

For Sale

319 5th Street N \$795,000



2008 NARI Award Winner, with a Historic, Downtown St. Petersburg Location

Complete Renovation In December 2007, with New Electric, Plumbing, AC, Lighting and Windows

All New Stainless Steel Appliances and Custom Built Office Furniture Fitted for Floor Plan

Brick Courtyard, 2nd Floor Brick Sun deck, and New Landscaping, Exterior Lighting & Sprinkler System

Skylights Throughout , and a 10 Year Warranty on the Roof

Large Energy Efficient Windows with Functional Panels and Modern LED & High Efficiency Florescent Lighting

Basement Level with Finished Office Space, Private 2 Car Garage & Additional Parking on Property

For additional information or to schedule an appointment to tour the property, please contact:

Pat Calhoon, Commercial Broker 727.542.0998 | pcalhoon@smithandassociates.com | www.patcalhoon.com

1.800.521.7045 • www.smithandassociates.com

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Smith &
Associates Commercial

For Sale

319 5TH Street N \$795,000



This 66 year old two story building with basement was originally built using masonry, wood and structural steel.

Use of spiral duct in the clear ceiling and exposed painted structural beams became the focal point for this design.

Removing the interior partitions to create four private offices with the remainder of space to be utilized as 3 large open office areas featuring multiple custom built workstations.

Aligning, adding and enlarging the exterior windows for natural light and to maximize the vista of the lake; additionally, the redesign and placement of the skylight shafts add to the overall warmth and character of the building.

Preservation of key nostalgic elements of the building, along with utilization of custom built furniture and workstations designed specifically for the space and floor plans.

Much of the superior craftsmanship in this building's renovation will never be seen; behind every piece of drywall lay sister joists, jacks, supports, straps and blocking necessary to free the building up from visible support structures

The results were award winning. NARI (National Association of the Remodeling Industry) awarded the 319 building their Achievement Award for the SE region.

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19-31-17-74502-000-0020

[Portability Calculator](#)

Data Current as of April 04, 2013

[Print](#)

[Radius Search](#)

[Improvement Value per F.S. 553.844](#)

Ownership/Mailing Address	Site Address
319 N HOLDINGS LLC 551 JOHNS PASS AVE MADEIRA BEACH FL 33708-2368	319 5TH ST N ST PETERSBURG 33701-



Property Use: 1730 (General Office - Non-Professional One Story (advertising, travel & employment agencies, pest contro)

Living Units: 0

[click here to hide] **2012 Legal Description**

REV MAP OF ST PETERSBURG 2ND PARTIAL REPLAT BLK 9 LOT 2

<p>2013 Exemptions File for Homestead Exemption</p>	<p>2012 Caps/Classified Agricultural Value</p>								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Homestead: No</td> <td style="width: 50%;">Government: No</td> </tr> <tr> <td>Institutional: No</td> <td>Historic: No</td> </tr> </table>	Homestead: No	Government: No	Institutional: No	Historic: No	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Save-Our-Homes Cap Percentage: 0.00%</td> </tr> <tr> <td>Non-Homestead 10% Cap: Yes</td> <td>Classified Agricultural: No</td> </tr> </table>	Save-Our-Homes Cap Percentage: 0.00%		Non-Homestead 10% Cap: Yes	Classified Agricultural: No
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2012 Parcel Information [2012 Trim Notice](#)

Most Recent Conveyance	Sales Comparison	Census Tract	Evacuation Zone	Plat Book/Page
16029/1189	Sales Query	1210321500	NON EVAC	060/012

2012 Interim Value Information

Year	Save-Our-Homes cap	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2012	No	\$379,000	\$379,000	\$379,000	\$379,000	\$379,000

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	Save-Our-Homes Cap	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2012	No	\$379,000	\$379,000	\$379,000	N/A	\$379,000
2011	No	\$380,000	\$380,000	\$380,000	N/A	\$380,000
2010	No	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
2009	No	\$495,000	\$495,000	\$495,000	\$495,000	\$495,000
2008	No	\$575,000	\$575,000	\$575,000	\$575,000	\$575,000
2007	No	\$574,000	\$574,000	\$574,000	N/A	\$574,000

2006	No	\$400,000	\$400,000	\$400,000	N/A	\$400,000
2005	No	\$295,000	\$295,000	\$295,000	N/A	\$295,000
2004	No	\$260,000	\$260,000	\$260,000	N/A	\$260,000
2003	No	\$250,000	\$250,000	\$250,000	N/A	\$250,000
2002	No	\$231,200	\$231,200	\$231,200	N/A	\$231,200
2001	No	\$188,100	\$188,100	\$188,100	N/A	\$188,100
2000	No	\$178,800	\$178,800	\$178,800	N/A	\$178,800
1999	No	\$179,900	\$179,900	\$179,900	N/A	\$179,900
1998	Yes	\$144,500	\$144,500	\$119,000	N/A	\$119,000
1997	Yes	\$144,300	\$144,300	\$119,300	N/A	\$119,300
1996	Yes	\$143,700	\$143,700	\$118,700	N/A	\$118,700

2012 Tax Information	Ranked Sales (What are Ranked Sales?) See all transactions																									
Click Here for 2012 Tax Bill Tax District: SP 2012 Final Millage Rate 23.0986 2012 Est Taxes w/o Cap or Exemptions \$8,754.37 A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.	<table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>VI</th> </tr> </thead> <tbody> <tr> <td>25 Sep 2006</td> <td>15382 / 2621 </td> <td>\$710,000</td> <td>Q</td> <td>I</td> </tr> <tr> <td>06 Aug 2001</td> <td>11514 / 0839 </td> <td>\$317,000</td> <td>U</td> <td>I</td> </tr> <tr> <td>05 Mar 1998</td> <td>10014 / 0044 </td> <td>\$235,000</td> <td>U</td> <td>I</td> </tr> <tr> <td>1968</td> <td>02862 / 0240 </td> <td>\$52,500</td> <td>U</td> <td></td> </tr> </tbody> </table>	Sale Date	Book/Page	Price	Q/U	VI	25 Sep 2006	15382 / 2621	\$710,000	Q	I	06 Aug 2001	11514 / 0839	\$317,000	U	I	05 Mar 1998	10014 / 0044	\$235,000	U	I	1968	02862 / 0240	\$52,500	U	
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2012 Land Information						
Seawall: No		Frontage: None			View:	
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Off Bldg 1 Story (17)	0x0	32.00	5932.0000	1.0000	\$189,824	SF

[click here to hide] 2012 Building 1 Structural Elements Back to Top Site Address: 319 5TH ST N ST PETERSBURG 33701-
Quality: Average Square Footage: 5272.00 Foundation: Continuous Footing Floor System: Wood W/Sub Floor Exterior Wall: Concrete Block Roof Frame: Flat Roof Cover: Built Up/Composition

Stories: 2

Living units: 0

Floor Finish: Carpet
Combination

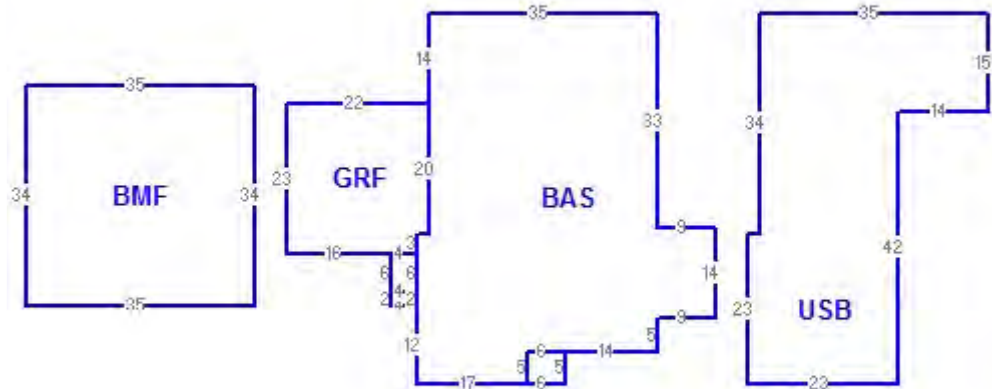
Interior Finish: Dry
Wall

Fixtures: 15

Year Built: 1941

Effective Age: 31

Cooling: Heat &
Cooling Pkg



[Open plot in New Window](#)

Building 1 Sub Area Information

Description	<u>Building Finished Ft²</u>	<u>Gross Area Ft²</u>	<u>Factor</u>	<u>Effective Ft²</u>
Upper Story	1,453	1,453	0.90	1,308
Open Porch	0	38	0.29	11
Garage	0	500	0.55	275
Enclosed Porch	24	24	0.79	19
Basement	1,190	1,190	0.70	833
Base	2,067	2,067	1.00	2,067
Total Building finished SF: 4,734 Total Gross SF: 5,272 Total Effective SF: 4,513				

[click here to hide] 2012 Extra Features

Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
ASPHALT	\$1.75	1,000.00	\$1,750.00	\$1,750.00	0

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
7001000978	COMMERCIAL ADD	19 Apr 2007	\$410,000
0105000604	SPECIAL USE	29 Jun 2001	\$1,004

Radius (feet): 273	Aerials: 2011 Color <input type="button" value="v"/>	Transparency: <input type="text" value="0.5"/>
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If you do not see map, the SVG viewer has not been installed. [Click here for information and installation.](#)

How to copy and paste a static map using Internet Explorer: Right-click on the map; Select "Copy SVG"; Open a Word "Paste Special" from Edit menu on toolbar; Select Bitmap, then OK

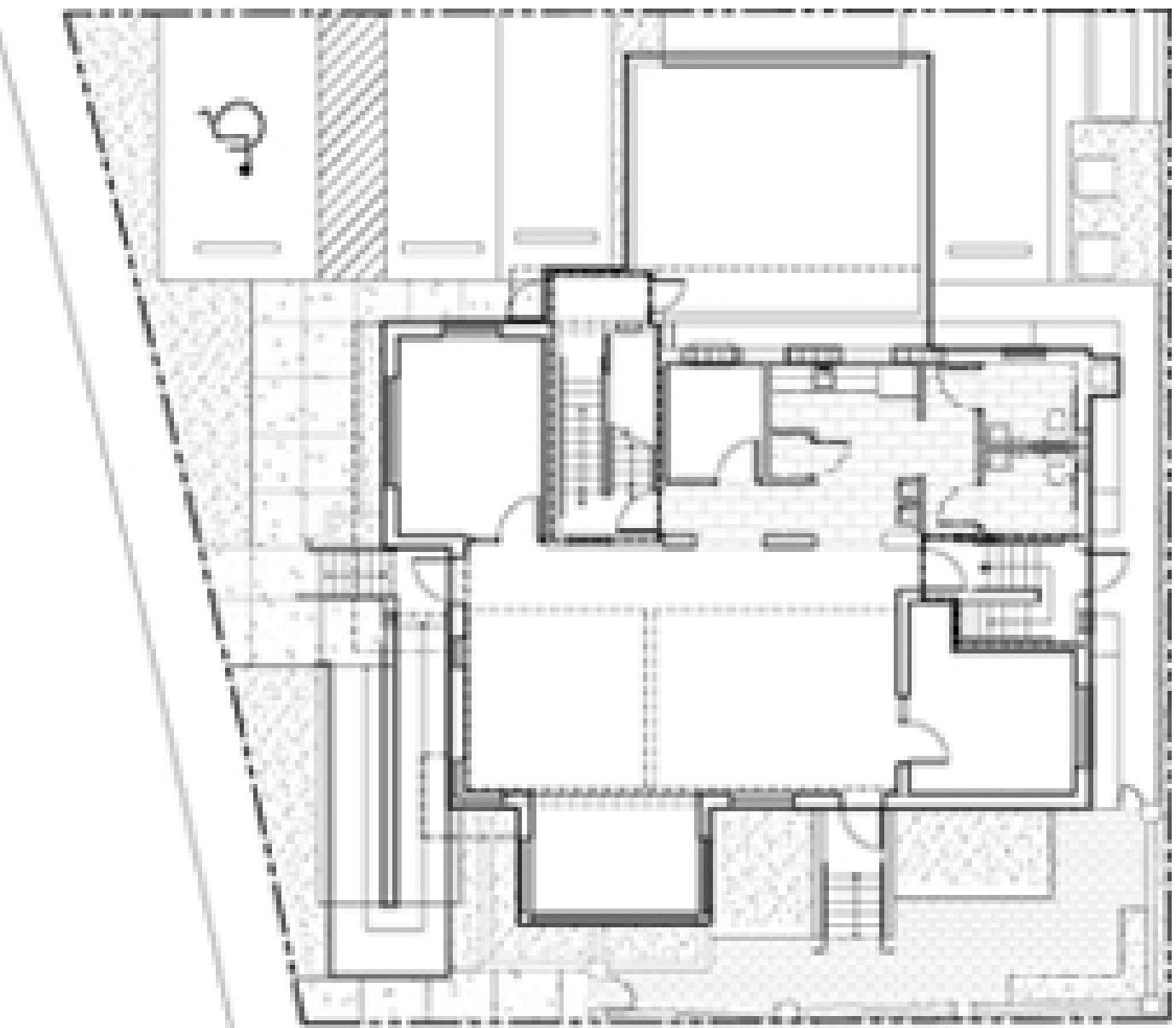
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First Floor



Second Floor

