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COMMERCIAL REAL ESTATE
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*An Appraisal of
A 15,395 SF Residential Land Parcel
Located on Zuber Lane
North Port, Sarasota County, Florida*

For

*Kerry Travilla, RWA
Right of Way Agent
American Acquisition Group LLC
711 N. Sherill Street, Suite B
Tampa, FL 33609*

H.S. File No. 225C018

ROGER L. HETTEMA, MAI, SRA, State-Certified General Appraiser 45

RONALD M. SABA, MAI, State-Certified General Appraiser 2213





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April 17, 2025

Kerry Travilla, RWA
Right of Way Agent
American Acquisition Group LLC
711 N. Sherill Street, Suite B
Tampa, FL 33609

Roger L. Hettema, MAI, SRA
State-Certified General Appraiser 45
Ronald M. Saba, MAI
State-Certified General Appraiser 2213

Dear Ms. Travilla:

As requested, I have conducted an appraisal of a parcel of land located on Zuber Lane, North Port, Florida. This report has been performed in accordance with current USPAP Standards. The purpose of the appraisal is to provide an opinion of the market value of the subject property. The report is intended to be used by the client for the possible negotiation of the purchase of the subject property.

The attached appraisal report contains the basic data, definitions, descriptions, and analyses used to formulate my opinion of value. Based on the known factors creating and affecting value, it is my opinion of the fee simple market value of the subject property as of April 11, 2025, was:

THIRTY-EIGHT THOUSAND, FIVE HUNDRED DOLLARS
(\$38,500)

You are encouraged to read and understand the Limiting Conditions and General Assumptions which govern the use and interpretation of this appraisal report. This letter, by itself, does not constitute an expression of value on my part. It merely transmits the enclosed appraisal report to you. It must remain attached to the report, which contains twenty pages, plus related exhibits, for the value opinion set forth to be considered valid.

It has been my pleasure to serve you in this matter and I trust that you will contact me should you have any questions concerning this appraisal report

A handwritten signature in blue ink that reads "Ronald M. Saba".

Ronald M. Saba, MAI
State-Certified General Real Estate Appraiser RZ2213

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Certification

I hereby certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved. I have no bias with respect to the subject property or the parties involved with this assignment.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event related to the intended use of this appraisal. Specifically, this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) and the State of Florida.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I, Ronald M. Saba, have completed the continuing education program for Designated Members of the Appraisal Institute.
- State-Certified General Appraiser: The use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Sub-committee of the Florida Real Estate Commission.
- No one other than the signatories to this report provided significant professional assistance in its preparation.
- I have made a personal inspection of the property that is the subject of this report.

Date Signed: April 17, 2025



Ronald M. Saba, MAI
State-Certified General Real Estate Appraiser RZ2213

GENERAL ASSUMPTIONS

This appraisal report has been made with the following General Assumptions.

No responsibility is assumed for the legal description or for matters including legal or title considerations. The title to the property is assumed to be good and marketable unless otherwise stated. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated. Responsible ownership and competent property management are assumed.

The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included to assist the reader in visualizing the property. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report. It is assumed that the appropriate governing authority will allow the property to be used or developed in accordance with zoning and use regulations. It is assumed that all required licenses, Certificates of Occupancy, consents or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based. If any of the foregoing does not happen, it is changed or is prohibited by subsequent action on the part of a governing authority, the values herein may be adversely affected, and this appraisal may be rendered invalid or require revision.

It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report. The sketches in this report, which are approximate only, and the photographs are included to assist the reader in visualizing the property. All data, cost estimates and statements are, in most cases, gathered from reliable sources and from reputable local or area business concerns, but in no sense guaranteed. If a survey has been included, or relied upon, it is assumed to be correct. No responsibility is assumed on the contrary and should an error in the survey sufficiently alter the subject property, this appraisal is considered invalid.

Real estate investment has an element of risk involved. Performance and success are dependent upon many factors, such as management capability, market liquidity at time of eventual sale, or subsequent events of a local, national or world character. Consequently, this estimate of market value does not absolutely fix or set the price at which the property will sell.

GENERAL LIMITING CONDITIONS

This appraisal report has been made with the following General Limiting Conditions.

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right to publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with the proper written qualifications, and only in its entirety.
3. The appraiser herein, by reason of this appraisal, is not required to give further consultation, testimony or be in attendance in court with reference to the property in question unless arrangements have been made previously.
4. Neither all nor any part of the contents of this report (especially any conclusion as to value, the identity of the appraiser or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales or other media without the prior written consent and approval of the appraiser.
5. This appraisal is based on the Environmental Hazards Statement, Americans with Disabilities Act Statement and Concurrency Statement located in the Hetteema Saba LLC Master file.

SUBJECT PHOTOS #0987033236



Front View

STREET SCENES

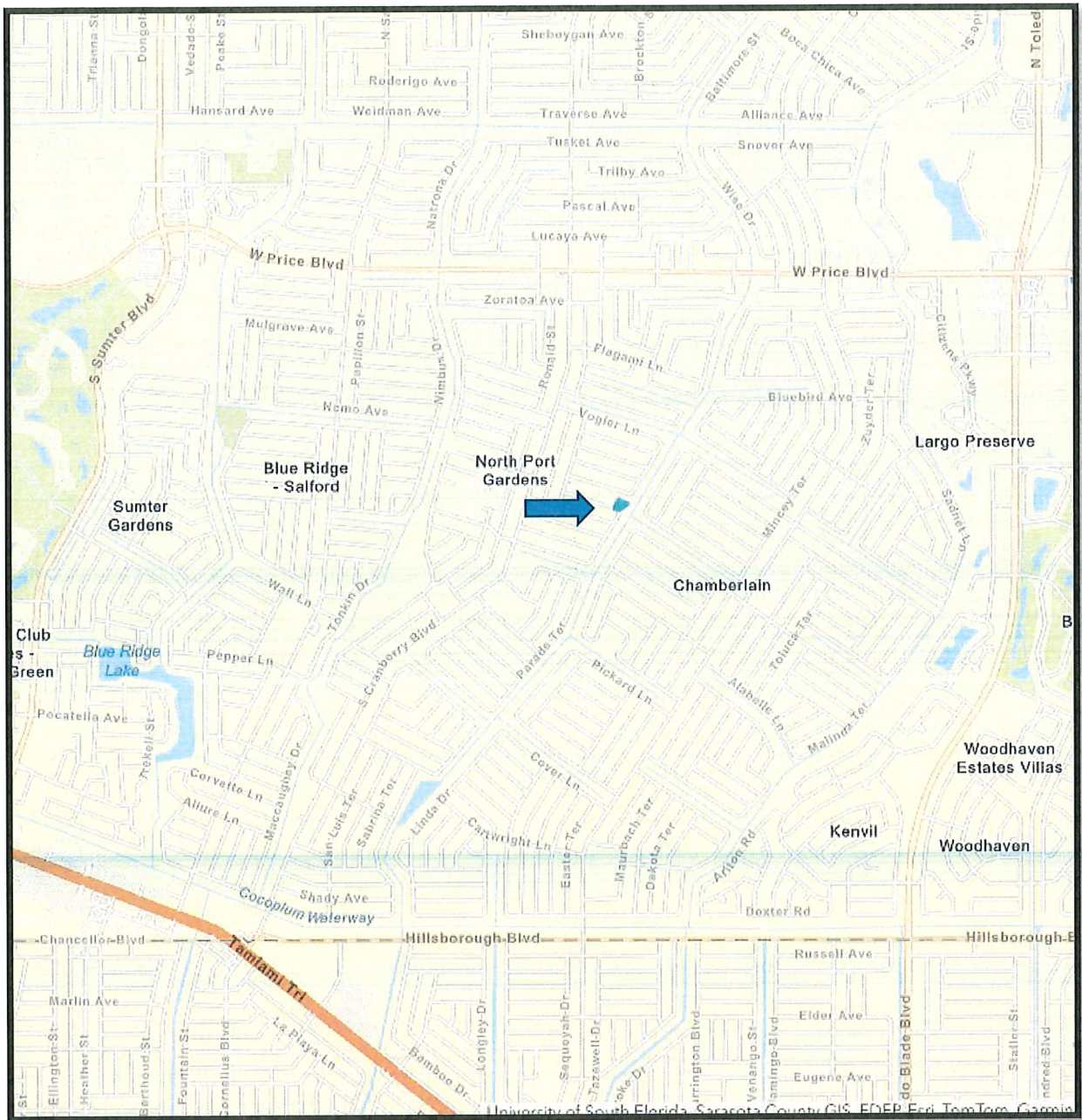


Zuber Lane, Looking east

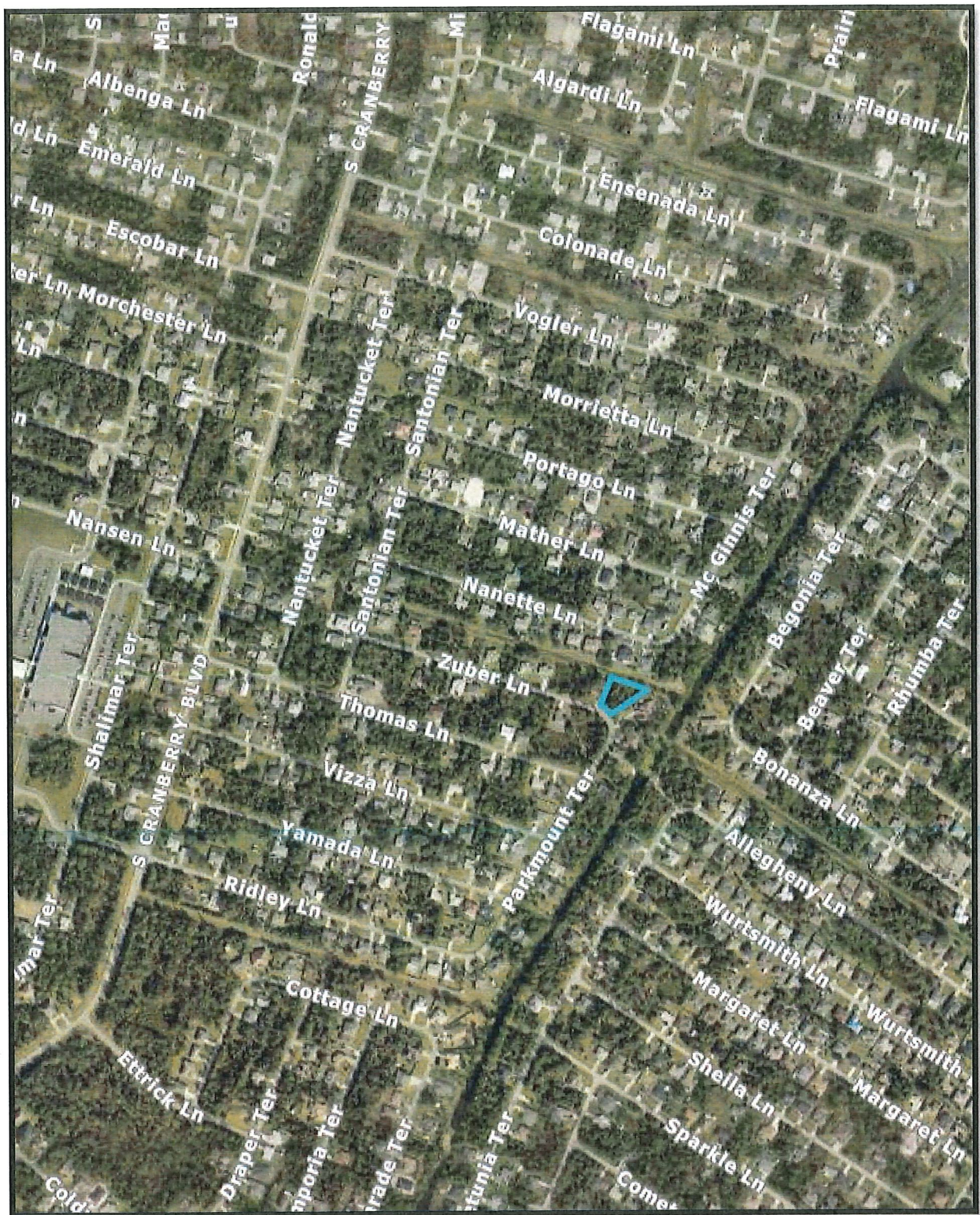


Zuber Lane, Looking west

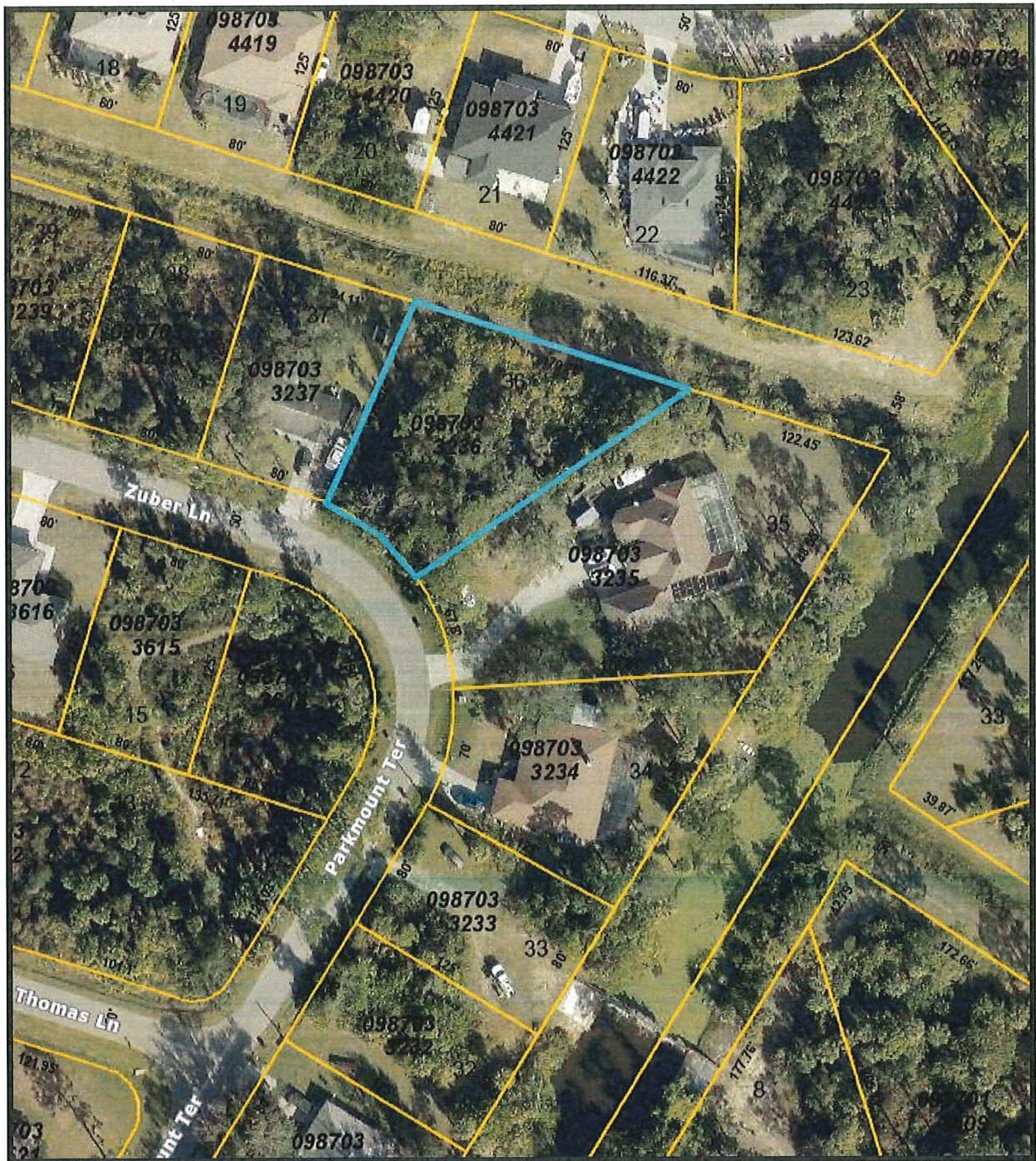
SUBJECT MAPS



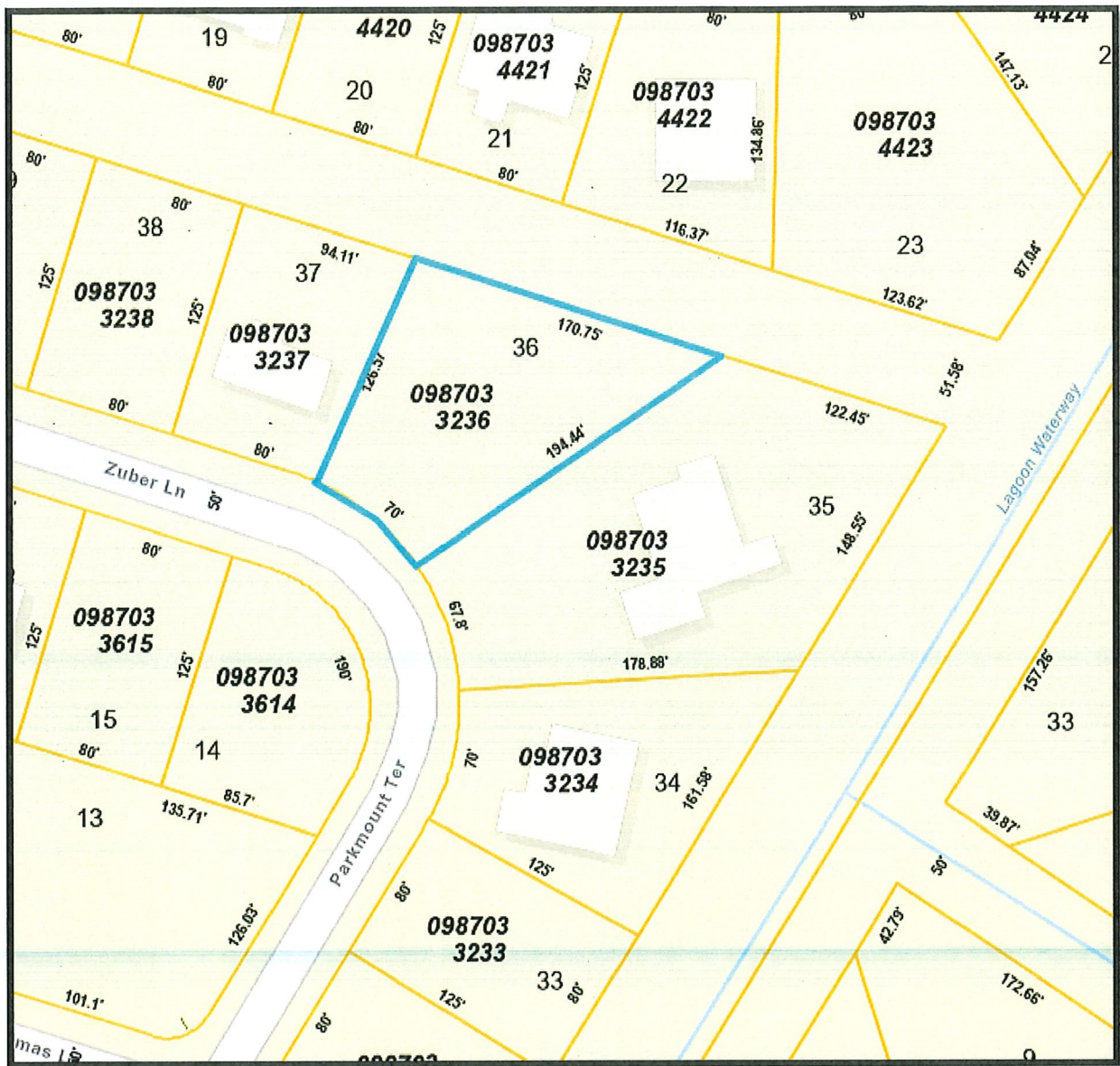
Location Map



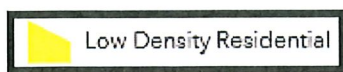
Neighborhood Map



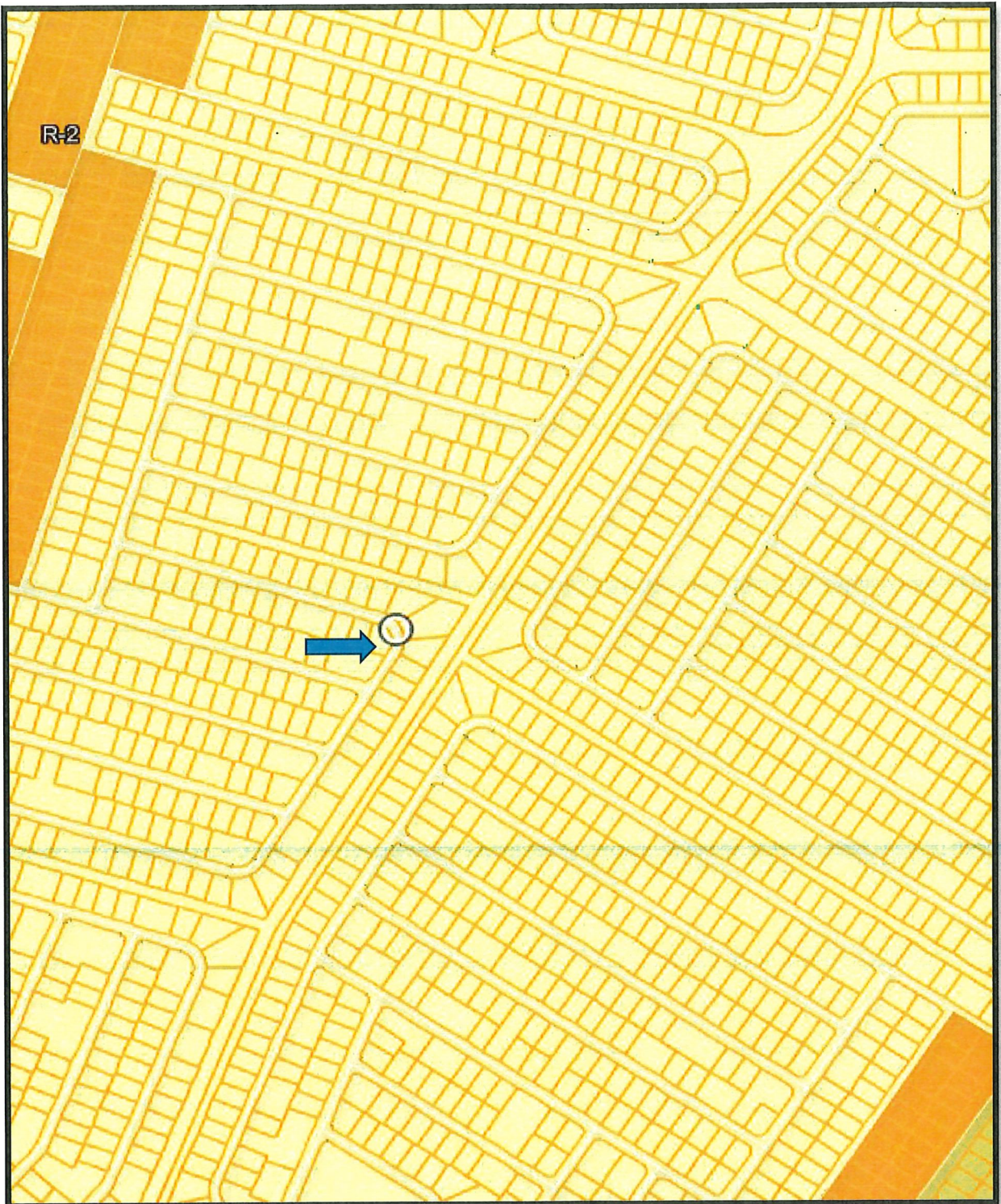
Aerial




Plat Map

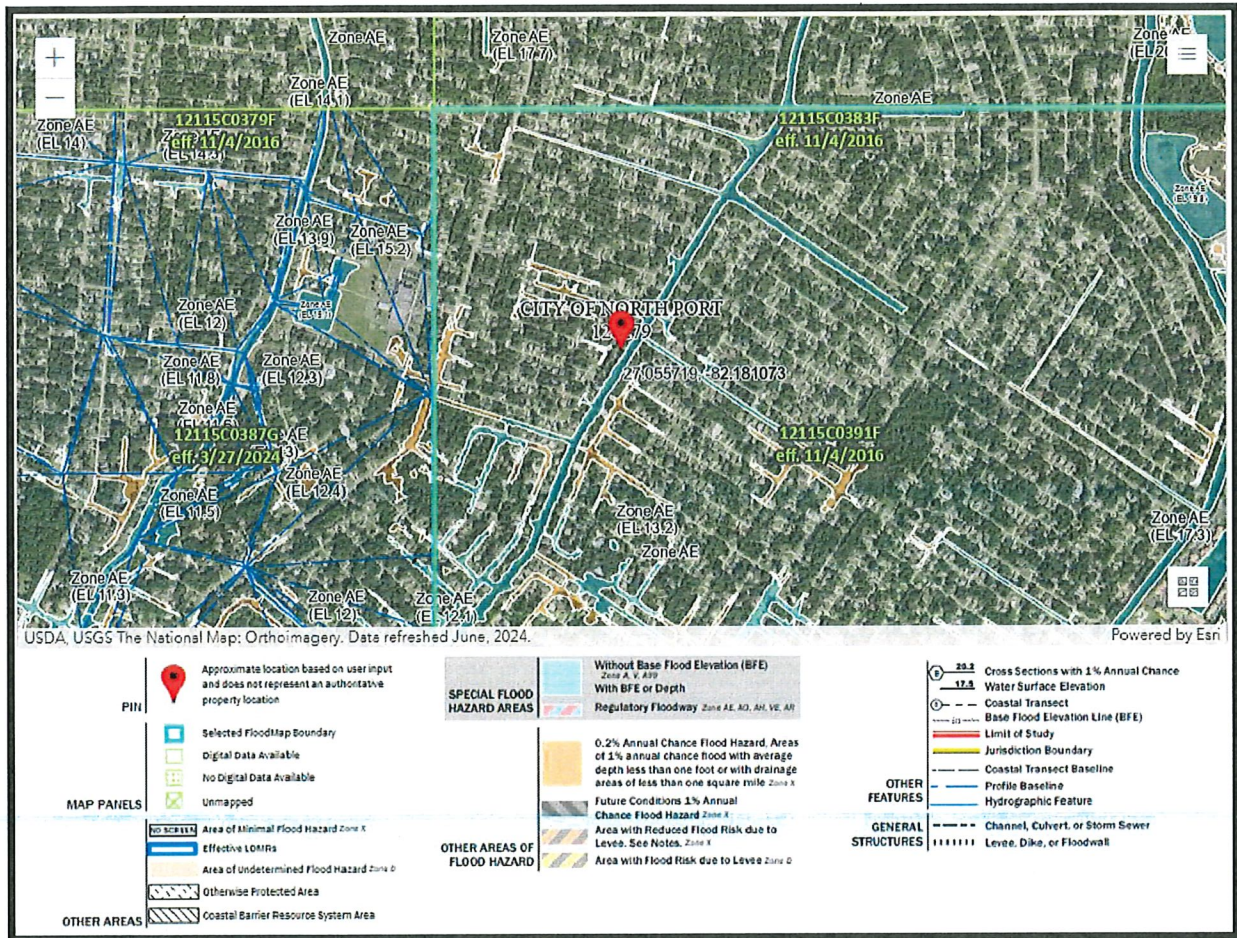


Future Land Use Map



 R-1 : Residential, Low

Zoning Map



Flood Zone Map
Zone X
12115C0391F, Eff. 11/4/2016

APPRAISAL REPORT

This is an appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) in the current edition of the Uniform Standards of Professional Appraisal Practice (USPAP), for an appraisal report. It presents discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is contained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and to the intended use stated below. The appraiser is not responsible for unauthorized use of this appraisal report.

SUBJECT PROPERTY

The subject of this appraisal is a parcel of land located on Zuber Lane, just east of S. Cranberry Boulevard and south of West Price Boulevard in North Port, Florida. The subject site contains a total of 15,395 sf of land and is located on a canal. The subject is zoned R-1 (Residential Low) and is in the Low-Density Residential land use designation of the City of North Port.

The subject site is currently vacant. Therefore, the opinion expressed in this appraisal report is the market value of the fee simple interest.

APPRAISAL FILE NUMBER 225C018

APPARENT OWNER OF RECORD

Charles Gaspard
Marie Gaspard
8 Secora Road, Apartment #J5
Monsey, NY, 10952

Source: Sarasota County Tax Roll -- 2025(See Limiting Conditions)

CLIENT AND INTENDED USER

This report is intended for use only by the client and identified other known intended users by name or type for the negotiation of a possible purchase of the subject property. This report is not intended for any other use or by others than the client and other named intended users.

Client

Kerry Travilla, RWA
Right of Way Agent
American Acquisition Group LLC
711 N. Sherill Street, Suite B
Tampa, FL 33609

Other Intended User
City of North Port

SCOPE OF WORK

The scope of the appraisal requires compliance with the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Standards Board of the Appraisal Foundation. The standards contain

rules that must be followed and specific guidelines that deal with the procedures to be followed in developing an appraisal, analysis, or opinion.

These uniform standards set the requirements to communicate the appraisers' analyses, opinions, and conclusions in a manner that will be meaningful and not misleading in the marketplace.

The subject property data such as size, location, quality, and zoning are considered. Market data, including comparable land sales dating from the period of January 2024 forward, were searched in the preparation of this appraisal report. The data is used to consider the highest and best use of the subject property and to conclude an opinion of the subject's market value.

The appraiser lacks knowledge and experience with respect to the detection and measurement of hazardous substances. Therefore, this assignment does not cover the presence or absence of such substances as discussed in the General Assumptions and Limiting Conditions section, and in a separate section titled "Environmental Hazards." However, any visual or obviously known hazardous substances affecting the property will be reported and an indication of their impact on value will be discussed.

The documentation necessary to arrive at my opinion of value is considered in this appraisal report. Photographs of the subject site have been provided as additional descriptive materials for this assignment. The market data has been collected, confirmed, and analyzed. Comparable sales were chosen for their similar highest and best uses, as outlined within the report. All sales are analyzed and compared to the subject property based on their similarities and dissimilarities. The Sales Comparison Approach is the technique considered and judged in reaching a final opinion of market value for the subject property.

The following independent investigations and analyses are undertaken in performing the appraisal, as follows:

- The effective date of this analysis is April 11, 2025, the date of inspection.
- The area and neighborhood data are based on physical inspection of the surrounding neighborhood, as well as information available from the Wyattopia (Census Data) and Stellar MLS.
- The site description is based on physical inspection of the property and consultation of the Sarasota Property Appraisers records and the City of North Port Zoning Maps.
- The highest and best use analysis incorporates the four criteria described later herein. Land sales sharing the same highest and best use are selected and used. The value conclusion in this report is consistent with the subject property being used in accordance with its highest and best use.
- The subject's market area is North Port, with specific emphasis placed on the subject's neighborhood south of Interstate 75. These comparable sales are considered to have similar locational influences as the subject property.
- The land sales were assembled from the office database system, which is constantly updated, and through researching recent activity within the subject's market area. The sales information was verified with real estate agents through MLS and researching public records.
- The valuation technique used is the Sales Comparison Approach, and a detailed description of this approach is presented in the report.

CONFORMANCE STATEMENT

This appraisal conforms to my understanding of the appraisal standards and guidelines set forth by the Uniform Standards of Professional Appraisal Practice (USPAP), and the Appraisal Institute. This report complies with the Appraisal Standards of the State of Florida. Ronald M. Saba is a State-Certified General Appraiser RZ2213.

PURPOSE, FUNCTION, AND INTENDED USE OF THE APPRAISAL

The purpose of the appraisal is to provide an opinion of the market value of the subject property. The report is intended to be used by the client for the negotiation of a possible purchase of the subject property.

PROPERTY RIGHTS APPRAISED

The opinion of market value for the subject property and the interest conveyed assume the "fee simple estate" which is defined as:

*"...absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*¹

EFFECTIVE DATE OF APPRAISAL AND REPORT PREPARATION DATE

The effective date of this appraisal is April 11, 2025, the date of inspection of the subject property. The effective date establishes the date upon which research, analyses, and conclusions are based. The date this appraisal was prepared is the date the certification was signed.

DEFINITION OF MARKET VALUE

"Market Value" is hereby defined and qualified as:

The most probable price in terms of money which a property should bring in competitive and open market under all condition's requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated.*
- b. both parties are well informed or well advised, and each acting in what they consider their own best interest.*
- c. a reasonable time is allowed for exposure in the open market.*
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing amounts or sales concessions granted by anyone associated with the sale.*²

¹ The Appraisal of Real Estate, Twelfth Edition, (Chicago, IL; 2001), page 69

² Federal Register, vol. 55, no. 63, August 22, 1990, pages 34228 and 34229.

LEGAL DESCRIPTION

The subject property is legally described as follows:

Lot 36, Block 332, 5th Addition to Port Charlotte

TAX INFORMATION

The subject property is identified on the Sarasota County Tax Roll under the following Property ID #0989029516. The total assessment and taxes for 2024 are as follows:

Land: \$19,600
Just: \$19,600
Assessed: \$11,084
Taxable: \$11,084

Taxes (2024): \$684.54

The just, assessed/taxable values are below the opinion of market value in this analysis.

ZONING AND OTHER LEGAL RESTRICTIONS

"R-1" (RESIDENTIAL, LOW)

The Residential, Low district supports traditional, detached single-family dwelling units. The maximum density is 4.1 units per acre.

ZONING DISTRICT	MIN. LOT SIZE	MIN. LOT WIDTH (FT)	SETBACKS (FT) ¹				BUILDING HEIGHT (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO (%)	MAXIMUM IMPERVIOUS SURFACE RATIO (%)
			FRONT	SIDE ²	REAR ²	WATERFRONT ³		LOT	OVERALL ⁴
EC	None	None	50	50	100	35	35	10	10
AG	3 Acres	None	30	25	35	35	35	20	20
R-1 ⁵	7,500 SF	70	25	7.5	15	20	35	60	40
R-2	6,500 SF	65	20	6	15	20	35	70	40
R-3	5,000 SF	35	20	7.5	15	20	70	80	50
MH	4,000 SF	40	20	5	10	10	35	80	60
C	None	50	-	10	10	20	70	70	70
CT	None	50	-	10	10	20	50	70	70
COR	None	50	-	-	-	-	100	70	70
I-1	None	100	20	10	10	20	70	70	70
I-2	None	100	50	25	25	100	70	70	70
GU	None	None	20	10	10	10	70	-	-

CONCURRENCY STATEMENT

The State of Florida enacted the "Growth Management Act" in 1985, to manage future growth within the state. The Act requires all counties and municipalities to enact "Comprehensive Plans" to manage future growth within their boundaries. These comprehensive plans include standards for water, sewer, roads, trash, drainage, parks, and mass transit. Future development must meet "concurrency" standards dictated by the County, City and State.

COMPREHENSIVE LAND USE PLAN DESIGNATION

LOW-DENSITY RESIDENTIAL

FUTURE LAND USE	IMPLEMENTING ZONING
Low-Density Residential	Residential, Low (R-1) Environmental Conservation (EC) Government Use (GU)

HISTORY OF THE SUBJECT PROPERTY

The Uniform Standards of Professional Appraisal Practice require that any prior sales of the subject over the previous three years be considered and analyzed. Also, any current sales agreement, option, or listing of the subject property must be considered and analyzed. Research on the subject property uncovered no title transfers over the previous three-year period. There is no current sales agreement, option or listing covering the subject property.

SITE DESCRIPTION

The following description of the subject site, including the dimensions and land area, is based on physical inspection of the property, and consulting the Sarasota County Tax and City of North Port Zoning Maps. The dimensions and land area are believed to be correct, but a survey would most accurately depict the exact dimensions of the site. Should a survey be available later showing different dimensions or size than that depicted, I reserve the right to review and modify the analyses and value opinions accordingly.

Location:	The subject is located on the southern side of Radcliff Avenue, just east of S. Salford Boulevard and south of West Price Boulevard in North Port, Florida.
Size:	15,395 SF
Shape:	Mostly Rectangular
Frontage:	70.00' on Zuber Lane
Access:	
Primary:	Zuber Lane
Secondary:	N/A

Easements & Encroachments:	None noted or known
Topography:	Flat and level with street grade, heavy vegetation of oak trees, pepper bushes and cabbage palms
View:	Single family residential neighborhood, canal
Drainage:	Appears to be adequate, canal along its northern boundary line
Utilities and Proximity:	
Electric:	FPL
Water:	On-site Well
Sewer:	On-Site Septic
Telephone:	Verizon
Police & Fire Protection:	City of North Port
Flood Zone:	HUD Zone X
Zones B, C, and X	
Zones B, C, and X are the flood insurance rate zones that correspond to areas outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1-percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.	
Community-Panel Map:	12115C0391F (11/4/2016)
Nuisances and/or Hazards Affecting Value:	None noted.
Oil, Gas and Mineral Rights Included in Value:	N/A

ENVIRONMENTAL HAZARDS STATEMENT

The presence of hazardous materials within the soil requiring environmental clean-up and/or protection may adversely affect the value of the property. There are signs of debris dumped on the site.

Therefore, the client is urged to retain an environmental engineer in this field, to provide an appropriate environmental audit. If hazardous environmental conditions were discovered on or in the subject land, their existence could adversely affect (lower) the market value concluded herein. If an environmental audit reveals the existence of any hazardous materials and/or conditions, I reserve the right to alter, amend, revise, or rescind the value conclusions in the appraisal. This report has been prepared assuming no such conditions exist.

AREA ANALYSIS

The subject property is in Sarasota County which is in the southwestern region of the State of Florida. Before the current economic recession, the State of Florida had been one of the fastest growing states in the United States. Florida is currently the third most populous state in the country. The primary factor which fueled Florida's growth is its warm semi-tropical climate, making it one of the most desirable states in which to reside. Sarasota County's attractive physical characteristics and climate have attracted large numbers of new residents, especially retirees in the past.

This fueled Sarasota's service and retail-related economy. The industrial sector of the economy is small and geared toward construction and other light manufacturing industries.

Because of the general economic recession, the county experienced a lack of demand in all sectors of real estate. What is now called the "Great Recession" from 2007 to 2009 caused values to decline significantly after an artificially high boom which saw prices rise sharply from the end of 2004 into 2006.

Since 2010 the residential sectors with competitively priced homes have been selling with the supply of listings dropping. Home prices, after taking their hits initially, have shown steady improvement and growth over the last few years. There have been several large investors that bought up subdivision lots and entitled land in the expectation of future growth that is now happening in record numbers. Residential pricing appears to have returned to the pre-boom levels of 2003 to early 2004 and in some areas the prices have increased above those levels. Another reason new home prices are rising is due to the increased land costs as new developments come on the market. Two positive developments for Sarasota County are the return of tourism to record levels exceeding pre-recession numbers setting new records each of the last three years and the record number of retirees (many of them baby boomers) settling in Sarasota County. For example, from mid-2013 to mid-2014 approximately 7,000 new residents were added to the population in Sarasota County. In the past, 3,000 in one year was thought to be a respectable number. Most of the area's residential developers have had record years each surpassing the previous year since 2012.

The commercial market, which was hit hard as well (following the residential crash about a year) is now doing very well fueled by the substantial recovery in the residential market. Prime locations in the high traffic corridors and population centers are showing marked improvement. Outside of these areas vacancies in most forms of office and commercial properties have stabilized with moderate declines each year over the last three years.

Overall, Sarasota is in a good recovery mode and the prospects for the next five years and beyond are particularly good.

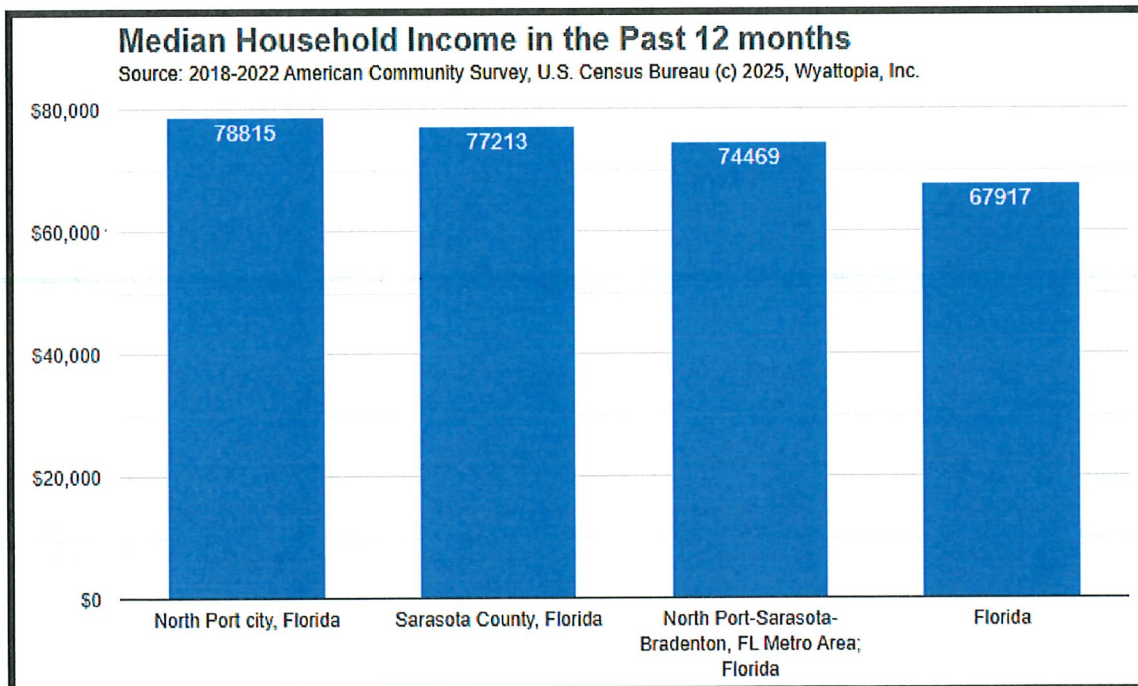
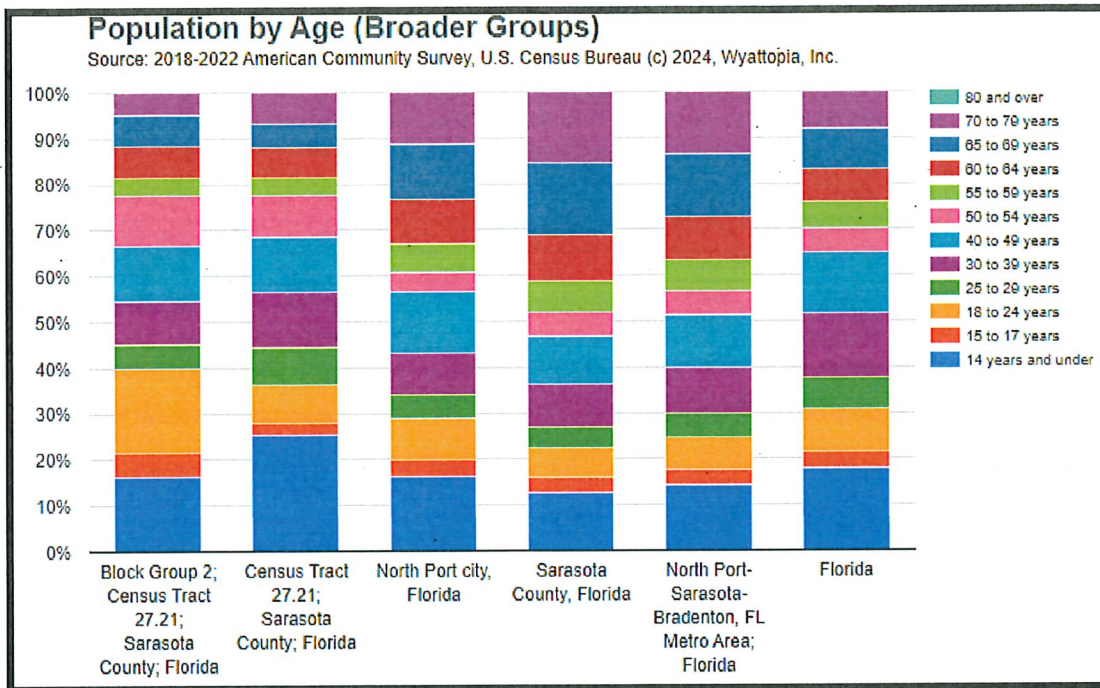
Presented next is demographic data of Sarasota County and the subject's Census Tract (27.43) provided by the U.S. Census Bureau:

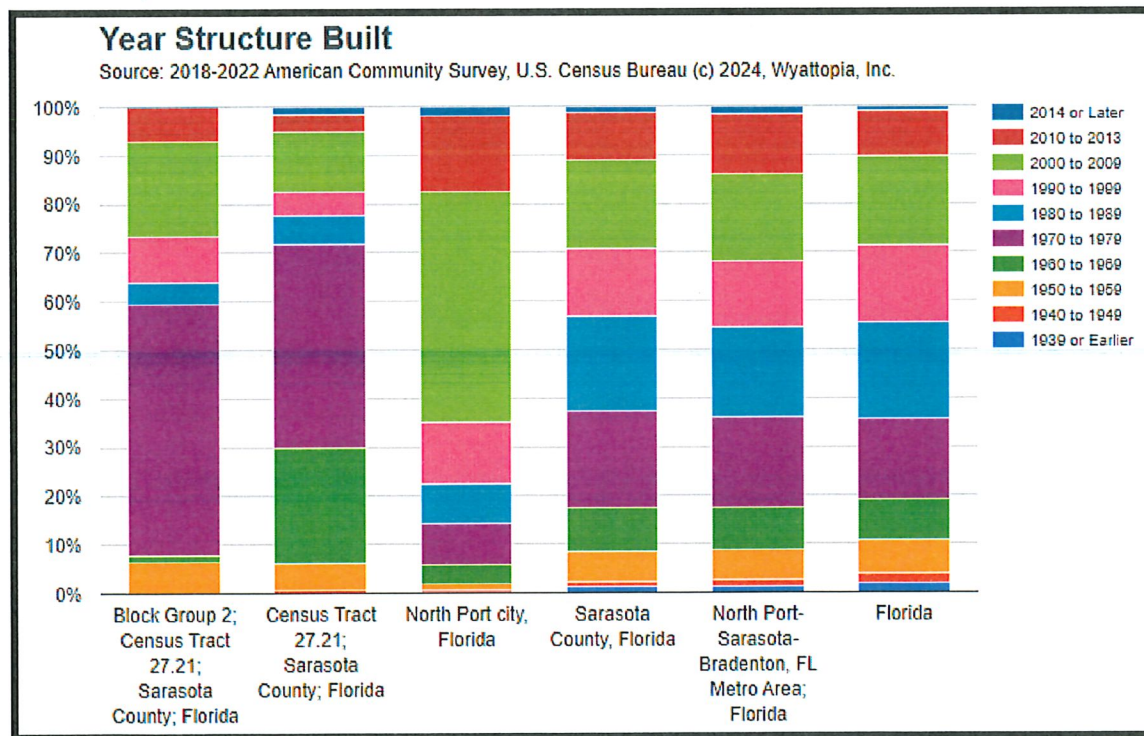
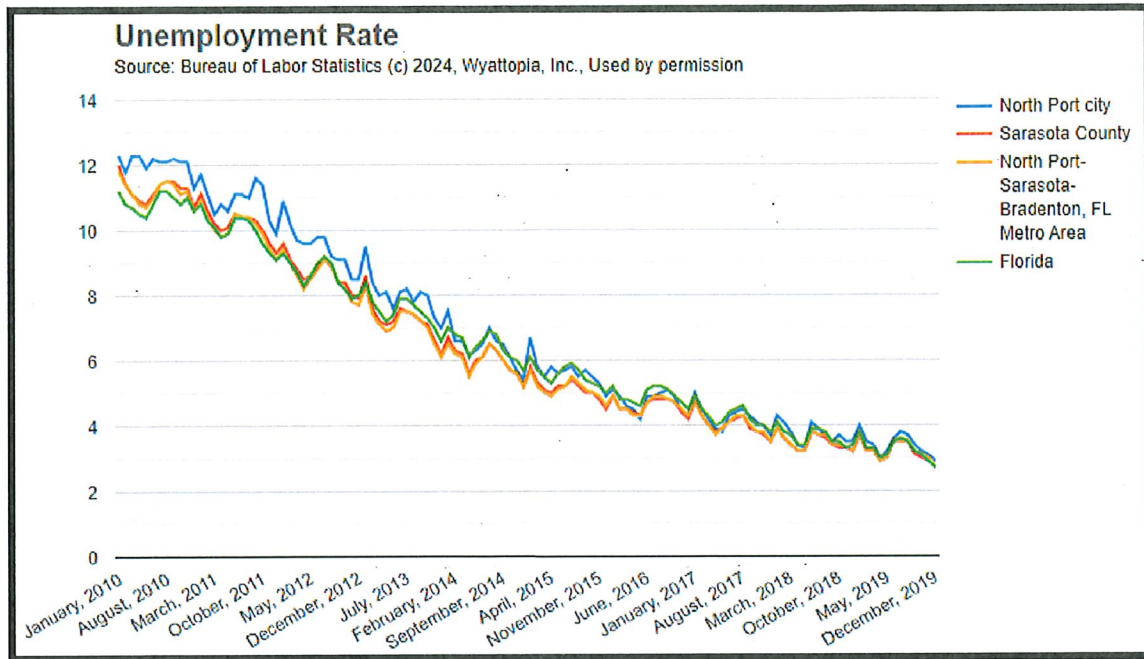
Note: census tract 27.43 boundaries are as follows:



Total Population	Total Population
North Port city, Florida	76,975
Sarasota County, Florida	439,392
North Port-Sarasota-Bradenton, FL Metro Area, Florida	844,461
Florida	21,634,529

Population Density (Per Square Mile)	Population Density
North Port city, Florida	739.052
Sarasota County, Florida	605.82
North Port-Sarasota-Bradenton, FL Metro Area, Florida	521.911
Florida	329.006





NEIGHBORHOOD ANALYSIS

The subject's neighborhood is best described as the Sarasota County – North Port City Limits line to the north, east, and Interstate 75 to the west, which is also considered the subject's market area. The West Villages Improvement District (WVID) about seven miles west of the subject property consisting of 6,022 acres is the largest area under single ownership within the City of North Port.

It will be an area of significant growth over the next 25 years. The subject is 0.9 miles south of West Price Boulevard which provides convenient connections to Interstate-75 at Sumter Boulevard (2.0 miles to the east) opening access to all Southwest Florida.

Background

The City of North Port is in the southern part of Sarasota County, and it also shares borders with Charlotte and Desoto Counties. North Port was originally platted by the General Development Corporation in the late 1950's and early 1960's, primarily as a residential subdivision. In those days there were little or no land regulations and certainly no environmental regulations, so plats could simply be laid out without any consideration for environmentally sensitive areas or preserving natural areas. The result was 10,000 SF lots measuring 80' x 125' being the standard and approximately 95% of North Port was platted in this way. In fact, there were few planned commercial areas and mostly two-lane streets with no consideration or long-range planning given to road networks that could support the population and traffic when these lots were occupied. The impetus was simply to sell lots with little or no consideration given to future growth or the extensions of other infrastructure to facilitate development, namely, community water and sewer services.

On June 16, 1959, the City of North Port Charlotte was incorporated at the hands of GDC, and the name was changed in 1974 to North Port. The single-family lots, because they were platted and developed prior to 1972, have vested development rights meaning the City cannot prevent them from being developed (except in certain limited cases).

However, most of these lots are in areas where there is no water or sewer services, meaning that the user must provide a well and septic system if he or she wants to build a home.

There is even an area in southeast North Port consisting of approximately 9,100 lots which has no electric power service and Florida Power, and Light Company has not yet made any commitment to develop lines into this area because of cost. Based on comments and information from FPL, the city believes that there is little probability that any electric service will be extended into this area until at least 2018 and beyond. As of 2008, the city has a sewer service to approximately 13,000 customers and a water service to approximately 17,750 customers. Still, many of these platted lots are in areas that are too far to extend water or sewer service economically; therefore, wells and septic systems are allowed and can be used until such time as enough growth occurs where is feasible to extend water and sewer service into these areas. This has been the typical growth pattern in North Port for the last 50 years.

Another difficulty facing the city is providing basic services such as trash, fire, and police in some of these areas of remotely located homes. The city has calculated that the taxes generated by these remotely located homes do not cover the pro-rata cost to provide these services. Therefore, the city is encouraging new development to be of the type that is typical of the West Villages, where infrastructure can be efficiently concentrated and supported by the tax base. However, these lots offer low-cost land resulting in attractively priced homes for the working force or moderate-income retirees.

In the early 2000's before the run-up in 2005, which led to the Great Recession in 2007, North Port became a bedroom community for the much of the work force serving Sarasota County. Interstate 75 provided access to employment areas to the north and south and because North Port offered some of the least expensive housing alternatives in Sarasota County, this community became a prime location for working families. Ironically, the increase in pricing starting in late 2004 worked against this pattern as North Port lot and housing prices escalated to high, unrealistic levels. The Great Recession put a stop to the escalating prices and brought prices down below the pre-2004 levels. As the area has pulled out of the Great Recession, prices have come back to levels that existed prior to the run-up, making this area still attractive for workers and retirees.

The Great Recession brought unexpected competition to North Port from areas to the north that were traditionally more expensive prior to the recession. Pricing in these areas is improving and in time the pattern that existed before should return and continue over the next 15 to 25 years, making North Port a prime spot for working families and moderate-income retirees once more.

One of the prime motivations to North Port Commissioners for annexing the Taylor and the Kelse Ranches was to add undeveloped land to create opportunities to plan and develop mixed use developments with housing alternatives that allow better use and concentration of infrastructure and more efficient use of public services versus the much less efficient platted lots. These annexations also provided the benefits of having integrated communities with residential and commercial services. The Thomas Ranch was capped at 15,000 housing units and part of the Kelse Ranch has been designated as Activity Center 6, which will be a mixture of about 2,500 residential units plus commercial uses.

Despite the annexations and the efforts to concentrate population in these areas, the City of North Port Comprehensive Plan projects that the pre-platted lots will still capture about 40% of the new population moving into the city over the next 25 years. There are four incorporated cities within Sarasota County: Sarasota, Venice, the south portion of Longboat Key and North Port. A study documents that North Port was the fastest growing area in Sarasota County over the past 20+ years and a future study shows this trend should continue with North Port being the site of much of the future population growth in county for the next 25 years.

The only serious competition to North Port's growth will be the areas of eastern Sarasota County from Clark Road north, which is in the 2050 Development Plan, which will allow additional subdivisions under a Planned Unit Development concept. Certainly, though, both the County's and City's population projections show North Port as being the prime growth area. The county's population growth projections, for not only the county but for the incorporated areas, are more conservative than North Port's Comprehensive Plan and growth projections indicate

Most of the mixed use and significant commercial development which is ongoing or has been constructed in recent years is in limited sectors of North Port. These areas include Tamiami Trail and Sumter Boulevard, Price Boulevard and Sumter Boulevard, and three quadrants of Toledo Blade Boulevard and Price Boulevard. Mixed use and retail development has been fueled by the dramatic influx of population. The two golf course communities include Heron Creek located off Sumter Boulevard, one mile east of the subject property and Bobcat Trail off S. Toledo Boulevard.

In conclusion, the 1, 3 and 5-mile radius of the subject neighborhood is in the growth portion of its life cycle as shown in the CoStar Property specific demographics below.

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$186,336	\$201,404	\$241,153
Median Year Built	1994	2001	1999

Population			
	2 mile	5 mile	10 mile
2010 Population	15,674	50,467	148,550
2023 Population	18,332	62,714	191,971
2028 Population Projection	19,077	65,788	202,459
Annual Growth 2010-2023	1.3%	1.9%	2.2%
Annual Growth 2023-2028	0.8%	1.0%	1.1%
Median Age	48.3	50.7	57.3
Bachelor's Degree or Higher	19%	20%	26%
U.S. Armed Forces	0	4	33

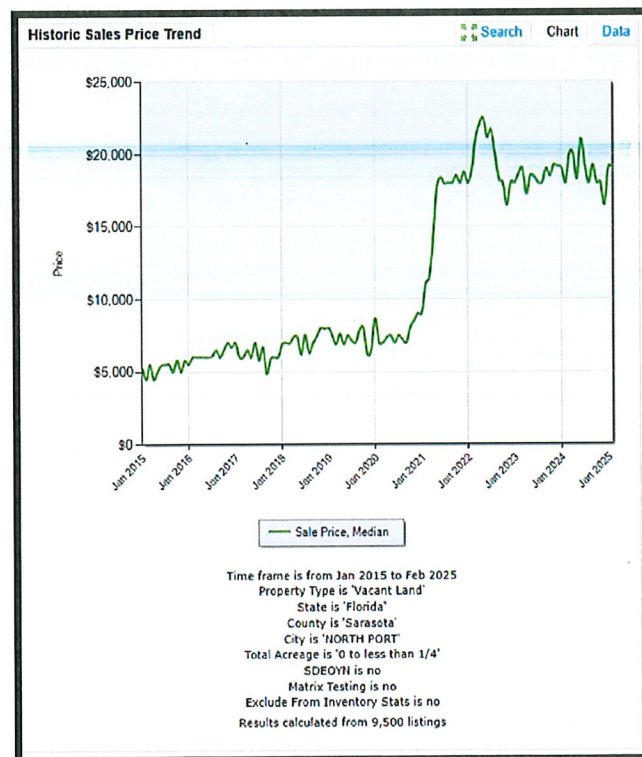
Households			
	2 mile	5 mile	10 mile
2010 Households	6,743	20,940	65,923
2023 Households	8,223	26,889	86,179
2028 Household Projection	8,607	28,323	91,017
Annual Growth 2010-2023	1.0%	1.7%	1.9%
Annual Growth 2023-2028	0.9%	1.1%	1.1%
Owner Occupied Households	6,076	22,522	73,795
Renter Occupied Households	2,531	5,801	17,222
Avg Household Size	2.2	2.3	2.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$221.4M	\$785.8M	\$2.6B

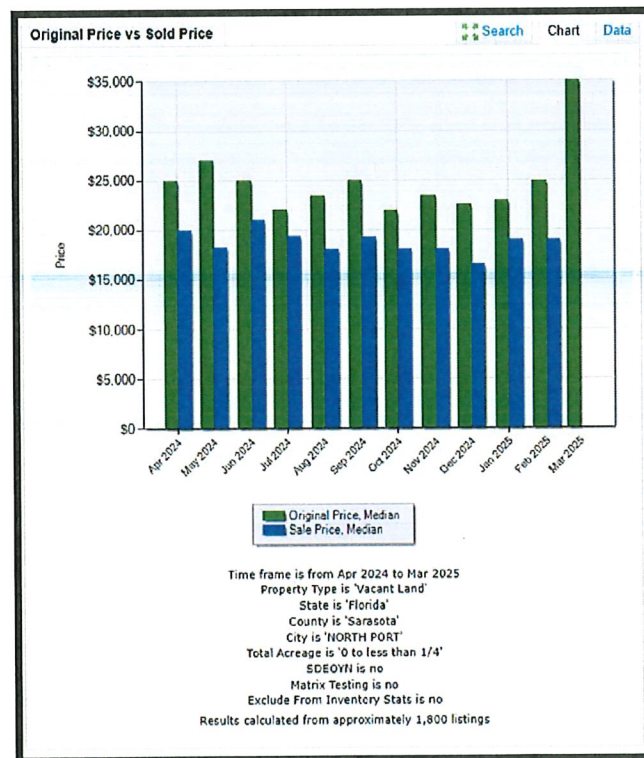
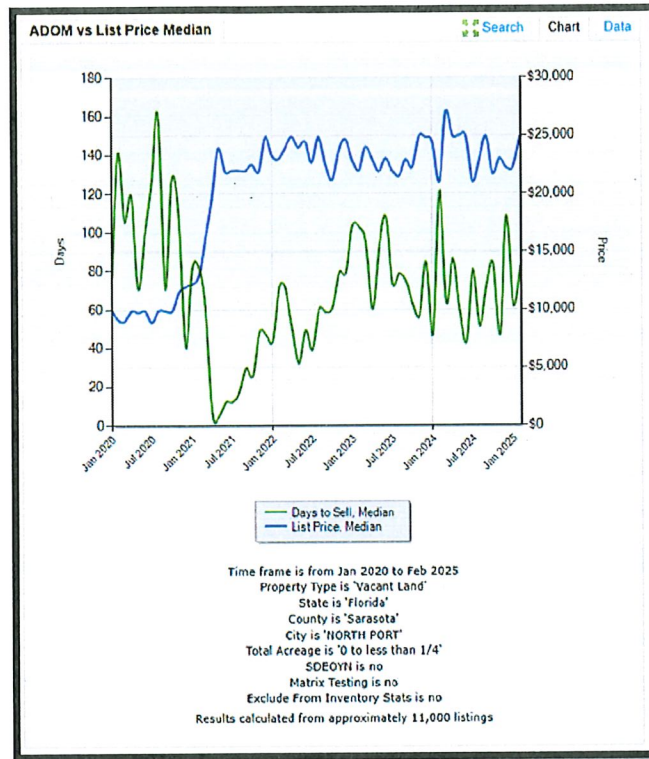
Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$71,588	\$77,668	\$81,057
Median Household Income	\$55,738	\$61,997	\$63,003
< \$25,000	1,403	3,601	12,881
\$25,000 - 50,000	2,317	6,917	20,332
\$50,000 - 75,000	1,516	5,942	17,486
\$75,000 - 100,000	1,427	4,352	11,967
\$100,000 - 125,000	557	2,335	9,297
\$125,000 - 150,000	416	1,326	5,472
\$150,000 - 200,000	320	1,341	4,683
\$200,000+	269	1,076	4,059

The overall long-term outlook for the neighborhood and its market values is favorable.

MARKET ANALYSIS

The following chart is vacant land sales trend and ADOM vs. list price ratios and original price vs. sold price in North Port according to Stellar MLS.





As shown in the charts above prices of vacant land in North Port increased dramatically in 2021 and then through March-May 2022 and then receded in price and have remained generally level since January 2023.

Presented next is the historical sales price trend chart, up until hurricane Helene and Milton (September 26 and October 9, ^{respectively}). From January through September 2024 the median lot price was \$19,195 per lot. In October through December, it dipped to \$17,500 and then recovered in the first two months of 2025 back to \$19,000 per lot. Therefore, in the Sales Comparison Approach later in the report I will exclude sales from the last three months of 2024 affected by the hurricanes.

Month	Sale Price, Median 2024	Sale Price, Median 2025
Jan	\$19,000	\$19,000
Feb	\$18,000	\$19,000
Mar	\$19,945	
Apr	\$20,000	
May	\$18,250	
Jun	\$21,000	
Jul	\$19,313	
Aug	\$18,000	
Sep	\$19,250	
Oct	\$18,000	
Nov	\$18,000	
Dec	\$16,500	
AVG.	\$18,772	\$19,000
January to September 2024 Avg.		\$19,195
October to December 2024 Avg.		\$17,500

HIGHEST AND BEST OR MOST PROBABLE USE

Highest and Best Use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.³

There are four specific criteria examined in relation to the subject's highest and best use, as follows:

- Physically Possible
- Legally Permissible
- Financially Feasible
- Maximally Productive

The highest and best use of the site must meet these four criteria. Examining these criteria in sequential order is important, as normally the various use alternatives are reduced in each step of the process. As such, the initial range of possible uses is gradually narrowed to a single highest and best use, accounting for all physical, legal, and financial factors, and providing the most probable value with acceptable risk factors. This analysis provides several critical conclusions impacting on the market value of the property. A discussion of each of these criteria is presented, followed by an analysis specifically relating these factors to the subject property.

Highest and Best Use, as Vacant

PHYSICALLY POSSIBLE:

The various factors analyzed include size, shape, accessibility, soil and subsoil conditions, and availability of utilities, topography, drainage, elevation, environmental sensitivity, road frontage and depth. These physical characteristics dictate which uses can be placed on a particular site.

The subject site comprises a total of 15,395 sf and is of sufficient size for a variety of developmental possibilities. It is mostly rectangular in configuration which does not appear to negatively affect the development potential of the site. The site is accessible via Zuber Lane and is located on a canal. Water and sewer are provided by an onsite well and septic system. There are no apparent soil or subsoil conditions which have an adverse impact on developability (see Environmental Hazards Statement).

LEGALLY PERMISSIBLE:

The next step in the highest and best use analysis relates to legal permissibility. The possible uses of the site can be influenced by several legal factors, such as zoning, building codes, private or deed restrictions, environmental regulations, or contractual obligations (leases). This step also indicates whether it is legally permissible to develop the subject site. Each of these will now be addressed in relation to the subject site.

The subject site is zoned R-1 (Residential Low), by the City of North Port. This zoning allows 4.1 units per acre, due to being a platted lot one single family residence is legally permissible. The subject property is part of a residential neighborhood. There are no oppressive building codes, deed restrictions, or environmental regulations that restrict the development of the subject site. There is no apparent land lease on the site, so development is not restricted by any contractual obligations. New construction on the site will require the payment of impact fees which are set by the county.

FINANCIALLY FEASIBLE:

The test of financial feasibility relates to the costs of development as compared to the value after the development is completed. For a use to be financially feasible, the property's value after development must exceed the total cost of development (including land) by an amount sufficient to provide an acceptable return on investment (entrepreneurial profit). There can be more than one financially feasible alternative for a given site.

Based on the physical and legal characteristics of the subject site, the possible uses are now limited to a single-family residence.

MAXIMALLY PRODUCTIVE:

This is the final element of highest and best use. The range of uses has been narrowed, and this analysis concludes the estimate of the best (most profitable) use of the site. This is the use which produces the greatest net return to the land, or the highest value in relation to a similarly high entrepreneurial profit. It is possible to have more than one maximally productive use if the levels of risk and resulting rates of return are comparable.

The maximally productive use of a site is sometimes very subjective because it is often related to the entrepreneurial skills of an individual investor/developer. However, appraisals are designed to reflect prudent, normal management with no unusual situations. Should an unusual situation be presented, the resulting value would be an investment value (as opposed to market value).

The following discussion forms conclusions as to the maximally productive use of the subject site. In the Financially Feasible section, it is noted that the only feasible alternative currently is single-family residence. Therefore, this is considered the maximally productive use.

CONCLUSION -- HIGHEST AND BEST USE, AS VACANT:

In conclusion, the highest and best use, as vacant, is a single-family residence.

EXPOSURE TIME

Exposure time may be defined as follows:

*"The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market."*⁴

The exposure time of sales in the neighborhood is 3 to 15 months. Based on these sales, my value conclusion suggests that the subject would have been exposed to the marketplace for a period of 3 to 15 months.

DISCUSSION OF THE APPRAISAL PROCESS

The purpose of the appraisal is to report an opinion on the fee simple market value of the subject property. This value is indicated using the Sales Comparison Approach, the most common technique used to indicate land value. This approach indicates value by comparing the subject site with sales of sites possessing similar utility, appeal, and highest and best use.

This approach is usually a good barometer for the market since it relies on recent sales exposed to the same market influences as the subject. The limitation of this approach is the occasional lack of comparable arm's-length transactions (sales) within the marketplace.

LAND VALUATION -- SALES COMPARISON APPROACH

The land value is based on the analysis and conclusion reached in the highest and best use analysis and is estimated through the sales comparison approach (also called the market approach). This approach involves an analysis of recent sales of sites considered like the subject. The comparable sales selected for comparison to the subject are the most comparable properties within the market area. The sales meet the criteria set forth in the definition of market value and have similar physical and functional characteristics. They also share a similar highest and best use.

The unit of comparison utilized in this analysis is the price per sf. This is the most typical unit of comparison used by buyers and sellers of this type of land and size in this marketplace. The land sales in the subject's neighborhood are utilized in this analysis as follows, with the individual information on each sale located in the addendum:

FILE: Z25C018
 PLATE: Comparable Sales

SALE	SALE DATE	Instrument #	PARCEL ID #	ADDRESS	LOCATION	ZONING	UTILITIES	SIZE (SF)	SALE PRICE	PRICE PER SF	COMMENTS
1	Mar-25	2025037919	1131210311	Ford Court, North Port	North of E. Price Blvd., East of Yorkshire Street	R-1	On-Site Well and Septic	15,660	\$34,000	\$2.17	Interior, Cul de sac
2	Jan-25	2025018797	1117239535	Amnesty Drive, North Port	North of E. Price Blvd., East of Toledo Blade Blvd.	R-1	On-Site Well and Septic	12,413	\$30,000	\$2.42	Canal
3	Aug-24	2024116895	958099466	La Rocha Street, North Port	South of W. Price Blvd., West of Toledo Blade Blvd.	R-1	On-Site Well and Septic	17,353	\$44,000	\$2.54	Canal
4	Jan-24	2024003575	981040739	Yacolt Avenue, North Port	North of W. Price Blvd., Eastern boundary of Cranberry Blvd.	R-1	Central Water, On-Site Septic	13,616	\$30,000	\$2.20	Interior, Corner
5	Mar-23	2023051171	96985419	Albren Street, North Port	North of W. Price Blvd., West of Cranberry Blvd.	R-1	On-Site Well and Septic	24,457	\$50,000	\$2.04	Canal
			98703236	Zuber Lane, North Port	South of W. Price Blvd., East of Cranberry Blvd.	R-1	On-Site Well and Septic	15,395			Canal
INDICATED VALUE:											
				15,395	@ \$2.50 PER SF				\$38,488		
					ROUNDED				\$38,500		

Summary and Analysis of Comparable Land Sales

Five residential lot sales in the subject's neighborhood are used in the Sales Comparison Approach. As presented in the Market Analysis section earlier in the report, vacant land in North Port increased dramatically in 2021 and then through March-May 2022. Since then, they have receded in price and have remained generally level since January 2023. Further research concluded that hurricanes Helene and Milton affected the sale price of lots like the subject in the last three months of 2024. Therefore, sales in this period are not used in the analysis. Taking into consideration the current market conditions the market value opinion is \$38,500 as calculated in the chart above.

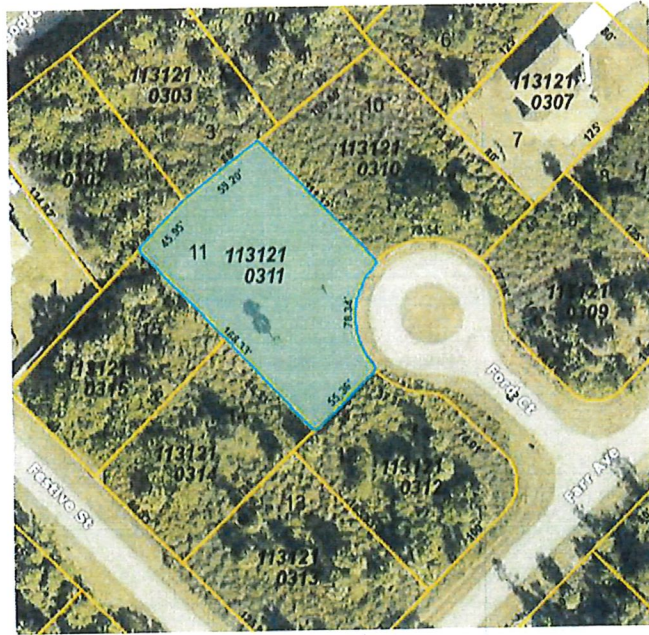
OPINION OF THE FEE SIMPLE MARKET VALUE, AS IS (VACANT),
AS OF APRIL 11, 2025, WAS:

THIRTY-EIGHT THOUSAND, FIVE HUNDRED DOLLARS
(\$38,500)

ADDENDUM

LAND SALES

COMPARABLE LAND SALE 1





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1131210311

Ownership:

ENDEAVOR SRQ LLC
1528 ROMALLO LN, SARASOTA, FL, 34232-6934
Situs Address:
FORD CT NORTH PORT, FL, 34288

Land Area: 15,660 Sq.Ft.

Municipality: City of North Port

Subdivision: 1771 - PORT CHARLOTTE SUB 45

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 26-39S-22E

Census: 121150027462

Zoning: AC6 - ACTIVITY CENTER 6

Total Living Units: 0

Parcel Description: LOT 11 BLK 2103 45TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

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> ⁱ
2024	\$13,200	\$0	\$0	\$13,200	\$5,068	\$0	\$5,068	\$8,132
2023	\$12,600	\$0	\$0	\$12,600	\$4,607	\$0	\$4,607	\$7,993
2022	\$14,400	\$0	\$0	\$14,400	\$4,188	\$0	\$4,188	\$10,212
2021	\$5,900	\$0	\$0	\$5,900	\$3,807	\$0	\$3,807	\$2,093
2020	\$5,500	\$0	\$0	\$5,500	\$3,461	\$0	\$3,461	\$2,039
2019	\$3,300	\$0	\$0	\$3,300	\$3,146	\$0	\$3,146	\$154
2018	\$2,900	\$0	\$0	\$2,900	\$2,860	\$0	\$2,860	\$40
2017	\$2,600	\$0	\$0	\$2,600	\$2,600	\$0	\$2,600	\$0
2016	\$2,600	\$0	\$0	\$2,600	\$2,200	\$0	\$2,200	\$400
2015	\$2,000	\$0	\$0	\$2,000	\$2,000	\$0	\$2,000	\$0

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>
3/11/2025	\$34,000	2025037919	01	AVELLO CARA L	WD
11/3/2016	\$3,300	2016140258	01	DERAMO JUDY	WD
6/9/2010	\$100	2012113530	11	DERAMO, ANTONIO	OT
5/13/2005	\$30,000	2005106742	01	OTTO FERNSTROM & COMPANY INC,	WD
5/30/2003	\$2,000	2003113479	11	NATIONSBANK OF FL NA,	TD
10/19/1989	\$100	2159/805	11	GENERAL DEVELOPMENT CORP	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/14/2025

FEMA Flood Zone Information provided by Sarasota County Government

 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>
0412F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the [Flood Zone 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) 240-8050

*** 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 6/25/2024

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

3/11/2025 2:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

This Instrument Prepared by and Return to:
Taylor Parr

Hometown Title & Closing Services, LLC

2091 Tamiami Trail, Unit B

Port Charlotte, FL 33948

Our File No.: 20250217

Property Appraisers Parcel Identification (Folio) Number: 1131210311

Florida Documentary Stamps in the amount of \$238.00 have been paid hereon.

CSC

Receipt # 3309437

Doc Stamp-Deed: \$238.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 11th day of March, 2025 by
Edward A. Avello and Cara L. Avello, Husband and Wife
whose post office address is 648 E. Wilson St., Oconomowoc, WI 53066
herein called the Grantor, to

Endeavor SRQ LLC, a Florida Limited Liability Company
whose post office address is 1528 Romallo Ln, Sarasota, FL 34232,
hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of Thirty-Four Thousand and 00/100 (**\$34,000.00**) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Sarasota County, State of Florida, viz.:

**Lot 11, Block 2103, FORTY-FIFTH ADDITION TO PORT CHARLOTTE
SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 19,
Pages 38 and 38A through 38GG, inclusive, of the Public Records of Sarasota
County, Florida.**

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to January 1, 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1:

Signature

Printed Name

2091 Tamiami Trail, Unit B
Port Charlotte, FL 33948
Address

Witness #2:

Signature

Printed Name

2091 Tamiami Trail, Unit B
Port Charlotte, FL 33948
Address

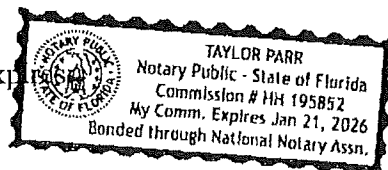
State of Florida

County of Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of March, 2025, by Edward A. Avello and Cara L. Avello who is personally known to me or has produced Driver's License as identification and did not take an oath.

SEAL

My commission expires



Notary Public

A4602817 FORD CT, NORTH PORT, FL 34288**County:** Sarasota**Subdiv:** PORT CHARLOTTE SUB 45**Subdiv/Condo:****Style:** Residential**Total Acreage:** 1/4 to less than 1/2**Price Per Acre:** 94,444**LP/SqFt:** \$2**For Lease:** No**Lease Rate:****Sold Price:** \$34,000**Sold Date:** 03/11/2025**Total Annual Assoc Fees:** 0.00**Average Monthly Fees:** 0.00**Status:** Sold**Backups Requested:** Yes**List Price:** \$37,900**Designated Builder:****On Market Date:** 03/08/2024**Special Sale:** None**ADOM:** 348**CDOM:** 348**Pets:** Yes**Lease Price Per Acre:**

Welcome to your opportunity in North Port! This spacious .36-acre lot, boasting 15,660 square feet, is eagerly awaiting its new owner. With motivated sellers inviting all offers, now is the time to seize this prime piece of real estate. Situated in a peaceful cul-de-sac, this cleared lot comes with the added assurance from the seller that no tortoises are present, providing peace of mind for your future development plans. What's more, being in an X Flood Zone means you can rest easy knowing that flood insurance won't be a requirement. Being a cleared lot and having inspections done saves time on your building. Already surveyed and with ample space for both an additional garage and a refreshing pool, this lot offers endless possibilities for customization. Electricity is conveniently nearby, streamlining the building process for your dream home. Convenience is key with this location, as it's just a stone's throw away from shopping centers, restaurants, and schools, ensuring that daily necessities and entertainment are within easy reach. Don't miss out on this rare chance to secure your slice of North Port paradise!

Land, Site, and Tax Information**Legal Desc:** LOT 11 BLK 2103 45TH ADD TO PORT CHARLOTTE**Tax ID:** [1131210311](#)**Taxes:** \$523**Tax Year:** 2023**Ownership:** Fee Simple**Homestead:****Other Exemptions:****Zoning Comp:****Zoning:** RSF2**SE/TP/RG:** 26-39-22**Block/Parcel:** 2103**Book/Page:** 19-38**Lot #:** 11**Alt Key/Folio #:****Subdivision #:****Between US 1 & River:****Legal Subdivision Name:** PORT CHARLOTTE SUB 45**Complex/Comm Name:****Census Tract:** 27.12**Flood Zone Panel:** 1202790020B**Flood Zone Date:** 09/02/1981**Flood Zone:** X**Add Parcel:** No**# of Parcels:****Additional Tax IDs:****AG Exemption YN:****Front Footage:** 133**Lot Dimensions:**

133x168x104x111

Lot Size Acres: 0.36**Lot Size:** 15,660 SqFt / 1,455 SqM**Property Access:****Auction:** No**Auction Type:****Buyers Premium:****Auction Firm/Website:****SW Subd Condo#:****Development:****Min Lease:****View:****SW Subd Name:** Port Charlotte Sub**# Times per Year:****Water Information:****Waterfront Ft:** 0**Water Name:****Water Extras:** No**Water Frontage:** No**Water Access:** No**Water View:** No**Addtl Water Info:****CDD:****Future Land Use:****County Land Use:****County Prop Use:****Parcel:****Annual CDD Fee:****State Land Use:****State Prop Use:****Planned Unit Dev:****Site Information****Easements:****Road Frontage:****Other Structures:****Security Feat:****Other Equipment:****Water:** Well Required**Fences:****Farm Type:****# of Stalls:****# of Wells:****Road Surface Type:** Asphalt**Road Responsibility:****Front Exposure:****Lot Features:** Cleared, Cul-De-Sac, Oversized Lot, Room For Pool,

Street Paved

Current Adjacent Use: Residential, Vacant**Utilities:** Electrical Nearby**Vegetation:****Sewer:** Septic Needed**Barn Features:****Horse Amenities:****# Paddocks/Pastures:****# of Septics:****Green Features****Green Certifications:****Green Energy Features:****Green Water Features:****Green Landscaping:****Indoor Air Quality:****Disaster Mitigation:**

Community Information

Community Features:

Comm/Assoc Water Feat:

Association Amenities:

Amenities w/Addnl Fees:

HOA / Comm Assn: No

HOA Pmt Sched:

Master Assn/Name: No

Condo Fee:

Other Fee Term:

Pet Size:

Max Pet Wt:

Elementary School: [Atwater Bay Elementary](#)High School: [North Port High](#)

Assn/Manager Name:

Assn/Manager Phone:

HOA Fee:

Mo Maint\$(add HOA):

Master Assn Fee:

Master Assn Ph:

Other Fee:

Fee Includes:

of Pets:

Pet Restrictions:

Middle School: [Woodland Middle School](#)

Assn/Manager Email:

Assn/Manager URL:

Realtor Information

List Agent: [Brandy Loebker](#)E-mail: brandycoffey@thecoffeygroup.comList Agent 2: [Thomas Sons](#)List Agent 2 Email: thomassons@thecoffeygroup.comList Office 2: [KELLER WILLIAMS ISLAND LIFE REAL ESTATE](#)

List Agent ID: 281505505

List Agent Fax: 941-404-4736

List Agent 2 ID: 274506964

List Agent Direct: 941-284-4474

List Agent Cell: 941-404-4737

List Agent 2 Phone: 941-889-9509

List Office ID: 284510349

Call Center #:

Office: [KELLER WILLIAMS ISLAND LIFE REAL ESTATE](#)

Office Fax: 941-254-6528

Office Phone: 941-254-6467

Original Price: \$89,000

Previous Price: \$39,800

Seller Representation:

Owner: EDWARD A AVELLO CARA L AVELLO

Financing Avail: Cash, Conventional

Contract Status: No Contingency

Contract: 02/19/2025

Selling Agent: [Non-Member Agent](#)

Selling Agent 2:

Sold Date: 03/11/2025

SP/SqFt: \$2

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Inter Office Info:

Realtor Info: Sign

Confidential Info: Go To Site

Showing Time:

Showing Instructions: Go Direct

Showing Considerations:

Driving Directions: From North Port take Hwy 41 (Tamiami Trl) to left on Cranberry to immediate right on Hillsborough to left on Yorkshire to right on East Price to left on Fair Oaks to left on Feastive to right on Farr to left on Ford Ct see sign at end of cul-de-sac

Realtor Remarks: Contact agent #2 with any questions or offers

On Market Date: 03/08/2024

Price Change: 01/27/2025

Owner Phone:

Financing Terms:

Days to Cont: 348

Office: [STELLAR NON-MEMBER OFFICE](#)

Sell Office 2:

Sold Price: \$34,000

Seller Credit: \$0.00

Office ID: 284510349

LP/SqFt: \$2

Expiration Date:

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 03/14/2025

Sell Offc 2 Phone:

Days to Closed: 368

SP/LP Ratio: 90

Seller's Preferred Closing Agent

Closing Agent Name: Ashley Jones

Email: AJones@MomentumTitleLLC.com

Address: 4152 Lakewood Ranch Blvd, Bradenton, Florida 34211

Closing Company Name: Momentum Title

Phone: 941-444-0455

Fax: 941-256-7448

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COMPARABLE LAND SALE 2



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1117239535

Ownership:

INNOVATUS HOMES LLC
750 TAMiami TRL UNIT 2, PORT CHARLOTTE, FL, 33953-3002
Situs Address:
AMNESTY DR NORTH PORT, FL, 34288

Land Area: 12,413 Sq.Ft.

Municipality: City of North Port

Subdivision: 1792 - PORT CHARLOTTE SUB 49

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 19-39S-22E

Census: 121150027423

Zoning: R2 - RESIDENTIAL MEDIUM

Total Living Units: 0

Parcel Description: LOT 35 BLK 2395 49TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. ⁱ
2024	\$18,100	\$0	\$0	\$18,100	\$10,892	\$0	\$10,892	\$7,208
2023	\$20,500	\$0	\$0	\$20,500	\$9,902	\$0	\$9,902	\$10,598
2022	\$20,800	\$0	\$0	\$20,800	\$9,002	\$0	\$9,002	\$11,798
2021	\$9,200	\$0	\$0	\$9,200	\$8,184	\$0	\$8,184	\$1,016
2020	\$8,200	\$0	\$0	\$8,200	\$7,440	\$0	\$7,440	\$760
2019	\$7,100	\$0	\$0	\$7,100	\$6,764	\$0	\$6,764	\$336
2018	\$7,000	\$0	\$0	\$7,000	\$6,149	\$0	\$6,149	\$851
2017	\$7,500	\$0	\$0	\$7,500	\$5,590	\$0	\$5,590	\$1,910
2016	\$6,700	\$0	\$0	\$6,700	\$5,082	\$0	\$5,082	\$1,618
2015	\$5,100	\$0	\$0	\$5,100	\$4,620	\$0	\$4,620	\$480

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

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
1/27/2025	\$30,000	2025018797	01	COLE MARY M	WD
7/22/1991	\$6,800	2328/1414	15	N C N B NATIONAL BANK	TR

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/14/2025

FEMA Flood Zone Information provided by Sarasota County Government

 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>
0384F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the [Flood Zone 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) 240-8050

*** 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 6/25/2024

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

2/6/2025 1:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3292532

Doc Stamp-Deed: \$210.00

Prepared by and Return to:
Amanda Crane
Suncoast One Title & Closings, Inc.
4044 North Access Road
Englewood, FL 34224

File No.: ENG-2024-1684
Parcel ID Number: 1117239535

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 07 day of January, 2025 between Mary M. Cole, whose post office address is 13508 81st Ave NW, Edmonton, AB T5r 3n5, Canada, Grantor, to Innovatus Homes, LLC, a Florida Limited Liability Company, whose post office address is 750 Tamiami Trail, #2, Port Charlotte, FL 33953, of the County of Charlotte, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 35, Block 2395, 49TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof recorded in Plat Book 21, Page 1, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Shannon Lee May
WITNESS 1 SIGNATURE
PRINT NAME: Shannon Lee May

Mary M. Cole
Mary M. Cole

WITNESS 1 ADDRESS:
8904 140 St NW
Edmonton, AB, CAN

Robert Paul Armfield
WITNESS 2 SIGNATURE
PRINT NAME: Robert Paul Armfield

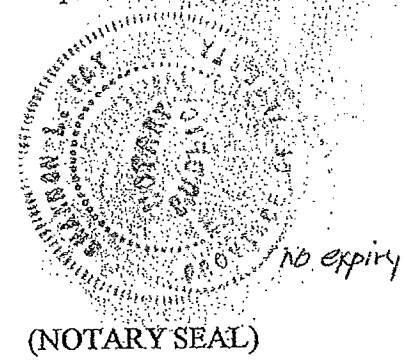
WITNESS 2 ADDRESS:
13503-81 Ave. NW.
Edmonton AB T6R 3N6 Canada

City of Edmonton
PROVINCE OF ALBERTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 27 day of January, 2025, by Mary M. Cole.

Shannon Lee May
Signature of Notary Public
Print Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒
Type of Identification Produced: Passport, Drivers Licence



N6126249

AMNESTY DR, NORTH PORT, FL 34288

County: Sarasota

Subdiv: PORT CHARLOTTE SUB 49
 Subdiv/Condo:
 Style: Residential

Total Acreage: 1/4 to less than 1/2
 Price Per Acre: 103,448
 LP/SqFt: \$3
 For Lease: No
 Lease Rate:
 Sold Price: \$30,000
 Sold Date: 01/30/2025
 Total Annual Assoc Fees: 0.00
 Average Monthly Fees: 0.00

Status: Sold
 Backups Requested: No
 List Price: \$35,000
 Designated Builder:
 On Market Date: 04/07/2023
 Special Sale: None
 ADOM: 566
 CDOM: 566

Pets:
 Lease Price Per Acre:



Price Reduction, Motivated Seller! Are you looking for the perfect place to build a home in South West Florida in North Port? Then you have found an amazing lot. The front of the lot faces North which allows for the perfect placement of a pool or large lanai with Southern exposure. The view from the back of a home is of a fresh water canal. Enjoy the birds and wildlife in the serenity of your private backyard. Take a trip to Punta Gorda, Englewood's Dearborn Street, Venice Avenue, or Wollen Park, offering dining, shopping, festivals and markets. Golfing? Look no more! According to Golf Link there are 61 golf courses near North Port. Baseball? North Port is home the Spring training of the Atlanta Braves at Cool Today Park or Venture into Port Charlotte to watch the Charlotte Stone Crabs play. Boating, fishing and beaches are all nearby for those water enthusiasts. Accessible to I75 and US 41, this area has something for everyone.

Land, Site, and Tax Information

Legal Desc: LOT 35 BLK 2395 49TH ADD TO PORT CHARLOTTE

Tax ID: 1117239535

Taxes: \$507

Tax Year: 2022

Ownership: Fee Simple

Homestead:
 Other Exemptions:
 Zoning Comp:
 Zoning: RSF2

SE/TP/RG: 19-39S-22E
 Block/Parcel: 2395
 Book/Page: 21-1
 Lot #: 35

Alt Key/Folio #:
 Subdivision #:
 Between US 1 & River:
 Legal Subdivision Name: PORT CHARLOTTE SUB 49
 Complex/Comm Name:
 Census Tract:

Census Block:

Flood Zone Panel:

Flood Zone Date:
 Flood Zone: X

Add Parcel: No

of Parcels:

Additional Tax IDs:

AG Exemption YN:

Auction: No Auction Type:
 Auction Firm/Website:
 SW Subd Condo#:
 Development:
 Min Lease:
 View:

Buyers Premium:

SW Subd Name: Port Charlotte Sub

Times per Year:

Water Information:

Water Frontage: Yes-Canal - Freshwater
 Water Frontage Lengths (in feet):
 Water Access: No
 Water View: Yes-Canal
 Addtl Water Info:

Waterfront Ft: 0
 Water Name: BLUE WATERS CANAL
 Water Extras: No

Parcel:
 Annual CDD Fee:
 State Land Use:
 State Prop Use:
 Planned Unit Dev:

Site Information

Easements:
 Road Frontage:
 Other Structures:
 Security Feat:
 Other Equipment:
 Water: Well, Well Required
 Fences:
 Farm Type:
 # of Stalls:
 # of Wells:
 Road Surface Type: Paved
 Road Responsibility:

Front Exposure:
 Lot Features:
 Current Adjacent Use:
 Utilities: Electricity Available
 Vegetation:
 Sewer: Septic Needed, Septic Tank
 Barn Features:
 Horse Amenities:
 # Paddocks/Pastures:
 # of Septics:

Green Features

Green Certifications:
 Green Energy Features:
 Green Water Features:
 Green Landscaping:
 Indoor Air Quality:
 Disaster Mitigation:

Community Information

4/10/25, 2:47 PM

Matrix

Community Features:
Comm/Assoc Water Feat:
Association Amenities:
Amenities w/Addnl Fees:
HOA / Comm Assn: No
HOA Pmt Sched:
Master Assn/Name:No
Condo Fee:
Other Fee Term:
Pet Size:
Max Pet Wt:
Elementary School:
High School:
Assn/Manager Name:
Assn/Manager Phone:

HOA Fee:
Mo Maint\$(add HOA):
Master Assn Fee:
Other Fee:
Fee Includes:
of Pets:
Pet Restrictions:
Middle School:

Master Assn Ph:

Assn/Manager Email:
Assn/Manager URL:

Realtor Information

List Agent: [Terri Persing](#)
E-mail: terripersing@gmail.com
List Agent 2:
List Agent 2 Email:
List Office 2:

List Agent ID: 284510979
List Agent Fax:
List Agent 2 ID:

List Agent Direct: 440-476-9884
List Agent Cell: 440-476-9884
List Agent 2 Phone:

List Office ID:
Call Center #:

Office: [PARADISE EXCLUSIVE INC](#)
Office Fax:

Office Phone: 941-698-0303

Original Price: \$45,000
Previous Price: \$45,000

On Market Date: 04/07/2023
Price Change: 11/19/2024

Seller Representation:

Owner: MARY COLE

Financing Avail:

Contract Status:

Contract: 12/19/2024

Selling Agent: [Terri Persing](#)

Selling Agent 2:

Sold Date: 01/30/2025

SP/SqFt: \$2

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Inter Office Info:

Realtor Info:

Confidential Info:

Showing Time:

Showing Instructions: Go Direct

Showing Considerations:

Driving Directions: Off E Price Blvd go turn on to Banter Circle. Make the first right on to Amnesty Drive. The lot is on the right 4th lot after Jepsen Court on to the left of the home 1402 Amnesty Drive. No sign yet.

Realtor Remarks:

Owner Phone:

Financing Terms:

Days to Cont: 623

Office: [PARADISE EXCLUSIVE INC](#)

Sell Office 2:

Sold Price: \$30,000

Seller Credit: \$0.00

Office ID: 256030010
LP/SqFt: \$3
Expiration Date:

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 01/30/2025

Sell Offc 2 Phone:

Days to Closed: 665

SP/LP Ratio: 86

Seller's Preferred Closing Agent

Closing Agent Name:
Email:
Address: , Florida
Closing Company Name:

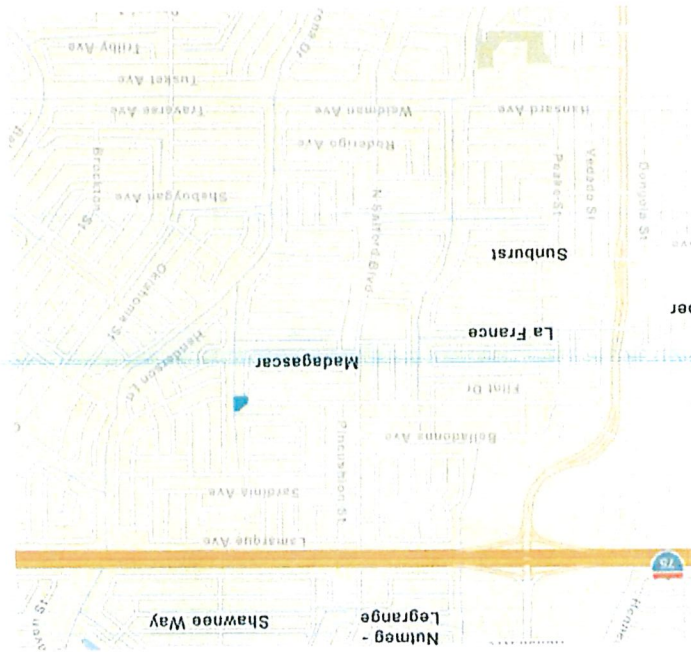
Phone:
Fax:

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COMPARABLE LAND SALE 3





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0958069466

Ownership:

WILBER MEREDITH L
3506 ELDRON AVE, NORTH PORT, FL, 34286-7453
Situs Address:
LA ROCHA ST NORTH PORT, FL, 34286

Land Area: 17,353 Sq.Ft.

Municipality: City of North Port

Subdivision: 1548 - PORT CHARLOTTE SUB 17

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 14-39S-21E

Census: 121150027402

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 66 BLK 694 17TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. ¹
2024	\$22,500	\$0	\$0	\$22,500	\$11,576	\$0	\$11,576	\$10,924
2023	\$24,300	\$0	\$0	\$24,300	\$10,524	\$0	\$10,524	\$13,776
2022	\$24,300	\$0	\$0	\$24,300	\$9,567	\$0	\$9,567	\$14,733
2021	\$10,800	\$0	\$0	\$10,800	\$8,697	\$0	\$8,697	\$2,103
2020	\$10,700	\$0	\$0	\$10,700	\$7,906	\$0	\$7,906	\$2,794
2019	\$12,100	\$0	\$0	\$12,100	\$7,187	\$0	\$7,187	\$4,913
2018	\$8,700	\$0	\$0	\$8,700	\$6,534	\$0	\$6,534	\$2,166
2017	\$7,600	\$0	\$0	\$7,600	\$5,940	\$0	\$5,940	\$1,660
2016	\$5,400	\$0	\$0	\$5,400	\$5,400	\$0	\$5,400	\$0
2015	\$5,900	\$0	\$0	\$5,900	\$5,900	\$0	\$5,900	\$0

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

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
8/21/2024	\$44,000	2024116895	37	HOLLIDAY BROTHERS VENTURES LLC	WD
8/21/2024	\$30,000	2024116536	37	SIMPSON-RESNIK GENEVA A	WD
9/18/2004	\$49,900	2004215372	01	NATIONAL RECREATIONAL PROP,OF PORT CHARLOTTE LLC	WD
1/23/2004	\$3,500	2004039176	01	KRETA,JOSEPH P	WD
8/1/1979	\$3,500	1338/174	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

<https://www.sc-pa.com/propertysearch/parcel/details/0958069466>

FEMA Flood Zone Information provided by Sarasota County Government



This property is in a SFHA or CFHA. Click to view the Flood Zone Map.



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>
0379F	OUT	OUT	X	120279		OUT
0383F	OUT	IN	AE	120279		OUT
0383F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the [Flood Zone 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) 240-8050

*** 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 6/25/2024

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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2024116895 2 PG(S)

8/26/2024 4:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3225929

Doc Stamp-Deed: \$308.00

Prepared by and Return to: Mary E. Corrigan
Name: Contemporary Title and Escrow, LLC
Address: 941 W. Morse Blvd., Ste. 100
Winter Park, FL 32789
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel Identification (Pollo) Number(s):
Parcel ID #0958069466

File No.: 2024-2201

CORPORATE WARRANTY DEED

This Warranty Deed Made this 21st day of August, 2024 by Holliday Brothers Ventures LLC, an Ohio
Limited Liability Company

Whose address is: 345 Seventh Street East, Cincinnati, OH 45202

To Meredith L. Wilber

whose post office address is: 3506 Eldron Avenue, North Port, FL 34286, hereinafter called the grantee;

WITNESSETH: That said grantor, for and in consideration of the sum of \$44,000.00 Dollars, and other variable
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains and sells, unto the grantee, all that
certain parcel of land situated in Sarasota County, Florida, viz:

**LOT 66, BLOCK 694, 17TH ADDITION TO PORT CHARLOTTE
SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 13, PAGES 16, 16A THROUGH 16L, INCLUSIVE,
OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever,

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right
and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the
lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2024,
reservations, restrictions and easements of record, if any. (The terms "grantor" and "grantee" herein shall be construed to include all genders and
singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness

Nikki B Thomas
Witness Printed Name

Address:

6312 Montgomery Rd Apt 6
Cinti, OH 45213

Witness

Marilyn Batten
Witness Printed Name

Address:

3901 Roswell Ave
Wye Ohio 45211

Holliday Brothers Ventures LLC,
An Ohio Limited Liability Company

x BY Brady Holliday Managing Member
Brady Holliday, as Managing Member

STATE OF OHIO

COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of August, 2024 by Brady Holliday, as Managing Member of Holliday Brother Ventures LLC, an Ohio Limited Liability Company, who ☐ is/are personally known or ☒ has/have produced a driver's license / passport as identification.

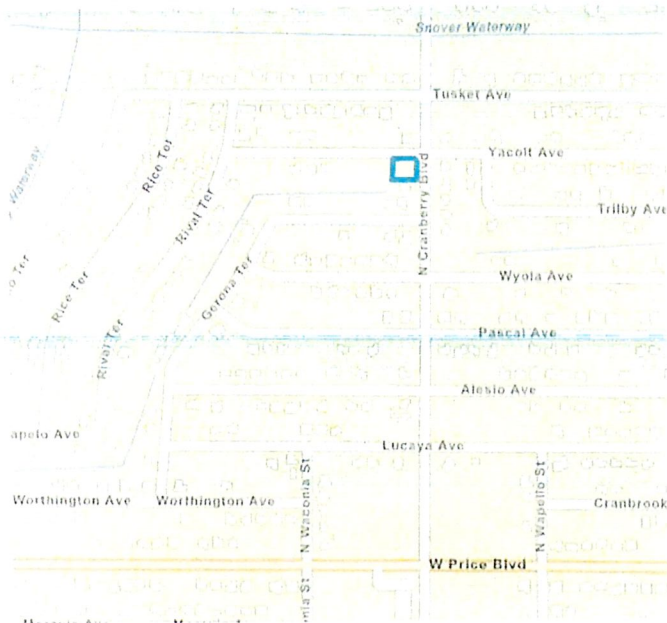
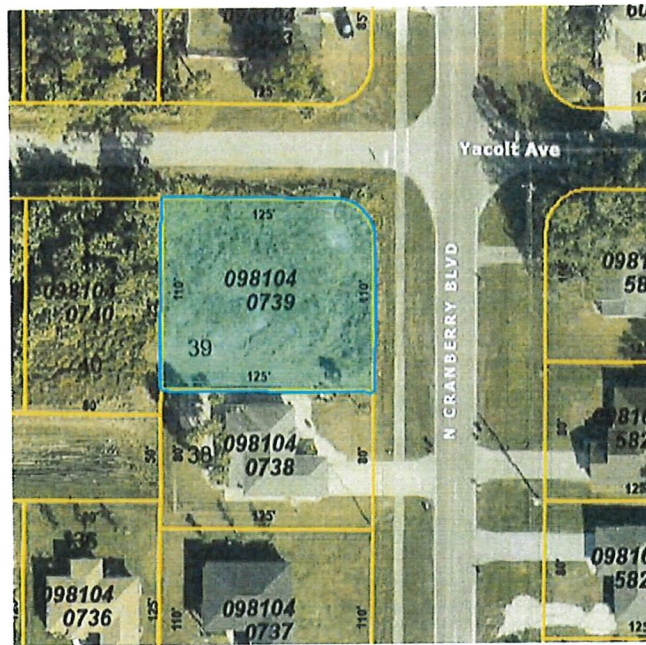
Notary Public

x Notary Printed Name: Nikki G Thomas
x My Commission Expires:
x NOTARY SEAL



NIKKI G THOMAS
Notary Public, State of Ohio
My Commission Expires
03/22/2026

COMPARABLE LAND SALE 4





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0981040739

Ownership:

ROMERO TAYMI (TTEE)

T R FAMILY TRUST

5245 SW 112TH AVE, MIAMI, FL, 33165-6943

Situs Address:

YACOLT AVE NORTH PORT, FL, 34286

Land Area: 13,616 Sq.Ft.

Municipality: City of North Port

Subdivision: 1527 - PORT CHARLOTTE SUB 09

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 23-39S-21E

Census: 121150027431

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 39 BLK 407 9TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap ⁱ
2024	\$23,200	\$0	\$0	\$23,200	\$10,249	\$0	\$10,249	\$12,951
2023	\$21,500	\$0	\$0	\$21,500	\$9,317	\$0	\$9,317	\$12,183
2022	\$21,800	\$0	\$0	\$21,800	\$8,470	\$0	\$8,470	\$13,330
2021	\$9,700	\$0	\$0	\$9,700	\$7,700	\$0	\$7,700	\$2,000
2020	\$7,000	\$0	\$0	\$7,000	\$7,000	\$0	\$7,000	\$0
2019	\$7,200	\$0	\$0	\$7,200	\$6,820	\$0	\$6,820	\$380
2018	\$6,200	\$0	\$0	\$6,200	\$6,200	\$0	\$6,200	\$0
2017	\$5,300	\$0	\$0	\$5,300	\$5,170	\$0	\$5,170	\$130
2016	\$4,700	\$0	\$0	\$4,700	\$4,700	\$0	\$4,700	\$0
2015	\$4,800	\$0	\$0	\$4,800	\$4,400	\$0	\$4,400	\$400

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

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
5/31/2024	\$0	2024076548	11	ROMERO TAYMI	WD
1/9/2024	\$30,000	2024003575	01	DELGADO JOSE ANTONIO	WD
11/27/2017	\$12,500	2017145352	01	TYRAK NATALIYA	WD
5/10/2013	\$6,200	2013066755	01	SALUTER TTEE PHILIP A	TR
2/18/2010	\$100	2010021816	11	SALUTER,PHILIP	WD
11/7/2002	\$3,900	2003197538	01	DE BORRO,MARIA L	WD
4/11/1977	\$2,100	1177/1250	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/9/2025

FEMA Flood Zone Information provided by Sarasota County Government

1 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>
0383F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the [Flood Zone 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) 240-8050

*** 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 6/25/2024

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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2024003575 2 PG(S)

Return to:
This instrument prepared by: Ashley French
Name: Accurate Complete Title, Inc.
Address: 1325 SE 47TH St.
Suite E
Cape Coral, FL 33904
Property Appraisers Parcel Identification (Folio) Number(s): 0981040739
File No.: 2023-2429

1/10/2024 10:18 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3128788

WARRANTY DEED

Doc Stamp-Deed: \$210.00

This Warranty Deed Made this 9th day of January, 2024 by **Jose Antonio Deglado, a Married Man**, hereinafter called the grantor, whose post office address is: 106 SE 9th Ct #101, Hallandale Beach, FL 33009

to: **Taymi Romero, a Single Woman**, whose post office address is: 5245 SW 112th Ave, Miami, FL 33165 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 39, Block 407, Ninth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 12, Page(s) 21, of the Public Records of Sarasota County, Florida.

This property is not the homestead of the Grantor (s) nor is it contiguous to the homestead property of the Grantor (s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

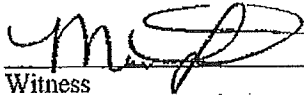
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2023, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

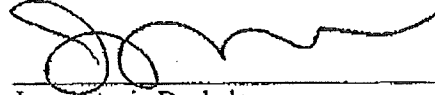
Signed, Sealed and Delivered in Our Presence:



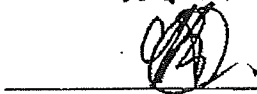
Witness

Print Name: Maniah Lopez

Address: 1626 East Hallendale Beach Blvd. Hallendale Beach, FL 33009



Jose Antonio Deglado



Witness

Print Name: Kelly Bello

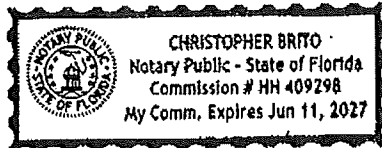
Address: 1626 E Hallendale Beach Blvd, Hallendale Beach, FL 33009

State of Florida

County of

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of January, 2024 by Jose Antonio Deglado who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]

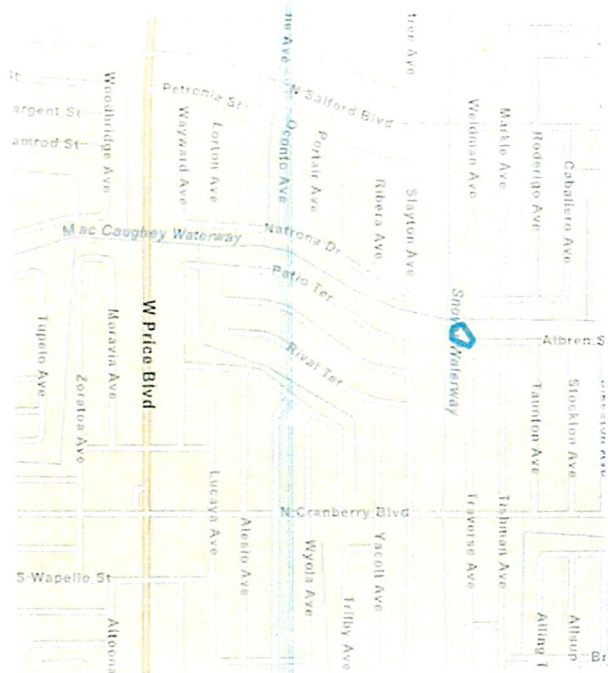



Notary Public

Print Name: Christopher Brito

My Commission Expires: Jun 11, 2027

COMPARABLE LAND SALE 5





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0966085419

Ownership:

VERINCIUC ANATOLIE

IURENCO SORINA

445 NE VILLAGE SQUIRE AVE UNIT 7, GRESHAM, OR, 97030-1140

Situs Address:

ALBREN ST NORTH PORT, FL, 34286

Land Area: 24,457 Sq.Ft.

Municipality: City of North Port

Subdivision: 1563 - PORT CHARLOTTE SUB 19

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 15-39S-21E

Census: 121150027411

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 19 BLK 854 19TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. ⁱ
2024	\$29,800	\$0	\$0	\$29,800	\$29,800	\$0	\$29,800	\$0
2023	\$29,400	\$0	\$0	\$29,400	\$29,400	\$0	\$29,400	\$0
2022	\$36,900	\$0	\$0	\$36,900	\$11,870	\$0	\$11,870	\$25,030
2021	\$16,800	\$0	\$0	\$16,800	\$10,791	\$0	\$10,791	\$6,009
2020	\$18,100	\$0	\$0	\$18,100	\$9,810	\$0	\$9,810	\$8,290
2019	\$12,600	\$0	\$0	\$12,600	\$8,918	\$0	\$8,918	\$3,682
2018	\$10,800	\$0	\$0	\$10,800	\$8,107	\$0	\$8,107	\$2,693
2017	\$7,900	\$0	\$0	\$7,900	\$7,370	\$0	\$7,370	\$530
2016	\$6,700	\$0	\$0	\$6,700	\$6,700	\$0	\$6,700	\$0
2015	\$5,300	\$0	\$0	\$5,300	\$5,300	\$0	\$5,300	\$0

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

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
3/30/2023	\$50,000	2023051171	01	RYBIN ENTERPRISES LLC	WD
6/14/2022	\$30,500	2022101055	37	MCNERNEY PAMELA	WD
2/22/2015	\$100	2015029857	11	SHINE SHARON V EST OF	PR
8/29/2003	\$100	2003174908	11	FROST,RANDALL D	WD
11/26/2002	\$9,000	2002197015	01	SNYDER WILBUR H & EVELYN W.	WD
3/1/1983	\$4,600	1575/382	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/9/2025

FEMA Flood Zone Information provided by Sarasota County Government



This property is in a SFHA or CFHA. Click to view the [Flood Zone Map](#).



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>
0379F	OUT	IN	AE	120279		OUT
0379F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the [Flood Zone 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) 240-8050

*** 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 6/25/2024

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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2023051171 2 PG(S)

3/30/2023 2:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3007753

Doc Stamp-Deed: \$350.00

Prepared by and return to:

Cristina Doolittle
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287
(941) 413-0077
File No NP-2023-843

Parcel Identification No 966085419

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 30th day of March, 2023 between Rybin Enterprises, LLC, a Florida Limited Liability Company, whose post office address is 2786 Yuma Avenue, North Port, FL 34286, of the County of Sarasota, State of Florida, Grantor, to Anatolie Verinciuc and Sorina Iureenco, husband and wife, whose post office address is 445 Northeast Village Squire Avenue, Unit 7, Gresham, OR 97030, of the County of Multnomah, State of Oregon, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 19, Block 854, 19th Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 14, Page(s) 7, Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS

PRINT NAME: Douglas Knapp

[Signature]
WITNESS

PRINT NAME: Kathryn Gustin

Rybin Enterprises, LLC, a Florida Limited Liability Company

By: [Signature]
Yanna Lisitsina, Manager

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of March, 2023, by Rybin Enterprises, LLC

[Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary Kathryn Gustin

(NOTARY SEAL)

Personally Known: ☒ OR Produced Identification: _____

Type of Identification

Produced: _____



QUALIFICATIONS

QUALIFICATIONS

Ronald M. Saba, MAI

Ron is a director with Hettema Saba Commercial Real Estate Valuation Advisory Services. Over the prior 35 years, he has practiced real estate valuation and consulting in various projects ranging from single-tenant commercial buildings, complex special use projects, conservation properties, multiple parcel assignments and right-of-way damage analyses. He has experience in right-of-way projects ranging up to seventy parcels per project. These projects dealt with partial takings for right-of-way purposes, easements, total takings, and severance damage issues. Prior projects include Tuttle Avenue, Cattlemen Road, Bahia Vista Street, Myrtle Street, Ashton Road, Bee Ridge Road, River Road, Aqua-source utility easements, Desoto Road, Phillippi Creek septic system replacement utility easement, Border Road, Catfish Creek storm water easement project, and Piper Road Extension Project in Charlotte County.

Email: rsaba@hettemasaba.com

Professional Affiliations/Accreditations:

Designated Member of the Appraisal Institute (MAI), Certificate 10,294
State Certified General Real Estate Appraiser by the Florida Real Estate Commission, RZ2213
Qualified Expert Witness to Sarasota and Charlotte County Circuit Courts
Special Hearing Magistrate, Sarasota County Value Adjustment Board, past
Licensed Real Estate Person – State of Florida

Education:

Florida State University
School of Business Administration, Bachelor of Science in Real Estate and Finance

Appraisal Institute Courses/Seminars

Appraisal Institute Comprehensive Appraisal Examination and Demonstration Appraisal Report

Continuing Education Courses/Seminars:

Uniform Standards of Professional Practice, Florida Law, Business Practices and Ethics, Expert Witness, Litigation, Condemnation, Wetland Valuation, Uniform Appraisal Standards for Federal Land Acquisition and Partial Interest Valuation.

Professional and Community Organizations:

Board of Directors, Westcoast Florida Chapter of the Appraisal Institute, past
Region X Alternate, Westcoast Florida Chapter of the Appraisal Institute, past
President, Life of Riley Foundation, which provides awareness and research for pediatric brain tumors and support for their families.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

SABA, RONALD MAURE

3307 CLARK ROAD STE 203
SARASOTA FL 34231

LICENSE NUMBER: RZ2213

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/13/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

