



PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		PLANTAIN POND RD, MOUNT WASHI

OWNERSHIP

Owner 1:	GARRETT THOMAS C JR TRUSTEE
Owner 2:	THOMAS C GARRETT JR TRUST
Owner 3:	
Street 1:	8436 MIDNIGHT PASS RD
Street 2:	
Twn/City:	SARASOTA
St/Prov:	FL Cntry Own Occ: N
Postal:	34242 Type:

PREVIOUS OWNER

Owner 1:	GARRETT THOMAS C JR -
Owner 2:	-
Street 1:	8436 MIDNIGHT PASS RD
Twn/City:	SARASOTA
St/Prov:	FL Cntry
Postal:	34242

NARRATIVE DESCRIPTION

This Parcel contains 99.845 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1999, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		130680		SQUARE FE	SITE		0	1.11	1.000	MW									145,055						145,100	
101	ONE FAM		96.845		ACRES	EXCESS		0	3,500.	1.000	MW									338,958						339,000	
101	ONE FAM		1200		FRONT FE	SITE		0	0.	0.000	MW																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	281,700		99.845	484,100	765,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 490.27						/Parcel: 490.27	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	281,700	0	99.845	484,100	765,800	765,800	YER	11/15/2018
2018	101	FV	281,700	0	99.845	484,100	765,800	765,800	YER	1/26/2018
2017	101	FV	265,100	0	99.845	484,100	749,200	749,200	Year End Roll	5/5/2017
2016	101	FV	265,600	0	99.845	484,100	749,700	749,700	Year End Roll	2/11/2016
2015	101	FV	271,500	0	99.845	489,300	760,800	760,800	year end roll	1/15/2015
2014	101	FV	271,500	0	99.845	489,300	760,800	760,800	Year End	8/7/2014
2013	101	FV	274,800	0	99.845	489,300	764,100	764,100	COMMITMENT	5/30/2013
2012	101	FV	277,700	0	99.845	489,300	767,000	767,000	final value	1/12/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GARRETT THOMAS	1244-306		6/19/2001	CONVIENCE		0 No	No			
	345-420		2/6/1963			0 Yes	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2011	MEASURED	316	EVAN

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	BROWN
View / Desir:	

GENERAL INFORMATION

Grade:	B- - GOOD (-)
Year Blt:	1999 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	12 - CONCRETE
Bsmnt Gar:	
Electric:	2 - GOOD
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal:	% Sprinkled

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	Juris. Value	

BATH FEATURES

Full Bath:	2 Rating: GOOD
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	1 Rating: GOOD

OTHER FEATURES

Kits:	1 Rating: GOOD
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	1 Rating: AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	8.4%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		8.4%

CALC SUMMARY

Basic \$ / SQ:	96.00
Size Adj.:	1.02285528
Const Adj.:	1.02010000
Adj \$ / SQ:	100.168
Other Features:	18580
Grade Factor:	1.25
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	307479
Depreciation:	25828
Depreciated Total:	281651

COMMENTS

RESIDENTIAL GRID

1st Res Grid Desc:	Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMs: 5	BRS: 2	Baths: 2 HB

REMODELING

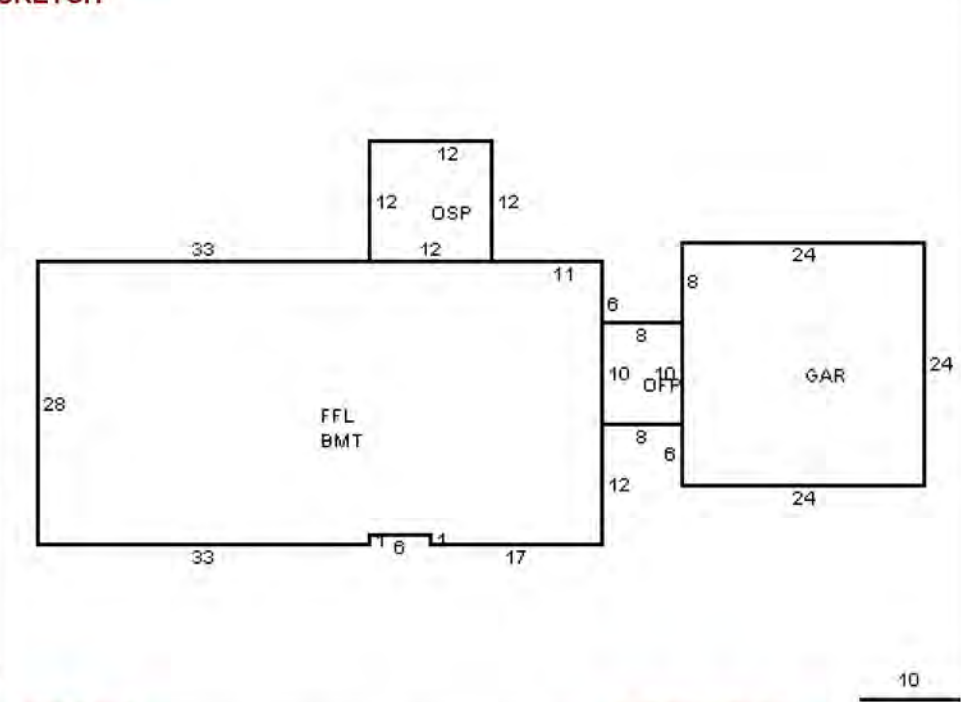
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	1

COMPARABLE SALES

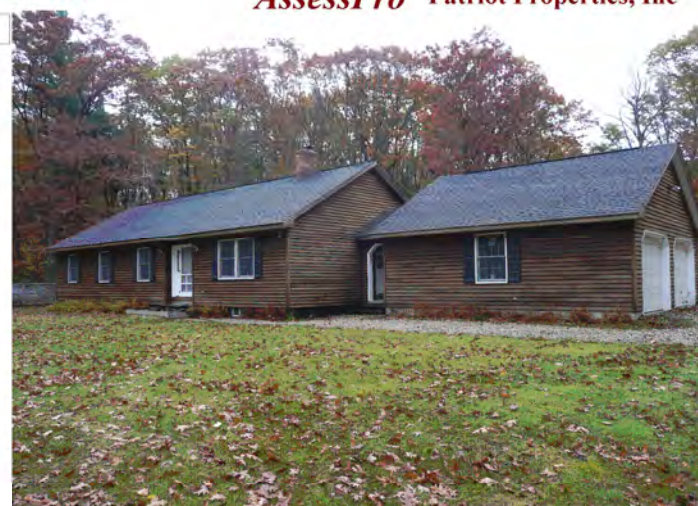
Rate	Parcel ID	Typ	Date	Sale Price
81	11 0 14		3/2/2001	233,000
81	11 0 14		9/16/1996	130,000
78	9 0 14		2/7/1997	151,000
75	3 0 26		10/29/1999	229,000
73	9 0 11		8/23/1996	100,000
72	3 0 21A		8/15/2000	138,000
WtAv\$/SQ:		AvRate:	76.66	Ind.Val 475026.0869
Juris. Factor:		Val/Su Fin:		180.35
Special Features:	0	Val/Su Net:		71.79
Final Total:	281700	Val/Su SzAd:		180.35

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,562	30.050	46,939
FFL	1ST FLOOR	1,562	100.170	156,462
GAR	GARAGE	576	13.540	7,798
OSP	SCRN PORCH	144	19.000	2,736
OFP	OPEN PORCH	80	21.940	1,755
Net Sketched Area:		3,924	Total:	215,690
Size Ad	1562	Gross Area	3924	FinArea 1562

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE*AssessPro* Patriot Properties, Inc