



**Bill Furst**  
SARASOTA COUNTY  
PROPERTY APPRAISER

**Property Record Information for 0175060032**

**Ownership:**

GULF VIEW MARINA HOLDINGS LLC  
990 LAGUNA DR, VENICE, FL, 34285-1207

**Situs Address:**

996 LAGUNA DR VENICE, FL, 34285

**Land Area:** 13,814 Sq.Ft.

**Municipality:** City of Venice

**Subdivision:** 0848 - VENICE GULF VIEW SEC OF REPLAT OF PORTION  
OF

**Property Use:** 7760 - Boat Club

**Status:** OPEN

**Sec/Twp/Rge:** 12-39S-18E

**Census:** 121150023042

**Zoning:** CG - COMMERCIAL, GENERAL

**Total Living Units:** 0

**Parcel Description:** LOTS 6 & 7, TOGETHER WITH COM AT NELY COR OF LOT 6 TH S 89-59-55 W 72.7 FT FOR POB TH S 89-54-00 W 12.4 FT TH N 11-16-56 E 5.16 FT TH N 86-35-17 W 27.3 FT TO W LINE OF LOTS 5 & 6, TH S 00-01-32 E 13.26 FT TH S 89-54-59 E 36.63 FT TH N 00-07-52 W 1.52 FT TH N 89-52-08 E 2.02 FT TH N 00-07-52 E 5.08 FT TO POB, LESS NLY PART OF LOT 6 DESC AS BEG AT NE COR OF SAID LOT 6 TH W 111.83 FT TH S 6.62 FT TH N 89-59-09 E 79.51 FT TH S 00-39-54 W 8.8 FT TH S 89-58-38 E 7.87 FT TH S 00-39 W 4.97 FT TH N 49-02-10 E 30.06 FT TO POB, LESS RD R/W IN OR 2732/7, ALL IN BLK 6A, GULF VIEW SEC OF VENICE REPLAT OF A PORTION OF, CONTAINING 13814 C-SF M/L UPLAND, 379 C-SF M/L SUBMERGED, ORI 2013013152

**Buildings**

Situs - click address for building details

996 LAGUNA DR VENICE, FL, 34285

<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
1	0	4	0	1981	1996	2,820	2,296	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	Boat Dock	555	SF	2001
2	1	Fence, chain link 6 feet high	24	LF	2001
3	1	Garage Detached	200	SF	2001
4	1	Parking Spaces	17	EA	1981
5	1	Asphalt paving	5950	SF	1981
6	1	Canal Seawall (Pre-Cast Conc)	280	LF	1971

**Values**

\* Indicates the parcel was the subject of a split or combine for tax year.

<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>
2018	\$829,400	\$162,100	\$26,600	\$1,018,100	\$1,018,100	\$0	\$1,018,100	\$0
2017	\$809,200	\$157,200	\$25,300	\$991,700	\$991,700	\$0	\$991,700	\$0
2016	\$809,200	\$150,700	\$26,000	\$985,900	\$985,900	\$0	\$985,900	\$0
2015	\$781,600	\$152,600	\$25,800	\$960,000	\$960,000	\$0	\$960,000	\$0
2014	\$781,600	\$149,700	\$25,700	\$957,000	\$957,000	\$0	\$957,000	\$0
2013	\$462,000	\$150,000	\$26,300	\$638,300	\$638,300	\$0	\$638,300	\$0
2012	\$484,500	\$127,900	\$20,200	\$632,600	\$632,600	\$0	\$632,600	\$0
* 2011	\$484,500	\$109,800	\$20,800	\$615,100	\$615,100	\$0	\$615,100	\$0
2010	\$401,600	\$137,300	\$21,200	\$560,100	\$560,100	\$0	\$560,100	\$0
2009	\$436,600	\$137,300	\$36,000	\$609,900	\$609,900	\$0	\$609,900	\$0

**Current Exemptions**

There are no exemptions associated with this parcel

Amendment 1 - Will you benefit? [Check estimated savings for proposed 3rd Homestead Exemption](#)

## 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>
3/28/2013	\$1,310,000	2013043372	01	TARPON CENTER LLC	WD
10/11/2001	\$550,000	2001150094	X3	TARPON CENTER PROPERTIES INC,	WD
2/9/1995	\$308,000	2710/1323	11	SUNTRUST BANK GULF COAST	WD
4/1/1981	\$250,000	1438/1988	01		NA

## Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 10/19/2018

### FEMA Flood Zone (Data provided by Sarasota County Government as of 10/15/2018)

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0327F	OUT	IN	AE	125154	11	OUT
0327F	OUT	IN	AE	125154	10	OUT

\* If your property is in a SFHA or CFHA, use the [map](#) to determine if the building footprint is within the flood area.

\*\* For more information on flood and flood related issues specific to this property, call (941) 882-7412

For general questions regarding the flood map, call (941) 861-5000.

## Serving Our Community with Pride and Accountability

Our Mission | Budget Information | Glossary | Employment Opportunities | Disclaimer  
Sarasota County Property Appraiser - Ph. 941.861.8200 Fax. 941.861.8260 - 2001 Adams Lane, Sarasota, FL, 34237