



LAW OFFICES
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June 21, 2017

VIA HAND DELIVERY

Mr. Jeff Shrum, AICP
Community Development Director
City of Venice
401 West Venice Ave
Venice, Florida 34285

Re: 127 East Tampa Ave – Vested Rights

Dear Jeff:

As you are aware, we represent Bluedog Capital Partners, LLC, property owners, in connection with the above-referenced matter.

As you are also aware, our client desires to confirm the status of the residential units on the 127 East Tampa Ave property. Enclosed herewith, please find additional information to our request.

Please accept this additional information as part of our vested rights determination request before City Council.

If you have any questions or need any additional information, please do not hesitate to contact us.

We appreciate your attention to our request.

Kind regards.

Very truly yours,

Jackson R. Boone

jrb

cc: Client (via email)

T68-15304/LtrShrum06.21.17

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127 E Tampa Ave, Venice, Florida

Brief History

Bluedog Capital Partners, LLC (formerly Bluedog Investments, LLC) was a junior mortgage holder on this property. By early 2010 it became clear that the previous owners were in financial difficulty and had fallen behind on their mortgage to both the primary lender and Blueodg. In addition, they were behind on both their property taxes and water and sewer bills.

Working with the previous owners and primary mortgage holder we were able to work out a short sale for \$255,000 and closed on the sale in October 2010. This property was at this time subject to municipal liens and in need of extensive repair.

Our immediate goals were to remove the liens and make improvements sufficient to guarantee a rent roll that could support the maintenance of the property. As time moved on we continued to improve on the property, most recently installing a new sign and roof as well as major improvements to the irrigation system. Please see the report below showing the total capital improvements made to the property since acquisition.

127 E Tampa Ave, Venice, Florida	
Purchase Price	\$ 255,000.00
Capital Improvements	
Improvements prior to 2012	176,000.00
Code Enforcement Lien	46,250.00
Remodel	320,270.82
Structural Repairs	15,000.00
New Roof	48,525.00
Building Improvements 2012	25,494.29
Signage	15,773.20
Water Line Repair	12,000.00
Building Improvements 2013	10,805.80
Total Capital Improvements	<u>670,119.11</u>
Florida Total	<u>\$925,119.11</u>

The day to day management of the property is handled by our team located in Providence, RI. We process all invoicing and rent receipts, distribute a monthly newsletter, and receive all calls from our tenants. As required, we use the services of a property manager located in Sarasota County to handle maintenance concerns that might arise. In addition, he ensures the property is maintained in excellent condition, providing regular reports, photos, and updates as necessary.

We have been working with American Property Group, specifically Adam Seidel to market the property to prospective tenants. We welcome you to contact him at (941) 923-0535 for more specific information about the property and its appeal to the local market.

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Permit Search Results

Show 50 entries

Search:

Application Number	Address	Parcel	Contractor/Other Name	Application Type	Application Status
17-00002353 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=17-00002353&finish=true&page1=true)	127 E TAMPA AV	0407-14-0023	BCP PROPERTIES LLC	ARCHITECTURAL REVIEW BOARD APPLICATION	APPROVED
17-00002353 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=17-00002353&finish=true&page1=true)	127 E TAMPA AV	0407-14-0023	ORIGINAL SIGNS LLC	ARCHITECTURAL REVIEW BOARD APPLICATION	APPROVED
02-00000752 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=02-00000752&finish=true&page1=true)	127 E TAMPA AV	0407-14-0023	BARTON MCINTYRE	BUILDING MINOR (MW)	CLOSED
02-00000752 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=02-00000752&finish=true&page1=true)	127 E TAMPA AV	0407-14-0023	SPIGELMYER ELOISE M	BUILDING MINOR (MW)	CLOSED
02-00000789 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=02-00000789&finish=true&page1=true)	127 E TAMPA AV	0407-14-0023	HONEST A/C & HEATING	HVAC CHANGEOUT ONLY (MW)	CLOSED
02-00000789 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=02-00000789&finish=true&page1=true)	127 E TAMPA AV	0407-14-0023	MICHAEL VELLUCCI	HVAC CHANGEOUT ONLY (MW)	CLOSED
02-00000789 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=02-00000789&finish=true&page1=true)	127 E TAMPA AV	0407-14-0023	SPIGELMYER ELOISE M	HVAC CHANGEOUT ONLY (MW)	CLOSED
02-00000810 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=02-00000810&finish=true&page1=true)	127 E TAMPA AV	0407-14-0023	SMITH ELECTRIC INC.	ELECTRICAL WORK ONLY (MW)	CLOSED
02-00000810 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=02-00000810&finish=true&page1=true)	127 E TAMPA AV	0407-14-0023	MICHAEL VELLUCCI	ELECTRICAL WORK ONLY (MW)	CLOSED
02-00000810 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=02-00000810&finish=true&page1=true)	127 E TAMPA AV	0407-14-0023	SPIGELMYER ELOISE M	ELECTRICAL WORK ONLY (MW)	CLOSED

02-00002320 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=02-00002320&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	HONEST A/C OF VENICE	HVAC CHANGEOUT ONLY (MW)	CLOSED
02-00002320 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=02-00002320&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	VILLA UCCI PROPERTIES INC	HVAC CHANGEOUT ONLY (MW)	CLOSED
03-00001872 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=03-00001872&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	HONEST A/C OF VENICE	HVAC CHANGEOUT ONLY (MW)	CLOSED
03-00001872 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=03-00001872&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	UNIT "D"	HVAC CHANGEOUT ONLY (MW)	CLOSED
03-00001872 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=03-00001872&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	VILLA UCCI PROPERTIES INC	HVAC CHANGEOUT ONLY (MW)	CLOSED
08-00000276 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=08-00000276&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	CONTRACTOR PLUS INC	BUILDING MINOR (MW)	CLOSED
08-00000276 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=08-00000276&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	VENICE TRUST	BUILDING MINOR (MW)	CLOSED
08-00000690 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=08-00000690&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	CONTRACTOR PLUS INC	COMMERCIAL REMODEL	CLOSED
08-00000690 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=08-00000690&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	VENICE TRUST	COMMERCIAL REMODEL	CLOSED
08-00000930 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=08-00000930&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	CONTRACTOR PLUS INC	COMMERCIAL REMODEL	CLOSED
08-00000930 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=08-00000930&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	VENICE TRUST	COMMERCIAL REMODEL	CLOSED

08-0000930 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=08-0000930&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	ELECTRICAL MAINT SYSTEMS INC.	COMMERCIAL REMODEL	CLOSED
08-00001765 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=08-00001765&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	KEITH OLSON CONSTRUCTION INC.	COMMERCIAL REMODEL	CLOSED
08-00001765 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=08-00001765&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	VENICE TRUST	COMMERCIAL REMODEL	CLOSED
08-00001765 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=08-00001765&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	WHEELER ELECTRIC	COMMERCIAL REMODEL	CLOSED
08-00001765 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=08-00001765&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	SUPERIOR HEATING & COOLING	COMMERCIAL REMODEL	CLOSED
08-00001765 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=08-00001765&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	CITRUS PLUMBING OF VENICE INC	COMMERCIAL REMODEL	CLOSED
09-00000775 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=09-00000775&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	AREA ELECTRIC INC	ELECTRICAL WORK ONLY (MW)	CLOSED
09-00000775 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=09-00000775&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	VENICE TRUST	ELECTRICAL WORK ONLY (MW)	CLOSED
09-00001884 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=09-00001884&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	VENICE TRUST	COMMERCIAL REMODEL	CLOSED
09-00001884 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=09-00001884&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	JAMES CHRISTIAN BATES PLUMBING	COMMERCIAL REMODEL	CLOSED
09-00001884 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=09-00001884&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	ROBERT CHARLES INC	COMMERCIAL REMODEL	CLOSED

11-00001382 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=11-00001382&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	BLUEDOG INVESTMENTS LLC	REROOF-SINGLE FAMILY (FLAT)	CLOSED
11-00001382 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=11-00001382&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	ALVIN J SINGLETON INC	REROOF-SINGLE FAMILY (FLAT)	CLOSED
11-00002675 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=11-00002675&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	BLUEDOG INVESTMENTS LLC	BUILDING MINOR (MW)	CLOSED
11-00002675 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=11-00002675&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	INTEGRITY CONSTR & REMODELING	BUILDING MINOR (MW)	CLOSED
11-00002914 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=11-00002914&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	BLUEDOG INVESTMENTS LLC	COMMERCIAL REMODEL	CLOSED
11-00002914 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=11-00002914&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	FLORIDA SHORELINE & FOUNDATION	COMMERCIAL REMODEL	CLOSED
11-00003254 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=11-00003254&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	BLUEDOG INVESTMENTS LLC	SIGN PERMIT W/ELEC	CLOSED
11-00003254 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=11-00003254&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	SIGNS IN ONE DAY	SIGN PERMIT W/ELEC	CLOSED
12-00000012 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=12-00000012&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	BLUEDOG INVESTMENTS LLC	ELECTRICAL WORK ONLY - MORE THAN TWO INSP.	CLOSED
12-00000012 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=12-00000012&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	A&B ELECTRIC OF SARASOTA INC	ELECTRICAL WORK ONLY - MORE THAN TWO INSP.	CLOSED
12-00000013 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=12-00000013&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	BLUEDOG INVESTMENTS LLC	BACK FLOW PREVENTER (MW)	CLOSED

12-0000013 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=12-0000013&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	BLANTON PLUMBING	BACK FLOW PREVENTER (MW)	CLOSED
12-00000218 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=12-00000218&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	BLUEDOG INVESTMENTS LLC	BUILDING MINOR (MW)	CLOSED
12-00000218 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=12-00000218&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	INTEGRITY CONSTR & REMODELING	BUILDING MINOR (MW)	CLOSED
14-00002198 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=14-00002198&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	THOMAS D JACQUES	REROOF (COMMERCIAL)	CLOSED
14-00002198 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=14-00002198&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	AVERY ROOF SERVICES	REROOF (COMMERCIAL)	CLOSED
14-00002198 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=14-00002198&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	BLUEDOG INVESTMENTS LLC	REROOF (COMMERCIAL)	CLOSED
14-00002198 (selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&permit.appYearAndNumber=14-00002198&finish=true&page1=true)	127 E TAMPA AV	0407-14- 0023	D&D AIR CONDITIONING	REROOF (COMMERCIAL)	CLOSED

Showing 1 to 50 of 50 entries

Previous Next[Modify Search](#)[Cancel \(selectpermit.html?OWASP_CSRFTOKEN=J6II-9PDP-KHMR-YTK6-R3QC-1GK1-M7Q7-GF0P&cancel=true\)](#)

No	Alt No	Direction/Street/City
127		E TAMPA AVE, VENICE

EXTERIOR INFORMATION	
Type:	SHOP-CENTER
Sty Ht:	2 - 2 STORY
(Liv) Units:	Total: 0
Foundation:	
Frame:	MASONRY
Prime Wall:	STUCCO
Sec Wall:	
Roof Struct:	FLAT/SHED
Roof Cover:	BU-T&G
Color:	
View /Desir:	

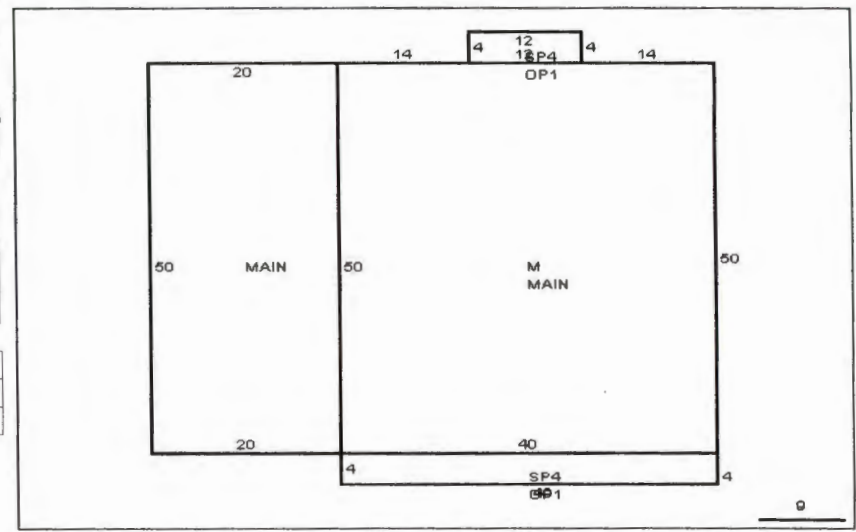
INTERIOR INFORMATION	
Avg Ht/FL:	10
Prim Int Wal:	DRYWALL
Sec Int Wall:	WOOD PANEL 50%
Partition:	
Prim Floors:	CARPET
Sec Floors:	HARD TILE 50%
Bsmnt Fir:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	HEAT/AC
# Heat Sys:	
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal:	
% Sprinkled:	

TAX DISTRICT

OWNERSHIP	
Owner 1:	VENICE TRUST
Street 1:	81 OLD HOMESTEAD RD
Twn/City:	WARWICK
St/Prov:	RI
Postal:	02889

GENERAL INFORMATION	
Grade:	COMMERCIAL
Year Bilt:	1958
Eff Yr Bilt:	1990
Alt LUC:	
Jurisdic:	
Const Mod:	
Lump Sum Adj:	

BATH FEATURES
Full Bath: 5
A Bath:
3/4 Bath:
A 3QBth:
1/2 Bath:
A HBth:
OthrFix: 12



ACTIVITY INFORMATION			
Date	Result	By	Name
12/16/2005	Inspected	467	Huhn
1/11/2002	Inspected	451	Farrow

PROPERTY FACTS			
Item	Code	Descip	%
Z	CI	CI	100
o			
n			

CONDO INFORMATION	
Location:	
Unit #:	
Floor:	
% Own:	
Name:	

Phys Cond:	Average	14.00%
Functional:		
Economic:		
Special:	CONDITION	30.00%
Override:		
Total:		39.8%

Full Bath:	5	Rating:	TYPICAL
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	12	Rating:	TYPICAL

BUILDING PERMITS CARD 1 of 2 TOTAL ASSESSED: 842,300

IN PROCESS APPRAISAL SUMMARY					
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
164X	0.510	165,000	22,000	466,200	653,200

Sarasota - 2007
ParcelID
0407-14-0023
Pat Acct
104098

OTHER FEATURES	
Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	30

Total Card	0.510	165,000	22,000	466,200	653,200
Total Parcel	0.510	354,100	22,000	466,200	842,300

REMODELING	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
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PREVIOUS ASSESSMENT							
Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2007	164X	354,100	22,000	.51	466,200	842,300	842,300
2007	164X	354,100	22,000	.51	466,200	842,300	842,300

SUB AREA				
Code	Description	Area - SQ	Rate - AV	Undepr Value
MAIN	BASE	3,000	50.610	151,817
M	2S AREA	2,000	40.480	80,969
OP1	OPEN PRCH FR	208	12.260	2,550
SP4	SCRN PRCH AV	208	14.420	3,000

CALC SUMMARY	
Basic \$ / SQ:	53.00
Size Adj.:	0.98879999
Const Adj.:	0.96563733
Adj \$ / SQ:	50.606
Grade Factor:	1.15
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	274086
Depreciation:	109086
Depreciated Total:	165000
Juris. Factor:	
Special Features:	0
Final Total:	165000

SALES INFORMATION									
Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
G1A2 LAND,	2004158166	QC	8/10/2004	Disqualified		100	No	No	
VILLA UCCI PROP	2004131547	QC	7/6/2004	Disqualified		100	No	No	

Net Sketched Area:	5,416	Total:	238,336
Size Ad	5000.0000	Gross Area	5416
		FinArea	5000

RES BREAKDOWN				SUB AREA DETAIL						
No	Unit	RMS	BRS	FL	Sub Area	% Usbl	Descip	% Type	Qu	# Ten
	4		8	0						

SPEC FEATURES/YARD ITEMS												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC
0096	PAVING-ASPH	Y		1	15800	0004	FR	1979	2.08	T	39	164X
0094	PAVING-CONCF	Y		1	800	0003	FR	1979	4.01	T	39	164X

COMMENTS		Legal Description	
4 APT UNITS PROVIDENCE PLACE.		BEG AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT T	

More: N	Total Yard Items:	22,000	Total Special Features:		Total:	22,000
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LAND SECTION																												
Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes	
164X	MSP<10KX		22200		Sq. Ft.	HI	SQ/FT	100.0	0	1.	21,000	126C	ZMK6			CONV	CC	-79		466,200							466,200	Frontal

Total AC/HA:	0.50964	Total SF/SM:	22200.00	Parcel LUC:	164	MSP<10KX	Prime NB Desc:	126	Total:	466,200	Sp Credit:		Total:	466,200	More:	N
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No	Alt No	Direction/Street/City
127		E TAMPA AVE, VENICE

EXTERIOR INFORMATION	
Type:	SHOP-CENTER
Sty Ht:	1 - 1 STORY
(Liv) Units:	Total: 0
Foundation:	
Frame:	MASONRY
Prime Wall:	STUCCO
Sec Wall:	BRICK 50%
Roof Struct:	FLAT/SHED
Roof Cover:	BU-T&G
Color:	
View /Desir:	

INTERIOR INFORMATION	
Avg Ht/FL:	10
Prim Int Wal:	DRYWALL
Sec Int Wall:	
Partition:	
Prim Floors:	CARPET
Sec Floors:	CONCRETE 50%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	HEAT/AC
# Heat Sys:	
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal:	% Sprinkled

TAX DISTRICT

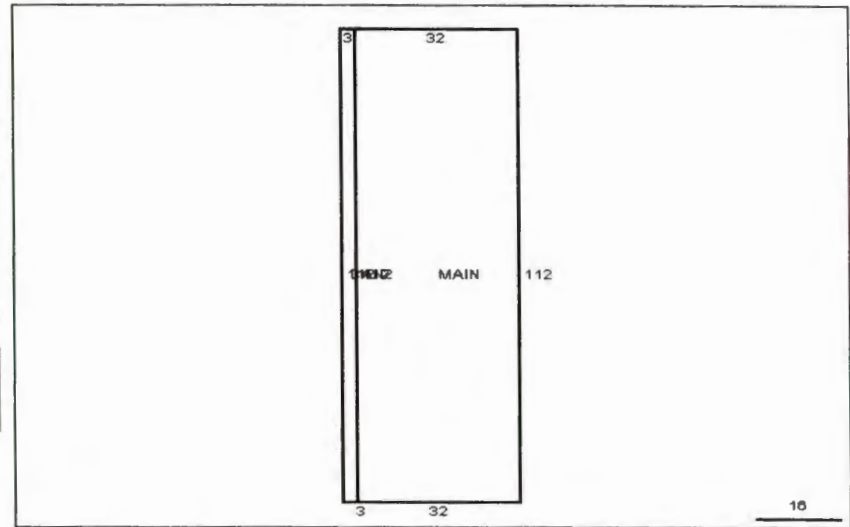
OWNERSHIP	
Owner 1:	VENICE TRUST
Street 1:	81 OLD HOMESTEAD RD
Twn/City:	WARWICK
St/Prov:	RI Cntry Own Occ:
Postal:	02889 Type:

ACTIVITY INFORMATION			
Date	Result	By	Name

PROPERTY FACTORS			
Item	Code	Descp	%
Z	CI	CI	100
o			
n			

GENERAL INFORMATION	
Grade:	COMMERCIAL
Year Blt:	1982 Eff Yr Blt: 1992
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

BATH FEATURES	
Full Bath:	7 Rating: TYPICAL
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
Othr Fix:	14 Rating: TYPICAL



CONDO INFORMATION	
Location:	Phys Cond: Average 12.00%
Unit #:	Functional: %
Floor:	Economic: %
% Own:	Special: %
Name:	Override: %

Sarasota - 2007
ParcelID
0407-14-0023
Pat Acct
104098

REMODELING	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

BUILDING PERMITS CARD 2 of 2 TOTAL ASSESSED: 842,300

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
164X	0.000	189,100			189,100

Total Card	0.000	189,100			189,100
Total Parcel	0.510	354,100	22,000	466,200	842,300

OTHER FEATURES	
Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

SUB AREA				
Code	Description	Area - SQ	Rate - AV	Undepr Value
MAIN	BASE	3,584	51.160	183,375
CAN2	CANOPY-2	336	10.230	3,438

CALC SUMMARY	
Basic \$ / SQ:	53.00
Size Adj.:	1.00017858
Const Adj.:	0.96520281
Adj \$ / SQ:	51.165
Grade Factor:	1.15
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	214835
Depreciation:	25780
Depreciated Total:	189055
Juris. Factor:	
Special Features:	0
Final Total:	189100

PREVIOUS ASSESSMENT	
Source:	Market Adj Cost
Total Assmnt per SQ unit	/Card: 52.76 /Parcel: 98.12

SALES INFORMATION	
Grantor	Legal Ref
Type	Date
Nal Desc	Sale Price
V	Tst Verif
Assoc PCL	Value

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
------	-------------	-----------	----------	------	-----	------	------------	---------	-----	------	-------	------------	------	-------	-------------

More: N	Total Yard Items:	Total Special Features:	Total:
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LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf 1	%	Inf 2	%	Inf 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
164X	MSP<10KX		0		Sq. Ft.	RET/L/OFF	1.0	0	0	0.000	126C		ZMK6														

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	164 MSP<10KX	Prime NB Desc:	126	Total:		Spl Credit:		Total:		More:	Y
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No	Alt No	Direction/Street/City
127		E TAMPA AVE, VENICE

OWNERSHIP

Owner 1: VENICE TRUST
 Street 1: 127 E TAMPA AVE #3
 Twn/City: VENICE
 St/Prov: FL Cntry Own Occ:
 Postal: 34285 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2005	Inspected	467	Huhn
1/11/2002	Inspected	451	Farrow

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	CI	CI	100	U		
o				t		
n				i		

Exmpt:

CONDO INFORMATION

Location: Phys Cond: Average 14.00%
 Unit #: Functional: %
 Floor: Economic: Hi-Vacancy 20.00%
 % Own: Special: CONDITION 30.00%
 Name: Override: %

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
164X	0.510	124,700	22,000	444,000	590,700

Total Card	0.510	124,700	22,000	444,000	590,700
Total Parcel	0.510	267,400	22,000	444,000	733,400

Source: Market Adj Cost Total Assmnt per SQ unit /Card: 118.14 /Parcel: 85.44

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2008	164X	267,400	22,000	.51	444,000	733,400	733,400
2007	164X	354,100	22,000	.51	466,200	842,300	842,300

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL	Value
G1A2 LAND	2004158166	QC	8/10/2004	Disqualified	100	No	No			
VILLA UCCI PROP	2004131547	QC	7/6/2004	Disqualified	100	No	No			

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Ass'd Value
0096	PAVING-ASPH	Y		1	15800	0004	FR	1979	2.08	T	39	164X	Z220		20,000		20,000
0094	PAVING-CONCF	Y		1	800	0003	FR	1979	4.01	T	39	164X	Z220		2,000		2,000

More: N Total Yard Items: 22,000 Total Special Features: Total: 22,000

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf 1	%	Inf 2	%	Inf 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
164X	MSP<10KX		22200		Sq. Ft.	HI	100.0	0	1	20,000	Z220		ZM02			CONV	CC	-80		444,000						444,000	Frontal

Total AC/HA: 0.50964 Total SF/SM: 22199.92 Parcel LUC: 164 MSP<10KX Prime NB Desc: 126 Total: 444,000 Spl Credit: Total: 444,000 More: N

EXTERIOR INFORMATION

Type: SHOP-CENTER
 Sty Ht: 2 - 2 STORY
 (Liv) Units: Total: 0
 Foundation:
 Frame: MASONRY
 Prime Wall: STUCCO
 Sec Wall: %
 Roof Struct: FLAT/SHED
 Roof Cover: BU-T&G
 Color:
 View /Desir:

GENERAL INFORMATION

Grade: COMMERCIAL
 Year Blt: 1958 Eff Yr Blt: 1990
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

DEPRECIATION

Phys Cond:	Average	14.00%
Functional:		%
Economic:	Hi-Vacancy	20.00%
Special:	CONDITION	30.00%
Override:		%
Total:		51.84%

Sarasota
 ParcelID: 0407-14-0023
 Pat Acct: 104098

OTHER FEATURES

Kits: Rating:
 A Kits: Rating:
 Frpt: Rating:
 WSFlue: 30 Rating:

Print Date/Time
 05/31/17 10:10:22

REMODELING

Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

INTERIOR INFORMATION

Avg Ht/FL: 10
 Prim Int Wall: DRYWALL
 Sec Int Wall: WOOD PANEL 50 %
 Partition:
 Prim Floors: CARPET
 Sec Floors: HARD TILE 50 %
 Bsmnt Flr:
 Bsmnt Gar:
 Electric:
 Insulation:
 Int vs Ext:
 Heat Fuel:
 Heat Type: HEAT/AC
 # Heat Sys:
 % Heated: 100 % AC:
 Solar HW: NO Central Vac: NO
 % Corn Wal % Sprinkled

BATH FEATURES

Full Bath: 5 Rating: TYPICAL
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3QBth: Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 OthrFix: 12 Rating: TYPICAL

REMODELING

Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

Print Date/Time
 05/31/17 10:10:22

REMODELING

Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	8	0	

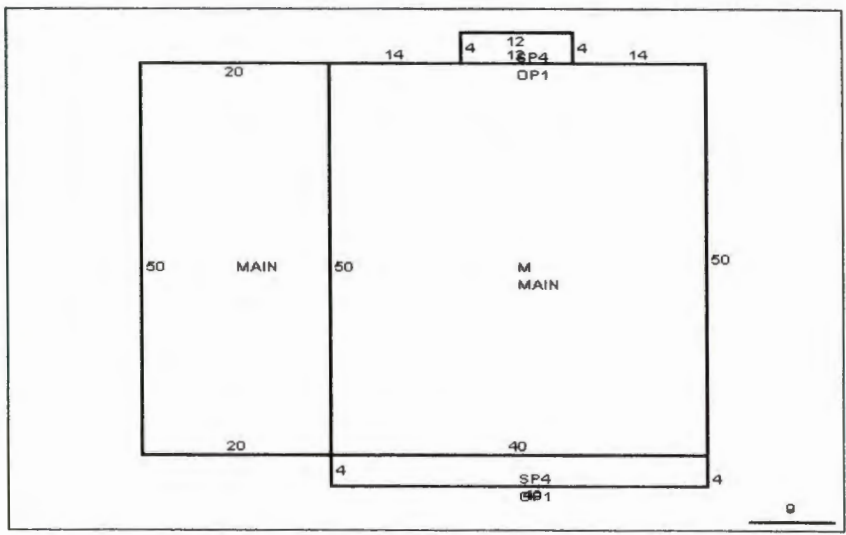
COMMENTS

4 APT UNITS PROVIDENCE PLACE.

Legal Description

BEG AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT T

TAX DISTRICT



BUILDING PERMITS CARD 1 of 2 TOTAL ASSESSED: 733,400

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
MAIN	BASE	3,000	47.740	143,223
M	2S AREA	2,000	38.190	76,386
OP1	OPEN PRCH FR	208	12.260	2,550
SP4	SCRN PRCH AV	208	14.420	3,000

CALC SUMMARY

Basic \$ / SQ:	50.00
Size Adj.:	0.98879999
Const Adj.:	0.96563733
Adj \$ / SQ:	47.741
Grade Factor:	1.15
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	258933
Depreciation:	134231
Depreciated Total:	124702
Juris. Factor:	
Special Features:	0
Final Total:	124700

Net Sketched Area: 5,416 Total: 225,159

Size Ad	5000.0000	Gross Area	5416	FinArea	5000
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SUB AREA DETAIL

No Unit	RMS	BRS	FL	Sub Area	% Usbl	Descip	% Type	Qu	# Ten
4	8	0							

COMMENTS

4 APT UNITS PROVIDENCE PLACE.

Legal Description

BEG AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT T

PROPERTY LOCATION MAP 0407 PAGE 14 PARCEL 0023
 - No Alt No Direction/Street/City
 127 E TAMPA AVE, VENICE

!104098!

OWNERSHIP
 Owner 1: VENICE TRUST
 Street 1: 127 E TAMPA AVE #3
 Twn/City: VENICE
 St/Prov: FL Cntry Own Occ:
 Postal: 34285 Type:

EXTERIOR INFORMATION
 Type: SHOP-CENTER
 Sty Ht: 1 - 1 STORY
 (Liv) Units: Total: 0
 Foundation:
 Frame: MASONRY
 Prime Wall: STUCCO
 Sec Wall: BRICK 50 %
 Roof Struct: FLAT/SHED
 Roof Cover: BU-T&G
 Color:
 View /Desir:

INTERIOR INFORMATION
 Avg H/FL: 10
 Prim Int Wall: DRYWALL
 Sec Int Wall:
 Partition:
 Prim Floors: CARPET
 Sec Floors: CONCRETE 50 %
 Bsmnt Flr:
 Bsmnt Gar:
 Electric:
 Insulation:
 Int vs Ext:
 Heat Fuel:
 Heat Type: HEAT/AC
 # Heat Sys:
 % Heated: 100 % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal % Sprinkled

TAX DISTRICT

ACTIVITY INFORMATION
 Date Result By Name

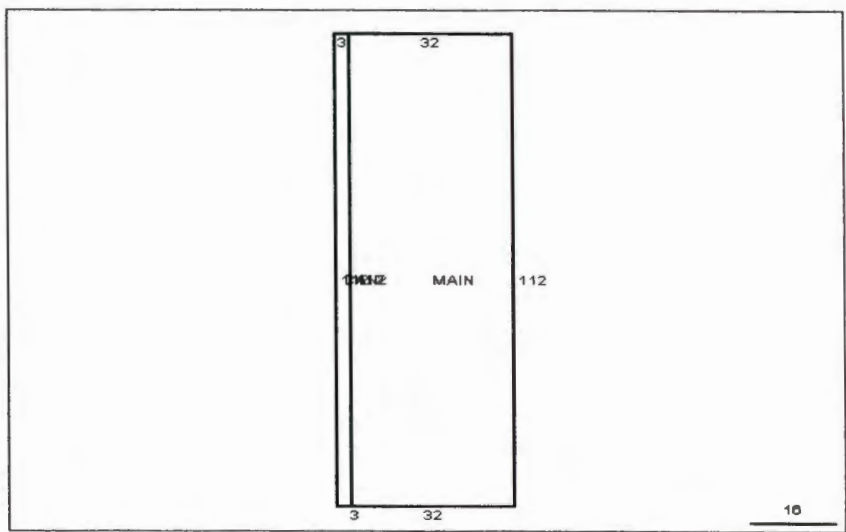
PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	CI	CI	100	U		
o				t		
n				i		

 Exmpt:

GENERAL INFORMATION
 Grade: COMMERCIAL
 Year Blt: 1982 Eff Yr Blt: 1992
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

BATH FEATURES
 Full Bath 7 Rating: TYPICAL
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3QBth: Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 OthrFix: 14 Rating: TYPICAL



CONDO INFORMATION
 Location: Phys Cond: Average 12.00 %
 Unit #: Functional: %
 Floor: Economic: Hi-Vacancy 20.00 %
 % Own: Special: %
 Name: Override: %
 Total: 29.6 %

DEPRECIATION
 Sarasota
 ParcelID
 0407-14-0023
 Pat Acct
 104098

OTHER FEATURES
 Kits: Rating:
 A Kits: Rating:
 Frpl: Rating:
 WSFlue: Rating:

BUILDING PERMITS CARD 2 of 2 TOTAL ASSESSED: 733,400

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
164X	0.000	142,700			142,700
Total Card	0.000	142,700			142,700
Total Parcel	0.510	267,400	22,000	444,000	733,400

 Source: Market Adj Cost Total Assmnt per SQ unit /Card: 39.82 /Parcel: 85.44

REMODELING
 Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		7		0

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
MAIN	BASE	3,584	48.270	172,995
CAN2	CANOPY-2	336	9.650	3,244

CALC SUMMARY

Basic \$ / SQ:	50.00
Size Adj.:	1.00017858
Const Adj.:	0.96520281
Adj \$ / SQ:	48.269
Grade Factor:	1.15
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	202675
Depreciation:	59992
Depreciated Total:	142683
Juris. Factor	
Special Features:	0
Final Total:	142700

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed

Print Date/Time
 05/31/17 10:10:25

REMODELING
 Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

Net Sketched Area: 3,920 **Total:** 176,239

Size Ad	3584.0000	Gross Area	3920	FinArea	3584
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SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value

REMODELING
 Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

SUB AREA DETAIL

Sub Area	% Usbl	Descp	% Type	Qu	# Ten
1	7				0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
164X	MSP<10KX			0	Sq. Ft.													

REMODELING
 Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

REMODELING
 Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

COMMENTS
 UNITS 5-11.

Legal Description
 BEG AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT T

More: N Total Yard Items: Total Special Features: Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
164X	MSP<10KX		0		Sq. Ft.	RETL/OFF	1.0	0	0	0.000	Z220		ZM02														

REMODELING
 Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

REMODELING
 Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

COMMENTS
 UNITS 5-11.

Legal Description
 BEG AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT T

Total AC/HA: 0.00000 Total SF/SM: 0.00 Parcel LUC: 164 MSP<10KX Prime NB Desc: 126 Total: Spl Credit: Total: More: Y

No	Alt No	Direction/Street/City
127		E TAMPA AVE, VENICE

OWNERSHIP

Owner 1: VENICE TRUST
 Street 1: 127 E TAMPA AVE #3
 Twn/City: VENICE
 St/Prov: FL Cntry Own Occ:
 Postal: 34285 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2009	Inspected	674	Dettenmayer
12/16/2005	Inspected	467	Huhn

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	CI	CI	100	U		
o				t		
n				l		

CONDO INFORMATION

Location: Phys Cond: Average 20.00%
 Unit #: Functional: %
 Floor: Economic: Hi-Vacancy 25.00%
 % Own: Special: %
 Name: Override: %
 Total: 40%

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
164X	0.510	164,800	21,200	399,600	585,600

Total Card	0.510	164,800	21,200	399,600	585,600
Total Parcel	0.510	293,900	21,200	399,600	714,700

Source: Market Adj Cost Total Assmnt per SQ unit /Card: 117.12 /Parcel: 83.26

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2009	164X	293,900	21,200	.51	399,600	714,700	714,700
2008	164X	267,400	22,000	.51	444,000	733,400	733,400

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
G1A2 LAND INC	2008070904	QC	5/16/2008	Disqualified	100	No	No	No	
G1A2 LAND,	2004158166	QC	8/10/2004	Disqualified	100	No	No	No	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
0096	PAVING-ASPH	Y		1	15800	0004	FR	1979	2.08	T	41.2	164X		Z220	19,300			19,300
0094	PAVING-CONCF	Y		1	800	0003	FR	1979	4.01	T	41.2	164X		Z220	1,900			1,900

More: N Total Yard Items: 21,200 Total Special Features: Total: 21,200

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
164X	MSP<10KX		22200		Sq. Ft.	HI SQ/FT	100.0	0	1.	18.000	Z220		ZM02		Conv Co		-82			399,600						399,600	Frontal

Total AC/HA: 0.50964 Total SF/SM: 22199.92 Parcel LUC: 164 MSP<10KX Prime NB Desc 126 Total: 399,600 Sp Credit Total: 399,600 More: N

EXTERIOR INFORMATION

Type: SHOP-CENTER
 Sty Ht: 2 - 2 STORY
 (Liv) Units: Total: 0
 Foundation:
 Frame: Masonry
 Prime Wall: Stucco
 Sec Wall: %
 Roof Struct: Flat/Shed
 Roof Cover: BuiltUp T&G
 Color:
 View /Desir:

GENERAL INFORMATION

Grade: COMMERCIAL
 Year Bilt: 1958 Eff Yr Bilt: 1990
 Alt LUC: Alt %:
 Jurtsdict: Fact:
 Const Mod:
 Lump Sum Adj:

DEPRECIATION

Sarasota - 2009
 ParcelID 0407-14-0023
 Pat Acct 104098
 Total: 40%

INTERIOR INFORMATION

Avg Ht/FL: 10
 Prim Int Wal: Drywall
 Sec Int Wall: Wood Panel 50%
 Partition:
 Prim Floors: Carpet
 Sec Floors: Hard Tile 50%
 Bsmnt Fir:
 Bsmnt Gar:
 Electric:
 Insulation:
 Int vs Ext:
 Heat Fuel:
 Heat Type: Heat/AC
 # Heat Sys:
 % Heated: 100 % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal % Sprinkled

BATH FEATURES

Full Bath: 5 Rating: TYPICAL
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3QBth: Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 Othr Fix: 12 Rating: TYPICAL

OTHER FEATURES

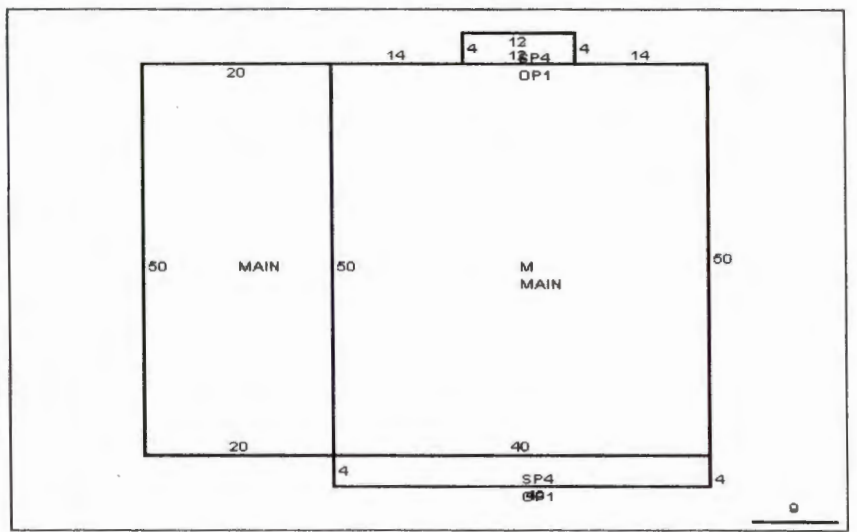
Kits: Rating:
 A Kits: Rating:
 Frpl: Rating:
 WSFlue: 30 Rating:

REMODELING

Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

Print Date/Time 05/31/17 10:10:40

TAX DISTRICT



BUILDING PERMITS CARD 1 of 2 TOTAL ASSESSED: 714,700

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/22/2009	775		650.0					Repair wiring outs

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
MAIN	BASE	3,000	48.950	146,835
M	2S AREA	2,000	42.580	85,165
OP1	OPEN PRCH FR	208	14.720	3,062
SP4	SCRN PRCH AV	208	18.180	3,782

CALC SUMMARY

Basic \$ / SQ: 53.00
 Size Adj.: 0.98879999
 Const Adj.: 0.93395394
 Adj \$ / SQ: 48.945
 Grade Factor: 1.15
 Other Features: 0
 Neighborhood Inf: 1.00000000
 LUC Factor: 1.00
 Adj Total: 274670
 Depreciation: 109868
 Depreciated Total: 164802
 Juris. Factor
 Special Features: 0
 Final Total: 164800

Net Sketched Area: 5,416 Total: 238,844
 Size Ad 5000.0000 Gross Area 5416 FinArea 5000

RES BREAKDOWN

No	Unit	RMS	BRS	FL
4		8		0

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Type	Qu	# Ten
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COMMENTS
 4 APT UNITS PROVIDENCE PLACE.
 1ST FLOOR BIG Z TAVERN.

Legal Description
 BEG AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT T

No	Alt No	Direction/Street/City
127		E TAMPA AVE, VENICE

OWNERSHIP

Owner 1: VENICE TRUST
 Street 1: 127 E TAMPA AVE #3
 Twn/City: VENICE
 St/Prov: FL Cntry Own Occ:
 Postal: 34285 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
------	--------	----	------

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	CI	CI	100	U		
o				t		
n				i		

Exmpt:

CONDO INFORMATION

Location: Phys Cond: Average 18.00%
 Unit #: Functional: %
 Floor: Economic: Hi-Vacancy 25.00%
 % Own: Special: %
 Name: Override: %

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
164X	0.000	129,100			129,100
Total Card	0.000	129,100			129,100
Total Parcel	0.510	293,900	21,200	399,600	714,700

Source: Market Adj Cost Total Assmnt per SQ unit /Card: 36.02 /Parcel: 83.26

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
--------	-----	----------------	------------	-----------	------------	-------------	----------------

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
---------	-----------	------	------	----------	------------	---	-----	-------	-----------------

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	-------------

More: N Total Yard Items: Total Special Features: Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes	
164X	MSP<10KX		0		Sq. Ft.	RETL/OFF	1.0	0	0.	0.000	2220		ZM02															

Total AC/HA: 0.00000 Total SF/SM: 0.00 Parcel LUC: 164 MSP<10KX Prime NB Desc 126

EXTERIOR INFORMATION

Type: SHOP-CENTER
 Sty Ht: 1 - 1 STORY
 (Liv) Units: Total: 0
 Foundation:
 Frame: Masonry
 Prime Wall: Stucco
 Sec Wall: Brick 50 %
 Roof Struct: Flat/Shed
 Roof Cover: BuiltUp T&G
 Color:
 View /Desir:

GENERAL INFORMATION

Grade: COMMERCIAL
 Year Bilt: 1982 Eff Yr Bilt: 1992
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

DEPRECIATION

Phys Cond: Average 18.00%
 Functional: %
 Economic: Hi-Vacancy 25.00%
 Special: %
 Override: %

Total: 38.5%

OTHER FEATURES

Kits: Rating:
 A Kits: Rating:
 Frpl: Rating:
 WSFlue: Rating:

Print Date/Time 05/31/17 10:10:48

REMODELING

Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

INTERIOR INFORMATION

Avg Ht/FL: 10
 Prim Int Wal: Drywall
 Sec Int Wall: %
 Partition:
 Prim Floors: Carpet
 Sec Floors: Concrete 50 %
 Bsmnt Fir:
 Bsmnt Gar:
 Electric:
 Insulation:
 Int vs Ext:
 Heat Fuel:
 Heat Type: Heat/AC
 # Heat Sys:
 % Heated: 100 % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal % Sprinkled

BATH FEATURES

Full Bath: 7 Rating: TYPICAL
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3QBth: Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 OthrFix: 14 Rating: TYPICAL

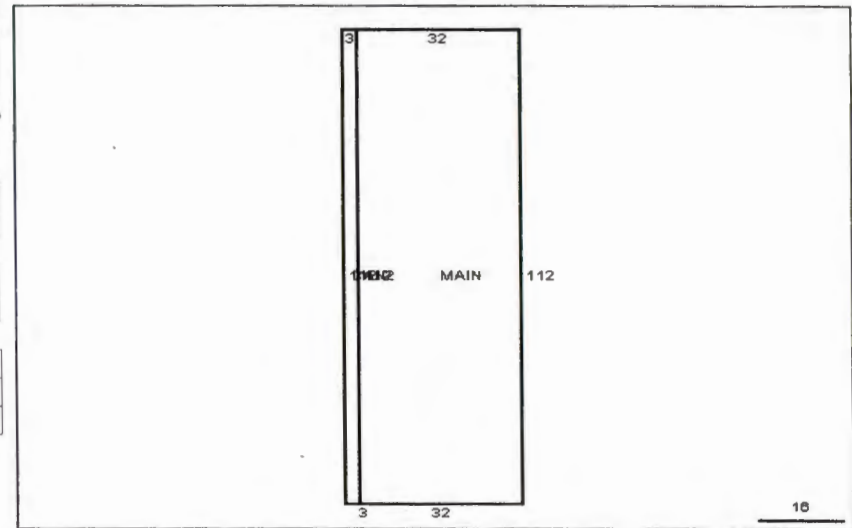
RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		7		0

SUB AREA DETAIL

Sub Area	% Usbl	Descp	% Type	Qu	# Ten
----------	--------	-------	--------	----	-------

TAX DISTRICT



BUILDING PERMITS CARD 2 of 2 TOTAL ASSESSED: 714,700

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
------	--------	-------	--------	-----	------------	----------	----------	---------

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
MAIN	BASE	3,584	49,990	179,148
CAN2	CANOPY-2	336	10,000	3,359

CALC SUMMARY

Basic \$ / SQ:	53.00
Size Adj.:	1.00017858
Const Adj.:	0.94295287
Adj \$ / SQ:	49.985
Grade Factor:	1.15
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	209883
Depreciation:	80805
Depreciated Total:	129078
Juris. Factor	
Special Features:	0
Final Total:	129100

COMMENTS

UNITS 5-11(2 OF 5 FOR LEASE 1/09).

Legal Description
 BEG AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT T

Total AC/HA: 0.00000 Total SF/SM: 0.00 Parcel LUC: 164 MSP<10KX Prime NB Desc 126 Total: Spl Credit: Total: More: Y

PROPERTY LOCATION MAP 0407 PAGE 14 PARCEL 0023

No.	Alt No	Direction/Street/City
127		E TAMPA AVE, VENICE

OWNERSHIP

Owner 1: VENICE TRUST
 Street 1: 127 E TAMPA AVE #3
 Twn/City: VENICE
 St/Prov: FL Cntry Own Occ:
 Postal: 34285 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2009	Inspected	674	Dettenmayer
12/16/2005	Inspected	467	Huhn

PROPERTY FEATURES

Item	Code	Descip	%	Item	Code	Descip
Z	CI	CI	100	U		
o				t		
n				i		

Exmpt:

CONDO INFORMATION

Location: Phys Cond: Average 20.00%
 Unit #: Functional: %
 Floor: Economic: Hi-Vacancy 40.00%
 % Own: Special: %
 Name: Override: %

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
164X	0.510	129,100	17,200	367,600	513,900
Total Card	0.510	129,100	17,200	367,600	513,900
Total Parcel	0.510	232,400	17,200	367,600	617,200

Source: Market Adj Cost Total Assmnt per SQ unit /Card: 102.78 /Parcel: 71.90

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2010	164X	232,400	17,200	.51	367,600	617,200	617,200
2010	164X	232,400	17,200	.51	367,600	617,200	617,200

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
G1A2 LAND INC	2008070904	QC	5/16/2008	Disqualified		100	No	No	
G1A2 LAND,	2004158166	QC	8/10/2004	Disqualified		100	No	No	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Ass'd Value
0096	PAVING-ASPH	Y		1	15800	0003	FR	1979	1.70	T	42.7	164X		ZC25	15,400		15,400
0094	PAVING-CONCF	Y		1	800	0003	FR	1979	4.01	T	42.7	164X		ZC25	1,800		1,800

More: N Total Yard Items: 17,200 Total Special Features: Total: 17,200

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
164X	MSP<10KX		22200		Sq. Ft.	HI SQ/FT	100.0	0	1.	16.560	ZC25	0.92	ZM02		Conv Co	-82				367,632						367,600	Frontal

Total AC/HA: 0.50964 Total SF/SM: 22200 Parcel LUC: 164 MSP<10KX Prime NB Desc: IslandVenice Total: 367,632 Spl Credit: Total: 367,600 More: N

EXTERIOR INFORMATION

Type: SHOP-CENTER
 Sty Ht: 2 - 2 STORY
 (Liv) Units: Total: 0
 Foundation:
 Frame: Masonry
 Prime Wall: Stucco
 Sec Wall: %
 Roof Struct: Flat/Shed
 Roof Cover: BuiltUp T&G
 Color:
 View /Desir:

GENERAL INFORMATION

Grade: COMMERCIAL
 Year Bilt: 1958 Eff Yr Bilt: 1990
 Alt LUC: Alt %:
 Jurisdic: Fact:
 Const Mod:
 Lump Sum Adj:

DEPRECIATION

Phys Cond: Average 20.00%
 Functional: %
 Economic: Hi-Vacancy 40.00%
 Special: %
 Override: %
 Total: 52%

OTHER FEATURES

Kits: Rating:
 A Kits: Rating:
 Frpl: Rating:
 WSFlue: 30 Rating:

Print Date/Time 05/31/17 10:11:45

REMODELING

Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

INTERIOR INFORMATION

Avg Ht/FL: 10
 Prim Int Wall: Drywall
 Sec Int Wall: Wood Panel 50 %
 Partition:
 Prim Floors: Carpet
 Sec Floors: Hard Tile 50 %
 Bsmnt Fir:
 Bsmnt Gar:
 Electric:
 Insulation:
 Int vs Ext:
 Heat Fuel:
 Heat Type: Heat/AC
 # Heat Sys:
 % Heated: 100 % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal % Sprinkled

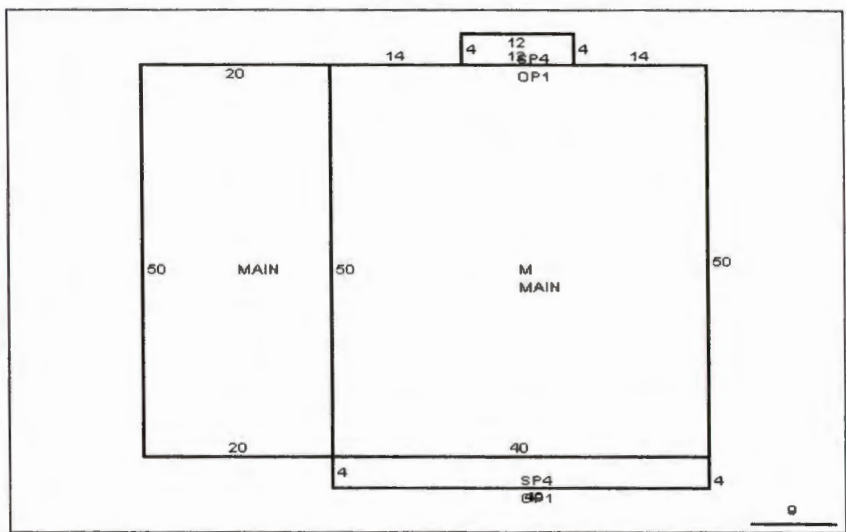
BATH FEATURES

Full Bath: 5 Rating: TYPICAL
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3QBth: Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 OthrFix: 12 Rating: TYPICAL

REMODELING

Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

TAX DISTRICT



BUILDING PERMITS CARD 1 of 2 TOTAL ASSESSED: 617,200

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/7/2010	1741		500.0					NEW/REPLACEMENT S
9/9/2009	1884		1,550.0					repair ada ramp, h

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
MAIN	BASE	3,000	48.950	146,835
M	2S AREA	2,000	40.140	80,270
OP1	OPEN PRCH FR	208	14.720	3,062
SP4	SCRN PRCH AV	208	18.180	3,782

CALC SUMMARY

Basic \$ / SQ:	53.00
Size Adj.:	0.98879999
Const Adj.:	0.93395394
Adj \$ / SQ:	48.945
Grade Factor:	1.15
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	269041
Depreciation:	139902
Depreciated Total:	129140
Juris. Factor:	
Special Features:	0
Final Total:	129100

RES BREAKDOWN

No	Unit	RMS	BRS	FL
4		8		0

SUB AREA DETAIL

Sub Area	% Usbl	Descip	% Type	Qu	# Ten

COMMENTS
4 APT UNITS PROVIDENCE PLACE. 1ST FLOOR BIG Z TAVERN.

Legal Description
BEG AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT T

No	Alt No	Direction/Street/City
127		E TAMPA AVE, VENICE

OWNERSHIP

Owner 1: VENICE TRUST
 Street 1: 127 E TAMPA AVE #3
 Twn/City: VENICE
 St/Prov: FL Cntry Own Occ:
 Postal: 34285 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
------	--------	----	------

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	CI	CI	100	U		
o				t		
n				i		

Exmpt:

EXTERIOR INFORMATION

Type: SHOP-CENTER
 Sty Ht: 1 - 1 STORY
 (Liv) Units: Total: 0
 Foundation:
 Frame: Masonry
 Prime Wall: Stucco
 Sec Wall: Brick 50 %
 Roof Struct: Flat/Shed
 Roof Cover: BuiltUp T&G
 Color:
 View /Desir:

INTERIOR INFORMATION

Avg Ht/FL: 10
 Prim Int Wall: Drywall
 Sec Int Wall:
 Partition:
 Prim Floors: Carpet
 Sec Floors: Concrete 50 %
 Bsmnt Flr:
 Bsmnt Gar:
 Electric:
 Insulation:
 Int vs Ext:
 Heat Fuel:
 Heat Type: Heat/AC
 # Heat Sys:
 % Heated: 100 % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal % Sprinkled

GENERAL INFORMATION

Grade: COMMERCIAL
 Year Bilt: 1982 Eff Yr Bilt: 1992
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

BATH FEATURES

Full Bath: 7 Rating: TYPICAL
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3QBth: Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 OthrFix: 14 Rating: TYPICAL

CONDO INFORMATION

Location:
 Unit #:
 Floor:
 % Own:
 Name:
 Phys Cond: Average 18.00 %
 Functional: %
 Economic: Hi-Vacancy 40.00 %
 Special: %
 Override: %
 Total: 50.8 %

DEPRECIATION

Sarasota - 2010
 ParcelID
 0407-14-0023
 Pat Acct
 104098

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
164X	0.000	103,300			103,300
Total Card	0.000	103,300			103,300
Total Parcel	0.510	232,400	17,200	367,600	617,200

Source: Market Adj Cost Total Assmnt per SQ unit /Card: 28.82 /Parcel: 71.90

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
--------	-----	----------------	------------	-----------	------------	-------------	----------------

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	-------------

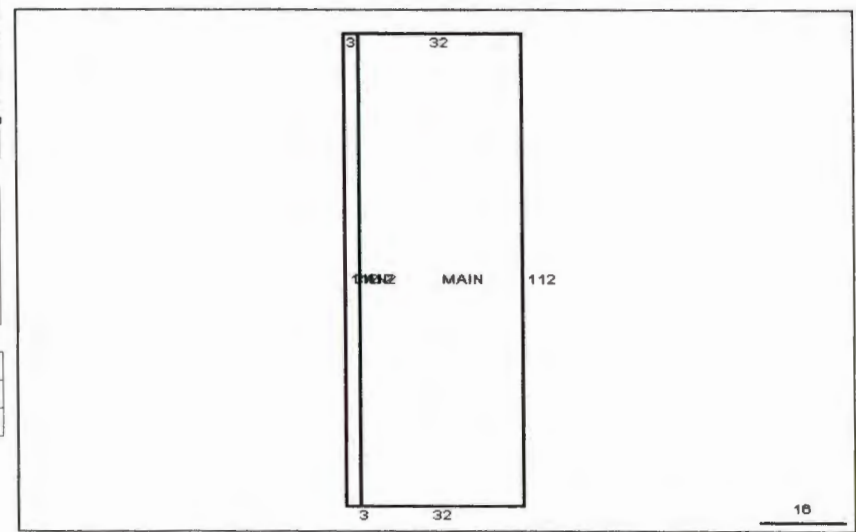
More: N Total Yard Items: Total Special Features: Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
164X	MSP<10KX		0		Sq. Ft.	RETL/OFF	1.0	0	0	0.000	ZC25	0.92	ZM02														

Total AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: 164 MSP<10KX Prime NB Desc: IslandVenice

TAX DISTRICT



BUILDING PERMITS CARD 2 of 2 TOTAL ASSESSED: 617,200

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
------	--------	-------	--------	-----	------------	----------	----------	---------

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
MAIN	BASE	3,584	49.990	179,148
CAN2	CANOPY-2	336	10.000	3,359

CALC SUMMARY

Basic \$ / SQ:	53.00
Size Adj.:	1.00017858
Const Adj.:	0.94295287
Adj \$ / SQ:	49.985
Grade Factor:	1.15
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	209883
Depreciation:	106620
Depreciated Total:	103262
Juris. Factor	
Special Features:	0
Final Total:	103300

RES BREAKDOWN

Net Sketched Area:	3,920	Total:	182,507
Size Ad	3584.0000	Gross Area	3920
		FinArea	3584

SUB AREA DETAIL

No	Unit	RMS	BRS	FL	Sub Area	% Usbl	Descp	% Type	Qu	# Ten
1		7		0						

REMODELING

Print Date/Time: 05/31/17 10:11:48

Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

COMMENTS

UNITS 5-11(2 OF 5 FOR LEASE 1/09).

Legal Description

BEG AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT T

No	Alt No	Direction/Street/City
127		E TAMPA AVE, VENICE

OWNERSHIP

Owner 1: BLUEDOG INVESTMENTS LLC
 Street 1: 72 CLIFFORD ST
 Twn/City: PROVIDENCE
 St/Prov: RI Cntry Own Occ:
 Postal: 02903 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
1/11/2011	Inspected	674	Dettenmayer
1/20/2009	Inspected	674	Dettenmayer

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	CI	CI	100	U		
o				t		
n				i		

Exmpt:

EXTERIOR INFORMATION

Type: SHOP-CENTER
 Sty Ht: 2 - 2 STORY
 (Liv) Units: Total: 0
 Foundation:
 Frame: Masonry
 Prime Wall: Stucco
 Sec Wall:
 Roof Struct: Flat/Shed
 Roof Cover: BuiltUp T&G
 Color:
 View /Desir:

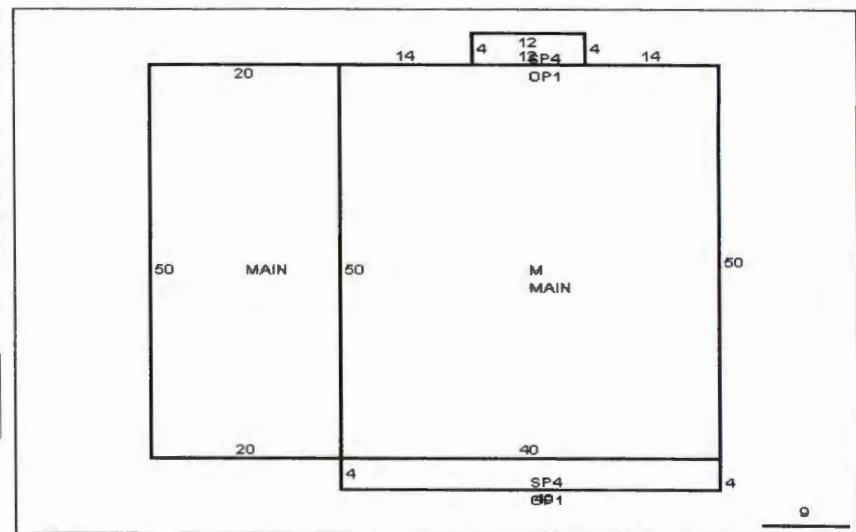
GENERAL INFORMATION

Grade: COMMERCIAL
 Year Bilt: 1958 Eff Yr Bilt: 1985
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: 10
 Prim Int Wal: Drywall
 Sec Int Wal: Wood Panel 50 %
 Partition:
 Prim Floors: Carpet
 Sec Floors: Hard Tile 50 %
 Bsmnt Fir:
 Bsmnt Gar:
 Electric:
 Insulation:
 Int vs Ext:
 Heat Fuel:
 Heat Type: Heat/AC
 # Heat Sys:
 % Heated: 100 % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal % Sprinkled

TAX DISTRICT



CONDO INFORMATION

Location:
 Unit #:
 Floor:
 % Own:
 Name:

DEPRECIATION

Phys Cond:	Average	26.00 %
Functional:		
Economic:	HI-Vacancy	30.00 %
Special:		
Override:		
Total:		48.2 %

Sarasota - 2011
 ParcelID: 0407-14-0023
 Pat Acct: 104098

BATH FEATURES

Full Bath: 5 Rating: TYPICAL
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3QBth: Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 OthrFix: 12 Rating: TYPICAL

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
164X	0.510	140,500	16,900	319,700	477,100

Print Date/Time: 05/31/17 10:17:52

Total Card	0.510	140,500	16,900	319,700	477,100
Total Parcel	0.510	256,000	16,900	319,700	592,600

OTHER FEATURES

Kits: Rating:
 A Kits: Rating:
 Frpl: Rating:
 WSFlue: 30 Rating:

Source: Market Adj Cost
 Total Assmnt per SQ unit /Card: 95.42 /Parcel: 69.04

REMODELING

Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2011	164X	256,000	16,900	.51	319,700	592,600	592,600
2011	164X	256,000	16,900	.51	319,700	592,600	592,600

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	8	0	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
VENICE TRUST,	2010131812	TR	10/19/2011	CAFFILIATED	255000	No	No	6	
G1A2 LAND INC	2010131811	WD	10/19/2011	CORRECTIVE	100	No	No		

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
MAIN	BASE	3,000	48.950	146,835
M	2S AREA	2,000	41.110	82,228
OP1	OPEN PRCH FR	208	14.720	3,062
SP4	SCRN PRCH AV	208	18.180	3,782

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value
0096	PAVING-ASPH	Y		1	15800	0003	FR	1979	1.70	T	44	164X	ZC25		15,100			15,100
0094	PAVING-CONCR	Y		1	800	0003	FR	1979	4.01	T	44	164X	ZC25		1,800			1,800

SUB AREA DETAIL

Sub Area	% Usbl	Descip	% Type	Qu	# Ten
----------	--------	--------	--------	----	-------

More: N Total Yard Items: 16,900 Total Special Features: Total: 16,900

COMMENTS

4 APT UNITS PROVIDENCE PLACE. 1ST FLOOR BIG Z TAVERN.

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
164X	MSP<10KX		22200		Sq. Ft.	HI SQ/FT	100.0	0	1	14.400	ZC25	0.80	ZM02			Conv Co		-82		319,680						319,700	Frontal

LEGAL DESCRIPTION

BEG AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT T

Total AC/HA: 0.50964 Total SF/SM: 22200 Parcel LUC: 164 MSP<10KX Prime NB Desc: IslandVenice

Total: 319,680 Spl Credit: Total: 319,700 More: N

No	Alt No	Direction/Street/City
127		E TAMPA AVE, VENICE

OWNERSHIP

Owner 1: BLUEDOG INVESTMENTS LLC

Street #: 72 CLIFFORD ST

Twn/City: PROVIDENCE

St/Prov: RI Cntry Own Occ:

Postal: 02903 Type:

ACTIVITY INFORMATION

Date	Result	By	Name
------	--------	----	------

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	CI	CI	100	U		
o				t		
n				i		

Exmpt:

CONDO INFORMATION

Location: Phys Cond: Average 22.00%

Unit #: Functional: %

Floor: Economic: Hi-Vacancy 30.00%

% Own: Special: %

Name: Override: %

DEPRECIATION

Total: 45.4%

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
164X	0.000	115,500			115,500
Total Card	0.000	115,500			115,500
Total Parcel	0.510	256,000	16,900	319,700	592,600

Source: Market Adj Cost Total Assmnt per SQ unit /Card: 32.23 /Parcel: 69.04

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
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SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCod	JFact	Ass'd Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	----	----	------------	------	-------	-------------

More: N Total Yard Items: Total Special Features: Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes	
164X	MSP<10KX		0		Sq. Ft.	RETL/OFF	1.0	0	0	0.000	ZC25	0.80	ZM02															

Total AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: 164 MSP<10KX Prime NB Desc: IslandVenice

EXTERIOR INFORMATION

Type: SHOP-CENTER

Sty Ht: 1 - 1 STORY

(Liv) Units: Total: 0

Foundation:

Frame: Masonry

Prime Wall: Stucco

Sec Wall: Brick 50%

Roof Struct: Flat/Shed

Roof Cover: BuiltUp T&G

Color:

View /Desir:

GENERAL INFORMATION

Grade: COMMERCIAL

Year Blt: 1982 Eff Yr Blt: 1990

Alt LUC: Alt %:

Jurisdct: Fact:

Const Mod:

Lump Sum Adj:

Sarasota - 2011

ParcelID: 0407-14-0023

Pat Acct: 104098

INTERIOR INFORMATION

Avg Ht/FL: 10

Prim Int Wall: Drywall

Sec Int Wall: %

Partition:

Prim Floors: Carpet

Sec Floors: Hard Tile 50%

Bsmnt Flr:

Bsmnt Gar:

Electric:

Insulation:

Int vs Ext:

Heat Fuel:

Heat Type: Heat/AC

Heat Sys:

% Heated: 100 % AC:

Solar HW: NO Central Vac: NO

% Com Wal % Sprinkled

BATH FEATURES

Full Bath: 7 Rating: TYPICAL

A Bath: Rating:

3/4 Bath: Rating:

A 3QBth: Rating:

1/2 Bath: Rating:

A HBth: Rating:

OthrFix: 14 Rating: TYPICAL

OTHER FEATURES

Kits: Rating:

A Kits: Rating:

Frpl: Rating:

WSFlue: Rating:

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

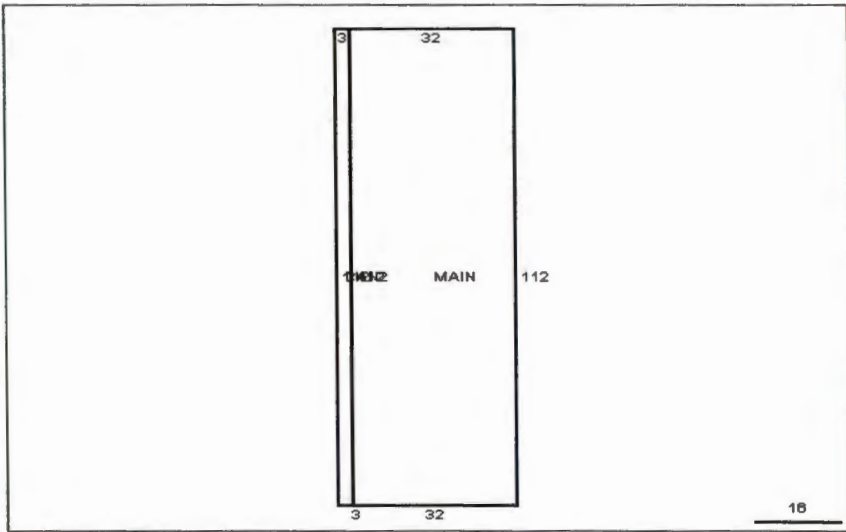
Plumbing:

Electric:

Heating:

General:

TAX DISTRICT



BUILDING PERMITS CARD 2 of 2 TOTAL ASSESSED: 592,600

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
MAIN	BASE	3,584	50.360	180,498
CAN2	CANOPY-2	336	10.070	3,384

CALC SUMMARY

Basic \$ / SQ:	53.00
Size Adj.:	1.00017858
Const Adj.:	0.95006055
Adj \$ / SQ:	50.362
Grade Factor:	1.15
Other Features:	0
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	211465
Depreciation:	96005
Depreciated Total:	115460
Juris. Factor:	
Special Features:	0
Final Total:	115500

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	0	

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Type	Qu	# Ten
----------	--------	--------	--------	----	-------

COMMENTS

UNITS 5-11(4 OF 7 FOR LEASE 1/09).

Legal Description

BEG AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT T

No	Alt No	Direction/Street/City
127		E TAMPA AVE, VENICE

OWNERSHIP

Owner 1: BLUEDOG INVESTMENTS LLC

Street 1: 72 CLIFFORD ST

Twn/City: PROVIDENCE

St/Prov: RI Cntry Own Occ: Type:

Postal: 02903

ACTIVITY INFORMATION

Date	Result	By	Name
1/11/2011	Inspected	674	Dettenmayer
1/20/2009	Inspected	674	Dettenmayer

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	Cl	Cl	100	U		
o				t		
n				i		

Exmpt:

CONDO INFORMATION

Location: Phys Cond: Average 27.00% Sarasota - 2012

Unit #: Functional: %

Floor: Economic: Hi-Vacancy 30.00%

% Own: Special: %

Name: Override: %

DEPRECIATION

Total: 48.9%

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
164X	0.510	158,300	16,500	319,700	494,500
Total Card	0.510	158,300	16,500	319,700	494,500
Total Parcel	0.510	292,500	16,500	319,700	628,700

Source: Market Adj Cost Total Assmnt per SQ unit /Card: 98.90 /Parcel: 73.24

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2012	164X	292,500	16,500	.51	319,700	628,700	628,700
2012	164X	292,500	16,500	.51	319,700	628,700	628,700

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nat Desc	Sale Price	V	Tst	Verif	Assoc PCL Value
VENICE TRUST,	2010131812	TR	10/19/2011	Affiliated	255000	No	No	6	
G1A2 LAND INC	2010131811	WD	10/19/2011	QCD/NoConsid	100	No	No		

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Ass'd Value
0096	PAVING-ASPH	Y		1	15800	0003	FR	1979	1.70	T	45.3	164X	ZC25		14,700		14,700
0094	PAVING-CONCF	Y		1	800	0003	FR	1979	4.01	T	45.3	164X	ZC25		1,800		1,800

More: N Total Yard Items: 16,500 Total Special Features: Total: 16,500

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf 1	%	Inf 2	%	Inf 3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
164X	MSP<10KX		22200		Sq. Ft.	HI SQ/FT	100.0	0	1.	14.400	ZC25	0.80	ZM02			Conv Co	-82			319,680						319,700	

Total AC/HA: 0.50964 Total SF/SM: 22200 Parcel LUC: 164 MSP<10KX Prime NB Desc: Island/Venice Total: 319,680 Spl Credit: Total: 319,700 More: N

EXTERIOR INFORMATION

Type: SHOP-CENTER

Sty Ht: 2 - 2 STORY

(Liv) Units: Total: 0

Foundation:

Frame: Masonry

Prime Wall: Stucco

Sec Wall: %

Roof Struct: Flat/Shed

Roof Cover: BuiltUp T&G

Color:

View /Desir:

GENERAL INFORMATION

Grade: COMMERCIAL

Year Blt: 1958 Eff Yr Blt: 1985

Alt LUC: Alt %:

Jurisdic: Fact:

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: 10

Prim Int Wal: Drywall

Sec Int Wall: Wood Panel 50%

Partition:

Prim Floors: Carpet

Sec Floors: Hard Tile 50%

Bsmnt Flr:

Bsmnt Gar:

Electric:

Insulation:

Int vs Ext:

Heat Fuel:

Heat Type: Heat/AC

Heat Sys:

% Heated: 100 % AC:

Solar HW: NO Central Vac: NO

% Com Wal % Sprinkled

BATH FEATURES

Full Bath: 5 Rating: TYPICAL

A Bath: Rating:

3/4 Bath: Rating:

A 3QBth: Rating:

1/2 Bath: Rating:

A HBth: Rating:

OthrFix: 12 Rating: TYPICAL

OTHER FEATURES

Kits: Rating:

A Kits: Rating:

Frpl: Rating:

WSFlue: 30 Rating:

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

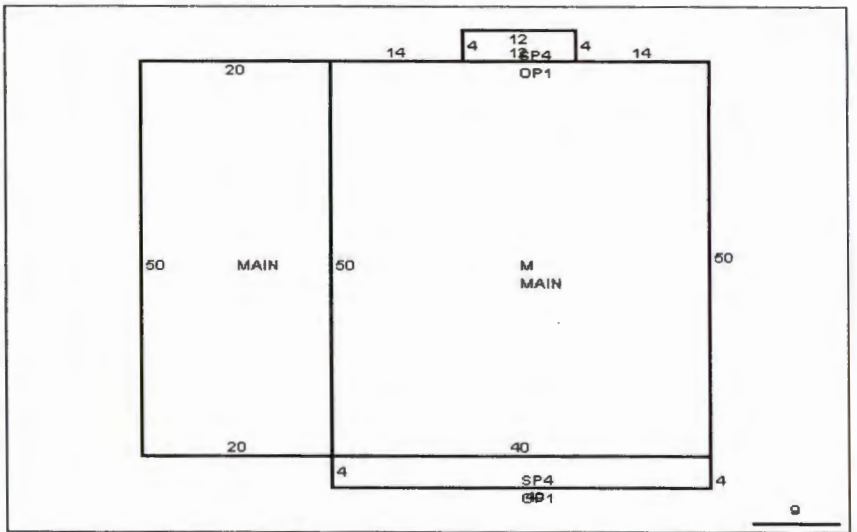
Plumbing:

Electric:

Heating:

General:

TAX DISTRICT



BUILDING PERMITS CARD 1 of 2

TOTAL ASSESSED: 628,700

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/15/2012	2252		2,300	O				BACK FLOW PREVENT
6/11/2012	1619		2,100	O				June 11, 2012 3:26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
MAIN	BASE	3,000	51.720	155,147
M	2S AREA	2,000	41.370	82,745
OP1	OPEN PRCH FR	208	14.720	3,062
SP4	SCRN PRCH AV	208	19.050	3,962

Net Sketched Area: 5,416 Total: 244,916

Size Ad 5000.0000 Gross Area 5416 FinArea 5000

RES BREAKDOWN SUB AREA DETAIL

No	Unit	RMS	BRS	FL	Sub Area	% Usbl	% Descp	% Type	Qu	# Ten
4		8	0							

CALC SUMMARY

Basic \$ / SQ:	56.00
Size Adj.:	0.98879999
Const Adj.:	0.93395394
Adj \$ / SQ:	51.716
Grade Factor:	1.15
Other Features:	0
Neighborhood Inf:	1.10000002
LUC Factor:	1.00
Adj Total:	309818
Depreciation:	151501
Depreciated Total:	158317
Juris. Factor:	
Special Features:	0
Final Total:	158300

COMMENTS

4 APT UNITS PROVIDENCE PLACE. 1ST FLOOR BIG Z TAVERN.

Legal Description

BEG AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT T

No	Alt No	Direction/Street/City
127		E TAMPA AVE, VENICE

OWNERSHIP

Owner 1: BLUEDOG INVESTMENTS LLC

Street 1: 72 CLIFFORD ST

Twn/City: PROVIDENCE

St/Prov: RI Cntry Own Occ:

Postal: 02903 Type:

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	CI	CI	100	U		
o				t		
n				i		

Exmpt:

CONDO INFORMATION

Location: Phys Cond: Average 22.00% Sarasota - 2012

Unit #: Functional: %

Floor: Economic: Hi-Vacancy 30.00%

% Own: Special: %

Name: Override: %

Total: 45.4%

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
164X	0.000	134,200			134,200
Total Card	0.000	134,200			134,200
Total Parcel	0.510	292,500	16,500	319,700	628,700

Source: Market Adj Cost Total Assmnt per SQ unit /Card: 37.44 /Parcel: 73.24

PREVIOUS ASSESSMENT

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Nal Desc	Sale Price	V	Tst	Verif	Assoc PCL Value

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Ass'd Value

More: N Total Yard Items: Total Special Features: Total:

LAND SECTION

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
164X	MSP<10KX		0		Sq. Ft.	RETL/OFF	1.0	0	0	0.000	ZC25	0.80	ZM02						-82								

Total AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: 164 MSP<10KX Prime NB Desc: IslandVenice Total: Spl Credit: Total: More: Y

EXTERIOR INFORMATION

Type: SHOP-CENTER

Sty Ht: 1 - 1 STORY

(Liv) Units: Total: 0

Foundation:

Frame: Masonry

Prime Wall: Stucco

Sec Wall: Brick 50%

Roof Struct: Flat/Shed

Roof Cover: BuiltUp T&G

Color:

View /Desir:

GENERAL INFORMATION

Grade: COMMERCIAL

Year Blt: 1982 Eff Yr Blt: 1990

Alt LUC: Alt %:

Jurisdic: Fact:

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: 10

Prim Int Wal: Drywall

Sec Int Wal: %

Partition:

Prim Floors: Carpet

Sec Floors: Hard Tile 50%

Bsmnt Flr:

Bsmnt Gar:

Electric:

Insulation:

Int vs Ext:

Heat Fuel:

Heat Type: Heat/AC

Heat Sys:

% Heated: 100 % AC:

Solar HW: NO Central Vac: NO

% Com Wal % Sprinkled

BATH FEATURES

Full Bath: 7 Rating: TYPICAL

A Bath: Rating:

3/4 Bath: Rating:

A 3QBth: Rating:

1/2 Bath: Rating:

A HBth: Rating:

OthrFix: 14 Rating: TYPICAL

OTHER FEATURES

Kits: Rating:

A Kits: Rating:

Frpl: Rating:

WSFlue: Rating:

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

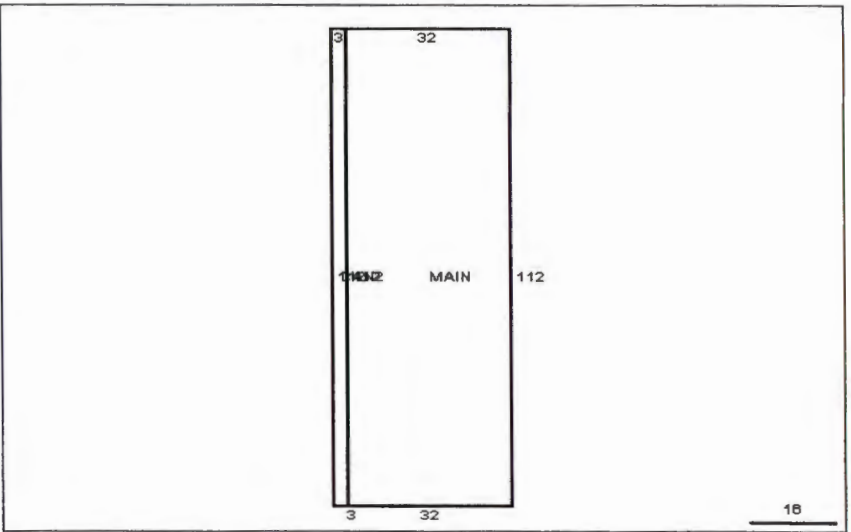
Electric:

Heating:

General:

Print Date/Time: 05/31/17 10:18:23

TAX DISTRICT



BUILDING PERMITS CARD 2 of 2 TOTAL ASSESSED: 628,700

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
MAIN	BASE	3,584	53.210	190,715
CAN2	CANOPY-2	336	10.640	3,576

CALC SUMMARY

Basic \$ / SQ:	56.00
Size Adj.:	1.00017858
Const Adj.:	0.95006055
Adj \$ / SQ:	53.213
Grade Factor:	1.15
Other Features:	0
Neighborhood Inf:	1.10000002
LUC Factor:	1.00
Adj Total:	245778
Depreciation:	111583
Depreciated Total:	134195
Juris. Factor:	
Special Features:	0
Final Total:	134200

Net Sketched Area: 3,920 Total: 194,291

Size Ad 3584.0000 Gross Area 3920 FinArea 3584

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	0	

SUB AREA DETAIL

Sub Area	% Usbl	Descip	% Type	Qu	# Ten

COMMENTS

UNITS 5-11(4 OF 7 FOR LEASE 1/09).

Legal Description

BEG AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT T

Property Description
 BEG AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E
 OK LN LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT
 TH E PARL TO N LN TAMPA AVE 115 FT TH S 200 FT
 Situs: 127 E TAMPA AVE, VENICE 34285

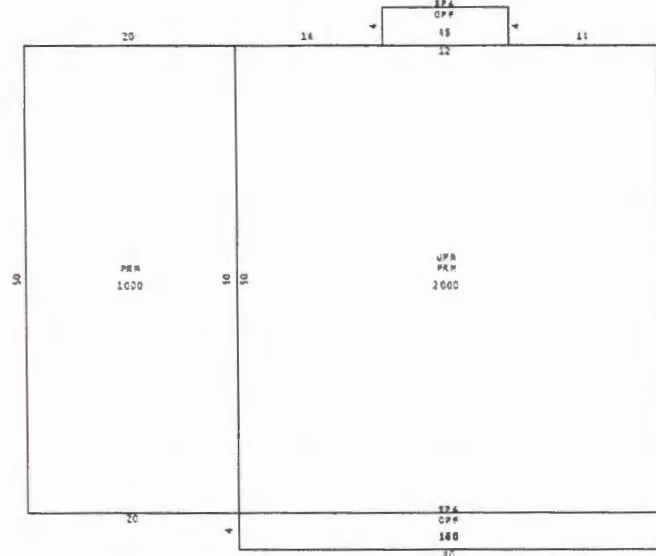
BLUEDOG INVESTMENTS LLC
 ONE CUSTOM HOUSE STE 4
 PROVIDENCE, RI 02903

2013

Parcel ID: 0407-14-0023

164X Community multi story strip store

Building Characteristics			
Category	Type	%	Mult.
Exterior	STUCCO	100	1.0000
Frame	MASONRY	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Floors	CERAMIC	50	0.5050
Floors	CARPET	50	0.5000
Interior Wall	DRYWALL	50	0.5000
Interior Wall	WOOD PANEL	50	0.4950
Wall Height	WH	100	0.9600
Size Index	SZ	100	0.9900
Quality Adj.	QA	100	1.1500



SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 346,200	\$ 0
Extra Feature Value	\$ 25,500	\$ 0
Land Value - Market	\$ 295,700	\$ 0
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 667,400	\$ 0
Values pertaining to County Assessment		
Assessed Value	\$ 667,400	\$ 0
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 667,400	\$ 0

Total Adjustments				
SAR	Area	H	Rate	Cost New
UPR	2,000	X	49.55	99,100
PRM	2,000	X	61.94	123,880
PRM	1,000	X	61.94	61,940
OPF	160		12.39	1,982
SPA	160		12.39	1,982
SPA	48		12.90	619
OPF	48		12.90	619

Gross Area: 5,416 Net/Living Area: 5,000 Building: 1 of 2

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2125.00	0000	22,200	CI
Sub Name: NOT PART OF A SUBDIVISION				
Bldg Type: Shopping Center				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Bathrooms	5.00	0
Extra Fixtures	12.00	0
Number of Stories	2.00	0
Wall Height	10.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2010131812	10/19/2010	\$255,000	TR	30	Transactions	I	VENICE TRUST,
2	2010131811	10/19/2010	\$100	WD	11	Corrective,	I	G1A2 LAND INC
3	2008070904	05/16/2008	\$100	QC	11	Corrective,	I	G1A2 LAND INC
4	2004158166	08/10/2004	\$100	QC	11	Corrective,	I	G1A2 LAND,

Permit Information			
Number	Date	Cost	Description
2252	08/15/2012	2,300	BACK FLOW PREVENTER
1619	06/11/2012	2,100	June 11, 2012
772	03/14/2012	2,550	March 14, 2012

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PAVE	Concrete paving	1	1	0	0	800.00	4.020	AVERAG	AV	2000	2000	83.738	2,693	
2	PAVE	Asphalt paving	1	1	0	0	15,800.00	1.720	AVERAG	AV	2000	2000	83.750	22,760	
3	PARK	Parking Spaces	1	1	0	0	30.00	0.000	AVERAG		1958	1985	0.000	0	

Total Replacement Cost New:		290,126
Less Total Depr:	30.40%	88,198
Building Value:		201,928
Depreciation Adj.	Adj.	
Average Condition		13.00%
High vacancy (Comm Dept)		20.00%

Land Influences																
Land #	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Code	Fact	Code	Fact	Code	Fact	Adj. Unit Price	Land Value
1	YY	High Rate Square Foot	164X	22,200.00	S	100.00	0.74		I2	0.18					13.32	295,704

Grade	Description	Nbhd Factor	Mkt Area Factor	
D2	Commercial	0.9900	0	
AYB	EYB	DT	% Good	Last Inspection
1958	2000	30	69.60%	04/12/2013 674

Parcel Notes
 4 APT UNITS MURANO PLAZA
 1ST FLOOR TAVERN-VAC 4/13

Property Description
 BEG AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E
 ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT
 TH E PARL TO N LINE TAMPA AVE 115 FT TH S 200 FT
 Situs: 127 E TAMPA AVE, VENICE 34285

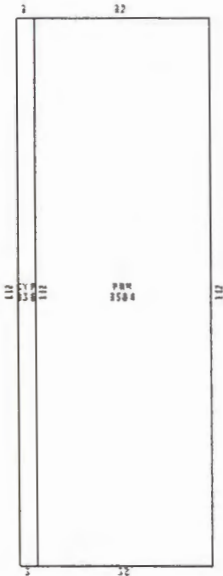
BLUEDOG INVESTMENTS LLC
 ONE CUSTOM HOUSE STE 4
 PROVIDENCE, RI 02903

2013

Parcel ID: 0407-14-0023

164X Community multi story strip store

Building Characteristics			
Category	Type	%	Mult.
Frame	MASONRY	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, FACE	50	0.5200
Floors	CERAMIC	50	0.5050
Exterior	STUCCO	50	0.5000
Floors	CARPET,	50	0.5000
Wall Height	WH	100	0.9600
Size Index	SZ	100	1.0000
Quality Adj.	QA	100	1.1500



Sketch by Apex Survey of PA

Gross Area: 3,920

Net/Living Area: 3,584

Building: 2 of 2

Total Adjustments					1.0980
SAR	Area	H	Rate	Cost New	
PRM	3,584	X	64.13	229,842	
CYF	336		12.79	4,297	

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 346,200	\$ 0
Extra Feature Value	\$ 25,500	\$ 0
Land Value - Market	\$ 295,700	\$ 0
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 667,400	\$ 0
Values pertaining to County Assessment		
Assessed Value	\$ 667,400	\$ 0
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 667,400	\$ 0

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2125.00	0000	22,200	CI
Sub Name: NOT PART OF A SUBDIVISION				
Bldg Type: Shopping Center				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Bathrooms	7.00	0
Extra Fixtures	14.00	0
Number of Stories	1.00	0
Wall Height	10.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2010131812	10/19/2010	\$255,000	TR	30	Transactions	I	VENICE TRUST,
2	2010131811	10/19/2010	\$100	WD	11	Corrective,	I	G1A2 LAND INC
3	2008070904	05/16/2008	\$100	QC	11	Corrective,	I	G1A2 LAND INC
4	2004158166	08/10/2004	\$100	QC	11	Corrective,	I	G1A2 LAND,

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:	234,139
Less Total Depr:	38.40% 89,909
Building Value:	144,230
Depreciation Adj.	Adj.
High vacancy (Comm Dept)	20.00%
Average Condition	23.00%

#	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	
D2	Commercial	0.9900	0	
AYB	EYB	DT	% Good	Last Inspection
1982	1990	30	61.60%	04/12/2013 674

Parcel Notes	
UNITS 5-11 1 TENANT SALON	

Property Description
 BEG AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E
 ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT
 TH E PARL TO N LINE TAMPA AVE 115 FT TH S 200 FT
 Situs: 127 TAMPA AVE E, VENICE 34285

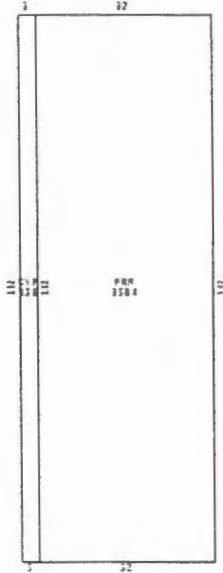
BLUEDOG INVESTMENTS LLC
 ONE CUSTOM HOUSE STE 4
 PROVIDENCE, RI 02903

2014

Parcel ID: 0407-14-0023

164X Community multi story strip store

Building Characteristics			
Category	Type	%	Mult.
Frame	MASONRY	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, FACE	50	0.5200
Floors	CERAMIC	50	0.5050
Exterior	STUCCO	50	0.5000
Floors	CARPET,	50	0.5000
Wall Height	WH	100	0.9600
Size Index	SZ	100	1.0000
Quality Adj.	QA	100	1.1500



Sketch by: Approx. Dimensions - 1/8" = 1'-0"

Gross Area: 3,920

Net/Living Area: 3,584

Building: 2 of 2

Total Adjustments 1.0980

SAR	Area	H	Rate	Cost New
PRM	3,584	X	64.78	232,172
CYF	336		12.92	4,341

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 345,400	\$ 346,200
Extra Feature Value	\$ 25,100	\$ 25,500
Land Value - Market	\$ 295,700	\$ 295,700
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 666,200	\$ 667,400
Values pertaining to County Assessment		
Assessed Value	\$ 666,200	\$ 667,400
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 666,200	\$ 667,400

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2125.00	0000	22,200	CI
Sub Name: NOT PART OF A SUBDIVISION				
Bldg Type: Shopping Center				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Bathrooms	7.00	0
Extra Fixtures	14.00	0
Number of Stories	1.00	0
Wall Height	10.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2010131812	10/19/2010	\$255,000	TR	30	Transactions	I	VENICE TRUST,
2	2010131811	10/19/2010	\$100	WD	11	Corrective,	I	G1A2 LAND INC
3	2008070904	05/16/2008	\$100	QC	11	Corrective,	I	G1A2 LAND INC
4	2004158166	08/10/2004	\$100	QC	11	Corrective,	I	G1A2 LAND,

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:	236,512
Less Total Depr: 39.20%	92,713
Building Value:	143,799
Depreciation Adj.	Adj.
High vacancy (Demand/Supply)	20.00%
Average Condition	24.00%

Land Influences																
#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Code	Fact	Code	Fact	Code	Fact	Adj. Unit Price	Land Value

Grade	Description	Nbhd Factor	Mkt Area Factor	
D2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1982	1990	30	60.80%	04/12/2013 674

UNIT 5-11 1 TENANT SALON

Parcel Notes

Property Description
 Bldg AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E
 ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT
 TH E PARL TO N LINE TAMPA AVE 115 FT TH S 200 FT
 Situs: 127 TAMPA AVE E, VENICE 34285

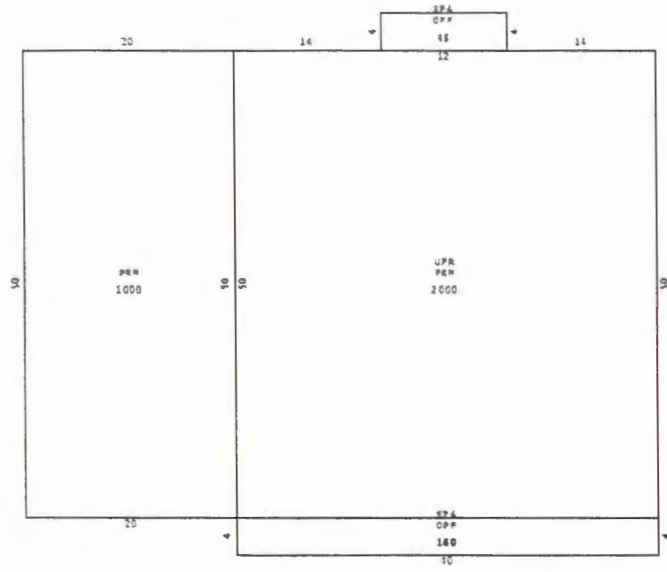
BCP PROPERTIES LLC
 ONE CUSTOM HOUSE STE 4
 PROVIDENCE, RI 02903

2015

Parcel ID: 0407-14-0023

164X Community multi story strip store

Building Characteristics			
Category	Type	%	Mult.
Exterior	STUCCO	100	1.0000
Frame	MASONRY	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Floors	CERAMIC	50	0.5050
Floors	CARPET	50	0.5000
Interior Wall	DRYWALL	50	0.5000
Interior Wall	WOOD PANEL	50	0.4950
Wall Height	WH	100	0.9600
Size Index	SZ	100	0.9900
Quality Adj.	QA	100	1.1500



Gross Area: 5,416 Net/Living Area: 5,000 Building: 1 of 2

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 459,200	\$ 345,400
Extra Feature Value	\$ 24,700	\$ 25,100
Land Value - Market	\$ 295,700	\$ 295,700
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 779,600	\$ 666,200
Values pertaining to County Assessment		
Assessed Value	\$ 751,120	\$ 666,200
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 751,120	\$ 666,200

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2125.00	0000	22,200	CI
Sub Name: NOT PART OF A SUBDIVISION				
Bldg Type: Shopping Center				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

SAR	Area	H	Rate	Cost New
UPR	2,000	X	51.74	103,480
PRM	2,000	X	64.68	129,360
PRM	1,000	X	64.68	64,680
OPF	160		12.94	2,070
SPA	160		12.94	2,070
SPA	48		13.48	647
OPF	48		13.48	647

Category	Units	Cost New
Bathrooms	5.00	0
Extra Fixtures	12.00	0
Number of Stories	2.00	0
Wall Height	10.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2015039256	03/27/2015	\$100	WD	11	Corrective,	I	BLUEDOG INVESTMENTS LLC
2	2010131812	10/19/2010	\$255,000	TR	30	Transactions	I	VENICE TRUST,
3	2010131811	10/19/2010	\$100	WD	11	Corrective,	I	G1A2 LAND INC
4	2008070904	05/16/2008	\$100	QC	11	Corrective,	I	G1A2 LAND INC

Permit Information			
Number	Date	Cost	Description
2222	06/13/2014	0	
2198	06/11/2014	48,000	
123	01/10/2014	0	Life Safety

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1	0	0	30.00	0.000	AVERAG		1958	1985	0.000	0	
2	PAVE	Asphalt paving	1	1	0	0	15,800.00	1.720	AVERAG	AV	2000	2000	81.252	22,081	
3	PAVE	Concrete paving	1	1	0	0	800.00	4.020	AVERAG	AV	2000	2000	81.250	2,613	

Total Replacement Cost New:	302,962
Less Total Depr: 13.00%	39,385
Building Value:	263,577
Depreciation Adj. Adj.	
Average Condition	13.00%
High vacancy (Demand/Supply)	0.00%

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Land Influences						Land Value	
									Code	Fact	Code	Fact	Code	Fact	Adj. Unit Price	
1	YY	High Rate Square Foot	164X	22,200.00	S	100.00	0.74		I2	0.18					13.32	295,704

Grade	Description	Nbhd Factor	Mkt Area Factor
D2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1958	2002	30	87.00%	04/12/2013 674

Property Description
 Bldg AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E
 ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT
 TH E PARL TO N LINE TAMPA AVE 115 FT TH S 200 FT
 Situs: 127 TAMPA AVE E, VENICE 34285

BCP PROPERTIES LLC
 ONE CUSTOM HOUSE STE 4
 PROVIDENCE, RI 02903

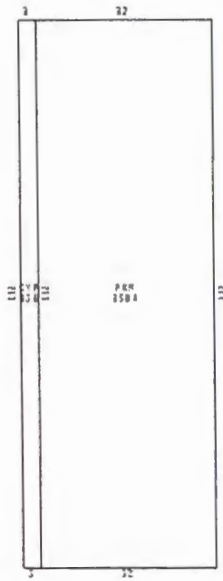
2015

Parcel ID: 0407-14-0023

164X Community multi story strip store

Building Characteristics			
Category	Type	%	Mult.
Frame	MASONRY	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
Floors	CERAMIC	50	0.5050
Exterior	STUCCO	50	0.5000
Floors	CARPET,	50	0.5000
Wall Height	WH	100	0.9600
Size Index	SZ	100	1.0000
Quality Adj.	QA	100	1.1500
Total Adjustments			1.0980

SAR	Area	H	Rate	Cost New
PRM	3,584	X	66.98	240,056
CYF	336		13.36	4,489



Sketch by James Stewart - JES Inc.

Gross Area: 3,920 Net/Living Area: 3,584 Building: 2 of 2

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 459,200	\$ 345,400
Extra Feature Value	\$ 24,700	\$ 25,100
Land Value - Market	\$ 295,700	\$ 295,700
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 779,600	\$ 666,200
Values pertaining to County Assessment		
Assessed Value	\$ 751,120	\$ 666,200
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 751,120	\$ 666,200

PARCEL DATA				
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning
202	2125.00	0000	22,200	CI
Sub Name: NOT PART OF A SUBDIVISION				
Bldg Type: Shopping Center				
CONDOMINIUM INFORMATION				
Floor #	Total Floors	Unit #	View	

Category	Units	Cost New
Bathrooms	7.00	0
Extra Fixtures	14.00	0
Number of Stories	1.00	0
Wall Height	10.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2015039256	03/27/2015	\$100	WD	11	Corrective,	I	BLUEDOG INVESTMENTS LLC
2	2010131812	10/19/2010	\$255,000	TR	30	Transactions	I	VENICE TRUST,
3	2010131811	10/19/2010	\$100	WD	11	Corrective,	I	G1A2 LAND INC
4	2008070904	05/16/2008	\$100	QC	11	Corrective,	I	G1A2 LAND INC

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:	244,544
Less Total Depr: 20.00%	48,909
Building Value:	195,635
Deprecation Adj.	Adj.
High vacancy (Demand/Supply)	0.00%
Average Condition	20.00%

Land Influences																
#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Code	Fact	Code	Fact	Code	Fact	Adj. Unit Price	Land Value

Grade	Description	Nbhd Factor	Mkt Area Factor	
D2	Commercial	1.0000	0	
AYB	EYB	DT	% Good	Last Inspection
1982	1995	30	80.00%	04/12/2013 674

Parcel Notes	
UNITS 5-11 1 TENANT SALON	

Property Description

BEG AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E
ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT
TH E PARL TO N LINE TAMPA AVE 115 FT TH S 200 FT
Situs: 127 TAMPA AVE E, VENICE 34285

BCP PROPERTIES LLC
ONE CUSTOM HOUSE STE 4
PROVIDENCE, RI 02903

2016

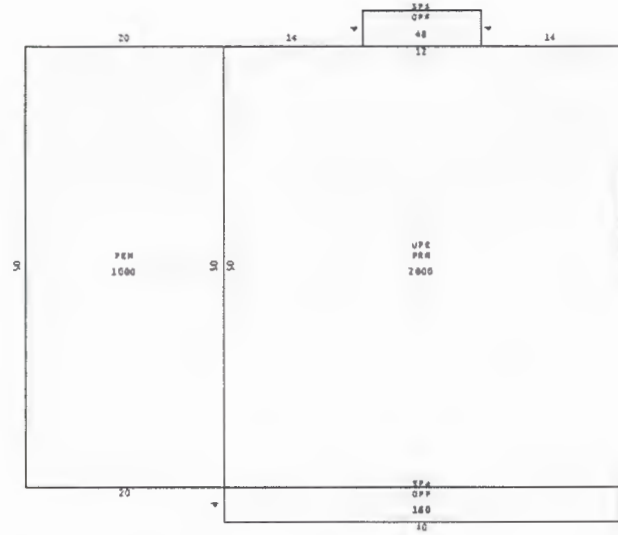
Parcel ID: 0407-14-0023

164X Community multi story strip store

Building Characteristics			
Category	Type	%	Mult.
Exterior	SIUCCO	100	1.0000
Frame	MASONRY	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof Material	BUILT-UP	100	0.9900
Roof	LOW PITCH	100	0.9800
Floors	CERAMIC	50	0.5050
Floors	CARPET,	50	0.5000
Interior Wall	DRYWALL	50	0.5000
Interior Wall	PANEL OR	50	0.4950
Wall Height	WH	100	0.9600
Size Index	SZ	100	0.9900
Quality Adj.	QA	100	1.1500

Total Adjustments 1.0604

SAR	Area	H	Rate	Cost New
UPR	2,000	X	51.74	103,480
PRM	2,000	X	64.68	129,360
PRM	1,000	X	64.68	64,680
OPF	160		12.94	2,070
SPA	160		12.94	2,070
SPA	48		13.48	647
OPF	48		13.48	647



ENRCH/ Area Debr US Per

Gross Area: 5,416

Net/Living Area: 5,000

Building: 1 of 2

Category	Units	Cost New
Bathrooms	5.00	0
Extra Fixtures	12.00	0
Number of Stories	2.00	0
Wall Height	10.00	0

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor
1	2015039256	03/27/2015	\$100	WD	11	Corrective,	I	BLUEDOG INVESTMENTS LLC
2	2010131812	10/19/2010	\$255,000	TR	30	Transactions	I	VENICE TRUST,
3	2010131811	10/19/2010	\$100	WD	11	Corrective,	I	GIA2 LAND INC
4	2008070904	05/16/2008	\$100	QC	11	Corrective,	I	GIA2 LAND INC

Permit Information			
Number	Date	Cost	Description
2900	07/07/2016	59,100	COMMERCIAL
2222	06/13/2014	0	
2198	06/11/2014	48,000	

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PARK	Parking Spaces	1	1			30.00	0.000	AVERAG	AV	1958	1985	0.000	0	
2	PAVE	Asphalt paving	1	1			15,800.00	1.872	AVERAG	AV	2000	2000	80.000	23,915	
3	PAVE	Concrete paving	1	1			800.00	4.690	AVERAG	AV	2000	2000	80.011	3,002	

Total Replacement Cost New:	302,962
Less Total Depr:	14.00% 42,415
Building Value:	260,547
Depreciation Adj.	Adj.
Average Condition	14.00%
High vacancy (Demand/Supply)	0.00%

#	Land Type	Land Type Description	Land Use	Units	Unit Type	Base Unit Price	Nbhd Factor	Mkt Factor	Land Influences						Land Value		
									Code	Fact	Code	Fact	Code	Fact		Adj. Unit Price	
1	YY	High Rate Square Foot	164X	22,200.00	S	100.00	0.95		I2		0.38					17.10	379,620

Grade	Description	Nbhd Factor	Mkt Area Factor
D2	Commercial	1.0000	0

AYB	EYB	DT	% Good	Last Inspection
1958	2002	30	86.00%	04/12/2013 674

Parcel Notes
4 APT UNITS MURANO PLAZA
1ST FLOOR TAVERN-VAC 4/13

Property Description

BEG AT SW COR BLK 68 GULF VIEW SEC OF VENICE TH E
ON N LINE TAMPA AVE 200 FT FOR A POB TH N 200 FT
TH E PARL TO N LINE TAMPA AVE 115 FT TH S 200 FT
Situs: 127 TAMPA AVE E, VENICE 34285

BCP PROPERTIES LLC
ONE CUSTOM HOUSE STE 4
PROVIDENCE, RI 02903

2016

Parcel ID: 0407-14-0023

164X Community multi story strip store

Building Characteristics			
Category	Type	%	Mult.
Frame	FRAMER	100	1.0000
Floor-Air	FLOOR & AIR	100	1.0000
Theatrical	DRWAY	100	1.0000
Roof Material	BUILD-UP	100	0.9900
Roof	LOW PITCH	100	0.9000
Roofside	BRICK	50	0.9000
Roofside	CERAMIC	50	0.9000
Roofside	ASPH	50	0.9000
Roofside	CONCR	50	0.9000
Wall Height	WH	100	0.9600
Site Index	SI	100	1.0000
Quality Adj.	QA	100	1.1500

Total Adjustments				
SAR	Area	H	Rate	Cost New
PRM	3,584	X	66.98	240,056
CYF	336		13.10	4,489

Category	Units	Cost New
Base	7.00	0
Fixtures	14.00	0
of Stories	1.00	0
Height	10.00	0

Total Replacement Cost New:	
	244,545
Less Total Depr:	
	51,364
Building Value:	193,181
Depreciation Adj.	Adj.
High vacancy (Demand, Supply)	0.65%
Average Condition	21.50%

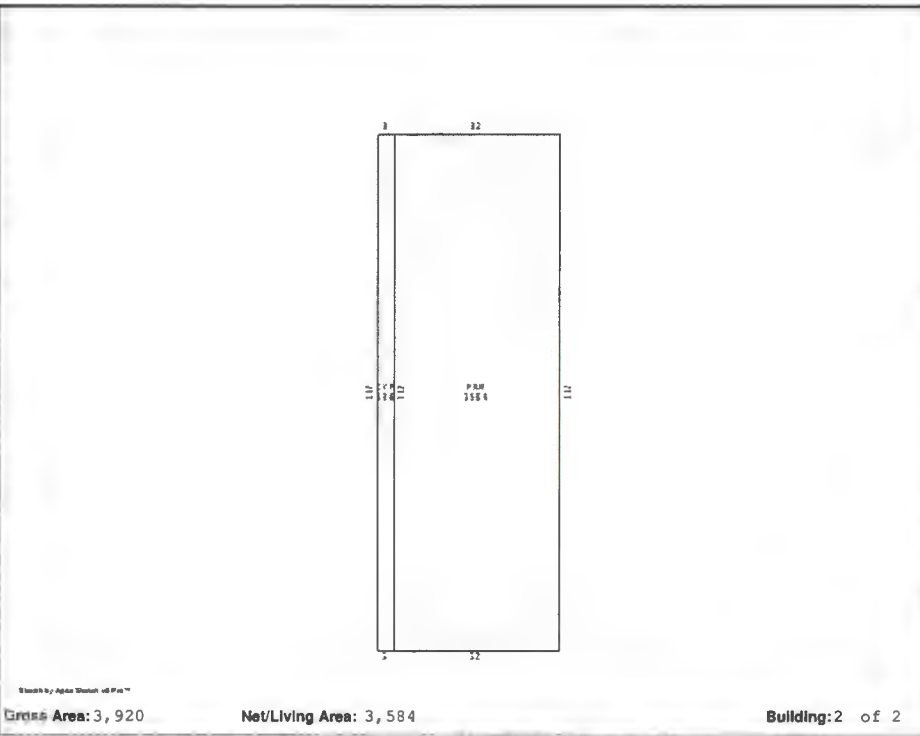
#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor	Permit Information
1	2015039256	03/27/2015	\$100	WD	11	Corrective	I	BLUEDOG INVESTMENTS LLC	Number Date Cost Description
2	2010131812	10/19/2010	\$255,000	TR	30	Transactions	I	VENICE TRUST,	
3	2010131811	10/19/2010	\$100	WD	11	Corrective	I	G1A2 LAND INC	
4	2008070904	05/16/2008	\$100	QC	11	Corrective	I	G1A2 LAND INC	

#	Code	Description	BR	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EVB	% Dep	Value	Notes

Grade	Description	Notes	Factor	Mkt Area Factor
112	Commercial		1.0000	0

AYB	EVB	DT	% Good	Last Inspection
1982	1995	30	75.00%	04/11/2013 6/0

Disclaimer: The information is believed to be correct but is subject to change and is not a warranty.



Gross Area: 3,920 Net/Living Area: 3,584 Building: 2 of 2

SARASOTA COUNTY PROPERTY APPRAISER		
PROPERTY RECORD CARD		
VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 453,700	\$ 459,200
Extra Feature Value	\$ 26,900	\$ 24,700
Land Value - Market	\$ 379,600	\$ 295,700
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 860,200	\$ 779,600
Values pertaining to County Assessment		
Assessed Value	\$ 860,200	\$ 751,120
Exemption Codes	None	None
Exemption Amount	\$ 0	\$ 0
Taxable Value	\$ 860,200	\$ 751,120
PARCEL DATA		
Mkt Area	2125.00	Sub 0000
Lot Sq Ft	22,200	Zoning CI
Sub Name: NOT PART OF A SUBDIVISION		
Bldg Type: Shopping Center		
CONDOMINIUM INFORMATION		
Floor #	Total Floors	Unit # View

#	Code	Description	BR	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EVB	% Dep	Value	Notes

#	Land Type	Land Type Description	Land Use	Units	Unit Price	Base Unit Price	Nbhd	Mkt Code	Land Influences	Land Value

Grade	Description	Notes	Factor	Mkt Area Factor
112	Commercial		1.0000	0

AYB	EVB	DT	% Good	Last Inspection
1982	1995	30	75.00%	04/11/2013 6/0

Parcel Notes