



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 0020040007**

**Ownership:**

BALLEN INC  
123 RIVER ENCLAVE CT, LAKWOOD RANCH, FL, 34212-4201

**Situs Address:**

2910 UNIVERSITY PKWY SARASOTA, FL, 34243

**Land Area:** 95,847 Sq.Ft.

**Municipality:** Sarasota County

**Subdivision:** 0802 - DESOTO ACRES

**Property Use:** 1730 - Office - 1 story/multi tenant =>10,000 sf

**Status** OPEN

**Sec/Twp/Rge:** 04-36S-18E

**Census:** 121150011011

**Zoning:** OPI - OFFICE,PROFESSIONAL INSTITUTIONAL

**Total Living Units:** 0

**Parcel Description:** E 177.56 FT OF LOT 3, BLK D, TOGETHER WITH LOT 3, BLK D, LESS E 177.56 FT, DESOTO ACRES, SUBJ TO 3766 C-SF UTILITY ESMT AS DESC IN ORI 2002063099, 900 SF LIFT STATION ESMT AS DESC IN ORI 2002063098 & 6905 C-SF ACCESS & MAINTENNANCE ESMT AS DESC IN ORI 2002075898 TO SARASOTA COUNTY

**Buildings**

<b>Situs - click address for building details</b>	<b>Bldg #</b>	<b>Beds</b>	<b>Baths</b>	<b>Half Baths</b>	<b>Year Built</b>	<b>Eff Yr Built</b>	<b>Gross Area</b>	<b>Living Area</b>	<b>Stories</b>
2910 UNIVERSITY PKWY SARASOTA, FL, 34243	1	0	0	0	2002	2004	5,220	5,040	1
2920 UNIVERSITY PKWY SARASOTA, FL, 34243	2	0	0	0	2002	2004	5,220	5,040	1
2930 UNIVERSITY PKWY SARASOTA, FL, 34243	3	0	0	0	2002	2004	4,716	4,536	1
2940 UNIVERSITY PKWY SARASOTA, FL, 34243	4	0	0	0	2002	2004	4,716	4,536	1

**Extra Features**

<b>line #</b>	<b>Building Number</b>	<b>Description</b>	<b>Units</b>	<b>Unit Type</b>	<b>Year</b>
1	1	Parking Spaces	41	EA	2002
2	1	Asphalt paving	16500	SF	2002
3	1	Concrete paving	1000	SF	2002
4	1	Concrete block wall	1044	SF	2002
5	3	Parking Spaces	46	EA	2002
6	3	Asphalt paving	16000	SF	2002
7	3	Concrete paving	1040	SF	2002
8	3	Concrete block wall	979	SF	2002

**Values**

\* Indicates the parcel was the subject of a split or combine for tax year.

<b>Year</b>	<b>Land</b>	<b>Building</b>	<b>Extra Feature</b>	<b>Just</b>	<b>Assessed</b>	<b>Exemptions</b>	<b>Taxable</b>	<b>Cap</b>
2025	\$1,130,900	\$1,864,500	\$67,200	\$3,062,600	\$3,062,600	\$0	\$3,062,600	\$0
2024	\$1,086,000	\$1,888,100	\$68,500	\$3,042,600	\$3,042,600	\$0	\$3,042,600	\$0
2023	\$1,038,800	\$1,911,600	\$69,600	\$3,020,000	\$3,020,000	\$0	\$3,020,000	\$0
2022	\$1,038,800	\$1,766,100	\$70,800	\$2,875,700	\$2,755,940	\$0	\$2,755,940	\$119,760
2021	\$787,800	\$1,717,600	\$0	\$2,505,400	\$2,505,400	\$0	\$2,505,400	\$0
2020	\$787,800	\$1,636,100	\$71,100	\$2,495,000	\$2,495,000	\$0	\$2,495,000	\$0
2019	\$787,800	\$1,558,000	\$72,300	\$2,418,100	\$2,418,100	\$0	\$2,418,100	\$0
*	\$787,800	\$1,460,800	\$61,500	\$2,310,100	\$2,310,100	\$0	\$2,310,100	\$0
2017	\$584,500	\$715,500	\$33,100	\$1,333,100	\$1,191,850	\$0	\$1,191,850	\$141,250
2016	\$595,800	\$486,400	\$27,300	\$1,109,500	\$1,083,500	\$0	\$1,083,500	\$26,000

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**

**Homestead Property:** No

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>
7/3/2002	\$2,222,900	2002109772	X3	ROYAL GRAND DEVELOPMENT INC,	WD
7/2/2002	\$650,000	2002109771	X2	CANINO JR,JOHN A	ID
1/2/2001	\$95,000	2001006423	X3	LEE ROMAINE,	WD
9/2/1990	\$100	2242/2413	11	LEE EVELYNN M	NA

## Associated Tangible Accounts

<u>Account Number</u>	<u>Business Type</u>	<u>Owner</u>
B0020200642	561611 - Investigation and Personal Background Check Services	EVOLUTION CONSULTING SOUTH LLC
B0020200525	621210 - Offices of Dentists	MB2 DENTAL SOLUTIONS LLC
B0020170315	561320 - Temporary Help Services	HELPING HANDS STAFFING INC
B0020060751	621111 - Offices of Physicians (except Mental Health Specialists)	ANGSTEN CENTER FOR PULMONARY & SLEEP DISORDERS PA
B0020040007	621320 - Offices of Optometrists	GLENN A ALTMAN OD PA
B0020030306	621310 - Offices of Chiropractors	BACK TO HEALTH WELLNESS CENTER INC

Property record information last updated on: 11/13/2025

## FEMA Flood Zone Information provided by Sarasota County Government

 This property is in a SFHA or CFHA. Click to view the [Certificate Map](#) to see if an Elevation Certificate or a Letter of Map Revision/Change (LOMR/LOMC) exists.

 Different portions of a property can be in different flood zones. Click to view the [Flood Zone Map](#).

<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>
0044G	OUT	IN	AE	125144	33	IN
0044G	OUT	OUT	X	125144		IN
0044G	OUT	OUT	X500	125144		IN

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

\*\* For more information on flood and flood related issues specific to this property, call (941) 861-5000

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

FEMA Flood Zone Data provided by Sarasota County Government as of 11/10/2025

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