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COMMERCIAL REAL ESTATE
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*An Appraisal of
A 14,911 SF Residential Land Parcel
Located on Silverleaf Road
North Port, Sarasota County, Florida*

For

*Arlena Dominick
Consultant Project Manager
Right of Way Acquisition Support Services
American Acquisition Group*

H.S. File No. 224C004

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

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





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January 7, 2024

Arlena Dominick
Consultant Project Manager
Right of Way Acquisition Support Services
American Acquisition Group

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

Dear Ms. Dominick:

As requested, I have performed an appraisal of a parcel of land located on Silverleaf Road, 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 a 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 January 7, 2024, was:

**FIFTEEN THOUSAND DOLLARS
(\$15,000)**

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

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

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Addendum

Comparable Land Sales
Appraiser's Qualifications & Evidence of State Licensure

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: January 7, 2024



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. 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, 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 in 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 of 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 previously made.
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 Hettema Saba LLC Master file.

SUBJECT PHOTOS #1128227623



Front View

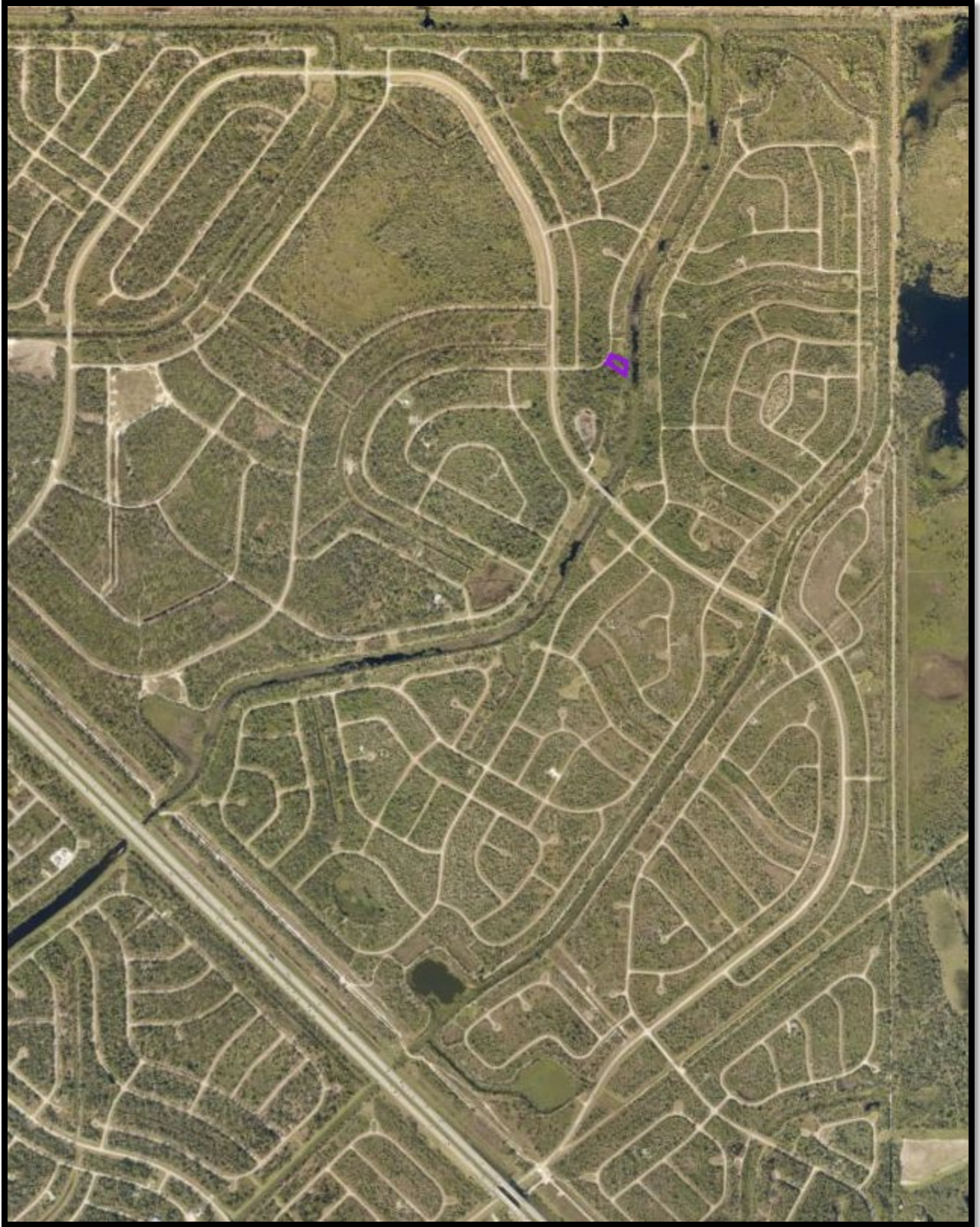
STREET SCENES



Silverleaf Road, Looking east



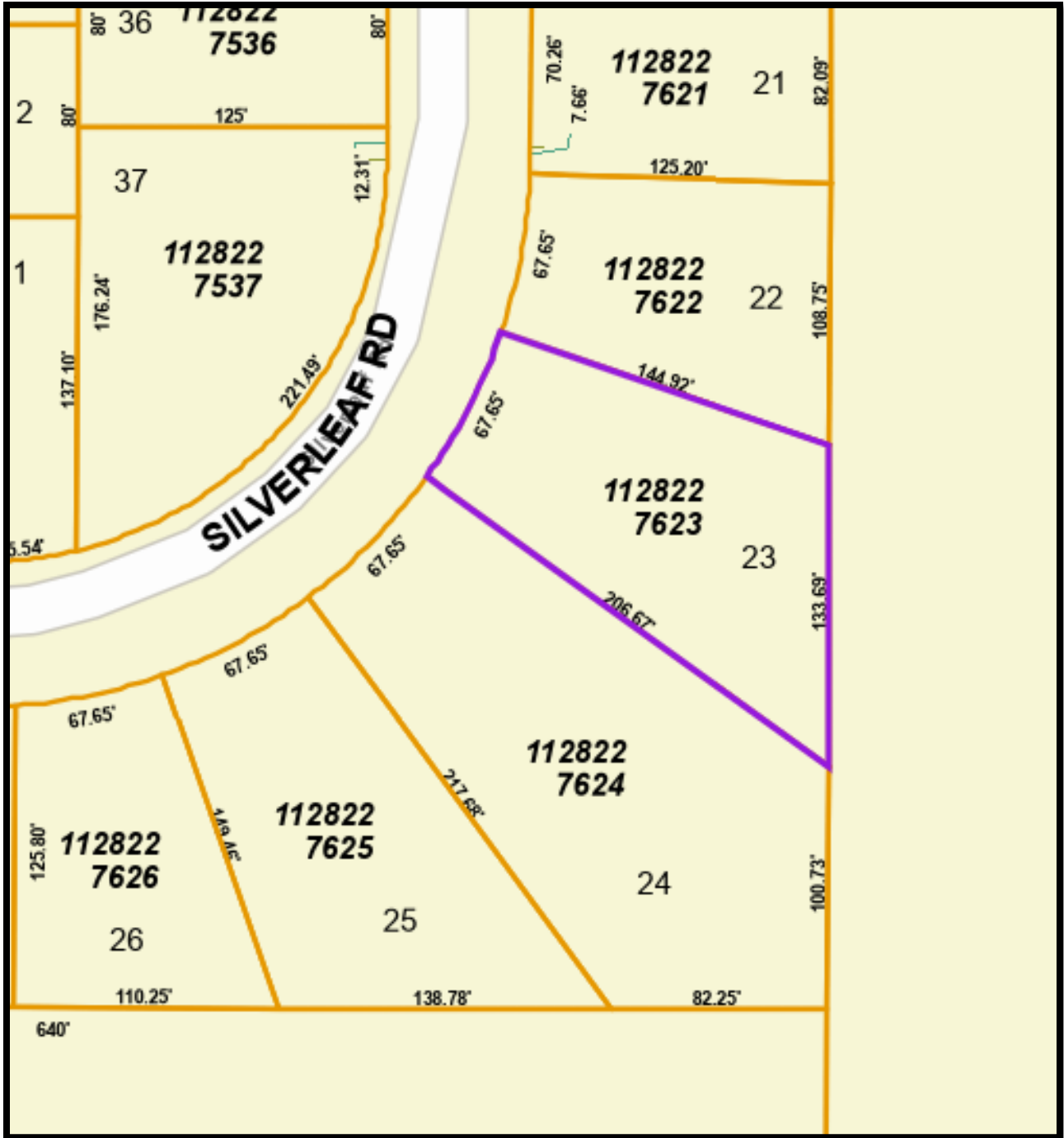
Silverleaf Road, Looking west



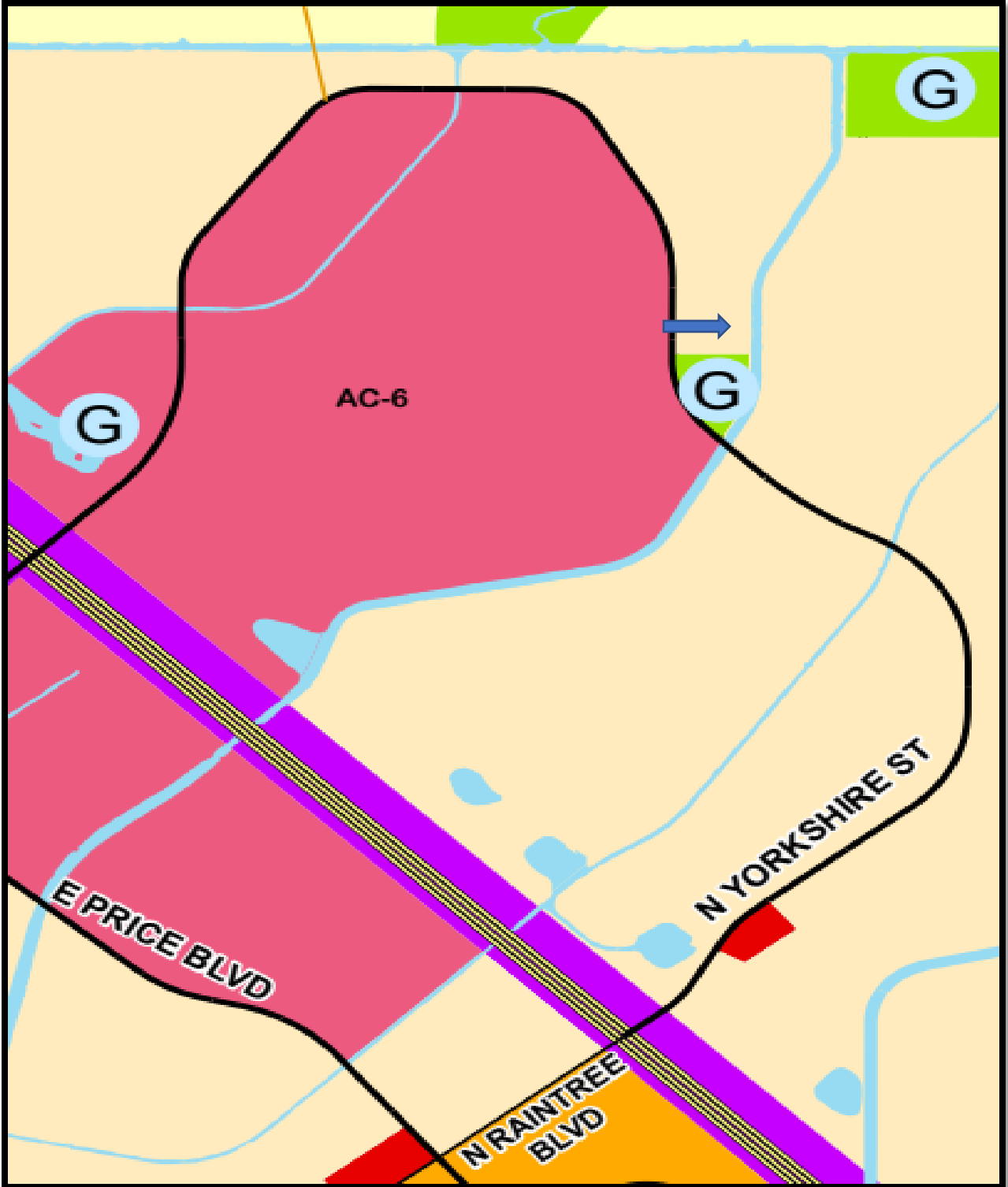
Neighborhood Map



Aerial

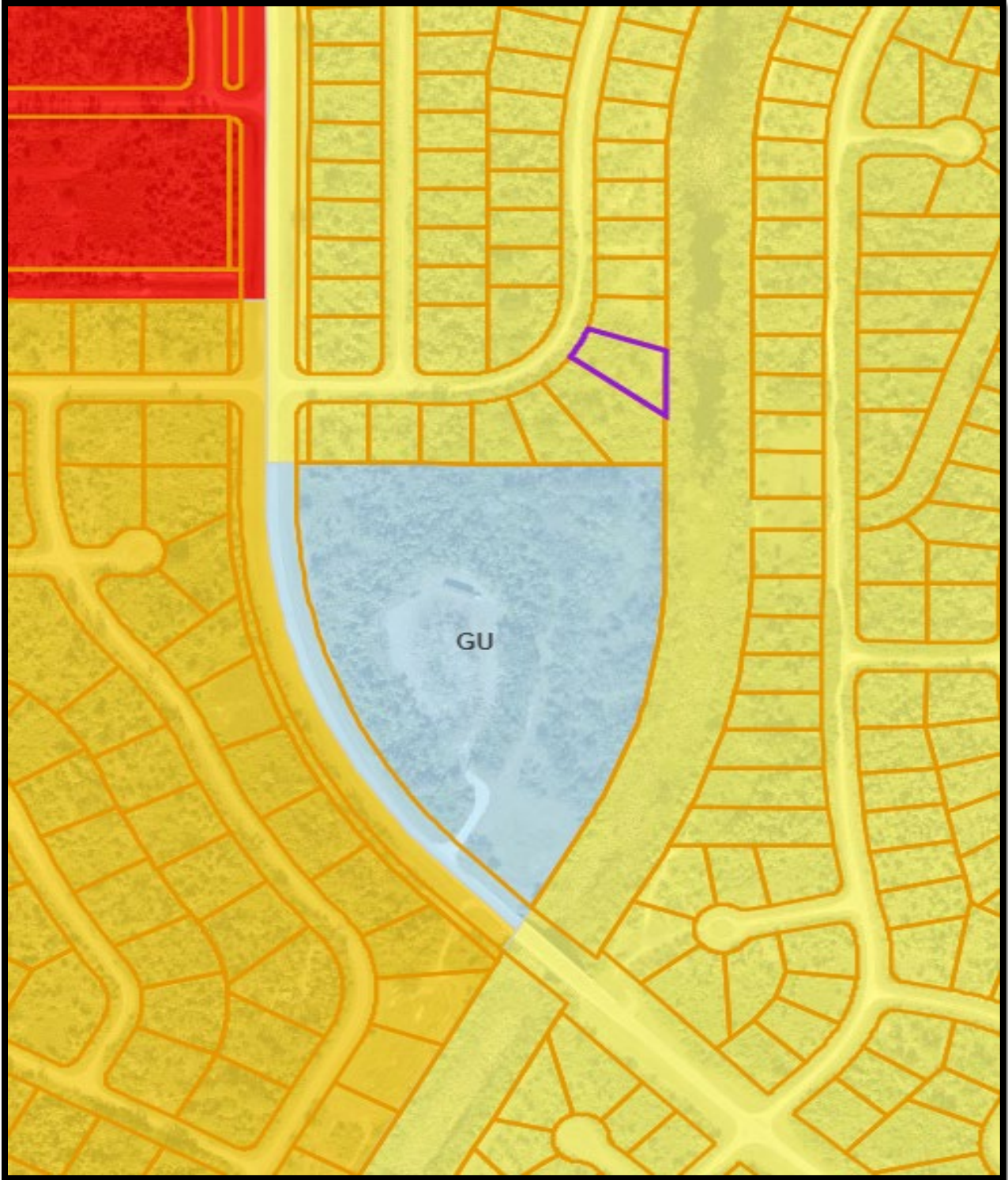



Plat Map



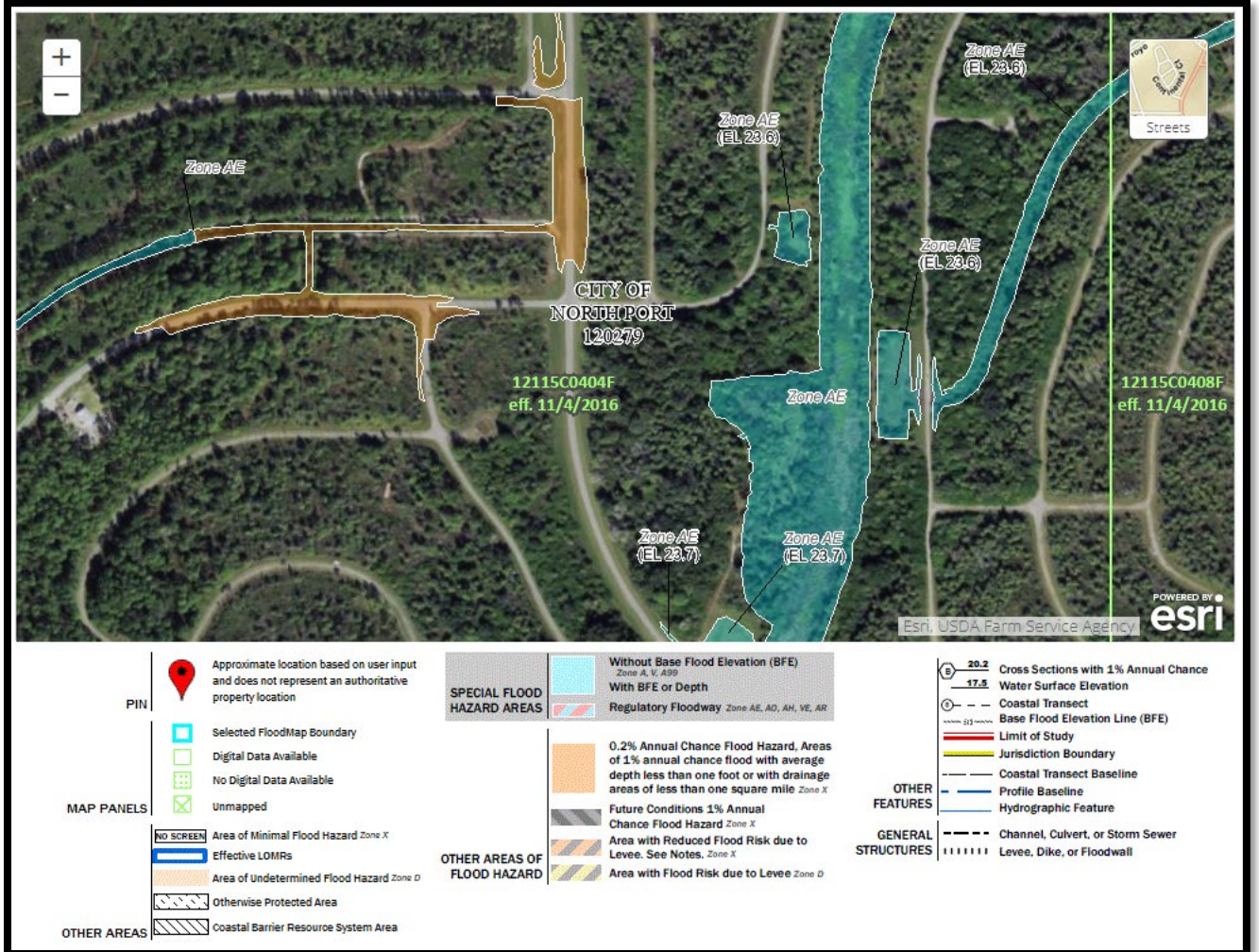
LOW DENSITY RESIDENTIAL

Future Land Use Map



 Residential Single-Family Districts

RSF-2
Zoning Map



Flood Zone Map

Zone X

12115C0404F, 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 for 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 Silverleaf Road, just east of N. Yorkshire Street and north of Interstate 75 in North Port, Florida. The subject site contains a total of 14,911 sf of land area and is located on a canal. The subject is zoned RSF-2 (Residential Single Family) 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 of value expressed in this appraisal report is the market value of the fee simple interest.

APPRAISAL FILE NUMBER 224C004

APPARENT OWNER OF RECORD

Oscar and Magaly Bailon
18005 44th Avenue West
Lynwood, WA, 98037

Source: Sarasota County Tax Roll -- 2024 (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

Arlena Dominick
Consultant Project Manager
Right of Way Acquisition Support Services
American Acquisition Group

Other Intended User

City of North Port Government
City of North Port Commission

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 a period of June 2023 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 the 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 January 7, 2024, 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 the subject's neighborhood north 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 January 7, 2024, 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 23, Block 2276, 47th Addition to Port Charlotte

TAX INFORMATION

The subject property is identified on the Sarasota County Tax Roll under the following Property ID #1128227623. The total assessment and taxes for 2021 are as follows:

Land:	\$7,700
Just:	\$7,700
Assessed:	\$7,700
Taxable:	\$7,700

Taxes (2023): \$438.14

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

ZONING AND OTHER LEGAL RESTRICTIONS

"RSF" (RESIDENTIAL SINGLE FAMILY)

The intent of RSF districts is for single-family residential areas of low density. The nature of the use of property is the same in all districts. Variation among RSF-1, RSF-2, RSF-3, and RSF-4 districts is in requirements for lot area, width, and certain setbacks. Certain structures and uses designed to serve governmental, educational, religious, non-commercial recreational, and other immediate needs of such areas are permitted or are permissible as conditional uses within such districts subject to restrictions and requirements necessary to preserve and protect their single-family residential character.

Permitted uses allowed single-family dwellings, public parks, and playgrounds, recreational or community structures maintained by any non-profit private association or persons resident in the district, model homes, and family daycare homes.

Permitted accessory uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are also permitted in this district, including private garage and storage structures, greenhouses, growing of plants and horticultural specialties, providing that no retail sales are made on the premises, swimming pools, tennis courts, non-commercial boat docks and piers, and home occupations.

The various developmental regulations are as follows:

Maximum Residential Density:

RSF-2:

4 Units per gross acre

Minimum Lot Requirements:
Single Family Dwellings:

RSF-2:
Width: 70 Feet
Area: 7,500 SF

Maximum Lot Coverage by All Buildings: 30%

Minimum Dwelling Area:
RSF-2: 900 SF

Minimum Yard Requirements:

RSF-2:
Front Yard: 25 Feet
Rear Yard: 25 Feet
Side Yard:
Interior: 7½ Feet
Abutting a Road: 12 Feet
Waterfront: 25 Feet

Maximum Height of Structures: 35 Feet

The minimum off-street parking requirements vary according to use. For single-family dwellings, two spaces are required with a space for each guest house. Townhouses or cluster housing require two spaces for each dwelling unit as well.

CONCURRENCY STATEMENT

The State of Florida enacted the “Growth Management Act” in 1985, to manage the 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

These lands are designated for residential areas of low density (for currently platted single-family lots: maximum density of 4.3 residential units per gross acre, 4.0 residential units per gross acre for unplotted areas).

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. There is no current sales agreement, option or listing covering the subject property.

According to Public Records, the last transaction was on September 10, 2021, for \$8,000 (Instrument # 2021167462). The purchaser was Oscar V. Balion and Magaly P. Bailon (current owner of record) and the seller was John D. Stolfus Jr.

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 western side of Silverleaf Road, just east of N. Yorkshire Street and north of Interstate 75 in North Port, Florida.
Size:	14,911 SF
Shape:	Mostly Rectangular
Frontage:	67.65' on Silverleaf Road
Access:	
Primary:	Silverleaf Road
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:	Undeveloped land, canal
Drainage:	Appears to be adequate, canal along its eastern boundary line
Utilities and Proximity:	
Electric:	None
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 #: 12115C0404F (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, if any, and within the soil requiring environmental clean-up and/or protection may adversely affect the value of the property. There are no apparent signs that hazardous materials may exist, and I have no knowledge of such materials on the subject property. This is not a statement that such materials do not exist, and they may be present on the subject 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 (which is not usually conducted until after a purchase contract is signed), 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 appraisal has been ordered by the client and this report has been prepared assuming no such conditions exist. Any results requiring amendment of the appraisal may result in an additional appraisal fee depending on the amount of additional work required.

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 are 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 in 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.

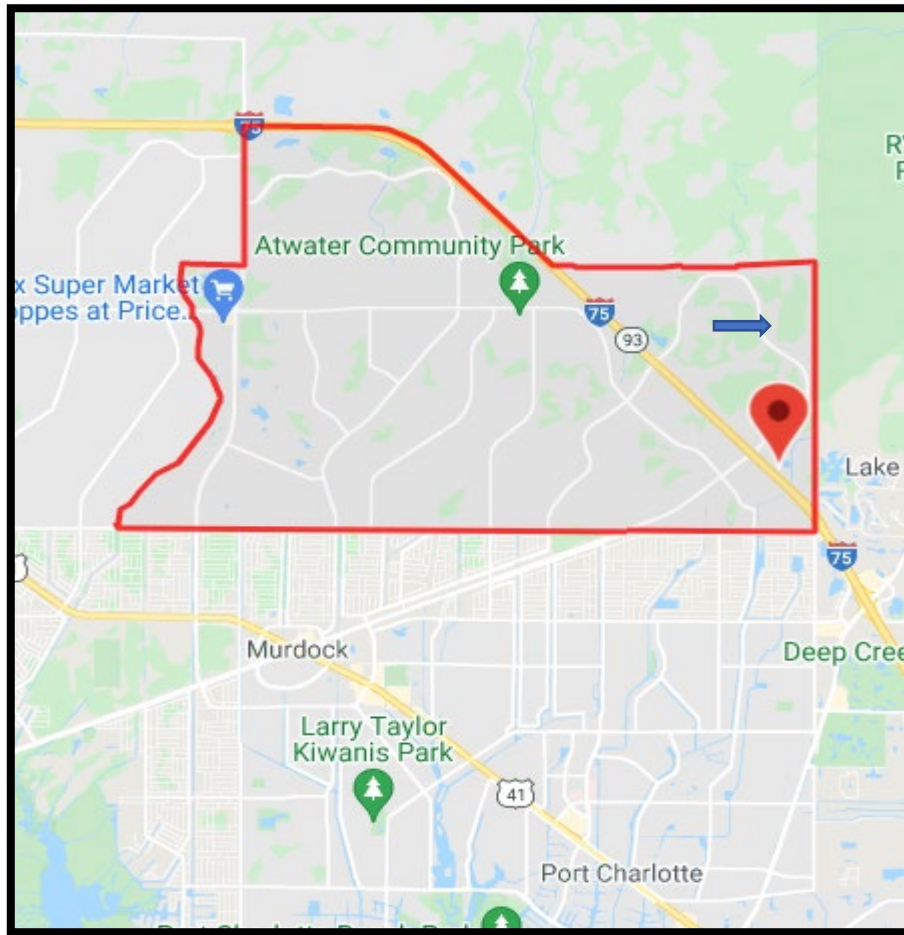
The commercial market, which was hit hard as well (following the residential crash by about a year) is now doing very well fueled by the substantial recovery in the residential market. Prime locations in the high traffic corridors and population centers are showing marked improvement. Outside of these 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 is particularly good.

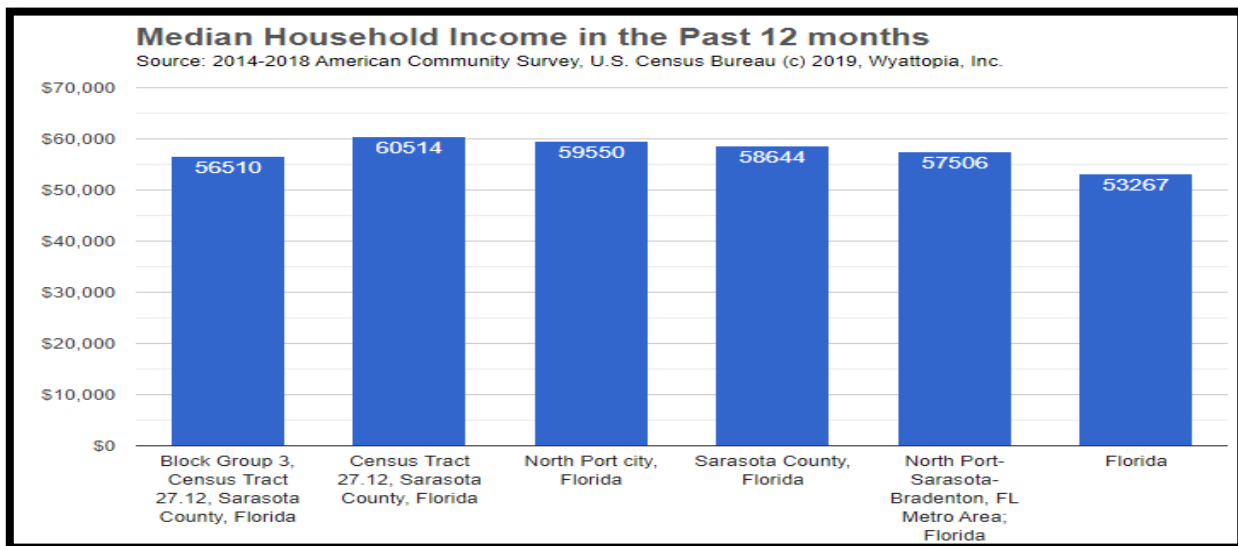
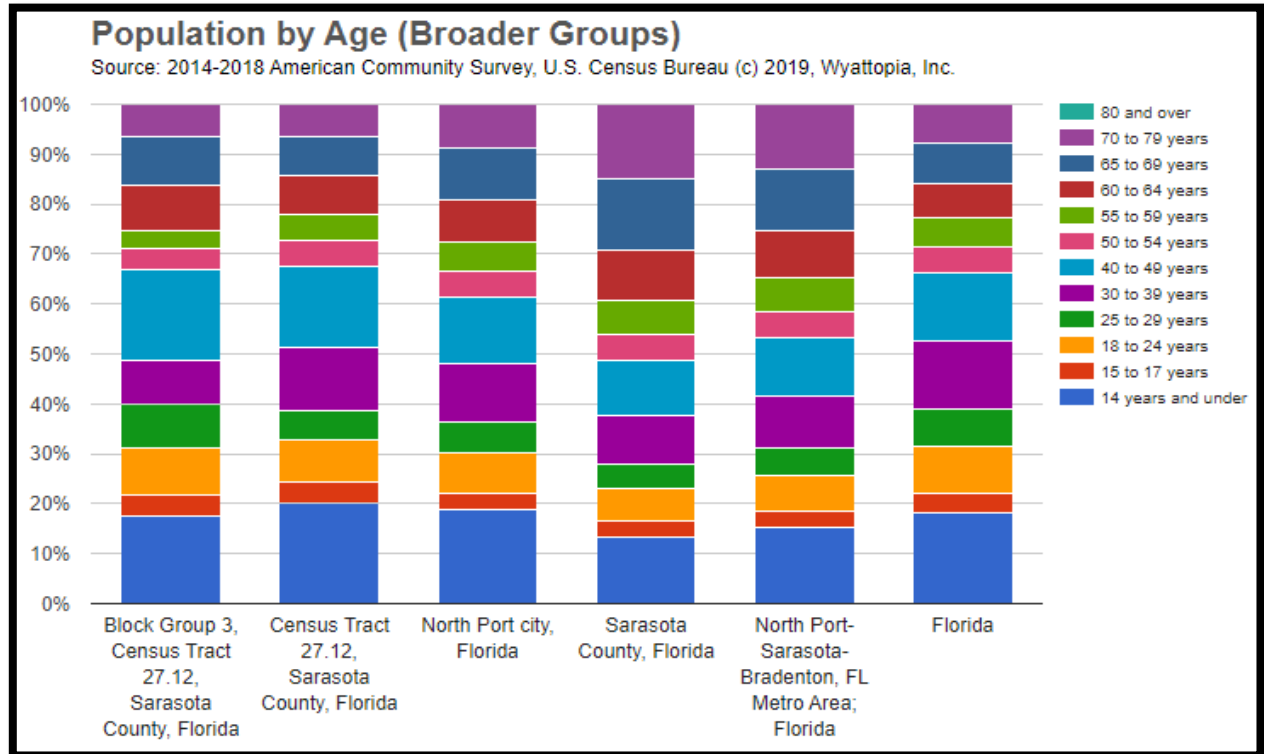
Presented next is demographic data of Sarasota County and the subject's Census Tract (27.12) provided by the U.S. Census Bureau:

Note: census tract 27.12 boundaries are as follows:



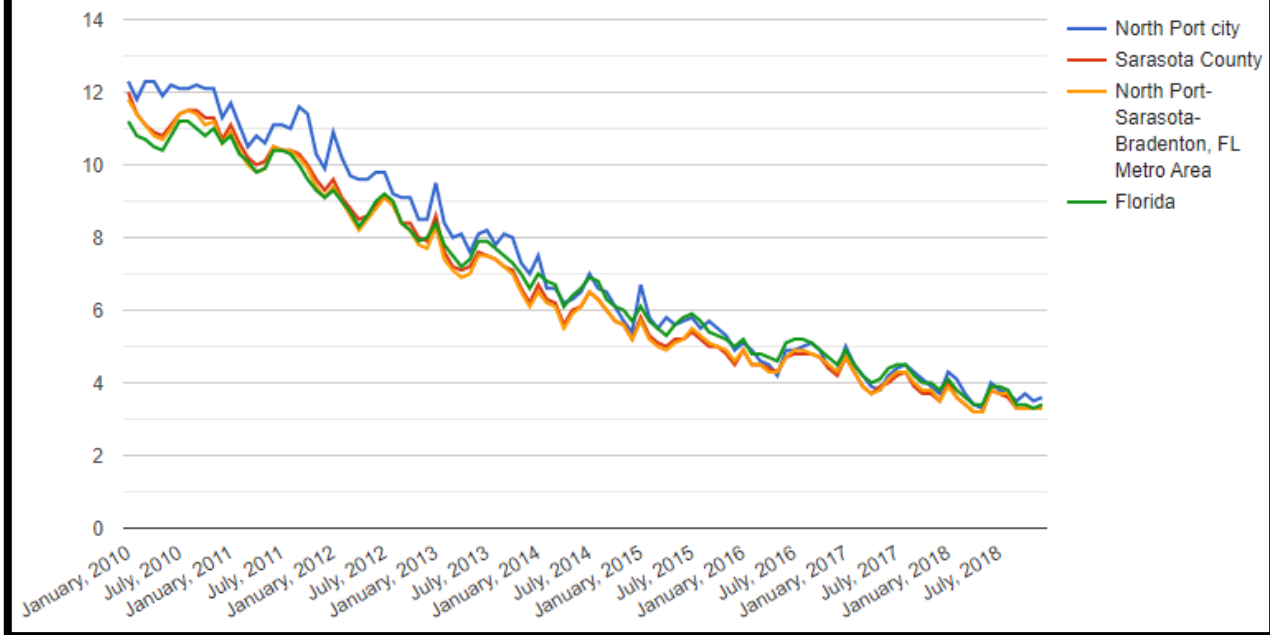
Total Population	Total Population
Block Group 3, Census Tract 27.12, Sarasota County, Florida	16,038
Census Tract 27.12, Sarasota County, Florida	36,185
North Port city, Florida	64,425
Sarasota County, Florida	412,144
North Port-Sarasota-Bradenton, FL Metro Area, Florida	785,997
Florida	20,598,139

Population Density (Per Square Mile)	Population Density
Block Group 3, Census Tract 27.12, Sarasota County, Florida	672.115
Census Tract 27.12, Sarasota County, Florida	810.402
North Port city, Florida	618.518
Sarasota County, Florida	422.473
North Port-Sarasota-Bradenton, FL Metro Area; Florida	405.24
Florida	288.475



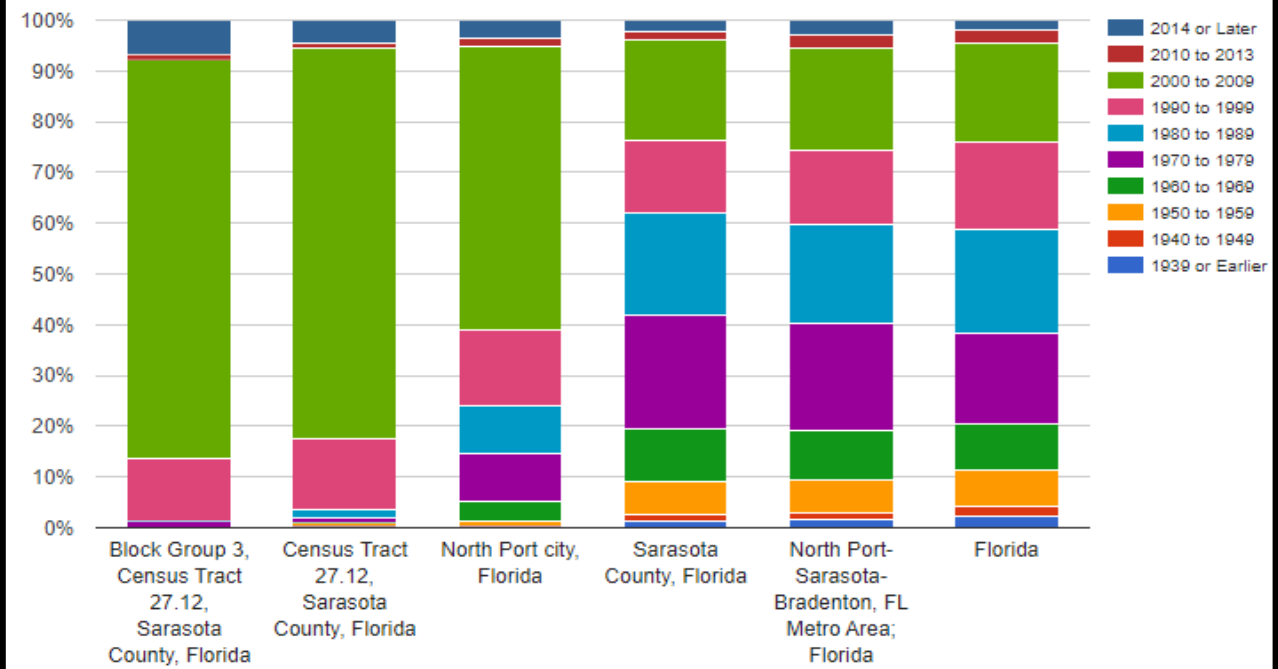
Unemployment Rate

Source: Bureau of Labor Statistics (c) 2019, Wyattopia, Inc., Used by permission



Year Structure Built

Source: 2014-2018 American Community Survey, U.S. Census Bureau (c) 2019, Wyattopia, Inc.



NEIGHBORHOOD ANALYSIS

The subject's neighborhood is best described as the Sarasota County – North Port City Limits line to the north and east and Interstate 75 to the west, which is also considered the subject's market area. The West Villages Improvement District (WVID) about fifteen 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 2.5 miles east of Price Boulevard which provides convenient connections to Interstate-75 at Toledo Blade Boulevard (6 miles to the west) 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 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 and 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 sewer service to approximately 13,000 customers and 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 into 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 was becoming 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 run-up 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 the 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 have been constructed in the 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 3- and 5-mile radius of the subject neighborhood is in growth portion of its life cycle as shown in the CoStar Property specific demographics below. Due to the lack of utilities in the subject's immediate area no development has occurred.

Population			
	1 mile	3 mile	5 mile
2010 Population	0	5,027	38,209
2021 Population	0	6,284	44,124
2026 Population Projection	0	6,827	47,602
Annual Growth 2010-2021	0%	2.3%	1.4%
Annual Growth 2021-2026	0%	1.7%	1.6%
Median Age	0	54.7	54.1
Bachelor's Degree or Higher	-	24%	22%
U.S. Armed Forces	0	0	3

Housing			
	1 mile	3 mile	5 mile
Median Home Value	\$0	\$219,824	\$207,235
Median Year Built	0	2000	1994

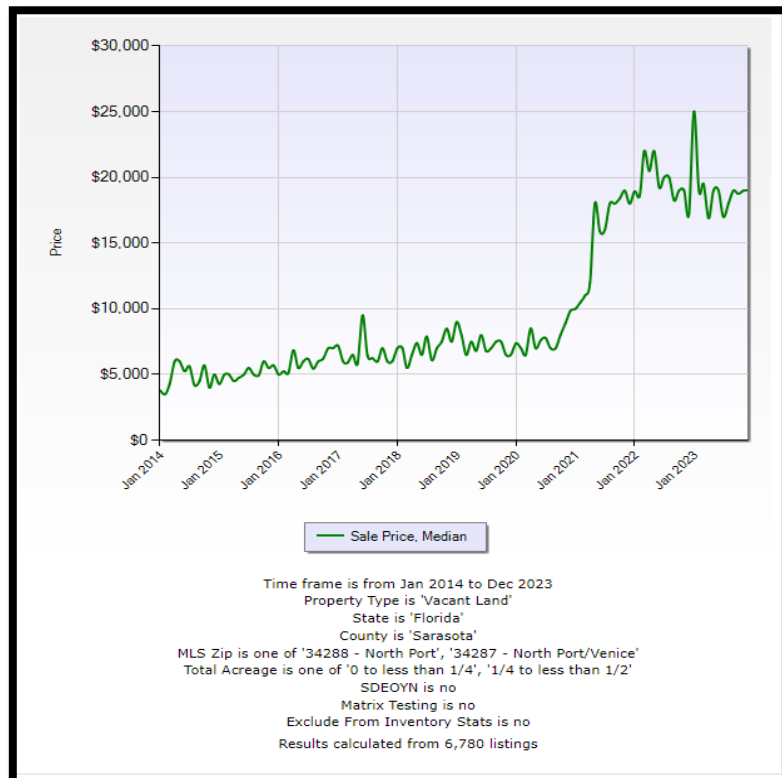
Households			
	1 mile	3 mile	5 mile
2010 Households	0	2,128	16,151
2021 Households	0	2,716	18,726
2026 Household Projection	0	2,960	20,170
Annual Growth 2010-2021	0%	1.4%	0.7%
Annual Growth 2021-2026	0%	1.8%	1.5%
Owner Occupied Households	0	2,403	16,262
Renter Occupied Households	0	558	3,908
Avg Household Size	0	2.3	2.3
Avg Household Vehicles	0	2	2
Total Specified Consumer Spending (\$)	\$0.00	\$79M	\$543.8M

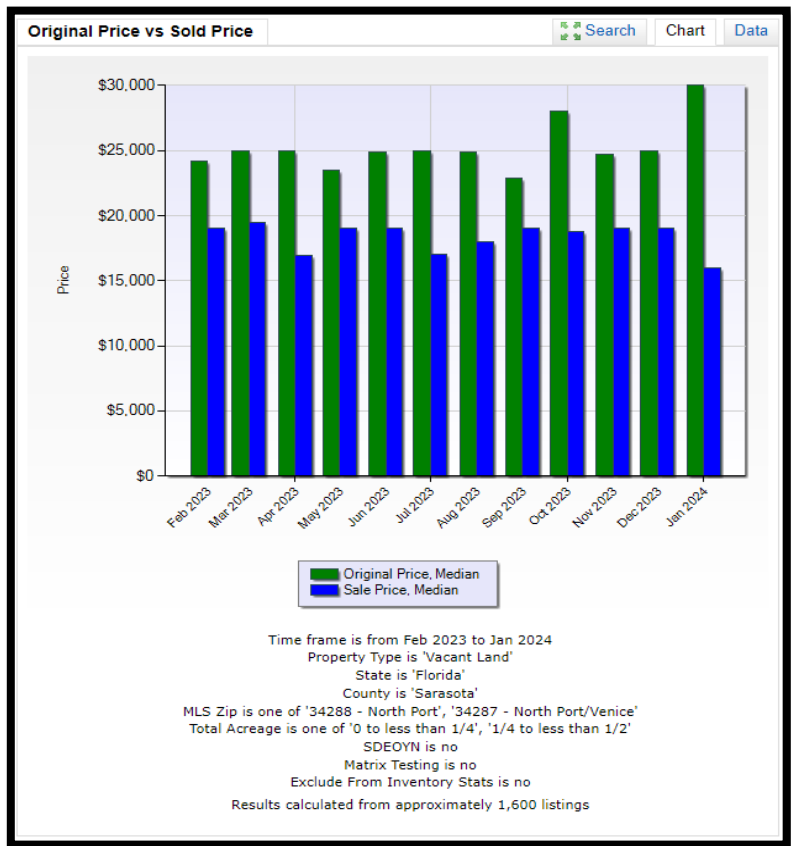
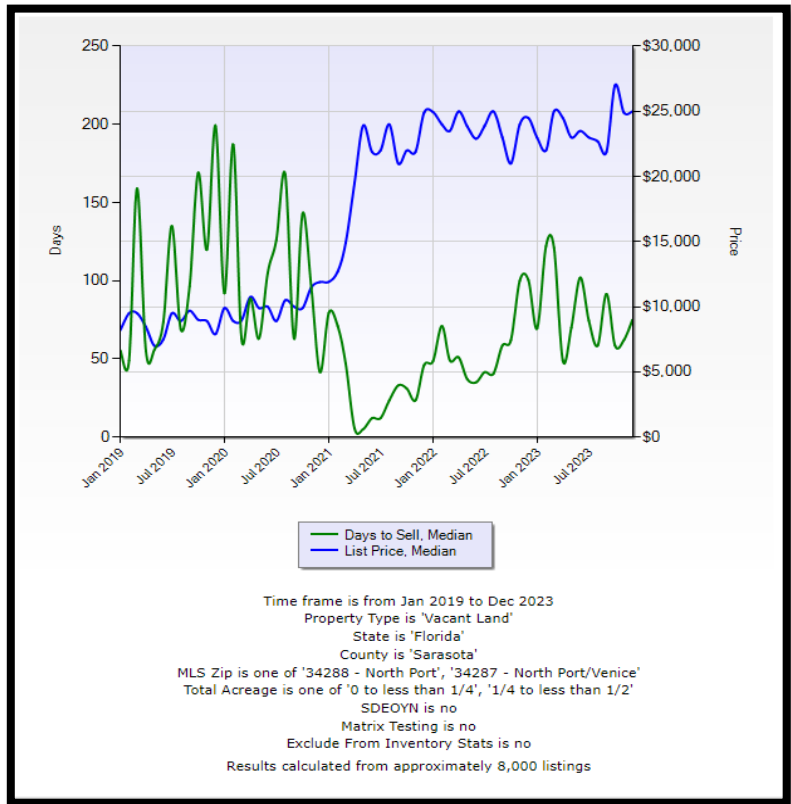
Income	1 mile	3 mile	5 mile
Avg Household Income	\$0	\$76,074	\$75,084
Median Household Income	\$0	\$57,259	\$58,283
< \$25,000	0	418	2,963
\$25,000 - 50,000	0	690	4,672
\$50,000 - 75,000	0	603	4,012
\$75,000 - 100,000	0	368	2,680
\$100,000 - 125,000	0	247	1,760
\$125,000 - 150,000	0	180	1,198
\$150,000 - 200,000	0	78	759
\$200,000+	0	130	682

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 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. Since then, prices have receded back to late 2021 through early 2022 price levels.

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 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 14,911 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 Silverleaf Road and is located on a canal. Water and sewer are provided by an onsite well and septic system. There is no FPL electric at the site or the neighborhood north of Interstate 75. There is 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 RSF-2 (Residential Single Family), by the City of North Port. This zoning allows four units per acre, due to being a platted lot one single family residence is legally permissible. The subject property is part of residential neighborhood.

There are no oppressive building codes, deed restrictions, or environmental regulations that restrict 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 hold the site until utilities are available and then develop with 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 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 at this time is to hold the site until utilities are available and then develop with a single family-residence.

CONCLUSION -- HIGHEST AND BEST USE, AS VACANT:

In conclusion, the highest and best use, as vacant, is to hold the site until utilities are available and then develop with 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 are 1 to 3 months. Based on these sales, my value conclusion suggests that the subject would have been exposed to the marketplace for a period of 1 to 3 months.

4 USPAP 2009-2010 Edition, The Appraisal Foundation, Statement 6

DISCUSSION OF THE APPRAISAL PROCESS

The purpose of the appraisal is to report an opinion of 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 a 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 of 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 as 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 are as follows, with the individual information on each sale located in the addendum:

FILE: 224C004

PLATE: Comparable Sales

SALE	SALE DATE	Instrument #:	LEGAL DESCRIPTION	PARCEL ID #	ADDRESS	LOCATION	ZONING	UTILITIES	ELECTRIC	SIZE (SF)	SALE PRICE	PRICE PER SF	COMMENTS	
1	Nov-23	2023173032	Lot16& 17, Block 2273, 47th Add. to Port Charlotte	1128227316& 17	Silverleaf Road, North Port	North of Interstate 75	RSF-2	On-Site Well and Septic	No	39,276	\$40,000	\$1.02	Interior	
2	Sep-23	2023142906	Lot 13, Block 2283, 47th Add. to Port Charlotte	1127228313	Rico Court, North Port	North of Interstate 75	RSF-2	On-Site Well and Septic	No	14,917	\$14,000	\$0.94	On Canal	
3	Aug-23	2023129697	Lot19, Block 2284, 47th Add. to Port Charlotte	1127228419	Silverleaf Road, North Port	North of Interstate 75	RSF-2	On-Site Well and Septic	No	14,454	\$12,500	\$0.86	Interior	
4	Jun-23	2023091663	Lot 14, Block 2283, 47th Add. to Port Charlotte	1127228314	Silverleaf Road, North Port	North of Interstate 75	RSF-2	On-Site Well and Septic	No	13,942	\$13,000	\$0.93	Interior	
			Lot 23, Block 2276, 47th Add.to Port Charlotte	1128227629	Silverleaf Road	North of Interstate 75	RSF-2	On-Site Well and Septic	No	14,911			On Canal	
				INDICATED VALUE:										
				14,911	@ \$1.00 PER SF	\$14,911								
					ROUNDED TO	\$15,000								

Summary and Analysis of Comparable Land Sales

Four 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, prices have receded back to late 2021 through early 2022 price levels. Taking into consideration the current market conditions the market value opinion is \$15,000 as calculated in the chart above.

OPINION OF FEE SIMPLE MARKET VALUE, AS IS (VACANT), AS OF JANUARY 7, 2024,
WAS:

FIFTEEN THOUSAND DOLLARS
(\$15,000)

ADDENDUM

LAND SALES

COMPARABLE LAND SALE 1



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1128227316

Ownership:

FAUSTIN WINMAER
 FAUSTIN MARJOLENE
 22321 TENNYSON AVE, PORT CHARLOTTE, FL, 33954
Situs Address:
 SILVERLEAF RD NORTH PORT, FL, 34288

Land Area: 18,750 Sq.Ft.

Municipality: City of North Port
Subdivision: 1779 - PORT CHARLOTTE SUB 47
Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 24-39S-22E

Census: 121150027462

Zoning: RTF - RESIDENTIAL, TWO FAMILY DISTRICT

Total Living Units: 0

Parcel Description: LOT 16 BLK 2273 47TH 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
2023	\$10,500	\$0	\$0	\$10,500	\$10,500	\$0	\$10,500	\$0
2022	\$10,400	\$0	\$0	\$10,400	\$10,400	\$0	\$10,400	\$0
2021	\$5,300	\$0	\$0	\$5,300	\$2,904	\$0	\$2,904	\$2,396
2020	\$3,000	\$0	\$0	\$3,000	\$2,640	\$0	\$2,640	\$360
2019	\$2,400	\$0	\$0	\$2,400	\$2,400	\$0	\$2,400	\$0
2018	\$2,300	\$0	\$0	\$2,300	\$2,300	\$0	\$2,300	\$0
2017	\$2,300	\$0	\$0	\$2,300	\$2,300	\$0	\$2,300	\$0
2016	\$2,100	\$0	\$0	\$2,100	\$2,100	\$0	\$2,100	\$0
2015	\$2,100	\$0	\$0	\$2,100	\$2,100	\$0	\$2,100	\$0
2014	\$4,800	\$0	\$0	\$4,800	\$4,114	\$0	\$4,114	\$686

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

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
11/17/2023	\$40,000	2023173032	05	CHRISTIAN MICHAEL REID LIVING TRUST	WD
2/15/2023	\$100	2023030484	11	REID CHRISTIAN M	QC
2/23/2021	\$7,900	2021039005	01	LANDS IN USA LLC	WD
6/10/2016	\$10,000	2016075928	05	AMERIGO HOLDINGS LLC	WD
1/13/2016	\$4,400	2016005735	05	PORT CHARLOTTE VENTURES LLC	WD
11/6/2014	\$100	2014134875	11	ECURM LLC	WD
6/7/2011	\$3,500	2011069545	30	IMPERIAL FINANCIAL & CAPITAL GRP LLC,	WD
3/29/2004	\$100	2004061274	X2	NATIONSBANK OF FL NA	TR
12/29/1989	\$100	2189/2435	11	SOUTHEAST BANK NA TRUSTEE	WD



There are no associated tangible accounts for this parcel

Property record information last updated on: 1/5/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 1/1/2024)

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

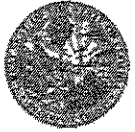
<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0404F	OUT	OUT	X	120279		OUT

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

** For more information on flood and flood related issues specific to this property, call (941) 240-8050

*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.
For general questions regarding the flood map, call (941) 861-5000.





**Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER**

Property Record Information for 1128227317

Ownership:

FAUSTIN WINMAER
FAUSTIN MARJOLENE
22321 TENNYSON AVE, PORT CHARLOTTE, FL, 33954
Situs Address:
SILVERLEAF RD NORTH PORT, FL, 34288

Land Area: 20,526 Sq.Ft.

Municipality: City of North Port
Subdivision: 1779 - PORT CHARLOTTE SUB 47
Property Use: 0000 - Residential vacant site
Status: OPEN
Sec/Twp/Rge: 24-39S-22E
Census: 121150027462
Zoning: RTF - RESIDENTIAL, TWO FAMILY DISTRICT

Total Living Units: 0

Parcel Description: LOT 17 BLK 2273 47TH 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
2023	\$11,000	\$0	\$0	\$11,000	\$11,000	\$0	\$11,000	\$0
2022	\$10,900	\$0	\$0	\$10,900	\$10,900	\$0	\$10,900	\$0
2021	\$5,500	\$0	\$0	\$5,500	\$3,146	\$0	\$3,146	\$2,354
2020	\$3,100	\$0	\$0	\$3,100	\$2,860	\$0	\$2,860	\$240
2019	\$2,600	\$0	\$0	\$2,600	\$2,600	\$0	\$2,600	\$0
2018	\$2,400	\$0	\$0	\$2,400	\$2,400	\$0	\$2,400	\$0
2017	\$2,300	\$0	\$0	\$2,300	\$2,300	\$0	\$2,300	\$0
2016	\$2,100	\$0	\$0	\$2,100	\$2,100	\$0	\$2,100	\$0
2015	\$2,300	\$0	\$0	\$2,300	\$2,300	\$0	\$2,300	\$0
2014	\$4,900	\$0	\$0	\$4,900	\$4,235	\$0	\$4,235	\$665

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

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
11/17/2023	\$40,000	2023173032	05	CHRISTIAN MICHAEL REID LIVING TRUST	WD
2/15/2023	\$100	2023030483	11	REID CHRISTIAN	QC
2/23/2021	\$8,000	2021039015	01	KISHIN S NAGRANI TRUST	WD
5/5/1992	\$100	2424/1716	11	NAGRANI KISHIN & BALJIT	QC
7/1/1985	\$5,900	1798/499	11		NA

Associated Tangible Accounts

no associated tangible accounts for this parcel

Property record information last updated on: 1/5/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 1/1/2024)

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

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0404F	OUT	OUT	X	120279		OUT

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

** For more information on flood and flood related issues specific to this property, call (941) 240-8050

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

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



11/17/2023 11:32 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt# 3110434

Prepared by:
Heather Satterfield
Charlotte Title, Inc.
20020 Veterans Boulevard, Unit 11
Port Charlotte, Florida 33954

File Number: 2022-706

Doc Stamp-Deed: \$280.00

General Warranty Deed

Made this November 17, 2023 A.D. By **Christian Michael Reid, Individually and as Trustee of the Christian Michael Reid Living Trust dated February 15, 2023**, whose address is: 1501 N. Talman Avenue Apt. 2F, Chicago, Illinois 60622, hereinafter called the grantor,

to **Winmaer Faustin and Marjolene Faustin, husband and wife**, whose post office address is: 22321 Tennyson Avenue, Port Charlotte, Florida 33954, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative, and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars. (\$10.00) 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, Florida, viz:

Lot (s) 16 and 17, Block 2273, Forty-Seventh Addition to Port Charlotte Subdivision, as recorded in Plat Book 19, Page(s) 46, 46A through 46Z, of the Public Records of Sarasota County, Florida.

****Vacant Land****

Parcel ID Number: 1128227316

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 December 31, 2022.

Prepared by:
Heather Satterfield
Charlotte Title, Inc.
20020 Veterans Boulevard, Unit 11
Port Charlotte, Florida 33954

File Number: 2022-706

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Printed Name Luis Valencio

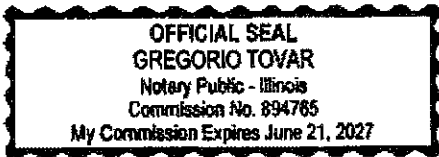
Christian Michael Reid, Individually and as Trustee of the
Christian Michael Reid Living Trust dated February 15, 2023
[Signature] (Seal)
Christian Michael Reid, Individually and as Trustee
Address: 1501 N. Tairnan Avenue Apt. 2F, Chicago, Illinois 60622

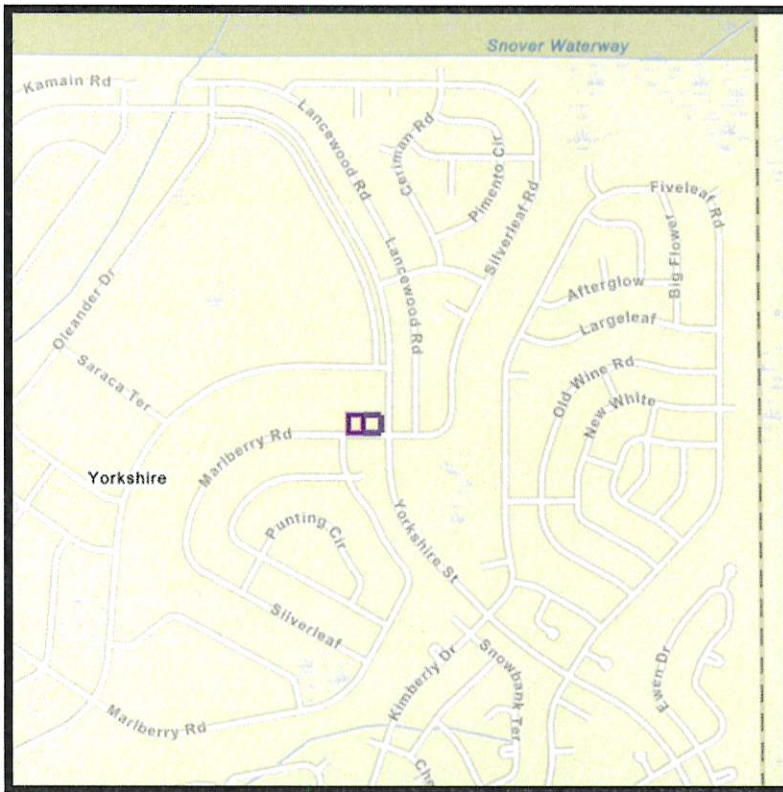
[Signature]
Witness Printed Name Elizabeth Ruzga

State of IL
County of COOK

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 15 day of November, 2023, by Christian Michael Reid, Individually and as Trustee of the Christian Michael Reid Living Trust dated February 15, 2023, who is/are personally known to me or who has produced [Signature] as identification.

[Signature]
Notary Public
Print Name: Gregorio Tovar
My Commission Expires: 6-21-27





C7482664 Lot 17 SILVERLEAF RD, NORTH PORT, FL 34288



County: Sarasota
Subdiv: PORT CHARLOTTE SUB 47
Subdiv/Condo:
Style: Residential
Total Acreage: 1/4 to less than 1/2
Price Per Acre: 42,553
LP/SqFt: \$1
For Lease: No
Lease Rate:
Sold Price: \$20,000
Sold Date: 11/17/2023
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00

Status: Sold
Backups Requested: No
List Price: \$30,000
On Market Date: 10/25/2023
Special Sale: None
ADOM: 8
CDOM: 8
Pets: Yes
Lease Price Per Acre:

OVERSIZED CORNER LOT FOR SALE in up and coming area of North Port. Lot 16 right next door is also available.....see MLS C7479803 All sq ft and acreage is per tax records. Please verify, buyer and agent to do their due diligence.

Land, Site, and Tax Information

Legal Desc: LOT 17 BLK 2273 47TH ADD TO PORT CHARLOTTE

Tax ID: [1128227317](#)

Taxes: \$379

Tax Year: 2022

Ownership: Fee Simple

Subdivision #:

Between US 1 & River:

Legal Subdivision Name: PORT CHARLOTTE SUB 47

Complex/Comm Name:

Census Tract:

Add Parcel: No

of Parcels:

AG Exemption YN:

Auction: No

Auction Type:

Auction Firm/Website:

SW Subd Condo#:

Development:

Min Lease:

View:

Water Frontage: No

Water Access: No

Water View: No

Addtl Water Info:

CDD:

Future Land Use:

County Land Use:

County Prop Use:

Homestead:

Other Exemptions:

Zoning Comp:

Zoning: RTF

Census Block:

Additional Tax IDs:

Buyers Premium:

SW Subd Name: Port Charlotte Sub

Representation:

Times per Year:

Water Information:

Waterfront Ft: 0

Water Name:

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 Required

Fences:

Farm Type:

of Stalls:

of Wells:

Road Surface Type: Concrete

Road Responsibility:

Front Exposure:

Lot Features:

Current Adjacent Use:

Utilities: Other

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:

HOA Fee:

Mo Maint\$(add HOA):

Master Assn/Name:No
Condo Fee:
Other Fee Term:
Pet Size:
Max Pet Wt:
Elementary School:
High School:
Assn/Manager Name:
Assn/Manager Phone:

Master Assn Fee:
Other Fee:
Fee Includes:
of Pets:
Pet Restrictions:
Middle School:
Assn/Manager Email:
Assn/Manager URL:

Master Assn Ph:

Realtor Information

List Agent: [Dawn Driver](#)
E-mail: DawnDriverSellsFlorida@gmail.com
List Agent 2:
List Agent 2 Email:
List Office 2:

List Agent ID: 274507835
List Agent Fax: 941-429-3218
List Agent 2 ID:

List Agent Direct: 941-545-9678
List Agent Cell:
List Agent 2 Phone:

List Office ID:
Call Center #:

Office: [RE/MAX ANCHOR REALTY](#)

Office Fax: 941-429-3218 **Office Phone:** 941-429-3506

Original Price: \$30,000

Owner: REID CHRISTIAN M LIVING TRUST

On Market Date: 10/25/2023

Owner Phone:

Financing Avail: Cash

Contract Status: Inspections

Contract: 11/02/2023

Financing Terms:

Days to Cont: 8

Selling Agent: [Dawn Driver](#)

Selling Agent 2:

Office: [RE/MAX ANCHOR REALTY](#)

Sell Office 2:

Sold Date: 11/17/2023

SP/SqFt: \$1

Sold Price: \$20,000

Office ID: 274500844

LP/SqFt: \$1

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 11/17/2023

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Single Agent: 3%

Inter Office Info:

Realtor Info:

Confidential Info:

Disclosures:

Showing Time:

Showing Instructions: Go Direct

Showing Considerations:

Driving Directions: use GPS

Realtor Remarks:

Sell Offc 2 Phone:

Days to Closed: 23

SP/LP Ratio: 67

Bonus Exp Date:

Trans Broker: 3%

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

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C7479803 Lot 16 SILVERLEAF RD, NORTH PORT, FL 34288



County: Sarasota
Subdiv: PORT CHARLOTTE SUB 47
Subdiv/Condo:
Style: Residential
Total Acreage: 1/2 to less than 1
Price Per Acre:46,512
LP/SqFt: \$1
For Lease: No
Lease Rate:
Sold Price: \$20,000
Sold Date: 11/17/2023
Total Annual Assoc Fees:0.00
Average Monthly Fees:0.00

Status: Sold
Backups Requested: Yes
List Price: \$25,000
On Market Date: 08/22/2023
Special Sale: None
ADOM: 72
CDOM: 72
Pets: Yes
Lease Price Per Acre:

Buildable lot in desirable up and coming area of North Port. North Port is the largest city in Sarasota county, this lot is located close to 175 for easy access to commute. This would be a great site for building your Dream Home in paradise, about 35 minutes to our beautiful Gulf Shore beaches and close to shopping, golfing, restaurants and Atlanta Braves spring training center. Lot 17 is also available for purchase on a separate contract. See MLS C7482664

Land, Site, and Tax Information

Legal Desc: LOT 16 BLK 2273 47TH ADD TO PORT CHARLOTTE

Tax ID: [1128227316](#)

Taxes: \$479

Tax Year: 2022

Ownership: Fee Simple

Subdivision #:

Between US 1 & River:

Legal Subdivision Name: PORT CHARLOTTE SUB 47

Complex/Comm Name:

Census Tract:

Add Parcel: No

of Parcels:1

AG Exemption YN:

Auction:No

Auction Type:

Auction Firm/Website:

SW Subd Condo#:

Development:

Min Lease:

View:

Water Frontage:No

Water Access: No

Water View: No

Addtl Water Info:

CDD:

Future Land Use:

County Land Use:

County Prop Use:

Homestead:

Other Exemptions:

Zoning Comp:

Zoning: RTF

Census Block:

Additional Tax IDs:

Buyers Premium:

SW Subd Name: Port Charlotte Sub

Representation:

Times per Year:

Water Information:

Waterfront Ft: 0

Water Name:

Water Extras: No

Parcel:

Annual CDD Fee:

State Land Use:

State Prop Use:

Planned Unit Dev:

SE/TP/RG: 24-39S-22E

Block/Parcel: 2273

Book/Page: 19-46

Lot #: 16

Alt Key/Folio #:

Flood Zone Panel:

Flood Zone Date:

Flood Zone: x

Front Footage: 272

Lot Dimensions: 125 x 150

Lot Size Acres: 0.43

Lot Size: 18,750 SqFt / 1,742 SqM

Property Access:

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, Dirt

Road Responsibility:

Front Exposure:

Lot Features:

Current Adjacent Use:

Utilities: Other

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:
 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: [Dawn Driver](#)
 E-mail: DawnDriverSellsFlorida@gmail.com
 List Agent 2:
 List Agent 2 Email:
 List Office 2:

List Agent ID: 274507835
 List Agent Fax: 941-429-3218
 List Agent 2 ID:

List Agent Direct: 941-545-9678
 List Agent Cell:
 List Agent 2 Phone:

List Office ID:
 Call Center #:

Office: [RE/MAX ANCHOR REALTY](#)

Office Fax: 941-429-3218 Office Phone: 941-429-3506

Original Price: \$60,000

Previous Price: \$55,000

Owner: REID CHRISTIAN M LIVING TRUST

Financing Avail: Cash

Contract Status: Inspections

Contract: 11/02/2023

Selling Agent: [Dawn Driver](#)

Selling Agent 2:

Sold Date: 11/17/2023

SP/SqFt: \$1

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Single Agent: 3%

Inter Office Info:

Realtor Info:

Confidential Info:

Disclosures:

Showing Time:

Showing Instructions: Go Direct

Showing Considerations:

Driving Directions: USE GPS CORNER OF SILVERLEAF AND YORKSHIRE

Realtor Remarks:

On Market Date: 08/22/2023

Price Change: 10/25/2023

Owner Phone:

Financing Terms:

Days to Cont: 73

Office: [RE/MAX ANCHOR REALTY](#)

Sell Office 2:

Sold Price: \$20,000

Seller Credit: \$0.00

Bonus:

Non-Rep: 1%

Office ID: 274500844

LP/SqFt: \$1

Expiration Date:

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 11/17/2023

Sell Offc 2 Phone:

Days to Closed: 88

SP/LP Ratio: 80

Bonus Exp Date:

Trans Broker: 3%

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

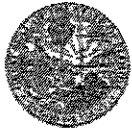
Fax:

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COMPARABLE LAND SALE 2



**Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER**

Property Record Information for 1127228313

Ownership:

CAMERADA JOSEPH
1420 77TH ST, BROOKLYN, NY, 11228

Situs Address:

RICO CT NORTH PORT, FL, 34288

Land Area: 14,917 Sq.Ft.

Municipality: City of North Port

Subdivision: 1779 - PORT CHARLOTTE SUB 47

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 24-39S-22E

Census: 121150027462

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 13 BLK 2283 47TH 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
2023	\$7,700	\$0	\$0	\$7,700	\$3,221	\$0	\$3,221	\$4,479
2022	\$7,300	\$0	\$0	\$7,300	\$2,928	\$0	\$2,928	\$4,372
2021	\$4,100	\$0	\$0	\$4,100	\$2,662	\$0	\$2,662	\$1,438
2020	\$2,900	\$0	\$0	\$2,900	\$2,420	\$0	\$2,420	\$480
2019	\$2,200	\$0	\$0	\$2,200	\$2,200	\$0	\$2,200	\$0
2018	\$2,100	\$0	\$0	\$2,100	\$2,057	\$0	\$2,057	\$43
2017	\$2,400	\$0	\$0	\$2,400	\$1,870	\$0	\$1,870	\$530
2016	\$1,700	\$0	\$0	\$1,700	\$1,700	\$0	\$1,700	\$0
2015	\$1,600	\$0	\$0	\$1,600	\$1,600	\$0	\$1,600	\$0
2014	\$6,400	\$0	\$0	\$6,400	\$5,445	\$0	\$5,445	\$955

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

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
9/15/2023	\$14,000	2023142906	01	KARAM PATRICIA A	WD
12/7/2005	\$150,000	2005271126	X2	NR2 CONSTRUCTION LC,	WD
5/24/2005	\$120,000	2005128767	X2	POYER,ROBERT L	WD
1/20/2003	\$100	2005128765	X2	POYER ROBERT L,	OT
6/1/1985	\$5,310	1816/2623	11		NA

Associated Tangible Accounts

no associated tangible accounts for this parcel

Property record information last updated on: 1/5/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 1/1/2024)

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

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0404F	OUT	OUT	X	120279		OUT
0404F	OUT	IN	AE	120279		OUT

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

** For more information on flood and flood related issues specific to this property, call (941) 240-8050

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

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



This Instrument Prepared by and Return to:
Brandie Mailman
Hometown Title & Closing Services, LLC
2091 Tamiami Trail, Unit B
Port Charlotte, FL 33948
Our File No.: 20231068
Property Appraisers Parcel Identification (Folio) Number: 1127228313
Florida Documentary Stamps in the amount of \$98.00 have been paid hereon.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2023142906 2 PG(S)

9/15/2023 4:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3084936

SPACE ABOVE THIS LINE FOR RECORDING DATA ~~Doc Stamp-Deed: \$98.00~~

WARRANTY DEED

THIS WARRANTY DEED, made the 15th day of September, 2023 by
Elias J. Karam, Single as to an undivided one-half interest and Anthony G. Karam and Patricia A. Karam, Husband and Wife, as to an undivided one-half interest
whose post office address is 2646 Deer Ridge Run, Cuyahoga Falls, OH 44223
herein called the Grantor, to
Joseph Camerada, Married
whose post office address is 1420 77th Street, Brooklyn, NY 11228,
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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Fourteen Thousand and 00/100 (\$14,000.00) 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 13, Block 2283, FORTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Map or Plat thereof, as recorded in Plat Book 19, Pages 46 and 46A through 46GG, 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, 2023.

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:

Shannon E. Nagy
Witness #1 Signature

Shannon E. Nagy
Witness #1 Printed Name

Jocell Guljes
Witness #2 Signature

Jocell Guljes
Witness #2 Printed Name

E. J. Karam
Elias J. Karam

Anthony G. Karam
Anthony G. Karam

Patricia A. Karam
Patricia A. Karam

State of Ohio
County of Summit

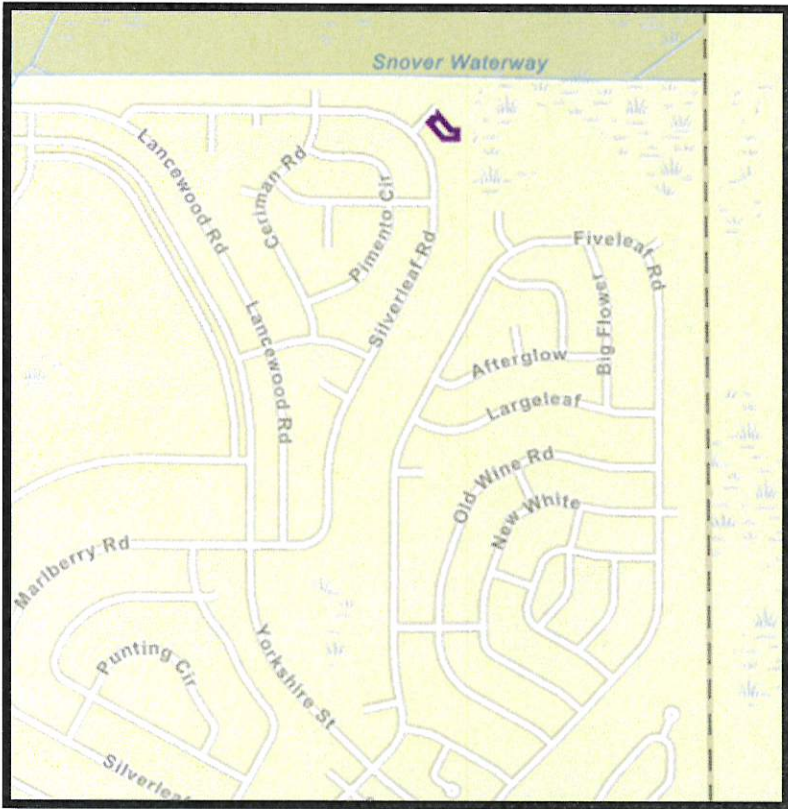
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ^{30th} ~~15th~~ day of ^{August} ~~September~~, 2023, by Elias J. Karam, Anthony G. Karam, and Patricia A. Karam who is personally known to me or has produced Driver's License as identification and did not take an oath.



SHANNON E. NAGY
Notary Public, State of Ohio
My Commission Expires
February 29, 2028

Shannon E. Nagy
Notary Public

My commission expires: 02/29/28



A4570492 RICO CT, NORTH PORT, FL 34288



County: Sarasota

Subdiv: PORT CHARLOTTE SUB 47
Subdiv/Condo:
Style: Residential

Total Acreage: 1/4 to less than 1/2
Price Per Acre:41,176
LP/SqFt: \$1
For Lease: No
Lease Rate:
Sold Price: \$14,000
Sold Date: 09/15/2023
Total Annual Assoc Fees:0.00
Average Monthly Fees:0.00

Status: Sold
Backups Requested: No
List Price: \$15,000
On Market Date: 05/12/2023
Special Sale: None
ADOM: 94
CDOM: 94
Pets: Yes
Lease Price Per Acre:

Here is your opportunity to own a .34 (14,917 sq ft) lot in North Port! This oversized cul de sac offers privacy in the back. In a X flood zone, which means no flood insurance is required. There is room for a pool here. From this location, you are near shopping, restaurants, and schools. Come check out this home today, before it is gone!

Land, Site, and Tax Information

Legal Desc: LOT 13 BLK 2283 47TH ADD TO PORT CHARLOTTE
Tax ID: [1127228313](#)
Taxes: \$288
Tax Year: 2022
Ownership: Fee Simple

Homestead:
Other Exemptions:
Zoning Comp:
Zoning: RSF2

SE/TP/RG: 24-39S-22E
Block/Parcel: 2283
Book/Page: 19-46
Lot #: 13
Alt Key/Folio #:
Flood Zone Panel:

Subdivision #:
Between US 1 & River:
Legal Subdivision Name: PORT CHARLOTTE SUB 47
Complex/Comm Name:
Census Tract:

Census Block:

Flood Zone Date:
Flood Zone: X

Add Parcel: No **# of Parcels:**
AG Exemption YN:

Additional Tax IDs:

Front Footage: 66
Lot Dimensions: 66x136x93x50x126
Lot Size Acres: 0.34
Lot Size: 14,917 SqFt / 1,386 SqM
Property Access:

Auction:No **Auction Type:**
Auction Firm/Website:
SW Subd Condo#:
Development:

Buyers Premium:
SW Subd Name: Port Charlotte Sub

Representation:
Times per Year:

Min Lease:
View:

Water Information:

Water Frontage:No

Waterfront Ft: 0
Water Name:
Water Extras: No

Water Access: No
Water View: No
Addtl Water Info:

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

CDD:
Future Land Use:
County Land Use:
County Prop Use:

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: Cul-De-Sac, In County, Oversized Lot, Room For Pool, Street Paved, Wooded
Current Adjacent Use:
Utilities: Other
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 Elementary](#)
High School: [North Port High](#)
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: [Woodland Middle School](#)

Master Assn Ph:

Assn/Manager Email:
Assn/Manager URL:

Realtor Information

List Agent: [Brandy Coffey](#)
E-mail: brandycoffey@thecoffeygroup.com
List Agent 2:
List Agent 2 Email:
List Office 2:

List Agent ID: 281505505
List Agent Fax: 941-404-4736
List Agent 2 ID:

List Agent Direct: 941-284-4474
List Agent Cell: 941-404-4737
List Agent 2 Phone:

List Office ID:
Call Center #: 941-889-9509

Office: [KELLER WILLIAMS ISLAND LIFE REAL ESTATE](#)
Office Fax: 941-254-6528 **Office Phone:** 941-254-6467

Original Price: \$16,500
Previous Price: \$15,500
Owner: ELIAS KARAM, GLORIA KARAM, ANTHONY KARAM
Financing Avail: Cash

On Market Date: 05/12/2023
Price Change: 08/08/2023
Owner Phone:
Financing Terms:
Days to Cont: 94

Office ID: 284510349
LP/SqFt: \$1
Expiration Date:
Listing Type: Exclusive Right To Sell
Lease Terms:
Exp Clsg Date: 09/15/2023

Contract Status: **Contract:** 08/14/2023
Selling Agent: [Brandy Coffey](#)
Selling Agent 2:

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

Sold Date: 09/15/2023 **SP/SqFt:** \$1

Sold Price: \$14,000

Sell Offc 2 Phone:
Days to Closed: 126

Sold Remarks:
Terms: Cash
Listing Service Type: Full Service
Single Agent: 3%

Seller Credit: \$0.00
Bonus:
Non-Rep: \$1

SP/LP Ratio: 93
Bonus Exp Date:
Trans Broker: 3%

Inter Office Info:
Realtor Info:
Confidential Info: Go To Site

Disclosures:
Showing Time:
Showing Instructions: Go Direct
Showing Considerations:

Driving Directions: From N Yorkshire St Turn right onto Silverleaf Rd Follow through to Rico Ct Lot on on right
Realtor Remarks: Contact agent #2 with any questions and offers

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 1127228419

Ownership:

KANYUK VITA
258 KENNEDY DR, ST CHARLES, IL, 60175
Situs Address:
SILVERLEAF RD NORTH PORT, FL, 34288

Land Area: 14,454 Sq.Ft.

Municipality: City of North Port
Subdivision: 1779 - PORT CHARLOTTE SUB 47
Property Use: 0000 - Residential vacant site
Status: OPEN
Sec/Twp/Rge: 24-39S-22E
Census: 121150027462
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 19 BLK 2284 47TH 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
2023	\$7,600	\$0	\$0	\$7,600	\$2,727	\$0	\$2,727	\$4,873
2022	\$7,200	\$0	\$0	\$7,200	\$2,479	\$0	\$2,479	\$4,721
2021	\$4,100	\$0	\$0	\$4,100	\$2,254	\$0	\$2,254	\$1,846
2020	\$2,800	\$0	\$0	\$2,800	\$2,049	\$0	\$2,049	\$751
2019	\$2,200	\$0	\$0	\$2,200	\$1,863	\$0	\$1,863	\$337
2018	\$1,800	\$0	\$0	\$1,800	\$1,694	\$0	\$1,694	\$106
2017	\$2,200	\$0	\$0	\$2,200	\$1,540	\$0	\$1,540	\$660
2016	\$1,400	\$0	\$0	\$1,400	\$1,400	\$0	\$1,400	\$0
2015	\$1,600	\$0	\$0	\$1,600	\$1,600	\$0	\$1,600	\$0
2014	\$4,700	\$0	\$0	\$4,700	\$3,993	\$0	\$3,993	\$707

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

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
8/18/2023	\$12,500	2023129697	01	CIARLA JOSEPH R JR	WD
7/28/2023	\$5,000	2023120110	37	OSSO GIOVANNI F	WD
9/22/2005	\$100	2005220695	X2	OSSO, GIOVANNI F	WD
3/22/2005	\$111,500	2005063810	X2	GAZEEBOS UNLIMITED CORP,	WD
6/16/2003	\$2,200	2003119356	11	NATIONSBANK OF FL NA,	TD
10/19/1989	\$100	2159/805	11	GENERAL DEVELOPMENT CORP	WD

Associated Tangible Accounts



no associated tangible accounts for this parcel

Property record information last updated on: 1/5/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 1/1/2024)

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

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0404F	OUT	OUT	X	120279		OUT
0404F	OUT	IN	AE	120279		OUT

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

** For more information on flood and flood related issues specific to this property, call (941) 240-8050

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

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



8/18/2023 11:39 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3074082

Prepared by and return to:

Katie Gustin

Suncoast One Title & Closings, Inc.

4351 Aidan Lane

North Port, FL 34287

(941) 413-0077

File No NP-2023-1164

Doc Stamp-Deed: \$87.50

Parcel Identification No 1127228419

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 18th day of August, 2023 between Joseph R. Ciarla, Jr, a married man, whose post office address is 1679 Gourmet Road, North Port, FL 34288, of the County of Sarasota, State of Florida, Grantor, to Vita Kanyuk, an unmarried woman, whose post office address is 258 Kennedy Drive, St. Charles, IL 60175, of the County of Kane, State of Illinois, 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 19, Block 2284, FORTY SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 19, Page(s) 46, 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 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 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:

[Signature]
WITNESS
PRINT NAME: Adisse B. Tucker

[Signature]
Joseph R. Ciarla, Jr

[Signature]
WITNESS
PRINT NAME: Kathryn Gustin

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 14 day of August, 2023, by Joseph R. Ciarla, Jr.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary Kathryn Gustin

Personally Known: OR Produced Identification: _____
Type of Identification
Produced: _____

(NOTARY SEAL)





C7478704 Lot 19 SILVERLEAF RD, NORTH PORT, FL 34288



County: Sarasota
Subdiv: PORT CHARLOTTE SUB 47
Subdiv/Condo:
Style: Residential
Total Acreage: 1/4 to less than 1/2
Price Per Acre: 37,879
LP/SqFt: \$1
For Lease: No
Lease Rate:
Sold Price: \$12,500
Sold Date: 08/18/2023
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00

Status: Sold
Backups Requested: No
List Price: \$13,500
On Market Date: 08/01/2023
Special Sale: None
ADOM: 1
CDOM: 1
Pets:
Lease Price Per Acre:

Welcome to the charming city of North Port, Florida! This fantastic vacant lot presents a wonderful opportunity to build your dream home or invest in a thriving community. This lot may qualify for up to 90% financing. With a generous lot size of 14,454 square feet, this property provides plenty of space for you to bring your vision to life. Whether you envision a cozy single-family residence, a spacious estate, or a modern architectural masterpiece, this lot offers endless possibilities. North Port is an area that has seen major growth in the past few years and is convenient for those looking to commute to Sarasota or Fort Myers. The City of North Port offers so many community highlights including a new Water Park, Atlanta Braves Spring Training Stadium, shopping, dining, plenty of public parks, and less than a 30 minute drive to pristine Gulf Coast Beaches! Don't miss this one; Drive by and make your offer today!

Land, Site, and Tax Information

Legal Desc: LOT 19 BLK 2284 47TH ADD TO PORT CHARLOTTE
Tax ID: [1127228419](#)
Taxes: \$284
Tax Year: 2022
Ownership: Fee Simple

Homestead:
Other Exemptions:
Zoning Comp:
Zoning: RSF2

SE/TP/RG: 24-39S-22E
Block/Parcel: 2284
Book/Page: 19-46
Lot #: 19
Alt Key/Folio #:
Flood Zone Panel:
Flood Zone Date:
Flood Zone: X,AE

Subdivision #:
Between US 1 & River:
Legal Subdivision Name: PORT CHARLOTTE SUB 47
Complex/Comm Name:
Census Tract:
Census Block:

Front Footage: 60
Lot Dimensions: 60x136x123x75x110
Lot Size Acres: 0.33
Lot Size: 14,454 SqFt / 1,343 SqM
Property Access:

Add Parcel: No **# of Parcels:**
AG Exemption YN:
Additional Tax IDs:

Auction: No **Auction Type:**
Auction Firm/Website:
SW Subd Condo#:
Development:
Buyers Premium:

SW Subd Name: Port Charlotte Sub
Representation:
Times per Year:

Min Lease:
View:
Water Information:

Water Frontage: No
Waterfront Ft: 0
Water Name:
Water Extras: No

Water Access: No
Water View: No
Addtl Water Info:

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: None, Well Required
Fences:
Farm Type:
of Stalls:
of Wells:
Road Surface Type: Other
Road Responsibility:

Front Exposure:
Lot Features:
Current Adjacent Use:
Utilities: Other
Vegetation:
Sewer: None, 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:
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: [Joseph Ciarla](#)
E-mail: anymtrealty@gmail.com
List Agent 2:
List Agent 2 Email:
List Office 2:

List Agent ID: 274502678
List Agent Fax: 877-203-3821
List Agent 2 ID:

List Agent Direct: 941-564-6358
List Agent Cell: 941-564-6358
List Agent 2 Phone:

List Office ID:
Call Center #:

Office: [ANYTIME REALTY LLC](#)
Office Fax: 877-203-3821
Original Price: \$13,500
Owner: ON FILE
Financing Avail: Cash, Conventional
Contract Status:
Selling Agent: [Joseph Ciarla](#)
Selling Agent 2:
Sold Date: 08/18/2023
Sold Remarks:
Terms: Cash
Listing Service Type: Full Service
Single Agent: 3%
Inter Office Info:
Realtor Info:
Confidential Info:
Disclosures:
Showing Time:
Showing Instructions: Go Direct
Showing Considerations:
Driving Directions: Head south on N Port Blvd toward E North Hwy Dr/Zagrobelny Wy, Turn left onto Tamiami Trail/US Hwy 41 S, Turn left onto S Cranberry Blvd, Turn right onto Hillsborough Blvd, Continue onto Raintree Blvd, Continue onto N Yorkshire St, Turn right onto Silverleaf Rd.
Realtor Remarks: When submitting offers please note that the owner's name is Joseph Ciarla. Please include in additional remarks that "Seller is a Florida Licensed Real Estate Broker". Buyer is responsible to verify all utilities, information and measurements contained within this listing. When presenting offer please make sure Line 216 is checked as "Buyer" not "Seller", and please include the Anytime Realty Disclosure which is an attachment to this MLS. Agents, please see attached mortgage flyer.

Office Phone: 941-564-6358

Contract: 08/02/2023

SP/SqFt: \$1

On Market Date: 08/01/2023
Owner Phone:
Financing Terms:
Days to Cont: 5
Office: [ANYTIME REALTY LLC](#)
Sell Office 2:
Sold Price: \$12,500
Seller Credit: \$0.00
Bonus:
Non-Rep: 3%

Office ID: 274501136
LP/SqFt: \$1
Listing Type: Exclusive Right To Sell
Lease Terms:
Exp Clsg Date: 09/30/2023
Sell Offc 2 Phone:
Days to Closed: 21
SP/LP Ratio: 93
Bonus Exp Date:
Trans Broker: 3%

Seller's Preferred Closing Agent

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

Phone:
Fax:

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COMPARABLE LAND SALE 4



**Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER**

Property Record Information for 1127228314

Ownership:

HOLBROOK DANIEL R
3556 PALESTINE RD, NORTH PORT, FL, 34288
Situs Address:
SILVERLEAF RD NORTH PORT, FL, 34288

Land Area: 13,942 Sq.Ft.

Municipality: City of North Port

Subdivision: 1779 - PORT CHARLOTTE SUB 47

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 24-39S-22E

Census: 121150027462

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 14 BLK 2283 47TH 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
2023	\$7,700	\$0	\$0	\$7,700	\$2,727	\$0	\$2,727	\$4,973
2022	\$8,200	\$0	\$0	\$8,200	\$2,479	\$0	\$2,479	\$5,721
2021	\$2,900	\$0	\$0	\$2,900	\$2,254	\$0	\$2,254	\$646
2020	\$2,200	\$0	\$0	\$2,200	\$2,049	\$0	\$2,049	\$151
2019	\$2,200	\$0	\$0	\$2,200	\$1,863	\$0	\$1,863	\$337
2018	\$1,800	\$0	\$0	\$1,800	\$1,694	\$0	\$1,694	\$106
2017	\$2,100	\$0	\$0	\$2,100	\$1,540	\$0	\$1,540	\$560
2016	\$1,400	\$0	\$0	\$1,400	\$1,400	\$0	\$1,400	\$0
2015	\$1,600	\$0	\$0	\$1,600	\$1,600	\$0	\$1,600	\$0
2014	\$4,700	\$0	\$0	\$4,700	\$3,993	\$0	\$3,993	\$707

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

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
6/2/2023	\$13,000	2023091663	01	KARAM PATRICIA A	WD
12/7/2005	\$150,000	2005271126	X2	NR2 CONSTRUCTION LC,	WD
5/24/2005	\$120,000	2005128767	X2	POYER,ROBERT L	WD
1/20/2003	\$100	2005128765	X2	POYER ROBERT L,	OT
8/1/1985	\$4,800	1803/1352	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 1/5/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 1/1/2024)

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

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0404F	OUT	OUT	X	120279		OUT

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

** For more information on flood and flood related issues specific to this property, call (941) 240-8050

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

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



6/7/2023 11:44 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3041972

Prepared by and return to:

Michael M. Wilson

Attorney at Law

Olmsted & Wilson, P.A.

17801 Murdock Circle Suite A

Port Charlotte, FL 33948

941-624-2700

File Number: 03323.MW.ds

Will Call No.:

Doc Stamp-Deed: \$91.00

Parcel Identification No. 1127228314

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 2nd day of June, 2023 between ELIAS J. KARAM, ANTHONY G. KARAM and PATRICIA A. KARAM whose post office address is 2646 Deer Ridge Run, Cuyahoga Falls, OH 44223 of the County of Summit, State of Ohio, grantor*, and DANIEL R. HOLBROOK whose post office address is 3556 Palestine Road, North Port, FL 34288 of the County of Sarasota, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida, to-wit:

Lot 14, Block 2283, FORTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof as recorded in Plat Book 19, Page 46, Public Records of Sarasota County, Florida.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantors covenant that the above-described property is vacant and unimproved, and that neither Grantors nor any member of Grantors' family resides on the subject property or any property contiguous or adjacent thereto. Further, Grantors permanently reside at 22646 Deer Ridge Run, Cuyahoga Falls, OH 44223.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

[Signature]
Witness Name: Anthony G. Karam Jr. Esq.

[Signature]
Witness Name: Julie L. Karam

[Signature] (Seal)
ELIAS J. KARAM

[Signature] (Seal)
ANTHONY G. KARAM

[Signature] (Seal)
PATRICIA A. KARAM

State of Ohio
County of Summit

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of June, 2023 by ELIAS J. KARAM, ANTHONY G. KARAM and PATRICIA A. KARAM, who are personally known or have produced Drivers License as identification.

[Notary Seal]

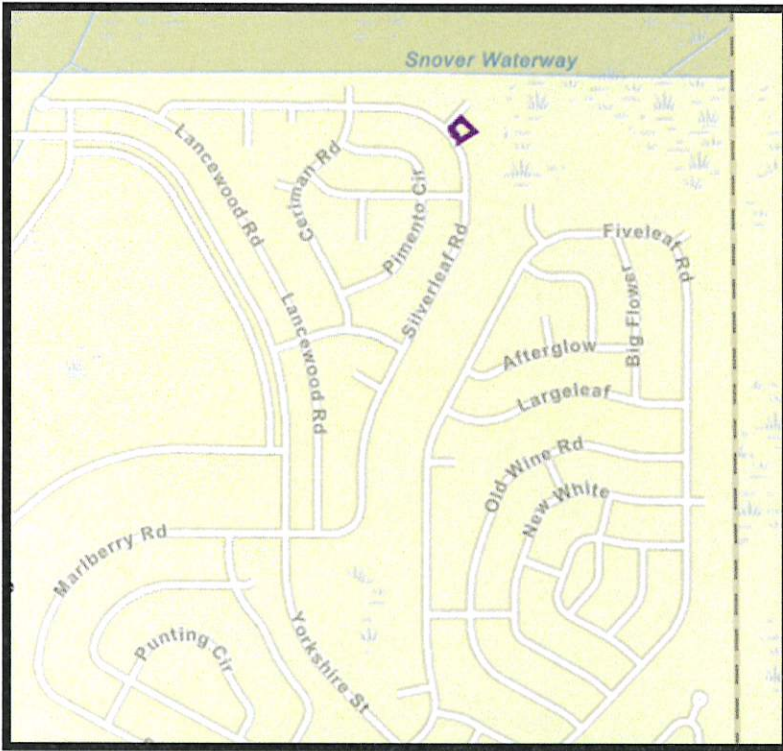
[Signature]
Notary Public

Printed Name: Anthony G. Karam Jr.

My Commission Expires: Never



Anthony B. Karam Jr., Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03



A4570490 SILVERLEAF RD, NORTH PORT, FL 34288



County: Sarasota
Subdiv: PORT CHARLOTTE SUB 47
Subdiv/Condo:
Style: Residential
Total Acreage: 1/4 to less than 1/2
Price Per Acre:40,625
LP/SqFt: \$1
For Lease: No
Lease Rate:
Sold Price: \$13,000
Sold Date: 06/06/2023
Total Annual Assoc Fees:0.00
Average Monthly Fees:0.00

Status: Sold
Backups Requested: Yes
List Price: \$15,000
On Market Date: 05/12/2023
Special Sale: None
ADOM: 9
CDOM: 9
Pets: Yes
Lease Price Per Acre:

Here is your opportunity to own a .32 (13,942 sq ft) lot in North Port! This corner lot is on the cul de sac and offers plenty of room for an extra garage or pool. In a X flood zone, which means no flood insurance is required. From this location, you are near shopping, schools, and restaurants. Come check out this lot today, and see how you can make this your own.

Land, Site, and Tax Information

Legal Desc: LOT 14 BLK 2283 47TH ADD TO PORT CHARLOTTE
Tax ID: [1127228314](#)
Taxes: \$290
Tax Year: 2022
Ownership: Fee Simple

Homestead:
Other Exemptions:
Zoning Comp:
Zoning: RSF2

SE/TP/RG: 24-39S-22E
Block/Parcel: 2283
Book/Page: 19-46
Lot #: 14
Alt Key/Folio #:
Flood Zone Panel:

Subdivision #:
Between US 1 & River:
Legal Subdivision Name: PORT CHARLOTTE SUB 47
Complex/Comm Name:
Census Tract:

Flood Zone Date:
Flood Zone: X

Add Parcel: No **# of Parcels:**
AG Exemption YN:

Additional Tax IDs:

Front Footage: 79
Lot Dimensions: 79x85x123x137
Lot Size Acres: 0.32
Lot Size: 13,942 SqFt / 1,295 SqM
Property Access:

Auction:No **Auction Type:**
Auction Firm/Website:
SW Subd Condo#:
Development:

Buyers Premium:

SW Subd Name: Port Charlotte Sub
Representation: Seller Represented
Times per Year:

Min Lease:
View:

Water Information:

Water Frontage:No
Water Access: No
Water View: No
Addtl Water Info:

Waterfront Ft: 0
Water Name:
Water Extras: No

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, Paved
Road Responsibility:

Front Exposure:
Lot Features: Corner Lot, Cul-De-Sac, In County, Oversized Lot, Room For Pool, Street Paved, Wooded
Current Adjacent Use:
Utilities: Other
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 Elementary](#)
High School: [North Port High](#)
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: [Woodland Middle School](#)

Master Assn Ph:

Assn/Manager Email:
Assn/Manager URL:

Realtor Information

List Agent: [Brandy Coffey](#)
E-mail: brandycoffey@thecoffeygroup.com
List Agent 2:
List Agent 2 Email:
List Office 2:

List Agent ID: 281505505
List Agent Fax: 941-404-4736
List Agent 2 ID:

List Agent Direct: 941-254-6467
List Agent Cell: 941-404-4737
List Agent 2 Phone:

List Office ID:
Call Center #: 941-889-9509

Office: [KELLER WILLIAMS ISLAND LIFE REAL ESTATE](#)
Office Fax: 941-254-6528 **Office Phone:** 941-254-6467

Original Price: \$15,000
Owner: ELIAS KARAM, GLORIA KARAM, ANTHONY KARAM

On Market Date: 05/12/2023

Office ID: 284510349

Financing Avail: Cash
Contract Status: No Contingency **Contract:** 05/21/2023

Owner Phone:
Financing Terms:

LP/SqFt: \$1
Listing Type: Exclusive Right To Sell
Lease Terms:
Exp Clsg Date: 06/07/2023

Selling Agent: [David Ledoux](#)
Selling Agent 2:

Days to Cont: 9
Office: [HUNT BROTHERS REALTY, INC.](#)

Sell Offc 2 Phone:
Days to Closed: 25

Sold Date: 06/06/2023 **SP/SqFt:** \$1

Sell Office 2:
Sold Price: \$13,000

Sold Remarks:
Terms: Cash
Listing Service Type: Full Service
Single Agent: 3%

Seller Credit: \$0.00
Bonus:
Non-Rep: \$1

SP/LP Ratio: 87
Bonus Exp Date:
Trans Broker: 3%

Inter Office Info:
Realtor Info:
Confidential Info: Go To Site

Disclosures:
Showing Time:
Showing Instructions: Go Direct
Showing Considerations:

Driving Directions: From N Yorkshire St Turn right onto Silverleaf Rd Follow through to Rico Ct Lot on corner of Rico and Silverleaf
Realtor Remarks: Contact agent #2 with any questions or offers

Seller's Preferred Closing Agent

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

Phone:
Fax:

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QUALIFICATIONS

QUALIFICATIONS

Ronald M. Saba, MAI

Ron is a director with Hettema Saba Commercial Real Estate Valuation Advisory Services. Over the prior 32 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.

Approved Appraiser/Client:

Florida Department of Environmental Protection
Florida Department of Transportation
Trust for Public Lands
Sarasota County
Manatee County

Charlotte County
School Board of Manatee County
Financial Institutions
Conservation Foundation of the Gulf Coast

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.

Ronald M. Saba, MAI (Continued)



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, 2024

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