

Live/Work Opportunity For Sale



1616 Oak Street Sarasota, Florida 34236

Showings by APPOINTMENT ONLY

**John B. Harshman, Broker
Harshman & Company, Inc.**

1800 2nd Street, Suite 957

Sarasota, FL 34236

Phone: (941) 951-2002

Email: jbh@harshmanrealestate.com



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Property Data

Owner:	Michael S. and Robin T. Hannon
Address:	1616 Oak Street, Sarasota, FL 34236
Parcel IDs:	2027-15-0048
Building Size:	Ground floor – 1,361 sq ft (Sarasota County Tax Assessor)
Land Size:	5,607 sq ft (Sarasota County Tax Assessor)
Parking:	Adequate parking in rear and on side drive
Zoning:	DTE (Downtown Edge) allowing 5 stories at 25 units per acre
Future Land Use:	Downtown Urban Mixed Use
Assessed Value:	\$507,300 total land and improvements
Taxes:	\$7,006.53 Year 2023
Year Built:	1924
Effective Year Built:	1982
Utilities:	Central water/sewer (City of Sarasota)
Historic Designation:	The subject was designated by the City of Sarasota in 1998 as a “Historic Structure” adding additional layer to approving building improvements.

Property Summary

Subject Property: The subject is an extremely well-maintained single story 1924 bungalow home and upgraded by the current owner for residential, commercial or live/work. The DTE (downtown edge) zoning classification permits residential as well as a wide variety of non-residential uses including office, retail and restaurant.

Location and Neighborhood:

The subject is located on the edge of the storied Laurel Park neighborhood within short walking distance to parks, downtown, restaurants and entertainment while enjoying the ambiance of the predominately single-family urban neighborhood. This area remains in high demand for residential living and the occasional non-residential uses that fit comfortably within the neighborhood.

Subject Condition:

The home was constructed in 1924 and meticulously maintained and upgraded by its current owner while keeping within the integrity of the Historic Designation. Electric is upgraded to breakers with 200-amp service, all old terracotta and cast-iron plumbing lines have been replaced with pvc and the roof was replaced approximately 5-years ago. The working fireplace has had the chimney cleaned and inspected. The building is under an annual termite agreement and was inspected March 2024 with no signs of active infestation. The termite agreement is assumable by a new owner with no additional fees.

Occupancy: The property is vacant and ready for occupancy.

Historic Designation: Because of the structure's condition, age and architectural significance, the subject received a City of Sarasota Historic Designation in 1998. This designation requires an approval by the City of Sarasota Historic Preservation Board for moving or demolishing the structure.







DTE Zoning Classification: Downtown Edge zoning is one of the three downtown zone districts that permit residential and non-residential uses excluding manufacturing, warehousing and some automotive. The permitted non-residential uses include office, retail, medical, dental and hotel. The residential density is 25-units per acre with the option of 4-times that density if affordable housing is included. Demolition or moving the building must be approved by the City of Sarasota Historic Preservation Board.

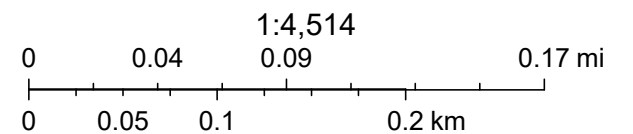
List Price: \$899,000

Sarasota County Property Appraiser

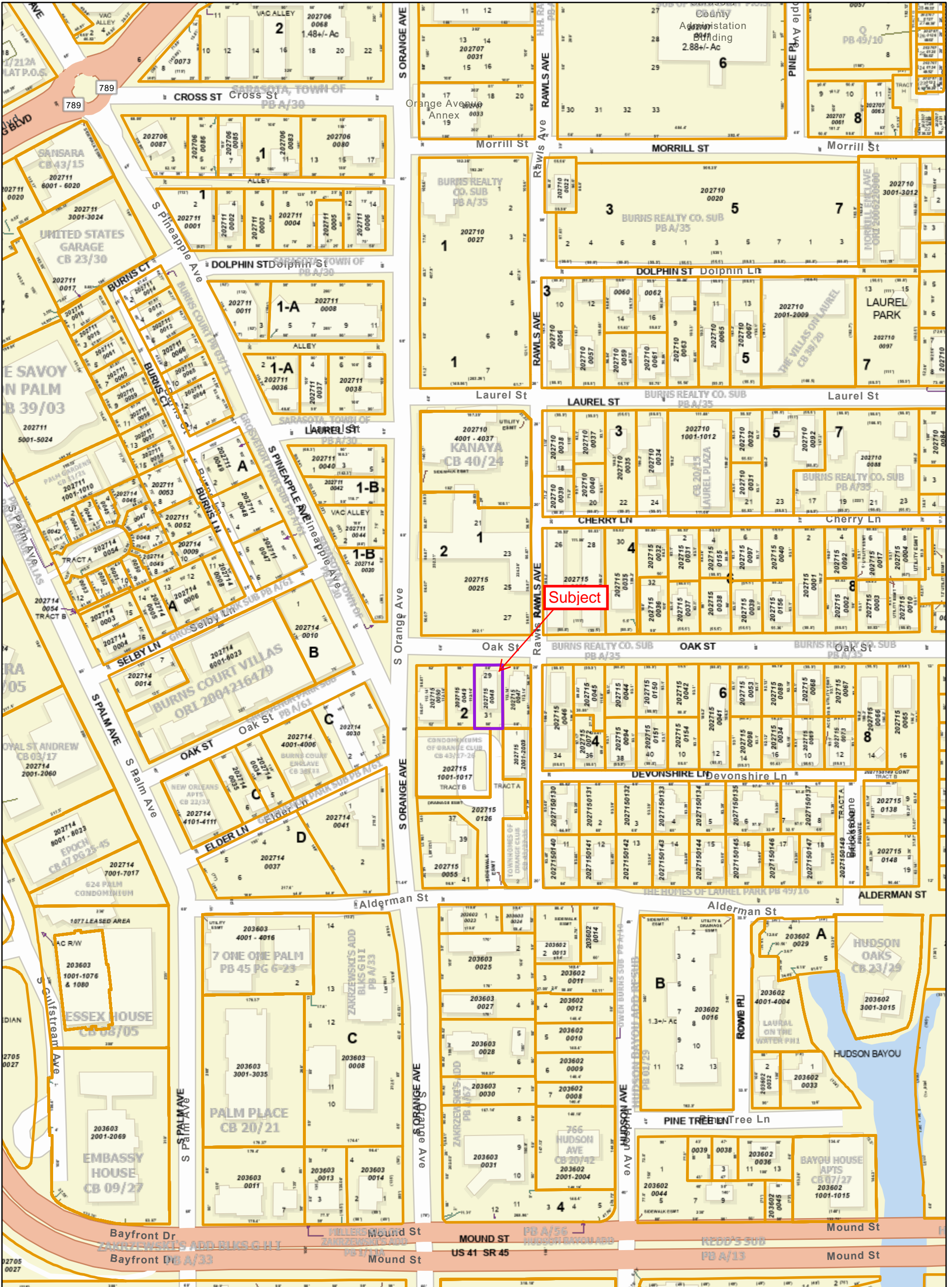


3/18/2024, 9:59:00 AM

-  Parcels
-  Parcels 2024
-  DimLeaders
-  EasementLeaders
-  LDR_Arrows
-  MiscLines

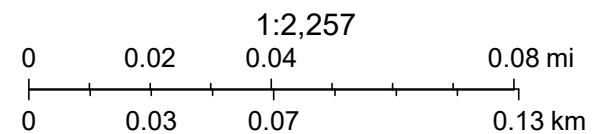


Sarasota County Property Appraiser



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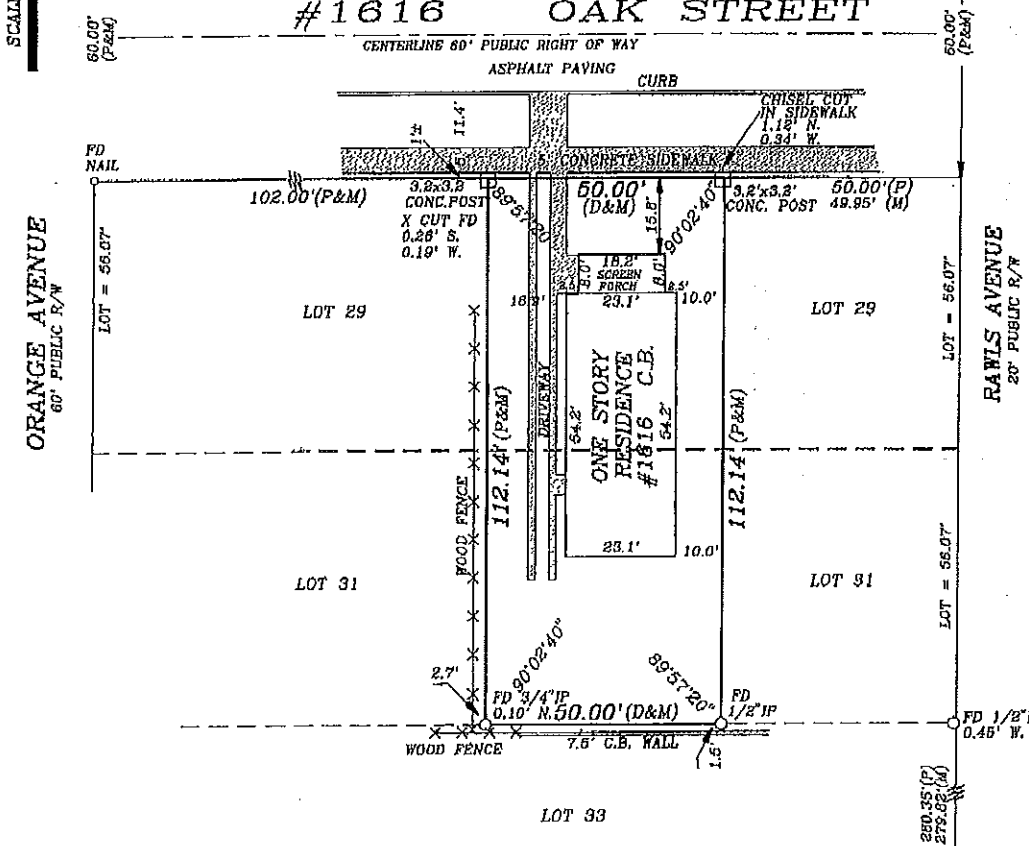
- Parcels
- Parcels 2024
- DimLeaders
- EasementLeaders
- LDR_Arrows
- MiscLines



Esri Community Maps Contributors, University of South Florida, Manatee County Government, Sarasota County GIS, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

BOUNDARY SURVEY

SCALE: 1 INCH = 30 FEET



CERTIFIED TO:
 MICHAEL S. HANNON
 ROBIN T. HANNON
 BARNETT BANK, N.A.
 ATTORNEYS' TITLE INSURANCE FUND, INC.
 J. KEVIN DRAKE, P.A.

FLOOD DATA:
 COMMUNITY NO. 125160
 PANEL NO. 0009 B
 FLOOD ZONE: "A13" EL. 11.0
 REVISED: 2-15-84

ABBREVIATIONS:

- A ARC LENGTH
- A/C AIR CONDITIONER
- BM BENCH MARK
- C CALCULATED
- CCR CAPPED IRON ROD
- CL CENTERLINE
- C/B CONCRETE BLOCK
- CM CONCRETE MOVEMENT
- (D) DUMP
- H HOLE
- IR IRON ROD
- IRON PIPE
- LI LINED FOR IRON RODS
- M MANHOLE
- M/M MOUNTAIN HIGH WATER
- M/D MAIL & DIXIE
- P PILE
- QA OVERALL
- PC POINT OF CURVATURE
- PCP POINT OF COMPASSING CURVATURE
- PCP PERMANENT CONTROL POINT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PP PUMP PILE
- PRP POINT OF REVERSE CURVE
- PT POINT OF TANGENCY
- R RADIUS
- RLS REGISTERED LAND SURVEYOR
- R/W RIGHT OF WAY
- TRM TEMPORARY BENCH MARK

LEGAL DESCRIPTION:

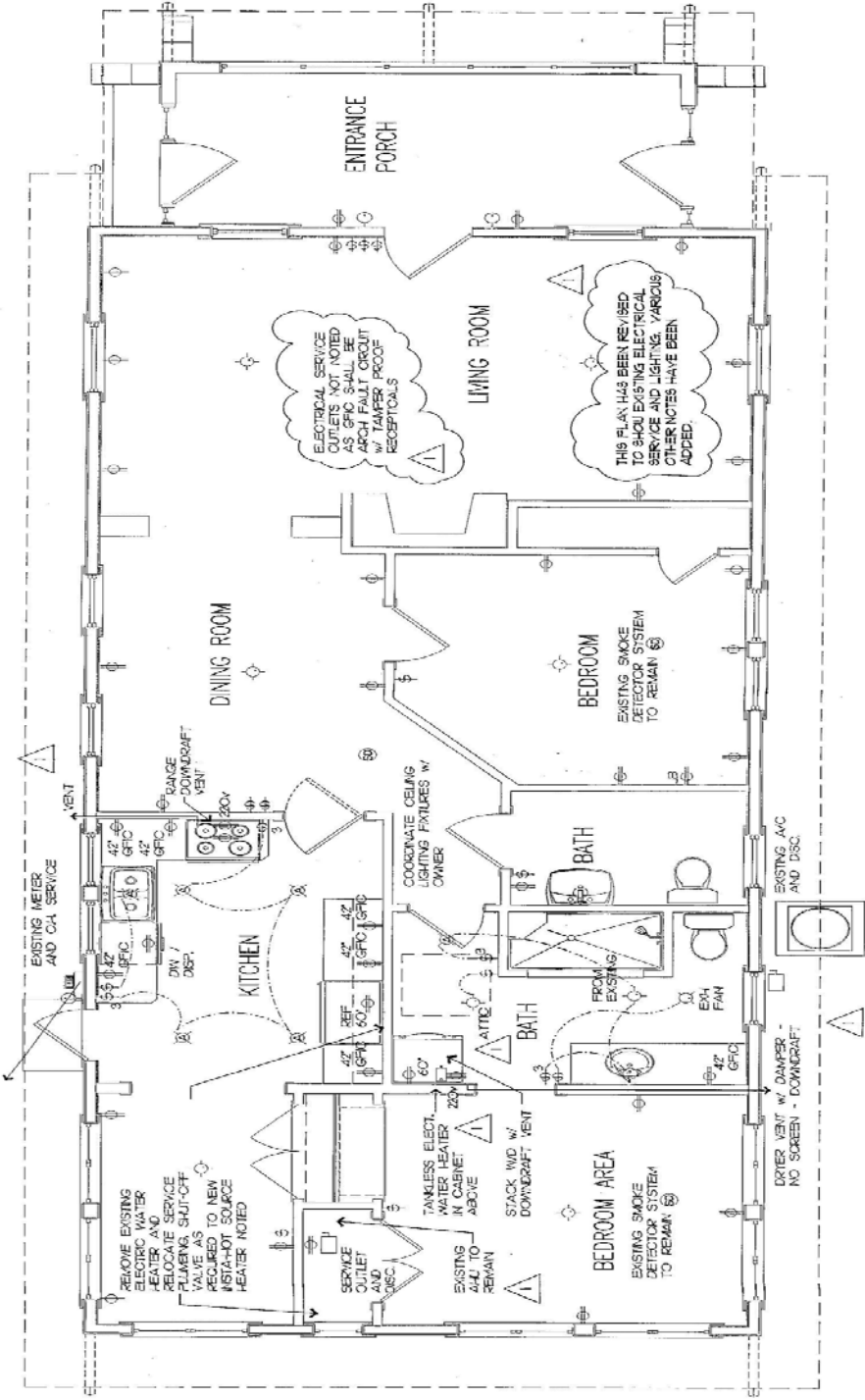
BEGIN ONE HUNDRED AND TWO FEET EAST OF THE NORTHWEST CORNER OF LOT TWENTY NINE, FOR POINT OF BEGINNING; RUN THENCE EAST FIFTY FEET, THENCE SOUTH ONE HUNDRED TWELVE AND FOURTEEN ONE-HUNDREDTHS FEET, THENCE WEST FIFTY FEET, THENCE NORTH ONE HUNDRED TWELVE AND FOURTEEN ONE HUNDREDTHS FEET TO POINT OF BEGINNING, BEING A PART OF LOTS TWENTY-NINE AND THIRTY-ONE, RESUBDIVISION OF LOTS ONE AND TWO OF BLOCK "G" OF THE TOWN OF SARASOTA, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ONE, PAGE THREE HUNDRED TWELVE (312) OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND IN PLAT BOOK A PAGE 36, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

*** RED STAKE SURVEYORS, INC. ***
 ROBERT G. BRUCE - 7123 PROCTOR RD. SARASOTA, FL 34241 - PHONE (941) 928-9887 FAX (941) 928-8884

CLIENT: MICHAEL & ROBIN HANNON
 DATE OF SURVEY: 6/12/97
 FILE NUMBER: 87060721
 DRAWN BY: CYH
 REVISIONS: _____
 NOTES:
 *SET CUR IN 6" DIAMETER IRON ROD WITH RED PLASTIC SURVEYORS CAP. DISTANCES FROM HOUSE CORNERS TO PROPERTY LINE ARE AT RIGHT ANGLES TO THE PROPERTY LINE. UNDERGROUND UTILITIES AND THEIR ENCROACHMENTS HAVE NOT BEEN LOCATED EXCEPT AS SHOWN. EXISTING ELEVATIONS SHOWN IN KILPEES ARE RELATED TO M.G.V.D.

CERTIFICATE OF SURVEYOR: I hereby certify that this record of survey represents a Boundary Survey of the property as shown and described hereon. Also that the survey was recently performed under my direction and that it is true and correct to the best of my knowledge and belief. I also certify that it meets the Minimum Technical Standards for Land Surveying in the State of Florida, as described in Chapter 61G17, Florida Administrative Code, Last revision December 1995. This survey not valid unless sealed with Surveyors embossed seal.

Robert G. Bruce 6/13/97
 ROBERT G. BRUCE, P.S.&M. #4519 DATE



ELECTRICAL PLAN



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 2027150048

Ownership:

HANNON MICHAEL S
 HANNON ROBIN T
 1809 4TH ST W, PALMETTO, FL, 34221-4303

Situs Address:

1616 OAK ST SARASOTA, FL, 34236

Land Area: 5,607 Sq.Ft.

Municipality: City of Sarasota

Subdivision: 0067 - POS CORRECTED SUB OF PART OF BLK G

Property Use: 1100 - Store -one story (freestanding)

Status: OPEN

Sec/Twp/Rge: 19-36S-18E

Census: 121150001023

Zoning: DTE - DOWNTOWN EDGE

Total Living Units: 1

Parcel Description: E 50 FT OF W 152 FT OF LOTS 29 & 31 SUB OF 1 & 2 BLK G A/K/A BURNS REALTY CO RESUB OF LOTS 1 THRU 8 INCL BLK G PLAT OF SARASOTA

Buildings

Situs - click address for building details	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
1616 OAK ST SARASOTA, FL, 34236	1	1	1	0	1925	1982	1,361	1,361	1

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	0	Deck - Frame or Masonry	120	SF	2014
2	0	Pre-Fabricated Metal Building (Steel/Metal Clad)	120	SF	2014
3	0	Concrete paving	1500	SF	2000

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
2023	\$406,100	\$101,200	\$8,800	\$516,100	\$393,446	\$0	\$393,446	\$122,654
2022	\$385,000	\$76,500	\$8,800	\$470,300	\$357,678	\$0	\$357,678	\$112,622
2021	\$267,800	\$71,100	\$7,400	\$346,300	\$325,162	\$0	\$325,162	\$21,138
2020	\$251,400	\$71,600	\$7,500	\$330,500	\$295,602	\$0	\$295,602	\$34,898
2019	\$213,700	\$72,200	\$7,700	\$293,600	\$268,729	\$0	\$268,729	\$24,871
2018	\$213,700	\$65,700	\$6,500	\$285,900	\$244,299	\$0	\$244,299	\$41,601
2017	\$204,400	\$64,500	\$6,600	\$275,500	\$222,090	\$0	\$222,090	\$53,410
2016	\$204,400	\$61,600	\$6,700	\$272,700	\$201,900	\$0	\$201,900	\$70,800
2015	\$155,000	\$55,900	\$6,100	\$217,000	\$183,545	\$0	\$183,545	\$33,455
2014	\$155,000	\$48,600	\$0	\$203,600	\$166,859	\$0	\$166,859	\$36,741

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our [tax estimator](#) to estimate your new taxes.

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
6/17/1997	\$79,900	2982/1228	01	RYMON VIOLA	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel



Record information last updated on: 3/17/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 3/18/2024)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0133F	OUT	IN	AE	125150	10	OUT

* If your property is in a SFHA or CFHA, use the [map](#) to determine if the building footprint is within the flood area.

** For more information on flood and flood related issues specific to this property, call (941) 954-4127

*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

For general questions regarding the flood map, call (941) 861-5000.





June 8, 1998

Ms. Mikki Hartig
3708 Flores Avenue
Sarasota, FL 34239

mikki
Dear Ms. Hartig:

Please find enclosed a copy of Ordinance No.: 98-4056, providing for the designation of the structure known as The Silvertooth House as historically significant, as recorded in the Official Records of Sarasota County, Florida. The Ordinance was adopted by the City Commission on May 4, 1998.

If I may be of further assistance, please do not hesitate to contact me.

Sincerely,

Billy

Billy E. Robinson, CMC/AAE
City Auditor and Clerk

xc: Michael Connolly, City Attorney Office
Mr. Michael Hannon, Owner

*Mr. Reid
Builder*

ORDINANCE NO. 98-4056

AN ORDINANCE OF THE CITY OF SARASOTA, FLORIDA PROVIDING FOR THE DESIGNATION OF THE STRUCTURE LOCATED AT 1616 OAK STREET HISTORICALLY KNOWN AS THE LYNN L. AND MILDRED G. SILVERTOOTH HOUSE AS A STRUCTURE OF HISTORIC SIGNIFICANCE PURSUANT TO THE HISTORIC PRESERVATION ORDINANCE OF THE CITY OF SARASOTA; MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Petition 98-HD-02 has been filed by Mikki Hartig, as agent, for Michael Hannon, as owner, pursuant to Article XV, Zoning Code, relating to historic preservation, to request the designation of the structure located at 1616 Oak Street as a historically significant structure; and,

WHEREAS, Petition 98-HD-02 has been considered by the Historic Preservation Board at a duly noticed and advertised public hearing; and,

WHEREAS, upon consideration of the criteria set forth in Article XV, Zoning Code, the Historic Preservation Board has recommended to the City Commission that the structure described in Petition 98-HD-02, located at 1616 Oak Street, should be designated as historically significant by ordinance of the City Commission; and,

WHEREAS, on March 24, 1998, the Historic Preservation Board approved a Designation Report which states that the subject structure is eligible for historic designation according to criteria (a) and (d), Section 15-14(1), Zoning Code; and,

WHEREAS, said Designation Report has been transmitted to the City Commission.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF SARASOTA, FLORIDA:

Section 1. The structure consisting of a one (1) story masonry craftsman style bungalow located at 1616 Oak Street, upon the following described real property, within the City of Sarasota, is hereby designated as historically significant pursuant to Article XV, Zoning Code:



Begin 102 feet east of the Northwest corner of Lot 29, for point of beginning; Run thence East 50 feet, thence South 112.14 feet, thence West 50 feet, thence North 112.14 feet to point of beginning, being a part of Lots 29 and 31, resubdivision of Lot 1 and 2 of Block "G" of the Town of Sarasota, Florida, according to the plat thereof as recorded in Plat Book 1, Page 312 of the Public Records of Manatee County, Florida, and in Plat Book A, Page 35, of the Public Records of Sarasota County, Florida.

Section 2. The structure hereby designated as historically significant shall be eligible for all "Incentives for Preservation" which are contained in Division 4 of Article XV, Zoning Code, as said Article presently provides or may be hereafter amended.

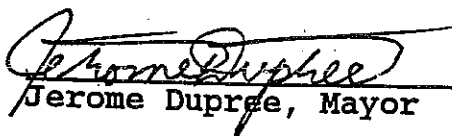
Section 3. The Manager of Building, Zoning & Code Enforcement is hereby directed to refer all completed applications for building permits, demolition permits, or moving permits concerning the structure hereby designated as historically significant to the Historic Preservation Board for review and approval. No such permit shall be issued until the Historic Preservation Board has issued a Certificate of Approval authorizing the proposed activity as provided in Article XV, Zoning Code.

Section 4. This Ordinance shall take effect immediately upon second reading.

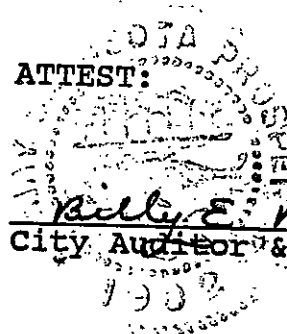
Section 5. Upon the effective date hereof, the terms of this Ordinance shall bind the property owner, his successors in interest, and his assigns. Subsequent to the effective date hereof, consent of the property owner to the historic designation of the subject structure may not be revoked.

PASSED on first reading by title only, after posting on the bulletin board at City Hall for at least three (3) days prior to first reading, as authorized by Article IV, Section 2 of the Charter of the City of Sarasota, Florida this 20th day of April, 1998.

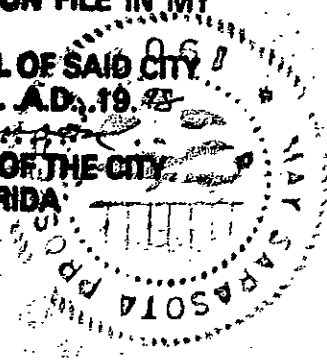
PASSED on second reading and finally adopted this 4th day of May, 1998.


Jerome Dupree, Mayor

ATTEST:


Billy E. Robinson
City Auditor & Clerk
1998

I, BILLY E. ROBINSON, CITY AUDITOR AND
CLERK OF THE CITY OF SARASOTA, FLORIDA,
DO HEREBY CERTIFY THAT THE ABOVE AND
FOREGOING IS A TRUE AND CORRECT COPY
OF THE ORIGINAL THEREOF ON FILE IN MY
OFFICE.
WITNESS MY HAND AND SEAL OF SAID CITY
THIS 13th DAY OF May, A.D. 1998
Billy E. Robinson
CITY AUDITOR AND CLERK OF THE CITY
OF SARASOTA, FLORIDA



1616 Oak Street Comparable Sales

Street #	Street Name	Land Area	Living Area	Zoning	Sale Price	Sale Date	\$ Per Living Area	Units	Year Built	Effective Year
1616	Oak Street	5607	1361	DTE	\$ 999,000		\$ 734.02	1	1924	1982
521 and 523	Ohio Place	5,775	1,589	RSM9	\$ 1,059,000	13-Apr-22	\$ 666	2	1925, 1950	2000
1624	Oak Street	5,607	843	DTE	\$ 675,000	2-Nov-23	\$ 801	1	1925	2000
651	Ohio Place	6,300	1,532	RSM9	\$ 1,095,000	17-Oct-22	\$ 715	2	1925	2005, 2015
652	Ohio Place	6,005	1,072	RSM9	\$ 1,125,000	18-Aug-23	\$ 1,049	1	1925	2015
1637	Devonshire	4,843	1,015	RSM9	\$ 680,000	1-Jan-23	\$ 670	1	1960	1990
1876	Hawkins Ct	5,254	1,748	RSM9	\$ 1,193,500	3-May-22	\$ 683	1	2004	2009
Prepared by Harshman & Company, Inc. March 14, 2024										