

Property Description
 LOTS 19 20 21 & 22 LESS E 17.23 FT OF LOTS 21 & 22
 TO STATE RD DEPT BLK B GROVE HEIGHTS

TSHSTB LLC
 PO BOX 5511
 SARASOTA, FL 34277-5511

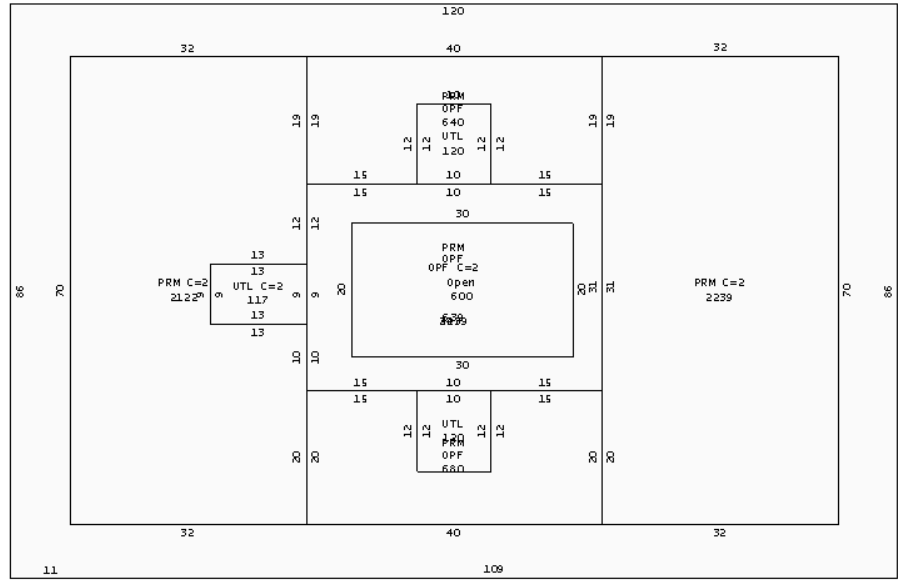
2018

Parcel ID: 2038-16-0020

Situs: 2700 S TAMIAMI TRL, SARASOTA 34239

183X Office /multi story=>2

Building Characteristics			
Category	Type	%	Mult.
Floors	CARPET,	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
Exterior	BRICK	50	0.5200
Exterior	STUCCO	50	0.5000
Wall Height	WH	100	0.9600
Size Index	SZ	100	0.9700
Quality Adj.	QA	100	1.7000



Gross Area: 19,194 Net/Living Area: 13,083 Building: 1 of 1

Total Adjustments				
SAR	Area	H	Rate	Cost New
OPF	3,039		18.81	57,164
PRM	3,039	X	94.00	285,666
PRM	2,240	X	94.00	210,560
PRM	2,240	X	94.00	210,560
PRM	2,122	X	94.00	199,468
PRM	2,122	X	94.00	199,468
PRM	680	X	94.00	63,920
OPF	680		18.80	12,784
OPF	640		18.80	12,032
PRM	640	X	94.00	60,160
OPF	639		18.83	12,032

Category	Units	Cost New
Bathrooms	8.00	0
Extra Fixtures	22.00	0
Number of Stories	2.00	0
Wall Height	10.00	0

Total Replacement Cost New:	1,349,182
Less Total Depr: 91.00%	1,227,756
Building Value:	121,426
Depreciation Adj. Adj.	
Average Condition	40.00%
Mis-improved style/type	85.00%

Grade	Description	Nbhd Factor	Mkt Area Factor
B3	Commercial	1.0000	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2015100705	8/7/2015	\$100	QC	11	Corrective,	I	2700 FWR LLC
2	2015100704	8/6/2015	\$100	QC	11	Corrective,	I	SGW FAMILY HOLDINGS LLC
3	2015100703	8/5/2015	\$100	QC	11	Corrective,	I	FIGARRA FRANK (TTEE)
4	2013120404	8/22/2013	\$100	PR	11	Corrective,	I	COLGATE KIMBERLY A PR

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	ELEV	Elevator - Commercial	1	1	0	0	2.00	72900.000	AVERAG	AV	1965	1965	9.000	13,122	
2	PARK	Parking Spaces	1	1	0	0	36.00	0.000	AVERAG		1965	1965	0.000	0	
3	PAVE	Asphalt paving	1	1	0	0	13,350.00	1.936	AVERAG	AV	1965	1965	39.999	10,338	

#	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	18	28,233.00	S	30.00	1		Code	Fact	Code	Fact	Code	Fact	35.99	1,015,981

Parcel Notes				
AYB	EYB	DT	% Good	Last Inspection
1965	1965	30	9.00%	12/17/2015 708

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 121,400	\$ 31,300
Extra Feature Value	\$ 23,400	\$ 14,000
Land Value - Market	\$ 1,016,000	\$ 1,100,600
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 1,160,800	\$ 1,145,900
Values pertaining to County Assessment		
Assessed Value	\$ 1,160,800	\$ 1,145,900
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 1,160,800	\$ 1,145,900

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
204	2148.90	0422	28,233	OPB
Sub Name:	GROVE HEIGHTS			
Bldg Type:	Office Building			
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Permit Information			
Number	Date	Cost	Description
20150270	10/16/2014	45	SIGN "FOR LEASE"
20150014	10/1/2014	7,143	A/C CHANGE OUT
20144875	6/4/2014	7,143	AC CO CARRIER PKG