



## 1309 S ORANGE AVE SARASOTA FL 34239

This report documents recorded construction activity related to this property as recorded by local permitting authorities, and includes information on contractors, potential risk factors, and other points of interest.

### Property Summary

Below is a summary of the permit activity on this property.

Number of Permits: **11**  
Earliest Permit: **Sep 11, 1991**  
Latest Permit: **Oct 03, 2007**  
Total Cost of Work: **\$ 205,412.00**  
Unique Contractors: **6**

The source for the data found in this report is the following Permitting Authority:

City of Sarasota, Planning, Development and Zoning Division  
1565 1st Street  
Sarasota, FL 34230  
(941) 365-2200  
Website: [www.sarasotagov.com](http://www.sarasotagov.com)

The data received from this source runs consistently from Jan 01, 1987 through Nov 08, 2010. Information on construction activity occurring outside of this range may or may not be represented here.

BuildFax matched the address entered to the following: **1309 S ORANGE AV, (no city), (no state) (no zipcode)** .

Note: This report covers 2 property records. Permitting authorities sometimes provide BuildFax with multiple records for an individual property. Typically, this is the result of inconsistent forms of the address, e.g. MAIN ST vs MAIN STREET. The following addresses are represented in this report: 1309 S ORANGE AV, (no city), (no state) (no zipcode) ; 1309 S ORANGE AVE, (no city), (no state) (no zipcode)

BY EVALUATING THE DATA CONTAINED ON THE SITE, THE EVALUATING PARTY AGREES TO BE BOUND BY THE TERMS OF USE AND ACKNOWLEDGES THAT SUCH AGREEMENT CONSTITUTES A BINDING CONTRACT BETWEEN THE EVALUATING PARTY AND BUILDERADIUS, DBA BuildFax.com.

Report Serial Number: 20110504111251032866-WP7SGS-2328722



The data displayed here represents only that which has been received in digital format from available data source(s), and may not represent the totality of all data associated with searched properties. BuildFax is not responsible for omissions or inaccuracies. Information unavailable in digital format will not be represented.

## BuildFax Report: 1309 S ORANGE AVE SARASOTA FL 34239

### BUILD FAX Major Systems

In most communities, upgrading or installing one of the major systems in a house, listed below, calls for a permit. We search our database of nearly 100 Million permits to find major system records that pertain to the address you submitted.

Type	Valuation	Latest Date	Jurisdiction Total
<b>New Construction</b>	<i>No major New Construction work detected since Jan 01, 1987</i>		3,712
<b>Alteration/Remodel/Addition</b> <input checked="" type="checkbox"/>	\$ 27,837.00	Oct 06, 2006	75,882
<b>Roof</b> <input checked="" type="checkbox"/>	\$ 175,843.00	Oct 21, 2005	19,949
<b>Demolition</b>	<i>No major Demolition work detected since Jan 01, 1987</i>		3,125
<b>Building</b> <input checked="" type="checkbox"/>	\$ 199,284.00	Sep 05, 2006	98,067
<b>Electrical</b> <input checked="" type="checkbox"/>	\$ 6,128.00	Oct 06, 2006	4,482
<b>Pool</b>	<i>No major Pool work detected since Jan 01, 1987</i>		3,490

## Major Systems Details

<b>Alteration/Remodel/Addition</b>		Associated permits - click to view details			
Number	Type	Valuation	Date	Contractor	
914688P	Building	\$ 843.00	Sep 11, 1991		
943731P	Building	\$ 900.00	Jul 25, 1994		
962149P	Building	\$ 935.00	Mar 07, 1996		
982313P	Building	\$ 5,200.00	Mar 24, 1998	BRUCE A KINTZ	
20065018	Building	\$ 13,831.00	Sep 05, 2006	TERRY L FONTANYI	
20070058	Building	\$ 6,128.00	Oct 06, 2006	CRAIG STEVEN HOFFMAN	
<b>Roof</b>		Associated permits - click to view details			
Number	Type	Valuation	Date	Contractor	
914688P	Building	\$ 843.00	Sep 11, 1991		
20060398	Building	\$ 175,000.00	Oct 21, 2005	JOSEPH M ANGELERI	
<b>Building</b>		Associated permits - click to view details			
Number	Type	Valuation	Date	Contractor	
914688P	Building	\$ 843.00	Sep 11, 1991		
943731P	Building	\$ 900.00	Jul 25, 1994		
962149P	Building	\$ 935.00	Mar 07, 1996		
963048P	Building	\$ 1,500.00	May 17, 1996		
982313P	Building	\$ 5,200.00	Mar 24, 1998	BRUCE A KINTZ	
20023833	Building	\$ 1,075.00	Jun 19, 2002	ORLANDO TELLEZ	
20060398	Building	\$ 175,000.00	Oct 21, 2005	JOSEPH M ANGELERI	
20065018	Building	\$ 13,831.00	Sep 05, 2006	TERRY L FONTANYI	
<b>Electrical</b>		Associated permits - click to view details			
Number	Type	Valuation	Date	Contractor	
20070058	Building	\$ 6,128.00	Oct 06, 2006	CRAIG STEVEN HOFFMAN	

## BuildFax Report: 1309 S ORANGE AVE SARASOTA FL 34239



Permit documentation often contains a record of the value associated with the permitted construction. We search the BuildFax database of over \$3 Trillion dollars of documented work to find records that pertain to the address you submitted.

### Value Details

In addition to any permits listed below, records indicate 7 permits under \$5,000 in valuation.

#### \$5,000-20,000

Number	Description	Date	Valuation
982313P	RPL 5T/10SEER/GAS PKG UNIT (SFR)	Mar 24, 1998	\$ 5,200.00
20065018	INSTALL 3' ALUMINUM 6'6" VINYL FENCE	Sep 05, 2006	\$ 13,831.00
20070058	INSTALL 3 ELECTRICAL ROLL UP HURRICANE S...	Oct 06, 2006	\$ 6,128.00

#### \$20,000-50,000

none

#### \$50,000-100,000

none

#### greater than 100,000

Number	Description	Date	Valuation
20060398	ADD 2ND STORY ADDITION ON EXISTING HOME....	Oct 21, 2005	\$ 175,000.00

## BuildFax Report: 1309 S ORANGE AVE SARASOTA FL 34239



BuildFax has developed a proprietary database of risk related permits that can indicate an INCREASE or DECREASE in the risk outlook for a property.

BuildFax Check	Description	Triggered		National Frequency
		no	yes	
<b>Change of Use</b>	Indication of whether work was done in connection with a change in use of the structure.	X		1/1000
<b>Fire Alarm</b>	Indication that work has been done on a fire alarm system.	X		4/1000
<b>Fire Damage</b>	Indication of whether work was done in response to damage caused by fire.	X		3/1000
<b>Mobile Home</b>	Indication of whether work was done on a manufactured home, mobile home, and/or temporary trailer.	X		17/1000
<b>Natural Disaster Damage</b>	Indication of whether work was done in response to damage caused by nature.	X		2/1000
<b>Pests/Rodents</b>	Indication of whether work was done in response to damage caused by pests or rodents.	X		1/1000
<b>Repair/Replace</b>	Indication of whether work was done to improve the functionality of the structure by repairing or replacing an existing feature.		✓	83/1000
<b>Security Systems</b>	Indication that work has been done involving a security system / burglar alarm.	X		3/1000
<b>Seismic Damage Prevention</b>	Indication of whether work was done that would impact a structure's ability to withstand damage due to a seismic event.	X		1/1000
<b>Solar Power</b>	Indication of whether work was done that involved solar-powered heating and/or electricity.	X		1/1000
<b>Sprinkler Systems</b>	Indication of whether work was done involved a sprinkler system; excludes lawn sprinkler systems.	X		8/1000
<b>Tank - No Septic</b>	Indication of whether work was done involving a tank that is not a septic tank.	X		4/1000
<b>Water Damage</b>	Indication of whether work was done in response to damage caused by water.	X		1/1000
<b>Wind Damage</b>	Indication of whether work was done in response to damage caused by wind.	X		1/1000
<b>Wind Damage Prevention</b>	Indication of whether work was done that would impact a structure's ability to withstand damage due to a wind event.		✓	2/1000

## Risk Details

### Check: Repair/Replace

Indication of whether work was done to improve the functionality of the structure by repairing or replacing an existing feature.

Number	Description	Date
914688P	REROOF (SFR)	Sep 11, 1991
962149P	REPLACED AIR CONDITIONING UNIT (SFR)	Mar 07, 1996

### Check: Wind Damage Prevention

Indication of whether work was done that would impact a structure's ability to withstand damage due to a wind event.

Number	Description	Date
20070058	INSTALL 3 ELECTRICAL ROLL UP HURRICANE S...	Oct 06, 2006

## BuildFax Report: 1309 S ORANGE AVE SARASOTA FL 34239

### Contractors

Below are the unique contractors detected to have worked on this property. Note that contractor permit counts and dates are unique to the reporting jurisdiction.

Contractor	Permits	Oldest	Latest
ORLANDO TELLEZ (SARASOTA FENCE INC) (SARASOTA, FL)	846	Oct 11, 2000	Jan 07, 2010
ANDREW G GOODMAN (ANDREW'S TREE SERVICE INC.) (SARASOTA, FL)	234	May 26, 2004	Oct 21, 2009
BRUCE A KINTZ (SERVICE EXPERTS OF SARASOTA INC) (SARASOTA, FL)	224	Feb 20, 1997	Jun 20, 2000
JOSEPH M ANGELERI (JOSEPH ANGELERI INC) (SARASOTA, FL)	75	Oct 13, 1994	Jan 22, 2010
TERRY L FONTANYI (FONTANYI FENCE INC) (OSPREY, ENGLEWOOD, FL)	47	Mar 06, 2002	Sep 05, 2006
CRAIG STEVEN HOFFMAN (MIRADECKS INC) (SARASOTA, FL)	11	Oct 06, 2006	Aug 31, 2009

## Contractor Details

### **Contractor: ORLANDO TELLEZ (SARASOTA FENCE INC)**

Address: 1945 19th St #5, 5401 EVORA AVE  
City: SARASOTA  
State: FL  
Zipcode: 34234, 34235  
Maximum date: Jan 07, 2010  
Minimum date: Oct 11, 2000  
Permit count: 846

### **Contractor: ANDREW G GOODMAN (ANDREW'S TREE SERVICE INC.)**

Address: 2074 47TH ST  
City: SARASOTA  
State: FL  
Zipcode: 34234, 34243  
Maximum date: Oct 21, 2009  
Minimum date: May 26, 2004  
Permit count: 234

### **Contractor: BRUCE A KINTZ (SERVICE EXPERTS OF SARASOTA INC)**

Address: 333 MIDWEST PKWY  
City: SARASOTA  
State: FL  
Zipcode: 34232  
Maximum date: Jun 20, 2000  
Minimum date: Feb 20, 1997  
Permit count: 224

### **Contractor: JOSEPH M ANGELERI (JOSEPH ANGELERI INC)**

Address: 4233 CLARK RD SUITE 22, 2072 CONSTITUTION BLVD  
City: SARASOTA  
State: FL  
Zipcode: 34233, 34231  
Maximum date: Jan 22, 2010  
Minimum date: Oct 13, 1994  
Permit count: 75

### **Contractor: TERRY L FONTANYI (FONTANYI FENCE INC)**

Address: 1986 GREENLAWN DR, 651 S TAMIAMI TR  
City: OSPREY, ENGLEWOOD  
State: FL  
Zipcode: 34229, 34223  
Maximum date: Sep 05, 2006  
Minimum date: Mar 06, 2002  
Permit count: 47

### **Contractor: CRAIG STEVEN HOFFMAN (MIRADECKS INC)**

Address:	6015 DEACON PL
City:	SARASOTA
State:	FL
Zipcode:	34238
Maximum date:	Aug 31, 2009
Minimum date:	Oct 06, 2006
Permit count:	11

## BuildFax Report: 1309 S ORANGE AVE SARASOTA FL 34239



Below are the details on all permits found on this property.

### 1991

**Permit #: 914688P**

Permit Type:	Building	Applied date:	Sep 11, 1991
Description:	REROOF (SFR)	Issued date:	Sep 11, 1991
Work class:	REPAIR	Status date:	Sep 11, 1991
Permit status:	COMPLETED		
Valuation amount:	\$ 843.00		

### 1994

**Permit #: 943731P**

Permit Type:	Building	Applied date:	Jul 25, 1994
Description:	RPLS EXIST SVR 100AMP W/150AMPS (SFR)	Issued date:	Jul 25, 1994
Work class:	ALTER	Status date:	Jul 25, 1994
Permit status:	COMPLETED		
Valuation amount:	\$ 900.00		

### 1996

**Permit #: 962149P**

Permit Type:	Building	Applied date:	Mar 07, 1996
Description:	REPLACED AIR CONDITIONING UNIT (SFR)	Issued date:	Mar 07, 1996
Work class:	REPAIR	Status date:	Mar 07, 1996
Permit status:	COMPLETED		
Valuation amount:	\$ 935.00		

**Permit #: 963048P**

Permit Type:	Building	Applied date:	May 15, 1996
Description:	159' OF 30" HIGH AND 136' OF 6' HIGH FENCE (SFR)	Issued date:	May 17, 1996
Work class:	NEW	Status date:	May 17, 1996
Permit status:	EXPIRED		
Valuation amount:	\$ 1,500.00		

### 1998

**Permit #: 982313P**

Permit Type:	Building	Applied date:	Mar 24, 1998
Description:	RPL 5T/10SEER/GAS PKG UNIT (SFR)	Issued date:	Mar 24, 1998
Work class:	ALTER	Status date:	Mar 24, 1998
Permit status:	EXPIRED		
Valuation amount:	\$ 5,200.00		

**Contractors**

BRUCE A KINTZ (SERVICE EXPERTS OF SARASOTA INC) ,SARASOTA, FL

### 2002

**Permit #: 20023833**

Permit Type:	Building	Applied date:	Jun 17, 2002
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Description:	INSTALL 44' OF 6' HIGH WOOD FENCE & ROLL GATE	Issued date:	Jun 19, 2002
Work class:	NEW - RESIDENTIAL	Status date:	Jun 19, 2002
Permit status:	COMPLETED		
Valuation amount:	\$ 1,075.00		

**Contractors**

ORLANDO TELLEZ (SARASOTA FENCE INC) ,SARASOTA, FL

## 2005

**Permit #: 20052001**

Permit Type:	Tree	Applied date:	Feb 15, 2005
Permit status:	COMPLETED	Issued date:	Feb 25, 2005
Valuation amount:	\$ 0.00	Status date:	Feb 25, 2005

**Contractors**

ANDREW G GOODMAN (ANDREW'S TREE SERVICE INC.) ,SARASOTA, FL

**Permit #: 20060398**

Permit Type:	Building	Applied date:	Sep 02, 2005
Type:		Issued date:	Oct 21, 2005
Description:	ADD 2ND STORY ADDITION ON EXISTING HOME. REMODEL MASTER BATHROOM. REMOVE & REPLACE ROOF. SECURE HOUSE W/ HURRICANE TIE-DOWNS. REMOVE EXISTING GARAGE & BUILD A NEW GARAGE W/ A 2ND STORY LIVING QUARTER ABOVE	Status date:	Oct 21, 2005
Work class:	ALTERATIONS - RESIDENTIAL		
Permit status:	COMPLETED		
Valuation amount:	\$ 175,000.00		

**Contractors**

JOSEPH M ANGELERI (JOSEPH ANGELERI INC) ,SARASOTA, FL

## 2006

**Permit #: 20065018**

Permit Type:	Building	Applied date:	Aug 29, 2006
Description:	INSTALL 3' ALUMINUM 6'6" VINYL FENCE	Issued date:	Sep 05, 2006
Work class:	ALTERATIONS - RESIDENTIAL	Status date:	Sep 05, 2006
Permit status:	EXPIRED		
Valuation amount:	\$ 13,831.00		

**Contractors**

TERRY L FONTANYI (FONTANYI FENCE INC) ,OSPREY, ENGLEWOOD, FL

**Permit #: 20070058**

Permit Type:	Building	Applied date:	Oct 03, 2006
Type:		Issued date:	Oct 06, 2006
Description:	INSTALL 3 ELECTRICAL ROLL UP HURRICANE SHUTTERS AND 1 MANUAL ROLL UP HURRICANE SHUTTER	Status date:	Oct 06, 2006
Work class:	ALTERATIONS - RESIDENTIAL		
Permit status:	COMPLETED		
Valuation amount:	\$ 6,128.00		

**Contractors**

CRAIG STEVEN HOFFMAN (MIRADECKS INC) ,SARASOTA, FL

**2007**

**Permit #: 20080074**

Permit Type:	Tree	Applied date: Oct 03, 2007
Permit status:	WITHDRAWN	Status date: Oct 03, 2007
Valuation amount:	\$ 0.00	



## Ten steps to understanding your BuildFax Structure PROFILE

- 1. Verify the Address:** Verify that the address printed above is correct, and if a map appears above the address, whether the map depicts the location of the address. This Structure PROFILE report is specifically for the address listed above.
- 2. Understand Coverage:** BuildFax collects data from building departments through the United States and searches for your address, city, state, and zip within the data BuildFax collects. BuildFax considers the above address to be in coverage because either BuildFax has data from the specific municipality that the address is in, or BuildFax has data for the city, state, and zip code that the address is in and there is no separate city building department (meaning that the above address is permitted by either a county or a neighboring city). BuildFax provides a Structure PROFILE report for every address within coverage, regardless of whether BuildFax has individual building permits on the address, because knowing the age of major systems, lack of value increases, and absence of risk factors over time is critically valuable information on the address.
- 3. Note the Date Ranges:** The "summary" tab lists two date ranges - one for the building department ("jurisdiction") and one for the above address. The jurisdiction range covers the dates for which the full BuildFax database has data. This means that any permitted work within that date range on the above address will be listed in this Structure PROFILE. The address range covers the dates for which this Structure PROFILE has permits on the above address.
- 4. Know the Jurisdiction(s):** The jurisdiction (also known as the building department, community development department, and/or permitting authority) listed on the "summary" tab is the source for the data within the Structure PROFILE. In the case where multiple jurisdictions have permits on the above address, you will see multiple jurisdictions as choices on tabs directly below the address above. BuildFax provides contact information for jurisdictions (including web sites where available) so that you can contact jurisdictions directly for further information.
- 5. Examine Major Systems:** BuildFax organizes its knowledge of the jurisdiction's data and the specific address's data into several different views, one of which is an analysis of "major systems". BuildFax has identified a number of "major systems" for which (1) permits are overwhelmingly required, (2) jurisdictions store consistent information about the permits, and (3) if work is not permitted through the jurisdiction, it is a cause for concern. BuildFax is not perfect at its "major systems" analysis, but in recently-conducted controlled tests, the BuildFax analysis was correct more than 95% of the time. Because of the possibility of miscategorization or error, BuildFax encourages customers to contact the dedicated professionals at the relevant jurisdiction if something seems incorrect.
- 6. Break Down Value Changes:** Another view that BuildFax provides into permit data is an analysis by permit valuation. Permit valuation is usually not the amount of money spent by the owner of the structure for the improvement or repair; rather, permit valuation is usually an estimate of construction cost, and, because it is usually used to estimate permit fees, the permit valuation is often lower than a market value estimate of the construction cost. In addition, many permits will have a \$0.00 valuation because the jurisdiction used some method other than valuation to determine fees, and so the jurisdiction did not log the actual valuation estimate for the permit in question. (This is very common with electrical, plumbing, and mechanical permits).
- 7. Evaluate Risk and Mitigation:** BuildFax also provides an analysis of particular risk and risk-mitigating keywords within permit data to flag permits that may be of interest to BuildFax customers. BuildFax analysts have combed through more than 80 million permits with a state-of-the-art text mining engine to come up with the particular risk keyword categories provided on the "risk" tab. Like the "major systems" analysis, the "risk" analysis is imperfect, although usually accurate.
- 8. Take Note of the Contractors:** The "contractors" tab lists all of the contractors who have done work on the above address in the jurisdiction's database, along with details about the contractor's activity in the local jurisdiction. For example, you can see how many permits the contractor has pulled in the jurisdiction over a particular date range.
- 9. Review the Permit Details:** The "permits" tab lists all of the permits that make up the rest of the Structure PROFILE report. After reviewing major systems, value changes, risk, and contractors, the "permits" tab shows you the full details of all permits over time for the above address.
- 10. Follow Up:** The jurisdiction listed on the "summary" tab and the contractors listed on the "contractors" tab are great resources in understanding the permits that have been issued on the above address. If you have questions

about particular key words in permit details, or about permitted work in general, BuildFax strongly recommends that you contact the jurisdiction and/or the relevant licensed contractors to find out more.

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