

MULTIPLE BUILDING PROPERTY SUMMARY



Beds N/A	Full Baths 9	Half Baths N/A	MLS List Price \$6,400,000	MLS List Date 02/25/2026
MLS Sq Ft 5,313	Lot Sq Ft 12,150	MLS Yr Built 1992	Type HOTEL	

OWNER INFORMATION

Owner	Vignia P Heidersberger	Mailing Carrier Route	C025
Owner 2		Mailing Country	
Mailing Label Owner Name	P Heidersberge Vignia	Owner Vesting	
Mailing Address	2339 Tulip St	Ownership Right Vesting	Living Trust
Mailing City & State	Sarasota, FL	Owner Occupied	No
Mailing Zip	34239	No Mail Flag	
Mailing ZIP + 4	6248		

COMMUNITY INSIGHTS

Median Home Value	\$1,536,919	School District	SARASOTA
Median Home Value Rating	10 / 10	Family Friendly Score	58 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	68 / 100	Walkable Score	50 / 100
Total Incidents (1 yr)	26	Q1 Home Price Forecast	\$1,456,172
Standardized Test Rank	62 / 100	Last 2 Yr Home Appreciation	-7%

LOCATION INFORMATION

Neighborhood		Census Block Group	
Neighborhood Code	Siesta Key Village Area-621000	Zoning	RMF1
Subdivision	Sarasota Beach	Zoning Description	Residential Multi Family (6un-Rmf1
Subdivision #	289	Location Influence	
Township	37S	Waterfront Influence	
Range	17E	Waterfront View Type	
Section	13	Topography	
Block	25	School District Name	Sarasota County
Lot	19	Map 1	28B
Property ZIP	34242	Map 2	
Property ZIP 4	1917	Flood Zone Code	AE
Property Carrier Route		Within 250 Feet of Multiple Flood Zone	Yes (Ae, Ve)
Condo Floor		Flood Zone Panel	12115C0143G
Census Tract		Flood Zone Date	03/27/2024
Census Block			

TAX INFORMATION

Folio/Strap/PID (1)	0107-03-0041	Tax Area	1800
Folio/Strap/PID (2)		Exemption(s)	
Folio/Strap/PID (3)	0107030041	Tax Exempt Amount	
Account Number		Total Taxable Value	\$1,715,400
% Improved	23%	Plat Book-Page	1-76
Legal Description	LOTS 19 & 20 BLK 25 SARASOTA BEACH		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Just Value - Total	\$1,715,400	\$2,365,200	\$2,385,300
Just Value - Land	\$1,322,600	\$2,116,500	\$1,995,600
Just Value - Improved	\$392,800	\$248,700	\$389,700
Assessed Value - Total	\$1,715,400	\$1,979,064	\$1,799,149
Assessed Value - Land	\$1,322,600		
Assessed Value - Improved	\$392,800		
YOY Assessed Change (\$)	-\$263,664	\$179,915	

YOY Assessed Change (%)	-13.32%	10%	
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$25,883		
2024	\$26,735	\$853	3.29%
2025	\$21,150	-\$5,585	-20.89%

CHARACTERISTICS			
County Use Description	Hotel/Motel-Mixd Use-391x	Heat Fuel Type	
State Use Description	Hotel/Motel-39	Fuel Type	
Land Use - CoreLogic	Hotel	Porch	Open Porch
Style		Patio Type	Marble/Slate Patio
Building Type	Multi Family	Garage Type	
Bldg Class		Garage Sq Ft	
Year Built	Tax: 1955 MLS: 1992	Carport Sq Ft	
Effective Year Built	2004	Roof Type	
Living Square Feet	Tax: 7,060 MLS: 5,313	Roof Material	Asbestos Shingle
Total Building Sq Ft	Tax: 7,060 MLS: 7,042	Roof Frame	
Heated Sq Ft	2,340	Roof Shape	Gable/Hip
Ground Level Sq Ft	1,170	Construction	
2nd Floor Area	1,170	Interior Wall	Plaster
Stories	Tax: 2 MLS: 3	Exterior	Concrete Block
Total Units		Floor Cover	Wood
Total Rooms		Foundation	
Bedrooms		Pool	Pool
Total Baths	9	Pool Sq Ft	480
Full Baths	9	Water	
Half Baths		Sewer	
Bath Fixtures	17	Lot Sq Ft	12,150
Other Rooms		Lot Acres	0.2789
Fireplace		Lot Frontage	
Fireplaces		Lot Depth	
Cooling Type	Yes	Lot Shape	
Heat Type	Heated		

FEATURES						
Feature Type	Size/Qty	Width	Depth	Year Built	Value	
Parksp	2			1955		
Paveas	14,200			2000		
Pavecc	400			1996		
Pool	480			1996		
Slate	520			1996		

Building Description	Building Size
Ula	1,170
Mla	1,170
Opf	150
Opf	150
Opf	50

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	A4684041	MLS Sale Price	
MLS Status	Active	MLS Contingency Date	
MLS DOM	45	MLS Pending Date	
MLS Status Change Date	03/03/2026	MLS Cancellation Date	

MLS Area	34242 - SARASOTA/CRESCENT B EACH/SIESTA KEY			MLS Listing Agent	281516336-Tonna Gruber
MLS Listing Date	02/25/2026			MLS Listing Broker	COLDWELL BANKER REALTY
MLS Listing Price	\$6,400,000			MLS Selling Agent	
MLS Orig. Listing Price	\$6,400,000			MLS Selling Broker	
MLS Sale Date					

MLS Listing #	A4683170	A4629527	A4596641	A4565918	A4524518
MLS Status	Active	Canceled	Canceled	Canceled	Canceled
MLS Listing Date	02/22/2026	12/13/2024	02/14/2024	03/31/2023	02/10/2022
MLS Listing Price	\$6,400,000	\$6,600,000	\$6,600,000	\$8,500,000	\$8,800,000
MLS Orig Listing Price	\$6,400,000	\$6,600,000	\$6,600,000	\$8,500,000	\$8,800,000
MLS Sale Date					
MLS Sale Price					
MLS Expiration Date			07/31/2024	09/30/2023	05/03/2023
MLS Cancellation Date		05/01/2025	08/01/2024	05/31/2023	05/29/2022

MLS Listing #	A329030	A324299	A321881
MLS Status	Withdrawn	Withdrawn	Withdrawn
MLS Listing Date	10/25/2006	09/12/2006	08/16/2006
MLS Listing Price	\$3,900,000	\$3,900,000	\$3,900,000
MLS Orig Listing Price	\$3,900,000	\$3,900,000	\$3,900,000
MLS Sale Date			
MLS Sale Price			
MLS Expiration Date	08/15/2007	08/15/2007	08/15/2007
MLS Cancellation Date			

LAST MARKET SALE & SALES HISTORY			
Last Mkt Sale Date	04/15/1998	Deed Type	Warranty Deed
Last Mkt Recording Date	04/15/1998	Owner	Vignia P Heidersberger
Sale Price	\$725,000	Seller	Ginger Mary M
MLS Sale Price		Title Company	
Sale Type	Full	County Doc Link	3095000815
Price Per Sq Ft	\$102.69	Document Number	3095-815
Multi/Split Sale			

Recording Date	07/27/2015	04/15/1998	03/21/1996
Sale Date	05/12/2015	04/15/1998	
Sale Price		\$725,000	
Nominal	Y		Y
Document Type	Warranty Deed	Warranty Deed	Grant Deed
Multi/Split Sale Type			
Buyer Name	Heidersberger Vignia P Trust	Heidersberger Vignia P	Ginger Mary M
Buyer Name 2			
Seller Name	Heidersberger Vignia P	Ginger Mary M	Ginger Mary M
Title Company	Attorney Only		
Document Number	92479	3095-815	2832-1795
County Doc Link	92479	3095000815	2832001795

MORTGAGE HISTORY					
Mortgage Date	10/18/2024	06/10/2015	05/02/2014	09/13/2013	02/04/2004
Mortgage Amount	\$1,474,400	\$774,000	\$801,950	\$801,950	\$800,000
Mortgage Lender	Union Hm Mtg Corp	Universal American Mtg Co LLC	Universal American Mtg Co LLC	Freedom Mtg Corp	Impac Lending Grp
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Purpose	Refi	Refi	Refi	Refi	Refi
Mortgage Term	30	30	30	30	30
Mortgage Term Code	Years	Years	Years	Years	Years
Mortgage Int Rate					5.5
Mortgage Int Rate Type					Adjustable Int Rate Loan
Borrower Name	Heidersberger Vignia P	Heidersberger Vignia P	Heidersberger Vignia P	Heidersberger Vignia P	Heidersberger Vignia P
Borrower Name 2					

Mortgage Date	06/28/2002	04/15/1998	05/01/1996
Mortgage Amount	\$64,076	\$434,000	\$40,000
Mortgage Lender	Northern Tr Bk/FI	Northern Tr Bk/FI	Barnett Bk/Sw FI
Mortgage Type	Conventional	Conventional	Conventional
Mortgage Purpose	Refi	Resale	Refi
Mortgage Term	3		7
Mortgage Term Code	Years		Years
Mortgage Int Rate			
Mortgage Int Rate Type	Fixed Rate Loan		Fixed Rate Loan
Borrower Name	Heidersberger Virginia P	Heidersberger Virginia P	Ginger Mary M
Borrower Name 2			

FORECLOSURE HISTORY	
Document Type	
Default Date	
Foreclosure Filing Date	
Recording Date	
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	
Original Document Number	
Original Book Page	
Foreclosure Case #	

PROPERTY MAP

*Lot Dimensions are Estimated

BUILDING 1 OF 2

CHARACTERISTICS			
County Use Description		Heat Fuel Type	
State Use Description		Fuel Type	
Land Use - CoreLogic	Hotel	Porch	Open Porch
Style		Patio Type	Marble/Slate Patio
Building Type	Multi Family	Garage Type	
Bldg Class		Garage Sq Ft	
Year Built	1955	Carport Sq Ft	

Effective Year Built	2004
Living Square Feet	2,690
Total Building Sq Ft	2,690
Heated Sq Ft	2,340
Ground Level Sq Ft	1,170
2nd Floor Area	1,170
Stories	2
Total Units	
Total Rooms	
Bedrooms	
Total Baths	
Full Baths	4
Half Baths	
Bath Fixtures	6
Other Rooms	
Fireplace	
Fireplaces	
Cooling Type	Yes
Heat Type	Heated

Roof Type	
Roof Material	Asbestos Shingle
Roof Frame	
Roof Shape	Gable/Hip
Construction	
Interior Wall	Plaster
Exterior	Concrete Block
Floor Cover	Wood
Foundation	
Pool	Pool
Pool Sq Ft	480
Water	
Sewer	
Lot Sq Ft	12,150
Lot Acres	0.2789
Lot Frontage	
Lot Depth	
Lot Shape	

FEATURES

Feature Type	Size/Qty	Width	Depth	Year Built	Value
Parksp	2			1955	
Paveas	14,200			2000	
Pavecc	400			1996	
Pool	480			1996	
Slate	520			1996	

Building Description	Building Size
Ula	1,170
Mla	1,170
Opf	150
Opf	150
Opf	50

BUILDING 2 OF 2

CHARACTERISTICS

County Use Description		Heat Fuel Type	
State Use Description		Fuel Type	
Land Use - CoreLogic	Hotel	Porch	
Style		Patio Type	
Building Type	Multi Family	Garage Type	Attached Garage
Bldg Class		Garage Sq Ft	124
Year Built	1992	Carport Sq Ft	
Effective Year Built	2000	Roof Type	
Living Square Feet	4,370	Roof Material	Metal
Total Building Sq Ft	4,370	Roof Frame	
Heated Sq Ft	2,964	Roof Shape	Gable/Hip
Ground Level Sq Ft	1,394	Construction	
2nd Floor Area	1,588	Interior Wall	Drywall
Stories	3	Exterior	Wood Shingle
Total Units		Floor Cover	Carpet
Total Rooms		Foundation	
Bedrooms		Pool	
Total Baths		Pool Sq Ft	
Full Baths	5	Water	
Half Baths		Sewer	
Bath Fixtures	11	Lot Sq Ft	12,150
Other Rooms		Lot Acres	0.2789
Fireplace		Lot Frontage	
Fireplaces		Lot Depth	
Cooling Type	Yes	Lot Shape	
Heat Type	Heated		

FEATURES

Feature Type	Size/Qty	Width	Depth	Year Built	Value
Building Description			Building Size		
Prm			18		
Mla			491		
Mla			27		
Mla			32		
Mla			9		
Mla			21		
Mla			24		
Mla			124		
Mla			32		
Mla			32		