







Bill Furst
Sarasota County Property Appraiser

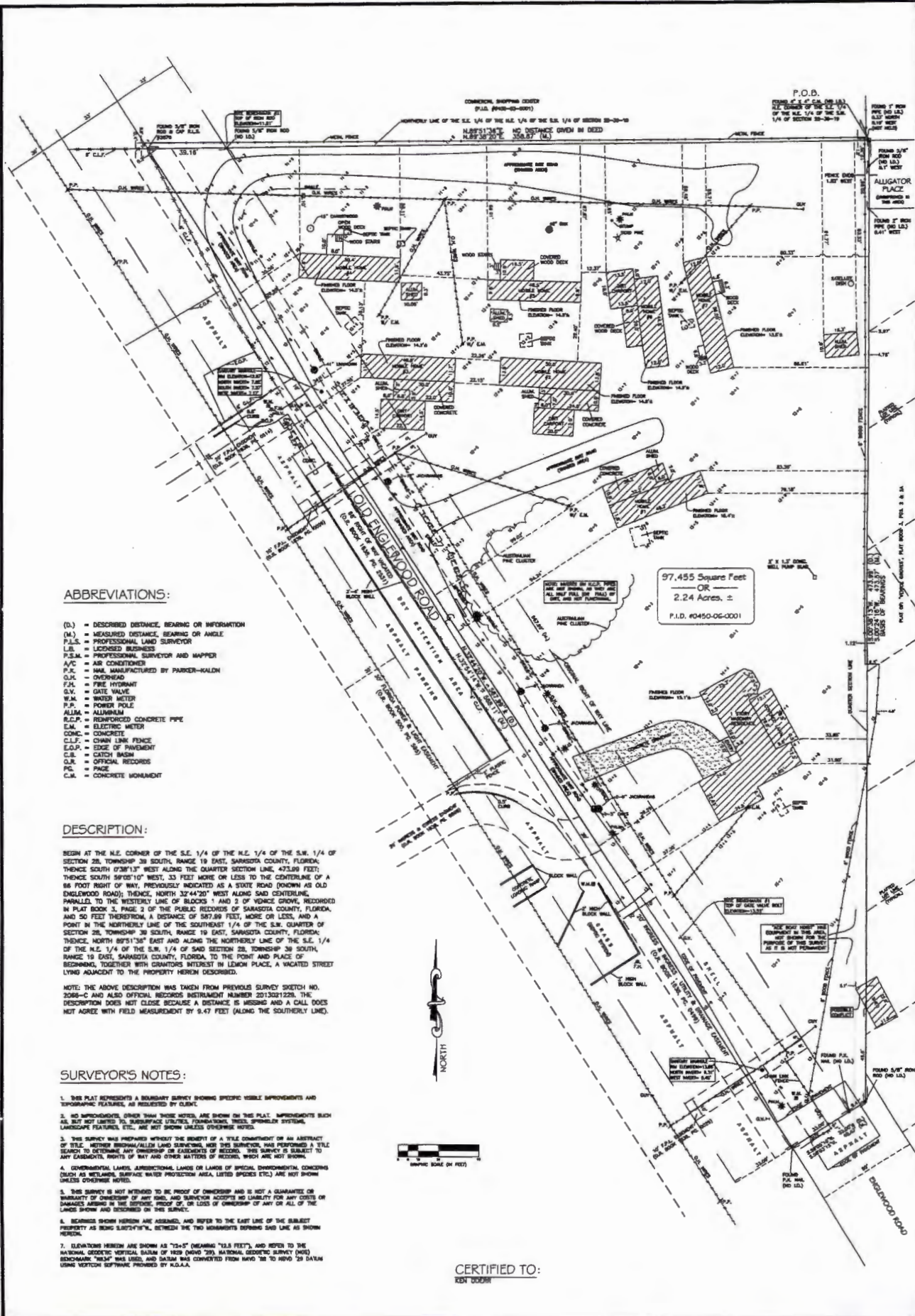


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No warranties are expressed or implied.



- Parcels
- Lots
- Plat Boundaries
- STR Data

Disclaimer The information appearing on this website was extracted from the records of the Sarasota County Property Appraiser's Office. Our goal is to provide the most accurate information available. However, no warranties, expressed or implied, are provided for the data, its use or interpretation. The property values relate to the last valuation date. The data is subject to change. Copyright @ 2001 - 2010 Sarasota County Property Appraiser. All rights reserved. Printed on Mon Feb 9 2015 02:28:47 PM.



ABBREVIATIONS:

- (D.) = DESCRIBED DISTANCE, BEARING OR INFORMATION
- (M.) = MEASURED DISTANCE, BEARING OR ANGLE
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- L.B. = LICENSED BUSINESS
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- A/C = AIR CONDITIONER
- P.C. = PAIR, MANUFACTURED BY PARKER-KALLEN
- O.V.R. = OVERHEAD
- F.H. = FIRE HYDRANT
- G.V. = GATE VALVE
- W.M. = WATER METER
- P.P. = POWER POLE
- ALUM. = ALUMINUM
- R.C.P. = REINFORCED CONCRETE PIPE
- E.M. = ELECTRIC METER
- CONC. = CONCRETE
- C.L.F. = CHAIN LINK FENCE
- E.O.P. = EDGE OF PAVEMENT
- C.B. = CATCH BASIN
- O.R. = OFFICIAL RECORDS
- P.C. = PAGE
- C.M. = CONCRETE MONUMENT

DESCRIPTION:

BEGIN AT THE N.E. CORNER OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 28, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 02°31'13" WEST ALONG THE QUARTER SECTION LINE, 473.09 FEET; THENCE SOUTH 88°51'17" WEST, 33 FEET MORE OR LESS TO THE CENTERLINE OF A 66 FOOT RIGHT OF WAY, PREVIOUSLY DESIGNATED AS A STATE ROAD (KNOWN AS OLD ENGLEWOOD ROAD); THENCE NORTH 32°44'20" WEST ALONG SAID CENTERLINE, PARALLEL TO THE WESTERLY LINE OF BLOCKS 1 AND 2 OF VEHICLE CROVS, RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND 50 FEET THEREFROM, A DISTANCE OF 587.89 FEET, MORE OR LESS, AND A POINT IN THE NORTHERLY LINE OF THE SOUTHWEST 1/4 OF THE S.W. QUARTER OF SECTION 28, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE NORTH 89°51'36" EAST AND ALONG THE NORTHERLY LINE OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 28, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, TO THE POINT AND PLACE OF BEGINNING, TOGETHER WITH GRANTORS INTEREST IN LEMON PLACE, A VACATED STREET LYING ADJACENT TO THE PROPERTY HEREIN DESCRIBED.

NOTE: THE ABOVE DESCRIPTION WAS TAKEN FROM PREVIOUS SURVEY SKETCH NO. 3088-C AND ALSO OFFICIAL RECORDS INSTRUMENT NUMBER 2013021228. THE DESCRIPTION DOES NOT CLOSE BECAUSE A DISTANCE IS MISSING AND A CALL DOES NOT AGREE WITH FIELD MEASUREMENT BY 9.47 FEET (ALONG THE SOUTHERLY LINE).

SURVEYOR'S NOTES:

1. THIS PLAT REPRESENTS A BOUNDARY SURVEY SHOWING SPECIFIC VISIBLE IMPROVEMENTS AND TOPOGRAPHIC FEATURES, AS REQUESTED BY CLIENT.
2. NO IMPROVEMENTS OTHER THAN THOSE NOTED, ARE SHOWN ON THIS PLAT. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SURFACE UTILITIES, FOUNDATIONS, TREES, SPRINKLER SYSTEMS, LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR AN ABSTRACT OF TITLE. NEITHER BRIGHAM/ALLEN LAND SURVEYING, NOR THIS SURVEYOR, HAS PERFORMED A TITLE SEARCH TO DETERMINE ANY OWNERSHIP OR EXISTENCE OF RECORDS. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN.
4. ENVIRONMENTAL LABELS, JURISDICTIONAL LANDS OR LANDS OF SPECIAL ENVIRONMENTAL CONCERN (SUCH AS WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
5. THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE OBTAINING, PROOF OF, OR LOSS OF OWNERSHIP OF ANY OR ALL OF THE LANDS SHOWN AND DESCRIBED ON THIS SURVEY.
6. BENCHMARKS SHOWN HEREON ARE ASSUMED, AND REFER TO THE EAST LINE OF THE SUBJECT PROPERTY AS BEING SUBSTANTIAL, BESIDES THE TWO MONUMENTS DENING SAID LINE AS SHOWN HEREON.
7. ELEVATIONS HEREON ARE SHOWN AS "125'-0" (MEANING "12.5 FEET") AND REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NVD88). NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "8834" WAS USED, AND DATUM WAS CONVERTED FROM NAVD 83 TO NVD88 BY DATUM SHIFTING METHOD PROVIDED BY NGS.

CERTIFIED TO:
KEN DOERR

SURVEYOR'S CERTIFICATE

I hereby certify that a survey was made this day of the property as described and shown hereon, and that this survey and plat were made in accordance with the laws of the State of Florida, and that this survey meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mapmakers in chapter 34-17, Florida Administrative Code, and pursuant to Section 402.08, Florida Statutes.

Ken Doerr
DATE OF SURVEY: 06/25/14

Title: BOUNDARY SURVEY
 Prepared for: KEN DOERR
 Certified to: (SEE ABOVE)
 Sketch No. 13663 Scale: 1"=20'
 Field Book: 5 Page: 43F (TL)

Brigham/Allen Land Surveying
 L.B. Number 7888
 807 U.S. Highway 41 Bypass South
 Suite E - Venice, Florida 34285
 Phone: (941) 493-4430
 Fax: (941) 447-7400



Addendum

Addendum No. 1 to the Contract dated March 23, 2015 between
WLLIAM J TINGLE & 2179 TAMIAM! INVESTMENTS LLC (Seller)
 and _____ (Buyer)

concerning the property described as:

2179 S TAMIAM! TRAIL, 0450060010, 0450060001, 0450070050

(the "Contract"). Buyer and Seller make the following terms and conditions part of the Contract:

2179 S Tamiami Trail Legal Description : BEG AT NE COR OF SE 1/4 OF NE 1/4 OF SW 1/4 OF SEC 28-39-19 TH S 00-38-13 W 473.99 FT TH S 59-05-10 W 33 FT M/L TO C/L OF VACATED 66 FT OLD ENGLEWOOD RD TH N 32-44-20 W 587.99 FT M/L TH N 89-51-36 E TO POB, CONTAINING 2.3 C-AC M/L

2179 S Tamiami Trail Legal Description: LOTS 2 TO 8 INCL LESS THAT PORTION LYING IN SE 1/4 OF NE 1/4 OF SW 1/4 BLK 2 & THAT PORTION OF VACATED ST IN OR 1943/0705 VENICE GROVES

2211 S Tamiami Trail Legal Description: BOAT HOIST BEG AT PT ON E LINE OF SW 1/4 OF SEC 28-39-19 WHICH IS 81.5 FT N OF NE COR OF NE 1/4 OF SE 1/4 OF SW 1/4 TH S 56 W 199.3 FT TO E R/W LINE OF HWY 41 TH N 33- 13 W ALONG E ROW OF SAID HIWY 93 FT TH N 59 E 256 FT TH S 102.3 FT TO POB LESS STATE RD RW

[Handwritten signature]
 3/23/15

Date: _____ Buyer: _____

Date: _____ Buyer: _____

Date: _____ Seller: _____

Date: _____ Seller: _____

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**Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER**

0450070050

Ownership:

TINGLE WILLIAM J
3726 FLAMINGO AVE, SARASOTA, FL, 34242

Situs Address:

2179 S TAMiami TRl, VENICE, FL, 34293

Land Area: 30,772 Sq.Ft.

Municipality: Sarasota County

Subdivision: 0669 - VENICE GROVES

Property Use: 2841 - Light industrial manufacturing extended use

Status: OPEN

Sec/Twp/Rge: 28-39S-19E

Census: 121150025102

Zoning: RSF3 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOTS 2 TO 8 INCL LESS THAT PORTION LYING IN SE 1/4 OF NE 1/4 OF SW 1/4 BLK 2 & THAT PORTION OF VACATED ST IN OR 1943/0705 VENICE GROVES

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2014	\$32,300	\$0	\$0	\$32,300	\$31,350	\$0	\$31,350	\$950
2013	\$28,500	\$0	\$0	\$28,500	\$28,500	\$0	\$28,500	\$0
2012	\$32,300	\$0	\$0	\$32,300	\$31,097	\$0	\$31,097	\$1,203
2011	\$32,700	\$0	\$0	\$32,700	\$28,270	\$0	\$28,270	\$4,430
2010	\$25,700	\$0	\$0	\$25,700	\$25,700	\$0	\$25,700	\$0
2009	\$52,500	\$0	\$0	\$52,500	\$52,500	\$0	\$52,500	\$0
2008	\$62,800	\$0	\$0	\$62,800	\$62,800	\$0	\$62,800	\$0
2007	\$84,300	\$0	\$0	\$84,300	\$84,300	\$0	\$84,300	\$0
2006	\$26,900	\$0	\$0	\$26,900	\$26,900	\$0	\$26,900	\$0

Current Exemptions

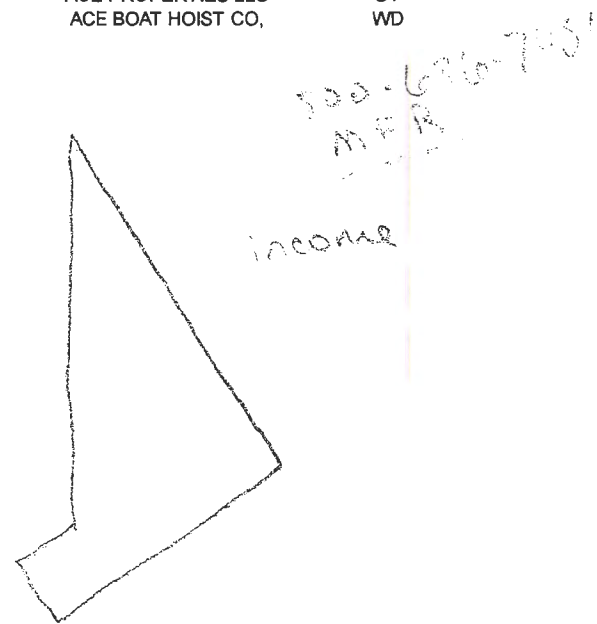
There are no exemptions associated with this parcel

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
1/9/2015	\$38,900	2015002562	18	ACE PROPERTIES LLC	CT
3/31/2006	\$100	2006072755	11	ACE BOAT HOIST CO,	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel





**Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER**

Account Number: 0450070050
 Situs: 2179 S TAMiami TRl, VENICE, FL, 34293
 Mailing Address: 2211 S TAMiami TRl, VENICE, FL, 34293
 Property Use: 2841 - Light industrial manufacturing extended use
 Land Area: 30772
 Municipality: Sarasota County
 Sec/Twp/Rge: 28-39S-19E
 Census: 121150025102
 Zoning: RSF3 - RESIDENTIAL, SINGLE FAMILY(4.5 UNITS/ACRE)
 Delineated District: NONE
 Owners: ACE REAL PROPERTIES LLC

Parcel Description:

LOTS 2 TO 8 INCL LESS THAT PORTION LYING IN SE 1/4 OF NE 1/4 OF SW 1/4 BLK 2 & THAT PORTION OF VACATED ST IN OR 1943/0705 VENICE GROVES

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2013	\$28,500	\$0	\$0	\$28,500	\$28,500	\$0	\$28,500	\$0
2012	\$32,300	\$0	\$0	\$32,300	\$31,097	\$0	\$31,097	\$1,203
2011	\$32,700	\$0	\$0	\$32,700	\$28,270	\$0	\$28,270	\$4,430
2010	\$25,700	\$0	\$0	\$25,700	\$25,700	\$0	\$25,700	\$0
2009	\$52,500	\$0	\$0	\$52,500	\$52,500	\$0	\$52,500	\$0
2008	\$62,800	\$0	\$0	\$62,800	\$62,800	\$0	\$62,800	\$0
2007	\$84,300	\$0	\$0	\$84,300	\$84,300	\$0	\$84,300	\$0
2006	\$26,900	\$0	\$0	\$26,900	\$26,900	\$0	\$26,900	\$0
2005	\$19,000	\$0	\$0	\$19,000	\$19,000	\$0	\$19,000	\$0
2004	\$15,400	\$0	\$0	\$15,400	\$15,400	\$0	\$15,400	\$0

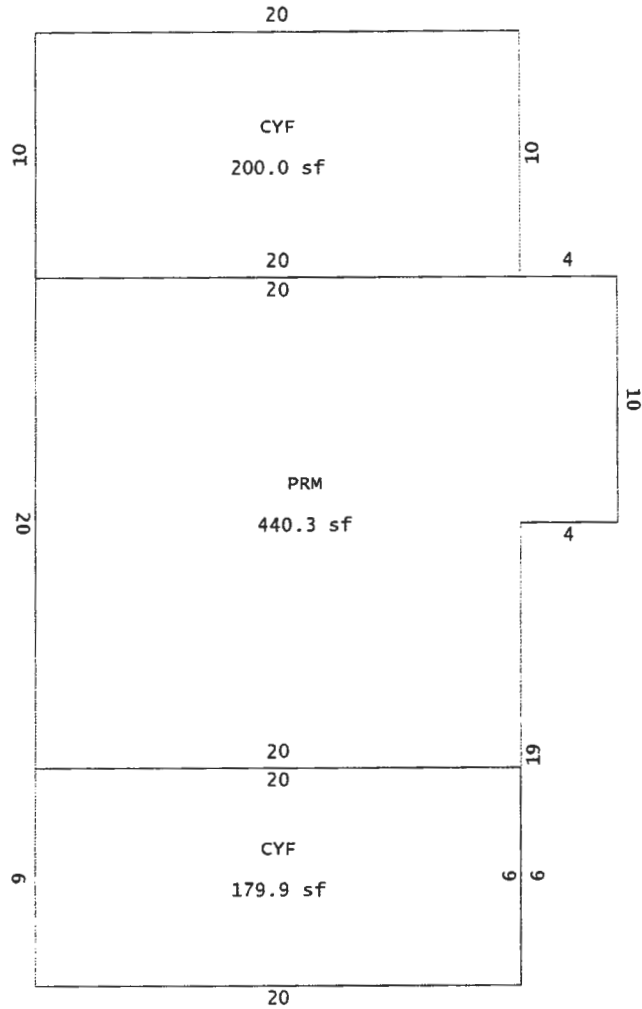
Current Exemptions

There are no exemptions associated with this parcel

**Sales & Transfers
History**

Transfer Date	Recorded Transaction	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
3/31/2006	\$100	2006072755	11	ACE BOAT HOIST CO,	WD

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



<u>line #</u>	<u>SubAreas</u> <u>Description</u>	<u>Gross Area</u>
1	CYF - Canopy, Fair	200
2	CYF - Canopy, Fair	180
3	PRM - Main Area Commercial	440

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	FENCE6 - Fence, chain link 6 feet high	180	LF	1967
3	1	PAVECC - Concrete paving	400	SF	1967
2	1	PAVEAS - Asphalt paving	6030	SF	1985

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



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Account Number: 0450060001

Situs: 2179 S TAMIAMI TRL, VENICE, FL, 34293

Building Type: COFF - Office Building

Finished Area S.F: 1811

Total Building Area S.F: 2095

Year Built: 1972

Effective Year Built: 1975

Bathrooms: 2

Exterior Walls: 4 - Concrete Block - Plain
 24 - Wood shingles

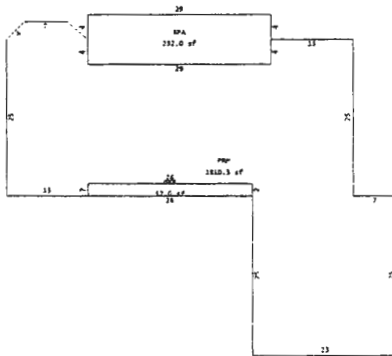
Frame: 1 - Masonry walls

Heat-Air: 4 - Heat & Air Cond, ducted

Number of Stories: 1

Roof Material: 8 - ConcTile

Roof Structure: 8 - Hip (Primarily)



<u>line #</u>	<u>SubAreas</u> <u>Description</u>	<u>Gross Area</u>
1	PRM - Main Area Commercial	1,811
2	OPF - Open Porch, Fair	52
3	SPA - Screened porch, Average	232

Extra Features

There are no extra features associated with this building

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



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Account Number: 0450060010

Situs: 2211 S TAMIAMI TRL, VENICE, FL, 34293

Building Type: NLGT - Light Industrial Warehouse

Finished Area S.F: 440

Total Building Area S.F: 820

Year Built: 1927

Effective Year Built: 1970

Bathrooms: 2

Exterior Walls: 1 - Aluminum siding

Frame: 4 - Fireproof structural steel columns and beams

Heat-Air: 4 - Heat & Air Cond, ducted

Number of Stories: 1

Roof Material: 4 - Built-up tar & gravel

Roof Structure: 3 - Low pitch shed roof



**Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER**

0450060010

Ownership:
TINGLE WILLIAM J
3726 FLAMINGO AVE, SARASOTA, FL, 34242
Situs Address:
2211 S TAMIAMI TRL, VENICE, FL, 34293

Land Area: 18,155 Sq.Ft.
Municipality: Sarasota County
Subdivision: 0000 - NOT PART OF A SUBDIVISION
Property Use: 4100 - Manufacturing - light
Status: OPEN
Sec/Twp/Rge: 28-39S-19E
Census: 121150025102
Zoning: CG - COMMERCIAL, GENERAL
Total Living Units: 0

Parcel Description: BOAT HOIST BEG AT PT ON E LINE OF SW 1/4 OF SEC 28-39-19 WHICH IS 81.5 FT N OF NE COR OF NE 1/4 OF SE 1/4 OF SW 1/4 TH S 56 W 199.3 FT TO E R/W LINE OF HWY 41 TH N 33- 13 W ALONG E ROW OF SAID HWY 93 FT TH N 59 E 256 FT TH S 102.3 FT TO POB LESS STATE RD R/W

Buildings

<u>Situs - click address for details</u>	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
2211 S TAMIAMI TRL, VENICE, FL, 34293	1	0	2	0	1927	820	440	1
2211 S TAMIAMI TRL, VENICE, FL, 34293	2	0	0	0	1967	4303	4303	1

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	FENCE6 - Fence, chain link 6 feet high	180	LF	1967
3	1	PAVECC - Concrete paving	400	SF	1967
2	1	PAVEAS - Asphalt paving	6030	SF	1985
4	2	UTILITY - Utility Building	288	SF	1967

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
2014	\$173,900	\$61,900	\$12,300	\$248,100	\$247,170	\$0	\$247,170	\$930
2013	\$153,200	\$59,000	\$12,500	\$224,700	\$224,700	\$0	\$224,700	\$0
2012	\$183,000	\$80,900	\$12,600	\$263,900	\$263,900	\$0	\$263,900	\$0
2011	\$185,200	\$81,100	\$12,800	\$266,300	\$266,300	\$0	\$266,300	\$0
2010	\$200,400	\$79,400	\$13,000	\$279,800	\$279,800	\$0	\$279,800	\$0
2009	\$217,900	\$89,800	\$12,900	\$307,700	\$307,700	\$0	\$307,700	\$0
2008	\$236,000	\$101,000	\$13,600	\$337,000	\$337,000	\$0	\$337,000	\$0
2007	\$254,200	\$129,000	\$13,600	\$333,200	\$383,200	\$0	\$383,200	\$0
2006	\$217,900	\$119,200	\$13,600	\$337,100	\$337,100	\$0	\$337,100	\$0

Current Exemptions

There are no exemptions associated with this parcel

Sales & Transfers

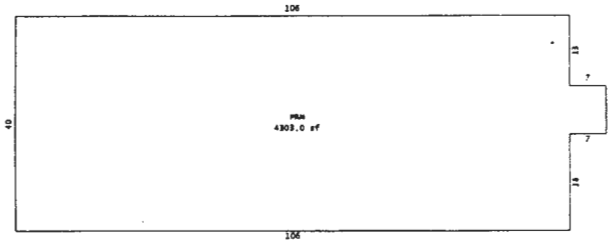
<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
1/9/2015	\$38,900	2015002562	18	ACE PROPERTIES LLC	CT
9/29/2004	\$175,000	2004194834	X3	WILSON JAMES R & PAULINE,	PR

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

adjacent

comercial



<u>line #</u>	<u>SubAreas</u> <u>Description</u>	<u>Gross Area</u>
1	PRM - Main Area Commercial	4,303

<u>line #</u>	<u>Extra Features</u> <u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
4	2	UTILTY - Utility Building	288	SF	1967

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