

Property Tax Analysis By Building
Downtown Sarasota Condominiums
Tax Year 2017

# units	Condo	SF	Bldg Just Value	% Change from Prior year			3 yr Cum	2017	Avg JV/Unit
			2017	2017	2016	2015 ch	% Ch	JV \$/FT	2017
44	Beau Ciel	141,218	\$ 76,579,888	12%	10%	9%	34%	\$ 542	\$ 1,740,452
135	Condo on the Bay 1	229,604	\$ 77,240,655	5%	5%	18%	30%	\$ 336	\$ 572,153
136	Condo on the Bay 2	246,906	\$ 82,260,960	5%	5%	13%	24%	\$ 333	\$ 604,860
	Average BLVD of the Arts	205,909	\$ 78,693,834	7%	7%	13%	30%	\$ 404	\$ 972,488
134	1350 Main	182,857	\$ 74,788,616	2%	7%	6%	16%	\$ 409	\$ 558,124
106	Rivo	190,156	\$ 52,126,772	0%	6%	6%	12%	\$ 274	\$ 491,762
24	Savoy on Palm	81,494	\$ 43,929,792	5%	4%	3%	12%	\$ 539	\$ 1,830,408
34	Kanaya	98,583	\$ 30,690,984	6%	1%	8%	17%	\$ 311	\$ 902,676
95	100 Central	158,705	\$ 60,593,090	1%	1%	17%	20%	\$ 382	\$ 637,822
46	Plaza at 5 Points	99,492	\$ 41,304,412	0%	-3%	8%	5%	\$ 415	\$ 897,922
	Average Central Downtown	135,215	\$ 50,572,278	2%	3%	8%	13%	\$ 388	\$ 886,452
8	Marina View	14,356	\$ 6,173,200	7%	28%	53%	110%	\$ 430	\$ 771,650
27	Town House Condo	20,012	\$ 4,963,410	6%	28%	-5%	29%	\$ 248	\$ 183,830
10	Majestic Bay	29,213	\$ 17,108,400	11%	25%	19%	64%	\$ 586	\$ 1,710,840
6	Alta Mer	20,616	\$ 10,240,902	17%	19%	4%	44%	\$ 497	\$ 1,706,817
18	Bay Point Apts	32,150	\$ 11,312,406	6%	17%	-2%	21%	\$ 352	\$ 628,467
13	Harbor House	16,983	\$ 7,196,995	6%	16%	7%	32%	\$ 424	\$ 553,615
14	Harbor View	28,074	\$ 13,141,506	6%	16%	17%	44%	\$ 468	\$ 938,679
16	Vista Bay Point	53,280	\$ 21,303,008	6%	13%	-1%	19%	\$ 400	\$ 1,331,438
10	Golden Bay	25,440	\$ 10,668,400	6%	12%	7%	27%	\$ 419	\$ 1,066,840
13	The Phoenix	50,676	\$ 24,158,095	6%	11%	7%	25%	\$ 477	\$ 1,858,315
13	Grande Riviera	49,032	\$ 32,437,795	6%	10%	16%	35%	\$ 662	\$ 2,495,215
13	Harbor House South	18,528	\$ 10,538,801	10%	9%	13%	35%	\$ 569	\$ 810,677
6	Renaissance (Golden Gate Pt)	19,146	\$ 8,047,200	6%	7%	6%	20%	\$ 420	\$ 1,341,200
28	LA Bellasara	101,282	\$ 63,050,596	7%	6%	0%	13%	\$ 623	\$ 2,251,807
47	Pier 550	28,358	\$ 14,962,779	26%	3%	-6%	21%	\$ 528	\$ 318,357
23	Harbor House West	34,594	\$ 12,098,690	7%	-5%	12%	14%	\$ 350	\$ 526,030
	Average Golden Gate Point	33,859	\$ 16,712,636	9%	13%	9%	35%	\$ 466	\$ 1,155,861

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57	Sarabande	163,887	\$ 83,278,197	0%	14%	8%	23%	\$ 508	\$ 1,461,021
69	Embassy House	95,883	\$ 32,934,873	0%	12%	11%	24%	\$ 343	\$ 477,317
74	Essex House	97,570	\$ 30,970,776	0%	12%	7%	20%	\$ 317	\$ 418,524
105	One Watergate	172,818	\$ 49,718,970	9%	8%	11%	29%	\$ 288	\$ 473,514
40	Marina Tower	111,170	\$ 50,317,520	7%	10%	15%	36%	\$ 453	\$ 1,257,938
99	Bay Plaza	186,317	\$ 68,341,383	2%	10%	10%	24%	\$ 367	\$ 690,317
55	Royal St. Andrew	78,694	\$ 26,016,265	-2%	7%	10%	15%	\$ 331	\$ 473,023
24	Tessera	78,155	\$ 39,469,296	0%	7%	17%	25%	\$ 505	\$ 1,644,554
	Average Gulfstream	123,062	\$ 47,630,910	2%	10%	11%	25%	\$ 389	\$ 862,026
244	Renaissance 1(N. Tamiami Trl)	254,480	\$ 68,917,312	3%	11%	6%	21%	\$ 271	\$ 282,448
204	Alinari	318,395	\$ 86,795,268	6%	0%	13%	19%	\$ 273	\$ 425,467
186	Broadway Promenade	229,511	\$ 46,848,192	8%	-1%	24%	33%	\$ 204	\$ 251,872
	Average North Trail	267,462	\$ 67,520,257	6%	3%	14%	24%	\$ 249	\$ 319,929
80	Tower Residences	278,956	\$ 193,885,680	19%	13%	8%	46%	\$ 695	\$ 2,423,571
48	The Residences	150,827	\$ 76,900,320	-4%	13%	5%	14%	\$ 510	\$ 1,602,090
	Average Ritz Carlton Dr	214,892	\$ 135,393,000	8%	13%	7%	30%	\$ 602	\$ 2,012,831
26	Le Chateau	35,314	\$ 12,141,402	3%	7%	8%	19%	\$ 344	\$ 466,977
40	Lawrence Point	74,674	\$ 30,083,000	13%	5%	9%	29%	\$ 403	\$ 752,075
61	Sunset Tower	86,634	\$ 24,442,517	14%	0%	6%	21%	\$ 282	\$ 400,697
	Average Sunset Drive	65,541	\$ 22,222,306	10%	4%	8%	23%	\$ 343	\$ 539,916
2,370	Average for ALL	106,928	\$ 42,145,813	6%	9%	10%	27%	\$ 417	\$ 981,253