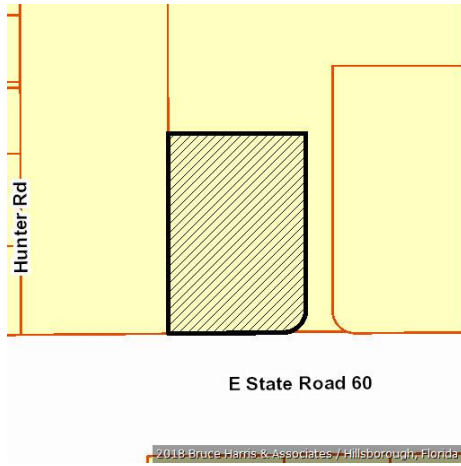




# Bob Henriquez Hillsborough County Property Appraiser

https://www.hcpafl.org/  
15th Floor County Ctr.  
601 E. Kennedy Blvd, Tampa, Florida 33602-4932  
Ph: (813) 272-6100

## Folio: 070023-6306



### Owner Information

<b>Owner Name</b>	RT TAMPA FRANCHISE LP
<b>Mailing Address</b>	RUBY TUESDAY INC ATTN TAX & LICENSE DEPT 333 E BROADWAY AVE MARYVILLE, TN 37804-5743
<b>Site Address</b>	1812 E 60 HWY, VALRICO
<b>PIN</b>	U-24-29-20-70C-000000-00003.0
<b>Folio</b>	070023-6306
<b>Prior PIN</b>	U-24-29-20-ZZZ-000002-59610.1
<b>Prior Folio</b>	069783-0201
<b>Tax District</b>	U - UNINCORPORATED
<b>Property Use</b>	2102 RESTAURANT B
<b>Plat Book/Page</b>	96/46
<b>Neighborhood</b>	220005.00   Brndn Brook Area S of Crosby W of St Cl
<b>Subdivision</b>	70C   BRANDON BROOK PLAZA

### Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$1,163,350	\$992,354	\$0	\$992,354
Public Schools	\$1,163,350	\$1,163,350	\$0	\$1,163,350
Municipal	\$1,163,350	\$992,354	\$0	\$992,354
Other Districts	\$1,163,350	\$992,354	\$0	\$992,354

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

### Sales Information

Book	Page	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
13324	0944	11	2003	WD	Qualified	Vacant	\$745,000
11051	1483	08	2001	WD	Unqualified	Vacant	\$9,400,000

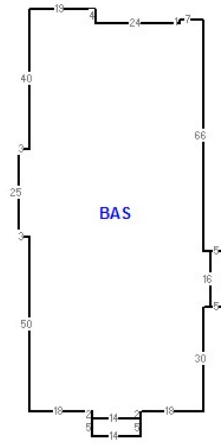
## Building Information

### Building 1

<b>Type</b>	56   RESTAURANT
<b>Year Built</b>	2004

### Building 1 Construction Details

Element	Code	Construction Detail
Class	D	Wood Frame
Exterior Wall	6	Wd/Mtl Frm: Stucco
Exterior Wall	9	Stone
Roof Structure	10	Steel Frame
Roof Cover	4	Blt.up Tar & Gravel
Interior Walls	6	Wood Panel or Custom
Interior Flooring	8	Carpet
Interior Flooring	7	Tile
Heat/AC	2	Central
Plumbing	3	Typical
Condition	3	Average
Wall Height	12.00	
Units	1.0	
Stories	1.0	



### Building 1 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
BAS	5,768	5,768	\$607,370
CAN	70		\$2,211
CAN	80		\$2,527
<b>Totals</b>	<b>5,918</b>	<b>5,768</b>	<b>\$612,108</b>

### Extra Features

OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0020	ASPHALT PAVING	1	2005	0	0	36,700.00	\$43,115
0060	CONCRETE PAVEMENT	1	2005	0	0	4,036.00	\$10,694

### Land Information - Total Acreage: 1.45

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
OPH2	OP Class 8	PD	0.0	0.0	SF   SQUARE FEET	62,769.00	\$497,432

### Legal Description

BRANDON BROOK PLAZA LOT 3