

MOSELL ACRES
 PART OF LOTS 2 & 3 DESC
 FROM SE COR OF LOT 2 TH
 N89D25'27"W 62.36FT TH
 2140 DREW ST, CLEARWATER 33765-

ROLAND PROPERTIES INC
 2009 BAY BLVD
 INDIAN ROCKS BEACH, FL

2022 12-29-15-59184-000-0034

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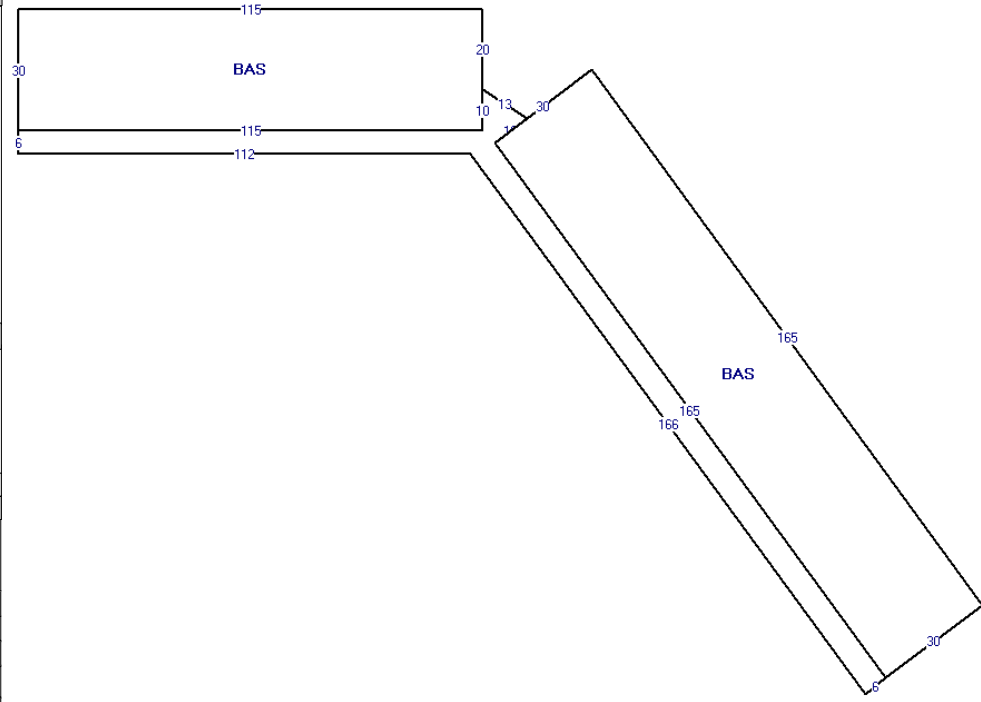
BY jarmstrong

Map Id: 5300.0 1.00 1.00 1.00 Weiss, Cathy &

BUILDING CHARACTERISTICS			
QUALITY	Average		
CATEGORY	TYPE	%	PTS
FOUNDATIO	3SPREAD/MONO	100	5.00
FLOOR	1SLAB ON	100	6.00
EXTERIOR	9CONCRETE	100	31.0
STRUCTURA	2MASONRY	100	5.00
ROOF	5BAR	100	14.0
ROOF	11BLT UP	100	3.00
CAB &	3AVERAGE	100	3.00
FLOOR	11CARPET	100	5.00
INTERIOR	7DRY WALL	100	9.00
PAINT &	3AVERAGE	100	3.00
HTG &	8HEAT &	100	11.0
BATH TILE	0NONE	100	0.00
ELECTRICA	3AVERAGE	100	8.00

1121 Strip Store - (2 or more stores)

** VALUE SUBJECT TO CHANGE **



CATEGORY	UNITS
Wall Height	0.00
PARTY WALL	0.00
FIXTURES	32.00
STORIES	1.00
LIVING UNITS	0.00
TOTAL LIVING UNITS	0
DEPRECIATION ADJ	ADJ
EXTERNAL OBSOLESCENCE	0.0000
EXTERNAL OBSOLESCENCE	0.0000
OTHER	0.0000

TYPE	QU	HX/NHX
18	02	0.00%

RCND	YB	EA
546108	1980	31

SAR	AREA	% B	EFF. AREA
BAS	4,938	100	4,938
OPF	1,846	30	554
BAS	3,450	100	3,450
10,234		8,942	

BUILDING: 1

L	OFFICIAL BOOK	OFFICIAL PAGE	DATE OF SALE	INSTR	Q	V	REASON	SALES PRICE	M	SELLER	BUYER	SALES NOTE
1	21965	0922	03/08/2022	QC	U	I	11	100	N	BONNER HEIKO REV	ROLAND PROPERTIES	OK TO UPDATE -
2	21863	1484	12/23/2021	QC	U	I	11	100	N	ROLAND PROPERTIES	BONNER HEIKO REV	2/8 LETTER
3	13213	1828	11/17/2003	DD	U	I	B	100	N	ADLON INC	ROLAND PROPERTIES	
4	10714	2469	11/04/1999	DD	Q	I		495000	N	DREW MST CNTR INC	ADLON INC	

Pinellas County Property Appraiser Office		CW
VALUE SUMMARY		
PRIOR JUST MARKET VALUE		700,000
CURRENT JUST MARKET VALUE		760,000
ASSESSED VALUE		760,000
HX/NHX CAP BASE YEAR		0
TAXABLE VALUE		760,000
HX		No
% HX		0.00
TOT EXEMPTIONS VALUE		0

PERMIT	TP	ST.	EST VAL	ISSUE DATE
BCP2019-110268	95	C	5,500	11/12/19
BCP2011-07117	95	C	5,470	07/08/11
BCP2007-06104	51	C	2,400	08/21/07
BCP1998-060108	96	C	21,000	10/11/99

BUILDING NOTES

A - SALON 2140
 B - DMYLES INC
 C - SELECT BROKERS NETWORK
 D & E - BAKERY MAKEL
 F - CELY'S HAIR SALON
 G - YOBEJON NAILS
 H, I, J, K & L - MICK'S PUB
 M - ESCURRA INSURANCE

TAXING DISTRICT	CW	JUST VALUE/SF	90.61
1	2301	ASPHALT	0.0

L	EXTRA	DESCRIPTION	BD	HX/NHX	LEN	WID	UNITS	UNIT VALUE	ADJ UNIT VALUE	BLT YEAR	EFF AGE	BLT	% GOOD	XF VALUE	NOTES
1	2301	ASPHALT		0.0	0	0	17,100.00	3.00	3.00		14		100	51,300	SCALED

L	USE	LAND USE	HX/NHX	R	FRONT	DEPTH	FF	FRNT FT	UNITS	UT	D	DEPTH	SIZE	INFLUENCE	UNIT	ADJ UNIT	LAND	OTHER ADJ
T	N	CODE	DISCR	D			T	FACTOR		TP	T	FACT	FACT	DESCRIPTION	VALUE	VALUE	VALUE	AND NOTES
C	1	11	STORES,	0.0	168.30	0.00		100.00	33,509.00	SF		1.00	1.00		13.00	13.00	435,617	21 UT LV

NOTES															APPRAISAL DATES		
															REVIEW DATE	06/16/2021	
															FIELD NUMBER	190	
															REVIEW TYPE	General	