

SUBSTANTIAL IMPROVEMENT WORKSHEET FOR FLOODPLAIN CONSTRUCTION

(For improvements and repairs that constitute less than 20% of market value)

South County: Development Services
4000 Tamiami Trail S. Room 122
Venice, Florida 34293-5076
941-861-3238 (Fax)

North County: Development Services
1001 Sarasota Center Blvd
Sarasota, Florida 34240
941-861-6471 (Fax)

Property Owner: Sebastian Brozoski
 Address: 5020 Brookmeade Dr., Sarasota
 Permit No: 22-178593-00-B1
 Work Description: New front porch

Flood zone: AEHA Minimum FFE Requirement: 22.6 Existing Lowest Floor Elevation: unk

Present Market Value of structure ONLY (Market Appraisal Report or adjusted assessed building value as defined by Sarasota County Code Section 54-513(b)(37) prior to the start of improvement or repair of damage)	\$ 148,497
Cost of Improvement actual cost of the construction Include volunteer labor and donated supplies.	\$ 27,500
Ratio = $\frac{\text{Cost of Improvement (or Cost to Repair)}}{\text{Market Value}} \times 100$	18.5 %

If the ratio is 50 percent or greater (Substantial Improvement), entire structure including the existing building must be elevated minimum elevation requirement required by Sarasota County Code Chapter 54 Article XVI.

Important Notes:

1. Review cost estimates to ensure that all appropriate costs are included or excluded.
2. If a non-conforming existing residential or non-residential building is determined to be substantially improved, it must be elevated or floodproofed as required by Sarasota County Code Chapter 54 Article XVI.
3. Proposals to repair damage from any cause must be analyzed using the formula shown above.
4. Any proposed improvements or repairs to a post-FIRM building must be evaluated to ensure that the improvements or repairs comply with County's floodplain management regulations and to ensure that the improvements or repairs do not alter any aspect of the building that would make it non-compliant.
5. Alterations to and repairs of designated historic structures may be granted a variance or be exempt under the substantial improvement definition provided the work will not preclude continued designation as a "historic structure."
6. Any costs associated with directly correcting health, sanitary, and safety code violations may be excluded from the cost of improvement. The violation must have been officially cited prior to submission of the permit application.

Determination completed by: Martin Duran
 Date: 12/30/22

Situs: 5020 BROOKMEADE DR SARASOTA 34232

0100 Single Family Detached

SARASOTA COUNTY PROPERTY APPRAISER			
PROPERTY RECORD CARD			
VALUE SUMMARY	CURRENT	PRIOR YEAR	
Building Value	\$ 123,700	\$ 116,100	
Extra Feature Value	\$ 20,700	\$ 10,800	
Land Value - Market	\$ 99,800	\$ 59,300	
Land Value - Ag	\$ 0	\$ 0	
TOTAL JUST VALUE	\$ 244,200	\$ 186,200	
Values pertaining to County Assessment			
Assessed Value	\$ 107,386	\$ 104,258	
Exemption Codes	910 999	910 999	
Exemption Amount	\$ 50,000	\$ 50,000	
Taxable Value	\$ 57,386	\$ 54,258	

PARCEL DATA			
Mkt Area	Nbhd	Sub	Lot SqFt
605	6574.00	1744	7,800

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

SUB NAME			
BLDG TYPE			
RIDGEMOOD ESTATES 08th ADD			
Single Family Detached			

Instrument				Transfer Date				Consideration				Type QC				QC Description				V/I				Grantor			
1	2004226655	11/19/2004	\$198,000	WD	01 Sale qualified	I	FRANKOWSKI, TOMASZ																				
2	2001102804	07/12/2001	\$100,000	WD	01 Sale qualified	I	POLINS, GREGORY R																				
3	2000005014	01/12/2000	\$80,000	WD	01 Sale qualified	I	TUCKER, STEPHEN P																				
4	2000005010	01/12/2000	\$100	WD	11 Corrective,	I	TUCKER STEPHEN P,																				

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AVB	EYB	% Depr	Value	Notes
1	PATI	Patio - concrete or	1	1	0	0	770.00	4,834	FAIR	AV	1979	1999	71.249	2,652	
2	POOL	Swimming Pool	1	1	28	10	280.00	108,900	AVERAG	AV	1979	1999	58.999	17,990	

Land				Land Inferences																				
Land Type	Description	Units	Units	Unit Price	Nbhd	Mkt Factor	Code	Code	Code	Code	Code	Code	Code	Code	Code	Code	Code	Code	Code	Code	Code	Code	Code	
1	MLND	Main Land	7,800.00	12.80	12.80	1	12.80	12.80	12.80															
NA																								

Total Replacement Cost New:			
Less Total Depr:	44.54%		
Building Value:			
Depreciation Adj:			
223,125	99,380	123,745	44.54%
Good Condition			

TOTAL JUST VALUE			
Grade	Description	Nbhd Factor	Mkt Area Factor
25	Res Below	1.0100	0

Less Total Depr:			
Building Value:			
Depreciation Adj:			
223,125	99,380	123,745	44.54%
Good Condition			

Parcel Notes			
EFF YR CHG NEWER WINDOWS JUDGEMENT 6/16---734			

Gross Area: 2,109			
Net/Living Area: 1,489			
Building: 1 of 1			
#	Instrument	Transfer Date	Consideration
1	2004226655	11/19/2004	\$198,000
2	2001102804	07/12/2001	\$100,000
3	2000005014	01/12/2000	\$80,000
4	2000005010	01/12/2000	\$100