	\$ 28,713,600
Extra Feature Value	\$ 918,500	\$ 918,500
Land Value - Market	\$ 2,294,300	\$ 2,294,300
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 33,330,700	\$ 31,926,400
Values pertaining to County Assessment		
Assessed Value	\$ 33,330,700	\$ 31,183,017
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 33,330,700	\$ 31,183,017

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2148.00	0757	46,837	SMH
Sub Name:	PINE GROVE A RESUB OF BLK B			
Bldg Type:	Medical Office Building			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
2020-	01/23/2020	120,000	minor remodel to
2020-	10/29/2019	16,500	MINOR REMODEL TO
2019-	07/24/2019	2,400	REMOVE AND REPLACE

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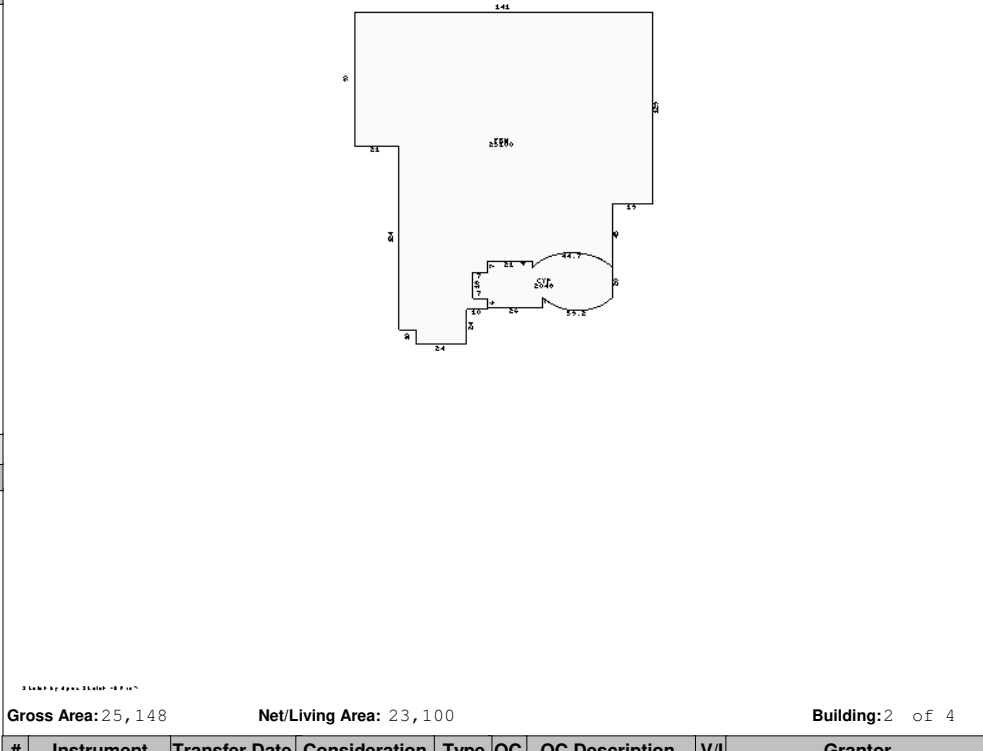
Parcel ID: 2037-08-0051

1940 Medical profess/multi story-

Building Characteristics			
Category	Type	%	Mult.
Frame	FIREPROOF	100	1.0700
Exterior	STUCCO	100	1.0000
Fire/Sprinkle	SPRINKLERS	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,	90	0.9000
Floors	CERAMIC	10	0.1010
Wall Height	WH	100	0.9800
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	2.2000

Total Adjustments 2.1732

SAR	Area	H	Rate	Cost New
PRM	23,100	X	226.01	5,220,831
CYF	2,048		45.25	92,672



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Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 33,330,700	\$ 31,183,017

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2148.00	0757	46,837	SMH
Sub Name: PINE GROVE A RESUB OF BLK B				
Bldg Type: Medical Office Building				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Bathrooms	25.00	0
Extra Fixtures	93.00	0
Number of Stories	1.00	0
Wall Height	12.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2012143747	11/01/2012	\$46,499,999	AL	16	Deeds conveying	I	WALDEMERE VENTURES LLC,
2	2008014511	01/30/2008	\$100	OT	11	Corrective,	V	SARASOTA COUNTY PUBLIC,
3	N/A	01/01/1974			NA	NOT APPLICABLE	V	SARASOTA COUNTY PUBLIC
4	0788/215	01/01/1971	\$100	OT	11	Corrective,	V	

Permit Information			
Number	Date	Cost	Description

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

Total Replacement Cost New:		5,313,495
Less Total Depr: 10.00%		531,349
Building Value:		4,782,146
Depreciation Adj. Adj.		
Average Condition		10.00%

#	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	
A3	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1992	2010	30	90.00%	06/18/2019 708

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Building Characteristics			
Category	Type	%	Mult.
Frame	FIREPROOF	100	1.0700
Exterior	STUCCO	100	1.0000
Fire/Sprinkle	SPRINKLERS	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,	90	0.9000
Floors	CERAMIC	10	0.1010
Wall Height	WH	100	0.9800
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	2.2000

Total Adjustments 2.1732

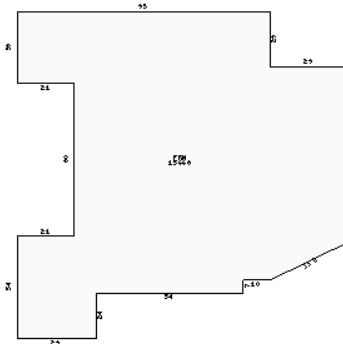
SAR	Area	H	Rate	Cost New
PRM	15,668	X	226.01	3,541,125

Category	Units	Cost New
Bathrooms	25.00	0
Extra Fixtures	93.00	0
Number of Stories	1.00	0
Wall Height	12.00	0

Total Replacement Cost New:	3,541,125
Less Total Depr: 10.00%	354,112
Building Value:	3,187,013
Depreciation Adj.	Adj.
Average Condition	10.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
A3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1992	2010	30	90.00%	06/18/2019 708



Gross Area: 15,668 Net/Living Area: 15,668 Building: 3 of 4

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2012143747	11/01/2012	\$46,499,999	AL	16	Deeds conveying	I	WALDEMERE VENTURES LLC,
2	2008014511	01/30/2008	\$100	OT	11	Corrective,	V	SARASOTA COUNTY PUBLIC,
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#	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			

Parcel Notes															

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 30,117,900	\$ 28,713,600
Extra Feature Value	\$ 918,500	\$ 918,500
Land Value - Market	\$ 2,294,300	\$ 2,294,300
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 33,330,700	\$ 31,926,400
Values pertaining to County Assessment		
Assessed Value	\$ 33,330,700	\$ 31,183,017
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 33,330,700	\$ 31,183,017

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2148.00	0757	46,837	SMH

Sub Name:	PINE GROVE A RESUB OF BLK B
Bldg Type:	Medical Office Building

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information			
Number	Date	Cost	Description

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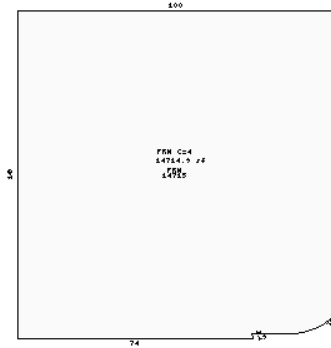
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Exterior	STUCCO	100	1.0000
Fire/Sprinkle	SPRINKLERS	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Interior Wall	DRYWALL	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Floors	CARPET,	90	0.9000
Floors	CERAMIC	10	0.1010
Wall Height	WH	100	0.9800
Size Index	SZ	100	0.9600
Quality Adj.	QA	100	2.2000



Total Adjustments 2.1508

SAR	Area	H	Rate	Cost New
PRM	14,715	X	223.68	3,291,451
PRM	14,715	X	223.68	3,291,451
PRM	14,715	X	223.68	3,291,451
PRM	14,715	X	223.68	3,291,451
PRM	14,715	X	223.68	3,291,451

Gross Area: 73,575

Net/Living Area: 73,575

Building: 4 of 4

Category	Units	Cost New
Bathrooms	25.00	0
Extra Fixtures	93.00	0
Number of Stories	4.00	0
Wall Height	12.00	0

Total Replacement Cost New:		16,457,255
Less Total Depr:	10.00%	1,645,725
Building Value:		14,811,530
Depreciation Adj.	Adj.	
Average Condition	10.00%	

Grade	Description	Nbhd Factor	Mkt Area Factor
A3	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
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