



PROPERTY INFORMATION

PID # 0026 01 0006

Property Type: Industrial

Property Address:

4540 NORTHGATE CT
SARASOTA, FL 34234-2123

Current Owner:

STICKEY LLC



Tax Mailing Address:

4540 NORTHGATE CT
SARASOTA, FL 34234-2123

Property Use:

4820 / WAREHOUSE AND OFFICE (county)
48 / GENERAL WAREHOUSE STORAGE (state)

Land Use:

WAREHOUSE AND OFFICE (4820)

Zoning: CI/COMMERCIAL, INTENSIVE

Lot Size: 0.4298 acres / 18,720 sf

Waterfront: No

Subdivision: NORTH GATE CENTER UNIT 1

Subdivision #: 2100

Census Tract/Block: 001101 / 4017

Twn: 36 **Rng:** 18 **Sec:** 07

Block: **Lot:**

Neighborhood Code: 2440.00

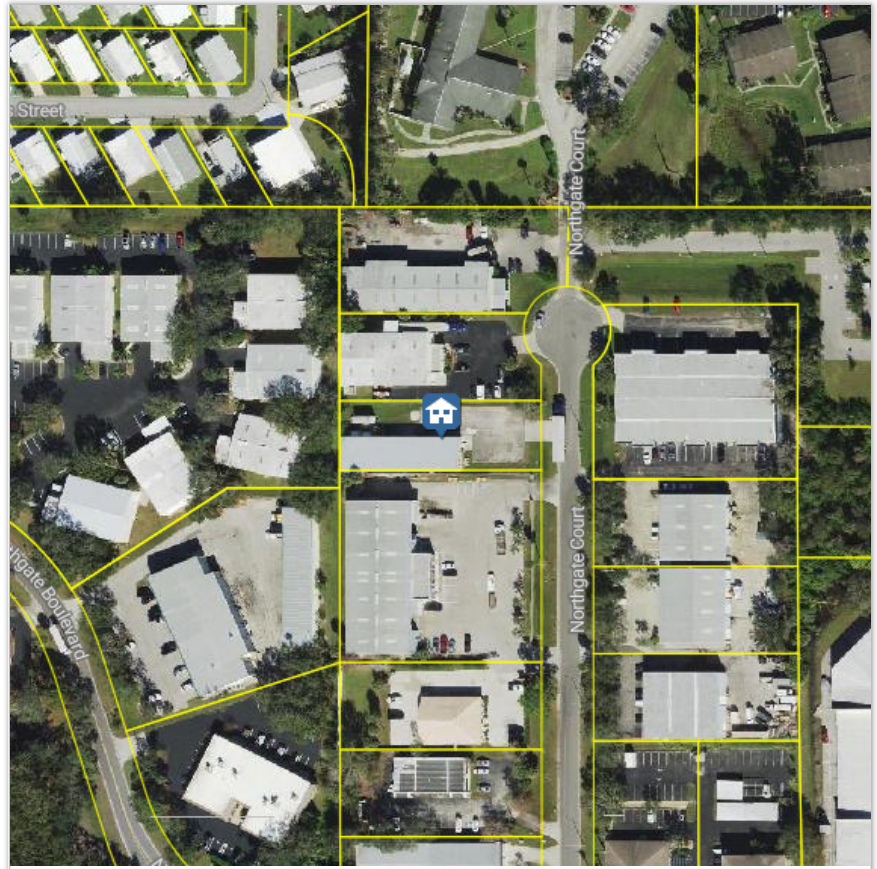
Coordinates: 27.3738(lat) -82.5343(lon)

Legal Description:

LOT 10 LESS THE SLY 20 FT NORTHGATE CENTER UNIT 1

Plat Book # 27 **Page #** 24

[View Available Plat Images](#)



VALUE INFORMATION

	2020	2021	2022	2023	2024
Improved Value:	\$254,600	\$262,400	\$283,200	\$283,900	\$349,200
Land Value:	\$92,200	\$93,900	\$119,900	\$174,500	\$234,300
Just Market Value:	\$346,800	\$356,300	\$403,100	\$458,400	\$583,500
Percent Change:	- n/a -	2.74%	13.13%	13.72%	27.29%
Total Assessed Value:	\$342,745	\$356,300	\$391,930	\$431,123	\$474,235
Homestead Exemption:	No	No	No	No	No
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$342,745	\$356,300	\$391,930	\$431,123	\$474,235
Ad Valorem Taxes:	\$4,360.75	\$4,405.96	\$4,729.71	\$5,253.63	
Non-Ad Valorem Taxes:	\$1,178.76	\$1,203.73	\$1,328.08	\$1,522.01	
Total Tax Amount:	\$5,539.51	\$5,609.69	\$6,057.79	\$6,775.64	\$7,932.42

Taxing District(s): 4200 - NORTHGATE CENTER LIGHT



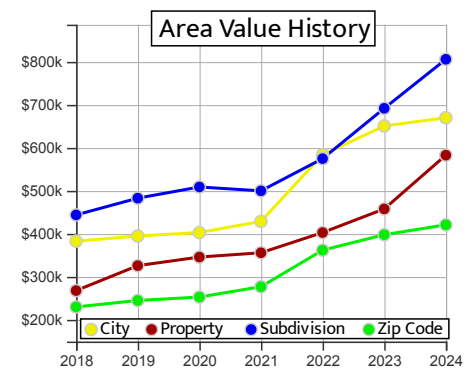
Estimated Current Value:

\$641,837*

Equity Estimate: \$342,436



*Estimate of potential property value and equity amounts are based on proprietary computational models.



SALES INFORMATION

Deed Type:	WARRANTY DEED	Price:	\$412,000	Qualifiers:	Q,I	
Sale Date:	11/04/2016	Recorded Date:	11/04/2016	Document #	2016137721	
Grantor:	BENNETT PRAMJITT	Grantee:	STICKEY LLC			
Mortgage Amount:	\$362,400	Instrument Date:	11/04/2016	Document #	2016137722	
Terms:	3.42%/360 M	Attributes:	Other Subordinate Loan, Original, Commercial, Warranty Deed	Borrower:	STICKEY LLC	
Lender:	HARBOR COMMUNITY BANK					
Deed Type:	WARRANTY DEED	Price:	\$0	Qualifiers:	U ¹ ,I	
Sale Date:	12/09/2002	Recorded Date:	12/16/2002	Document #	Bk 200202/Pg 8873	
Grantor:	BENNETT ALAN	Grantee:	BENNETT ALAN			
Deed Type:	WARRANTY DEED	Price:	\$295,000	Qualifiers:	Q,I	
Sale Date:	09/05/2002	Recorded Date:	09/09/2002	Document #	Bk 200201/Pg 47074	
Grantor:	MENARD & HOLT	Grantee:	BENNETT ALAN			
Deed Type:	WARRANTY DEED	Price:	\$100	Qualifiers:	U ²	
Sale Date:	05/27/1993	Recorded Date:		Document #	Bk 2516/Pg 2596	
Grantor:	Not Available	Grantee:	Not Available			
Deed Type:	NOT AVAILABLE	Price:	\$170,000	Qualifiers:	Q ³	
Sale Date:	12/01/1986	Recorded Date:		Document #	Bk 1911/Pg 830	
Grantor:	Not Available	Grantee:	Not Available			
There are 4 more sales in our records. Click here to show all sales.						
Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved						
¹ UNQUALIFIED - NOT ARMS LENGTH TRANSACTION, ² CORRECTIVE DEED, QUIT CLAIM DEED OR TAX DEED, ³ SALE QUALIFIED AS A RESULT OF DEED EXAMINATION						










BUILDING INFORMATION

1. LIGHT INDUSTRIAL WAREHOUSE	Living Area:	5,201 sf	Year Built:	1984 act / 2009 eff
Rooms: 0	Total Area:	5,971 sf	Stories:	1.0
Bedrooms: 0			Heat Type:	HEAT, DUCTED OR PACKAGE
Baths: 2				
A/C Type:	A/C, DUCTED OR PACKAGE			
Roof Type:	LOW PITCH SHED ROOF	Roof Cover:	BUILT-UP TAR & GRAVEL	
Foundation:		Int Wall:	NO FINISHED - FRAMING VISIBLE	
Ext Wall:	STUCCO CEMENT BASED	Flooring:	CONCRETE, UNFINISHED OR PAINTED	
Structural:	MASONRY WALLS	Fireplace:	DCK - LOADING DOCK (770 sf)	No
Building Subareas:				
PRM - MAIN AREA COMMERCIAL (5,201 sf)				
OTHER IMPROVEMENT INFORMATION				
PAVEAS - ASPHALT PAVING (1986)				
Covered Parking:	No	Pool:	No	


CITY INTERACTIONS

No city inspection, licensing, permit, or code violation data available for this property.

ASSIGNED SCHOOLS

School Name	Grades	Enrollment	School Rating	Report Card	Distance
Tuttle Elementary School	PK-05	665	B (2023/2024) 	 FL DOE	2.4 miles
 Above Average Standardized Testing Scores					
Booker Middle School	06-08	950	C (2023/2024)	 FL DOE	0.8 mile
 Small Class Sizes					
Booker High School	09-12	1,309	C (2023/2024)	 FL DOE	0.6 mile
 Small Class Sizes					
 Magnet School					
 Magnet School					
Source: National Center for Education Statistics, 2022-2023 ; Florida Dept of Education, 2023-2024					

FLOOD ZONE DETAILS

Zone	BFE	Description	CID	Panel #	Published
AE	18.9 ft	Areas of 100-year flood; base flood elevations and flood hazard factors determined.	125144	12115C0131G	03/27/2024
X		Area that is determined to be outside the 1% and 0.2% chance floodplains.	125144	12115C0131G	03/27/2024
 At least part of this property is in a Special Flood Hazard Area (SFHA). According to our records, no structures on this property are in a SFHA.					
Source: FEMA National Flood Hazard Layer (NFHL), updated 08/02/2024					