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COMMERCIAL REAL ESTATE  
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*An Appraisal of  
A 10,000 SF Residential Land Parcel  
Located on Muglone Lane  
North Port, Sarasota County, Florida*

*For*

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

*H.S. File No. 225C009*

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

45

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





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VALUATION ADVISORY SERVICES

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March 4, 2025

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

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

Dear Ms. Travilla:

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

The attached appraisal report contains the basic data, definitions, descriptions, and analyses used to formulate my opinion of value. Based on the known factors creating and affecting value, it is my opinion of the fee simple market value of the subject property as of March 1, 2025, was:

TWENTY-EIGHT THOUSAND, FIVE HUNDRED DOLLARS  
(\$28,500)

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

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

A handwritten signature in blue ink, reading "Ronald M. Saba".

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

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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: March 4, 2025



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



## GENERAL ASSUMPTIONS

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

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

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

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

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

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

## GENERAL LIMITING CONDITIONS

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

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

SUBJECT PHOTOS #1003016301



Front View



Rear View





Canal, looking east

## STREET SCENES



Muglone Lane, Looking west

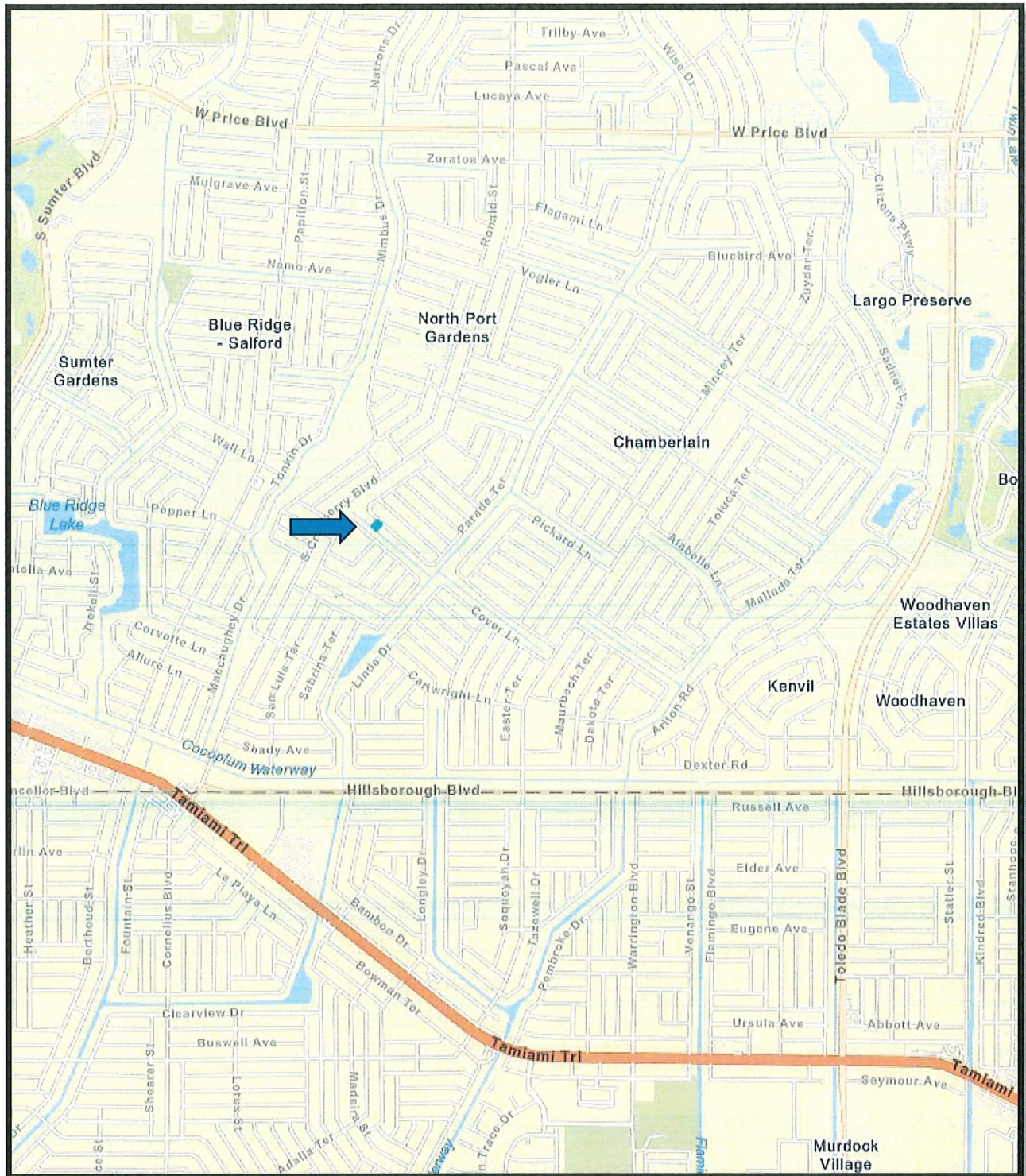




Muglone Lane, Looking east

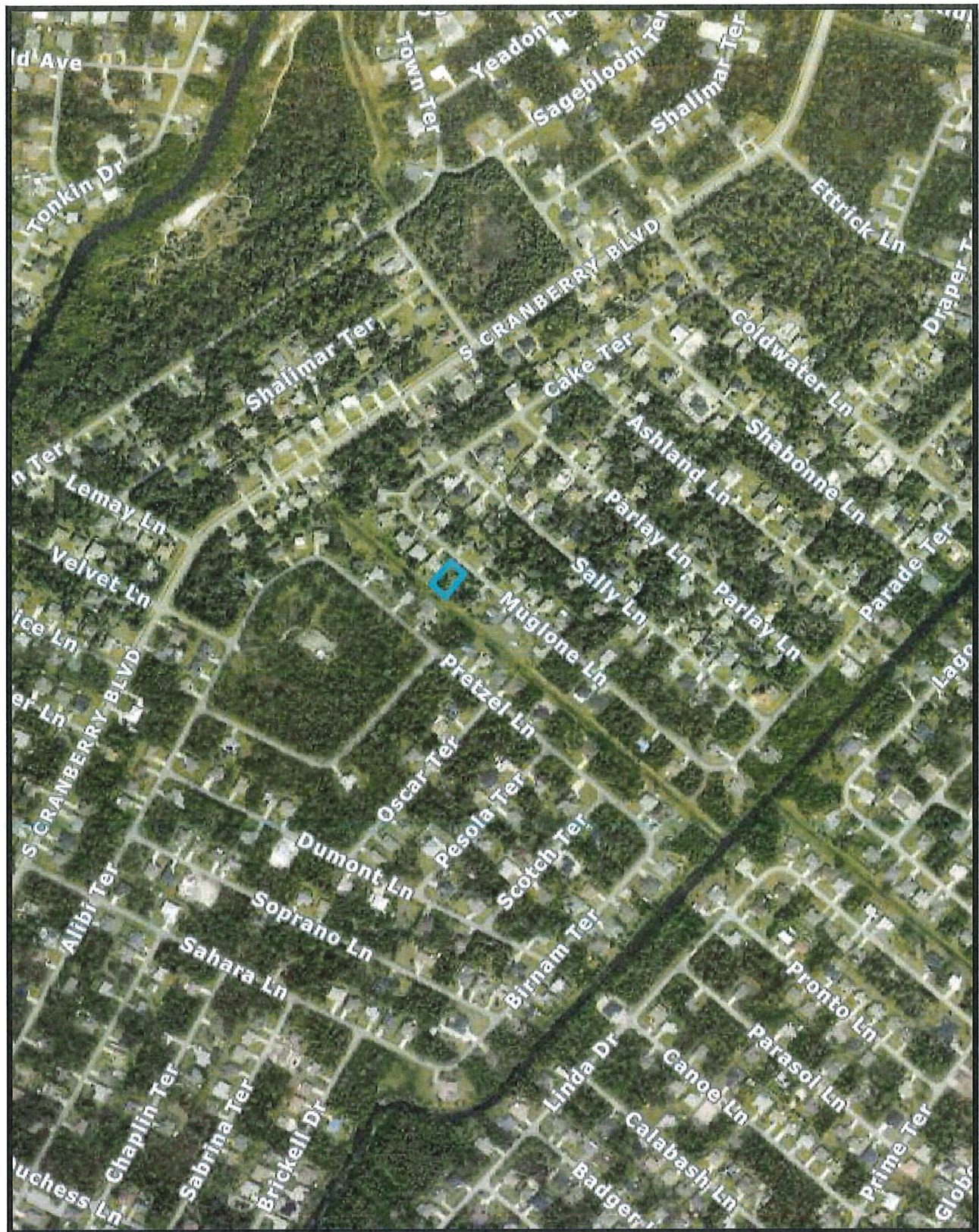


## SUBJECT MAPS



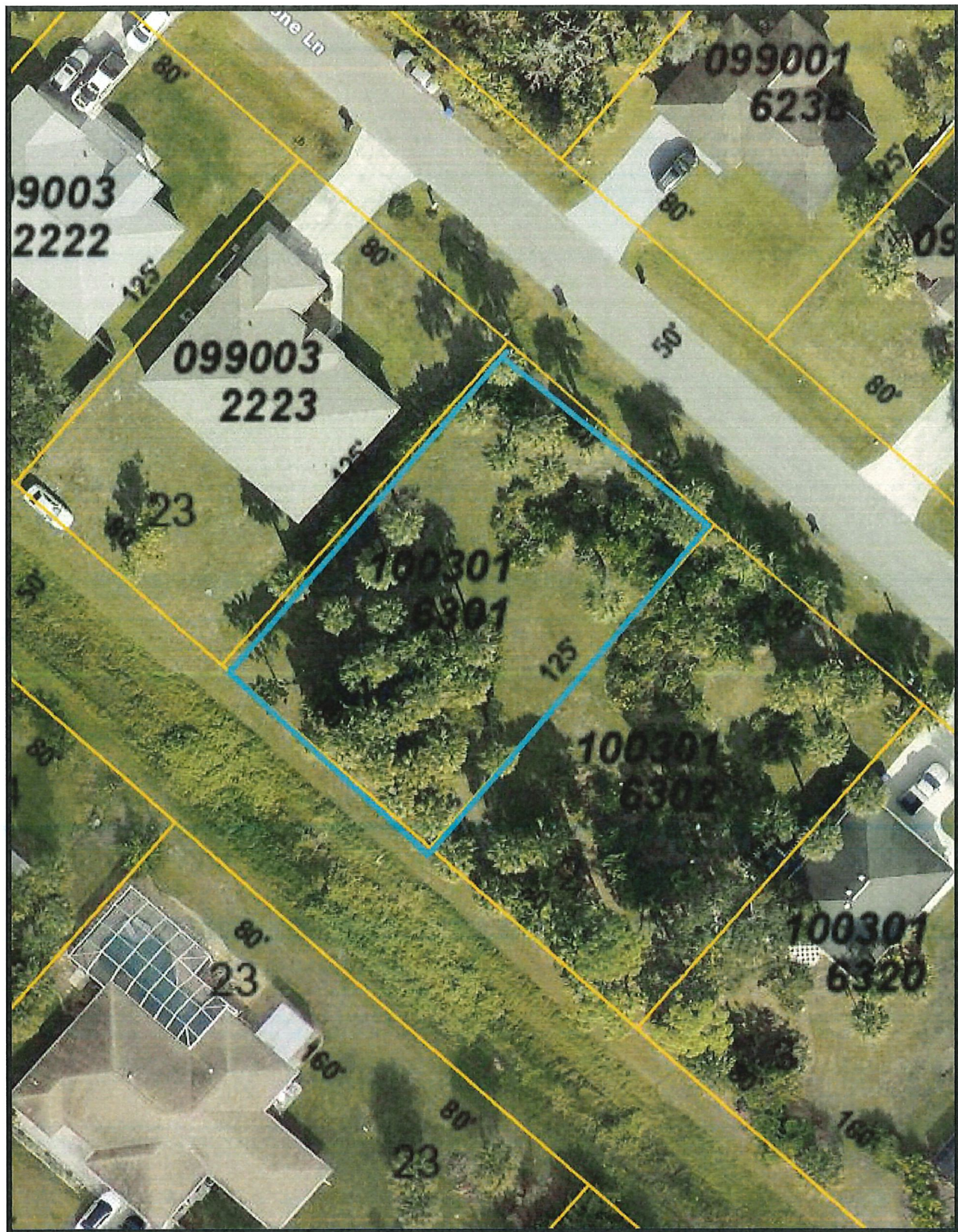
Location Map





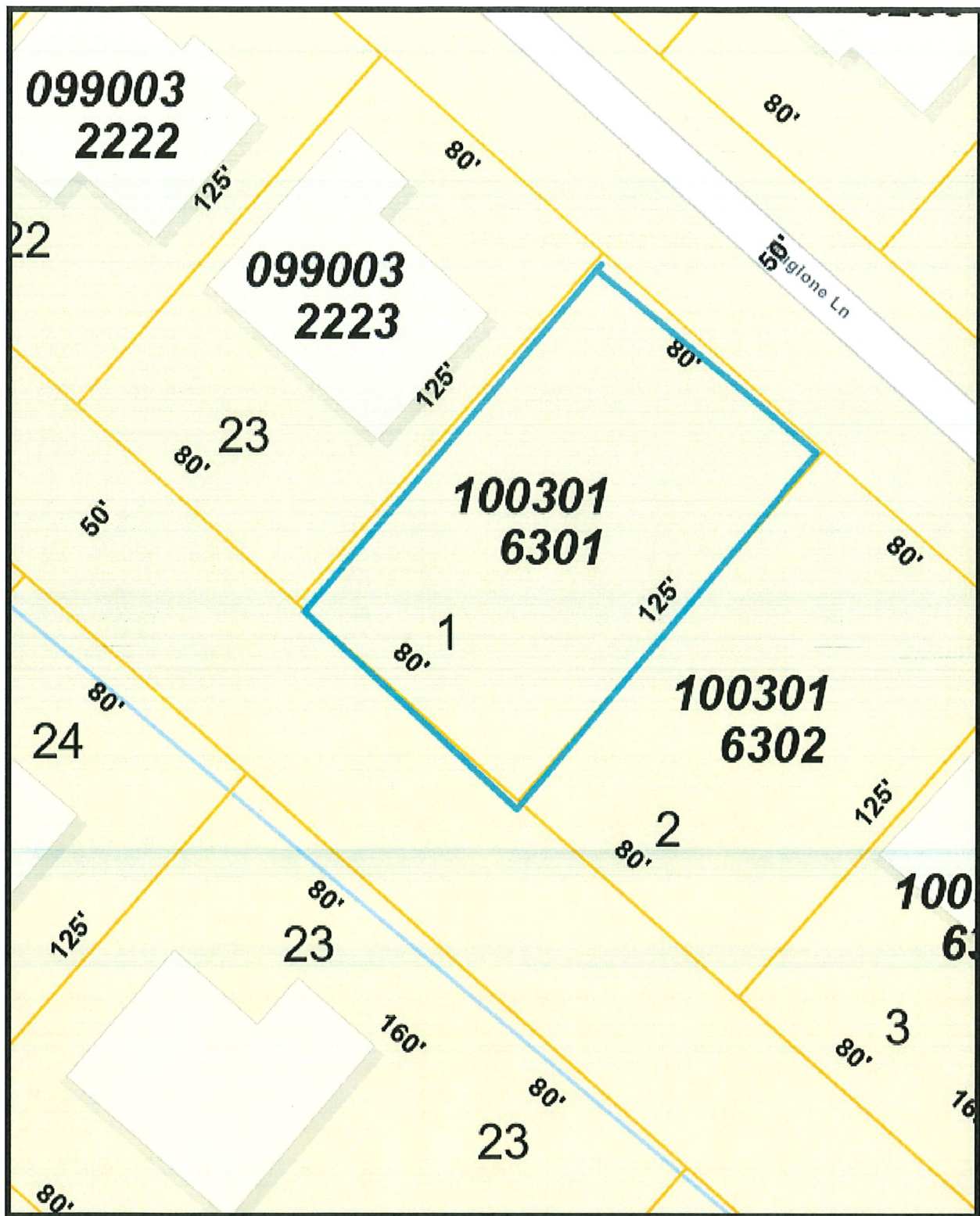
Neighborhood Map





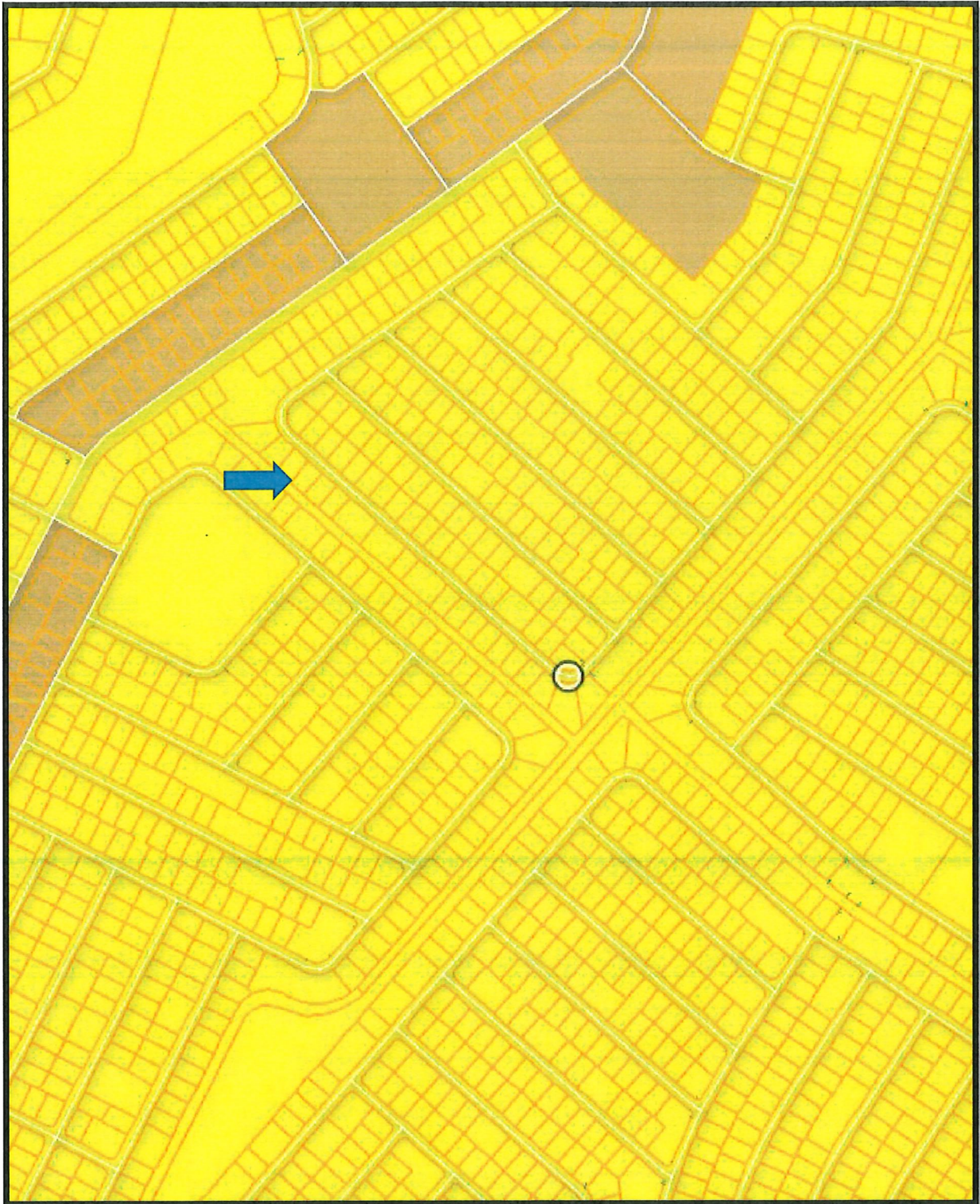
Aerial






Plat Map

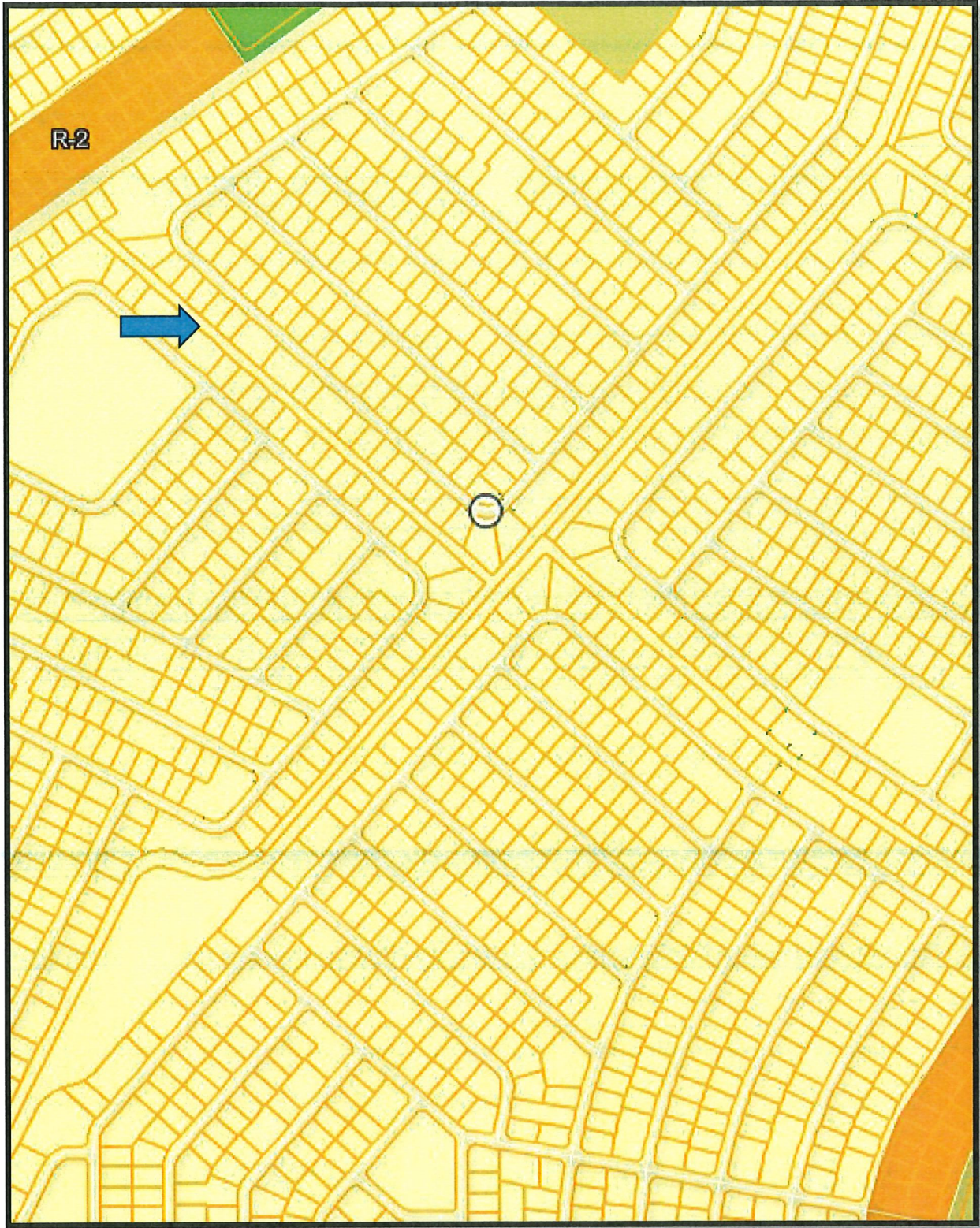





 Low Density Residential

Future Land Use Map

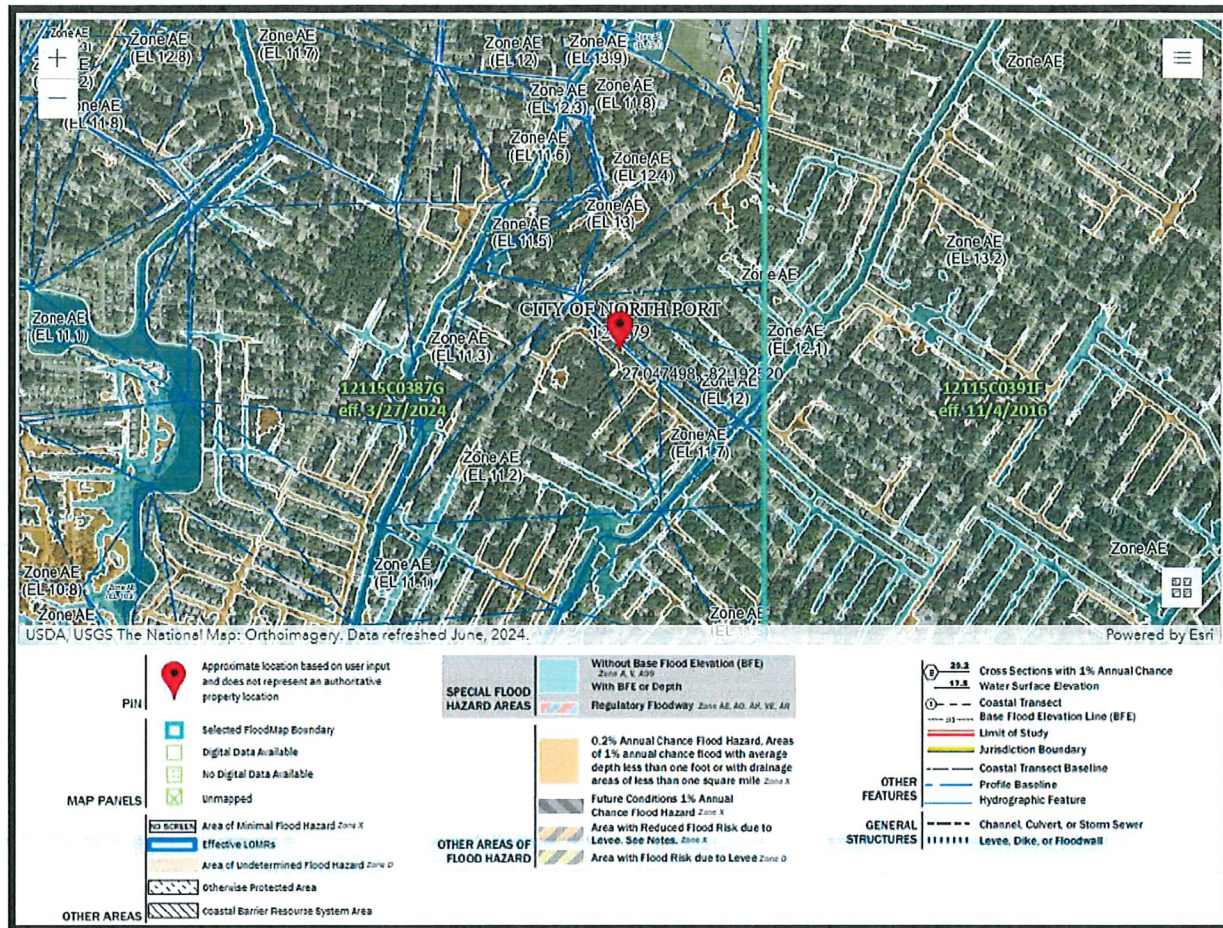




 R-1 : Residential, Low

Zoning Map





## Flood Zone Map

### Zone X

12115C0387G, Eff. 3/27/2024



## APPRAISAL REPORT

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

### SUBJECT PROPERTY

The subject of this appraisal is a parcel of land located on Muglone Lane, just east of S. Cranberry Boulevard and south of West Price Boulevard in North Port, Florida. The subject site contains a total of 10,000 sf of land and is located on a canal. The subject is zoned R-1 (Residential Low) and is in the Low-Density Residential land use designation of the City of North Port.

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

### APPRAISAL FILE NUMBER 225C009

### APPARENT OWNER OF RECORD

Holly A. Babik  
2801 Muglone Lane  
North Port, FL.34286

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

### CLIENT AND INTENDED USER

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

#### Client

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

#### Other Intended User

City of North Port

### SCOPE OF WORK

The scope of the appraisal requires compliance with the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Standards Board of the Appraisal Foundation. The standards contain rules that must be followed and specific guidelines that deal with the procedures to be followed in developing an appraisal, analysis, or opinion.

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

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

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

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

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

- The effective date of this analysis is March 1, 2025, the date of inspection.
- The area and neighborhood data are based on physical inspection of the surrounding neighborhood, as well as information available from the Wyattopia (Census Data) and Stellar MLS.
- The site description is based on physical inspection of the property and consultation of the Sarasota Property Appraisers records and the City of North Port Zoning Maps.
- The highest and best use analysis incorporates the four criteria described later herein. Land sales sharing the same highest and best use are selected and used. The value conclusion in this report is consistent with the subject property being used in accordance with its highest and best use.
- The subject's market area is North Port, with specific emphasis placed on the subject's neighborhood south of Interstate 75. These comparable sales are considered to have similar locational influences as the subject property.
- The land sales were assembled from the office database system, which is constantly updated, and through researching recent activity within the subject's market area. The sales information was verified with real estate agents through MLS and researching public records.
- The valuation technique used is the Sales Comparison Approach, and a detailed description of this approach is presented in the report.

## **CONFORMANCE STATEMENT**

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

## PURPOSE, FUNCTION, AND INTENDED USE OF THE APPRAISAL

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

## PROPERTY RIGHTS APPRAISED

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

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

## EFFECTIVE DATE OF APPRAISAL AND REPORT PREPARATION DATE

The effective date of this appraisal is March 1, 2025, the date of inspection of the subject property. The effective date establishes the date upon which research, analyses, and conclusions are based. The date this appraisal was prepared is the date the certification was signed.

## DEFINITION OF MARKET VALUE

“Market Value” is hereby defined and qualified as:

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

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

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

## LEGAL DESCRIPTION

The subject property is legally described as follows:

Lot 1, Block 163, 5th Addition to Port Charlotte

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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.

## TAX INFORMATION

The subject property is identified on the Sarasota County Tax Roll under the following Property ID #1003016301. The total assessment and taxes for 2024 are as follows:

Land: \$18,000  
Just: \$18,000  
Assessed: \$9,181  
Taxable: \$9,181

Taxes (2024): \$658.66

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

## ZONING AND OTHER LEGAL RESTRICTIONS

### "R-1" (RESIDENTIAL, LOW)

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

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

## CONCURRENCY STATEMENT

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



## COMPREHENSIVE LAND USE PLAN DESIGNATION

### LOW-DENSITY RESIDENTIAL

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

### HISTORY OF THE SUBJECT PROPERTY

The Uniform Standards of Professional Appraisal Practice require that any prior sales of the subject over the previous three years be considered and analyzed. Also, any current sales agreement, option, or listing of the subject property must be considered and analyzed. There is no current option or listing covering the subject property. There is a verbal agreement to sell the subject for \$28,300 between Kerry Travilla, right of way agent, and the owner. This agreement is at market levels.

### SITE DESCRIPTION

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

Location:	The subject is located on the southern side of Muglone Lane, just east of S. Cranberry Boulevard and south of West Price Boulevard in North Port, Florida.
Size:	10,000 SF
Shape:	Rectangular
Frontage:	80.00' on Muglone Lane
Access:	
Primary:	Muglone Lane
Secondary:	N/A
Easements & Encroachments:	None noted or known
Topography:	Flat and level with street grade, heavy vegetation of oak trees, pepper bushes and cabbage palms
View:	Single family residential neighborhood, canal

Drainage: Appears to be adequate, canal along its southern boundary line

Utilities and Proximity:

Electric:	FPL
Water:	Central
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: 12115C0387G (3/27/2024)

Nuisances and/or Hazards Affecting Value: None noted.

Oil, Gas and Mineral Rights Included in Value: N/A

**ENVIRONMENTAL HAZARDS STATEMENT**

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

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

**AREA ANALYSIS**

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

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

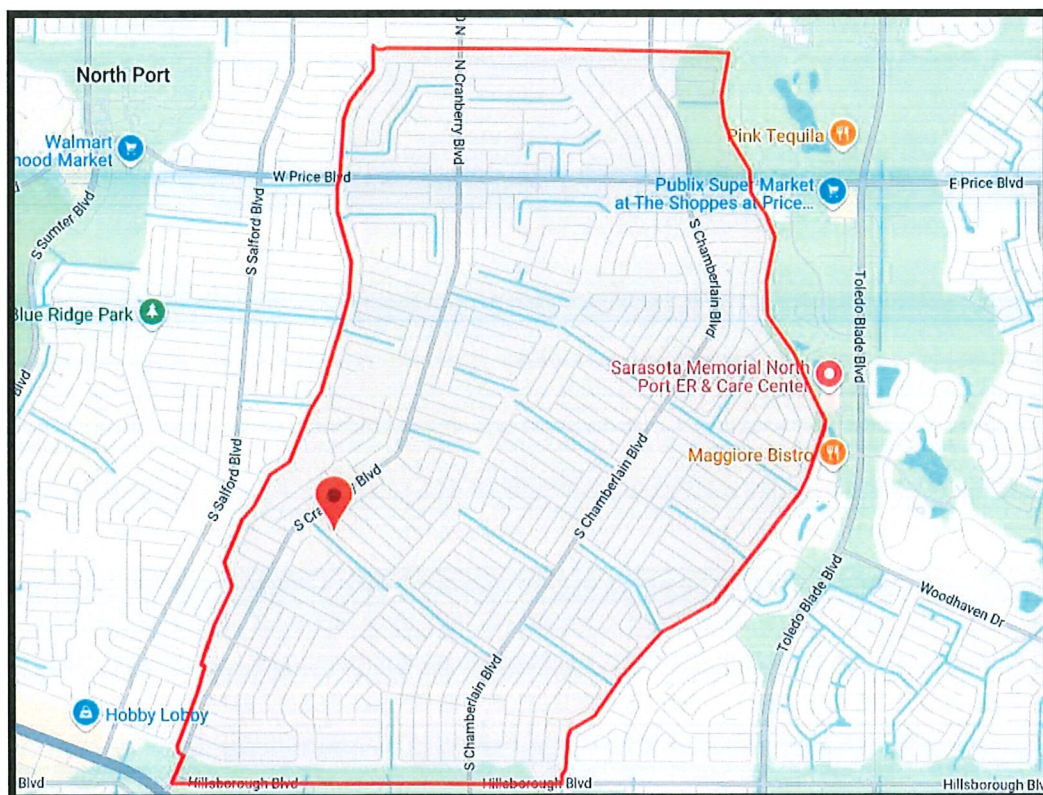
Since 2010 the residential sectors with competitively priced homes have been selling with the supply of listings dropping. Home prices, after taking their hits initially, have shown steady improvement and growth over the last few years. There have been several large investors that bought up subdivision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

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

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

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

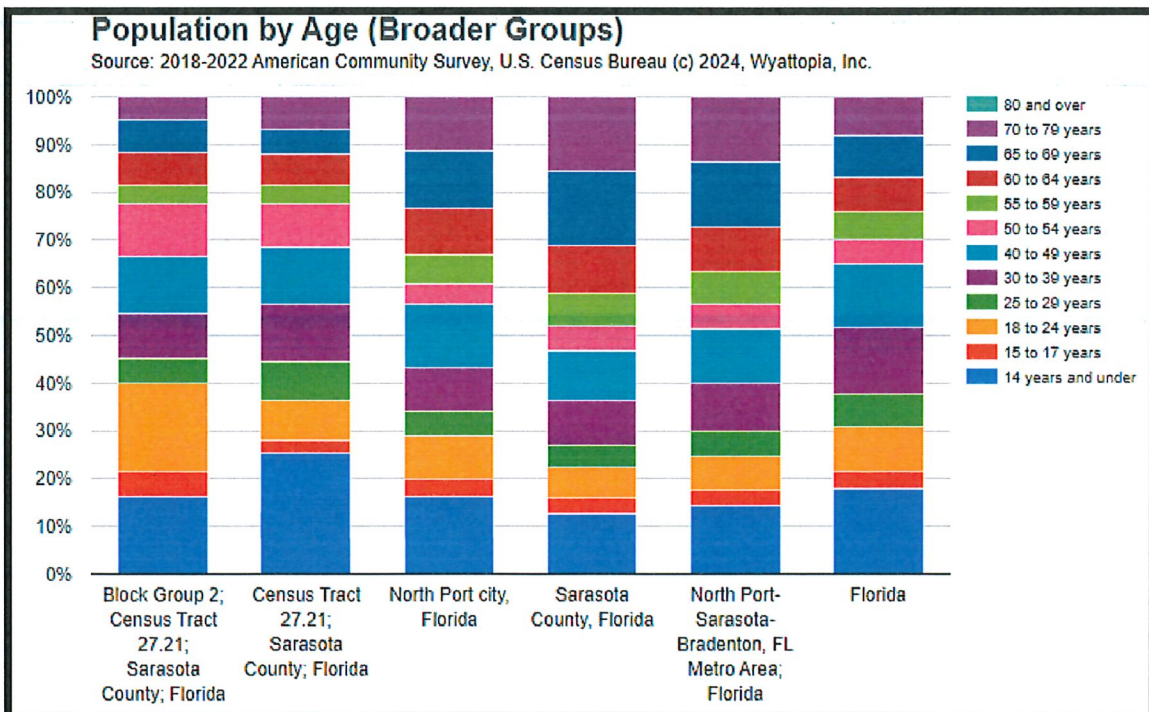
Note: census tract 27.43 boundaries are as follows:





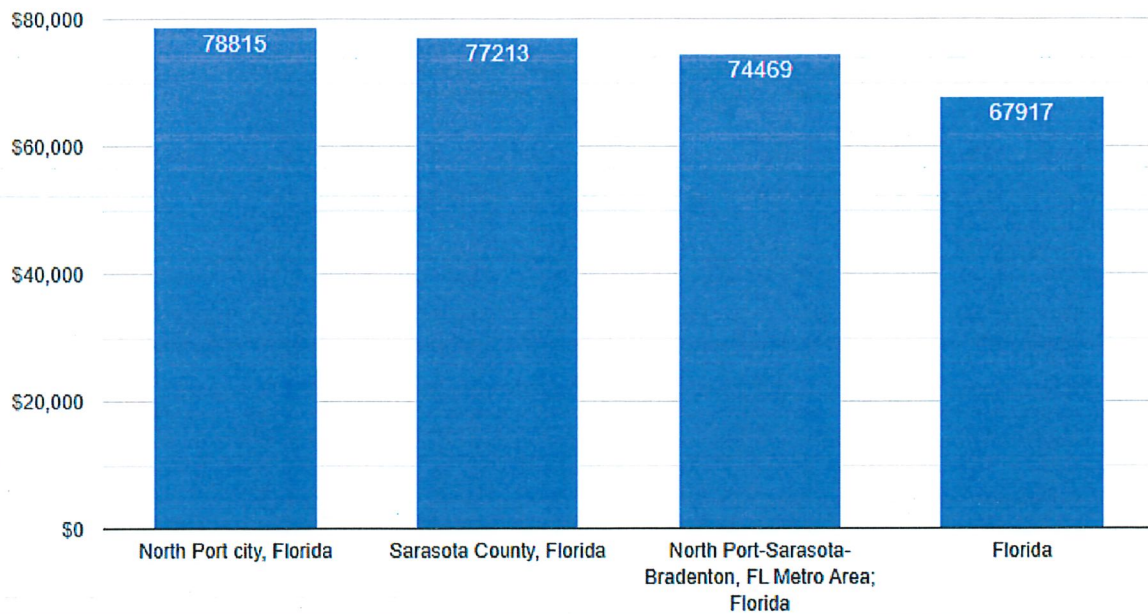
Total Population	Total Population
North Port city, Florida	76,975
Sarasota County, Florida	439,392
North Port-Sarasota-Bradenton, FL Metro Area; Florida	844,461
Florida	21,634,529

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



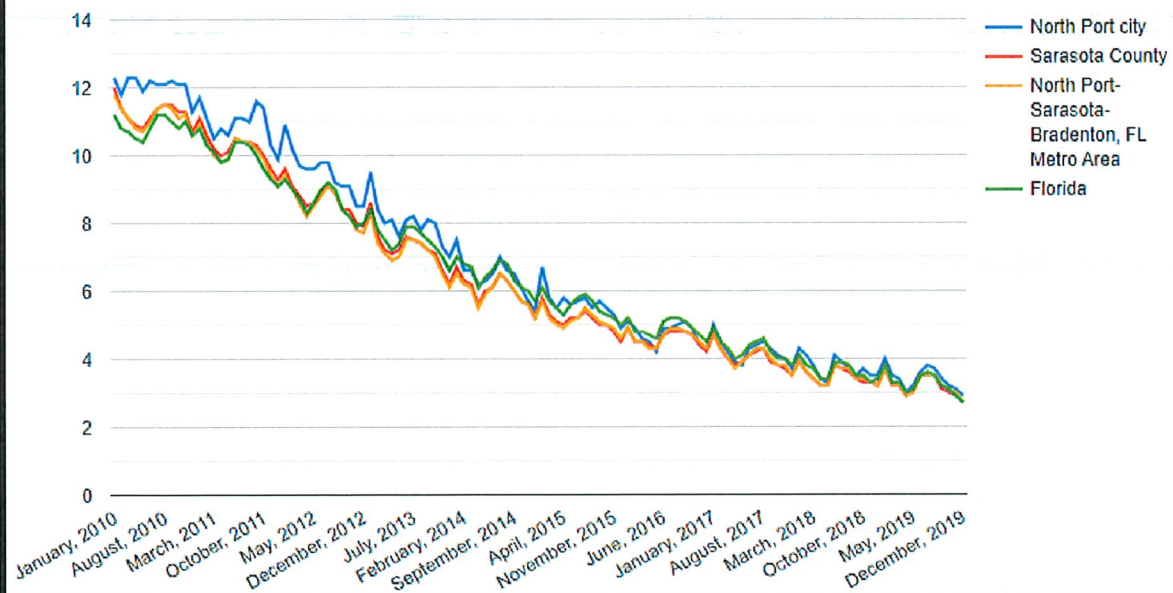
## Median Household Income in the Past 12 months

Source: 2018-2022 American Community Survey, U.S. Census Bureau (c) 2025, Wyattopia, Inc.

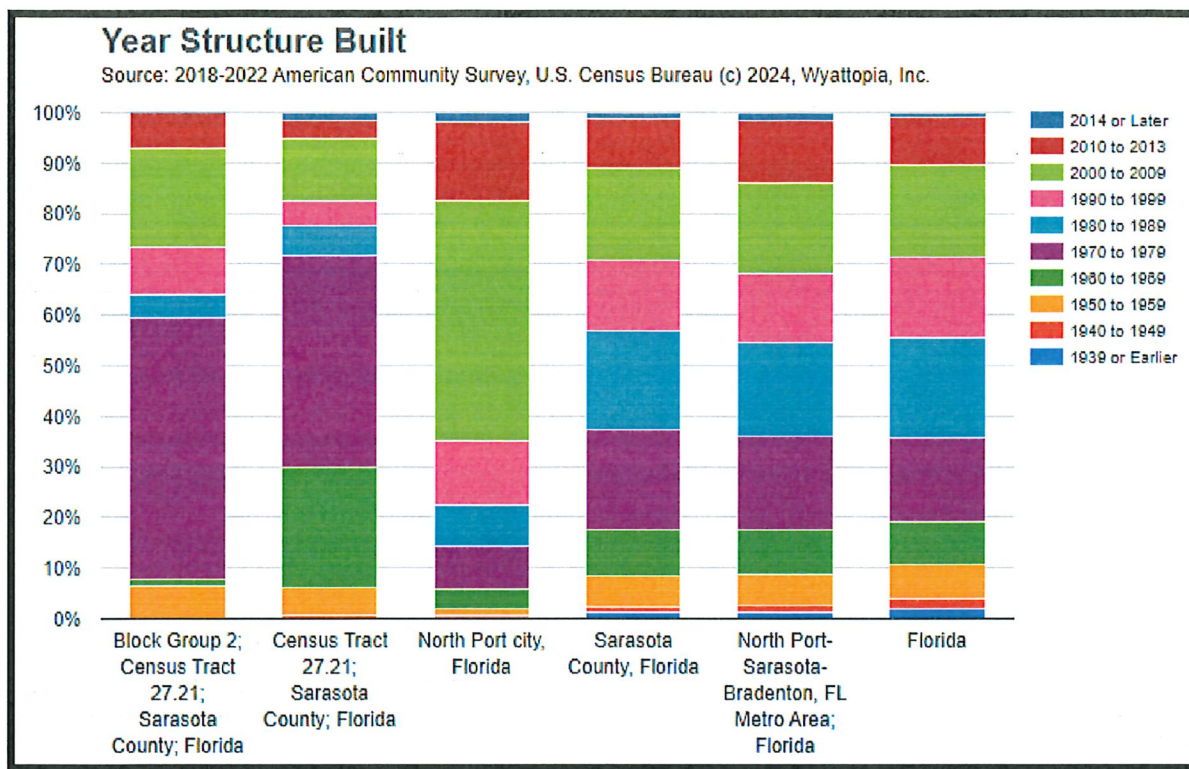


## Unemployment Rate

Source: Bureau of Labor Statistics (c) 2024, Wyattopia, Inc., Used by permission







## NEIGHBORHOOD ANALYSIS

The subject's neighborhood is best described as the Sarasota County – North Port City Limits line to the north, east, and Interstate 75 to the west, which is also considered the subject's market area. The West Villages Improvement District (WVID) about seven miles west of the subject property consisting of 6,022 acres is the largest area under single ownership within the City of North Port. It will be an area of significant growth over the next 25 years. The subject is 1.5 miles south of West Price Boulevard which provides convenient connections to Interstate-75 at Sumter Boulevard (2.5 miles to the east) opening access to all Southwest Florida.

### Background

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

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



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

There is even an area in southeast North Port consisting of approximately 9,100 lots which has no electric power service and Florida Power, and Light Company has not yet made any commitment to develop lines into this area because of cost. Based on comments and information from FPL, the city believes that there is little probability that any electric service will be extended into this area until at least 2018 and beyond. As of 2008, the city has 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 it is feasible to extend water and sewer service into these areas. This has been the typical growth pattern in North Port for the last 50 years.

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

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

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

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

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

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

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

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

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

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



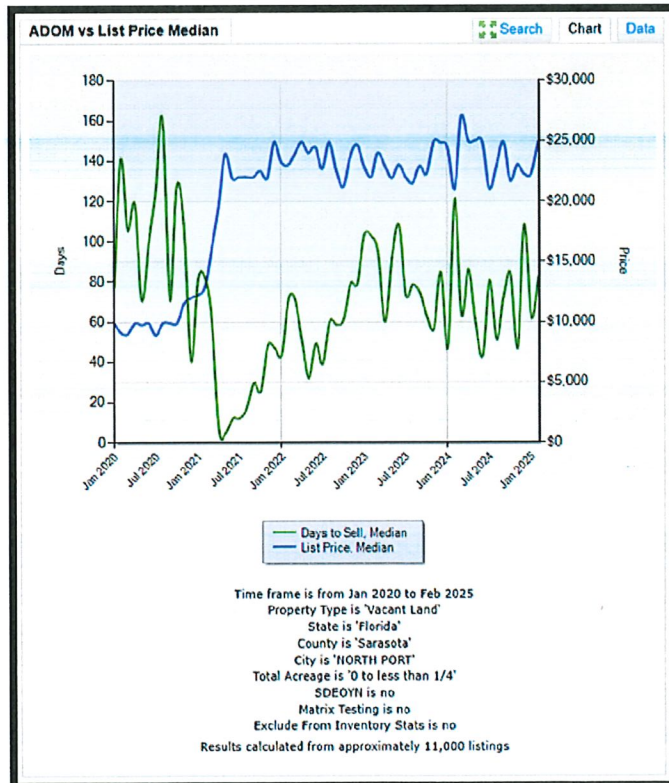
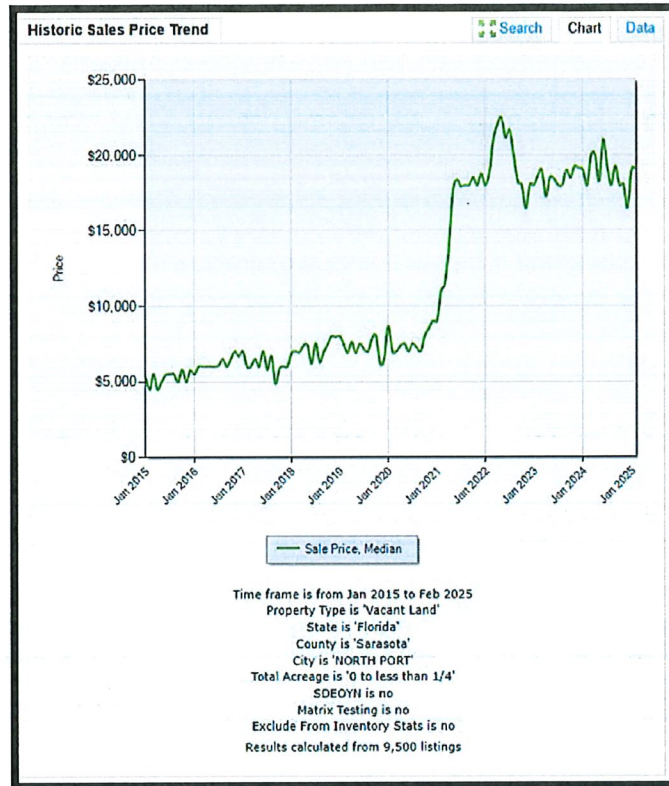
Households			
	2 mile	5 mile	10 mile
2010 Households	6,743	20,940	65,923
2023 Households	8,223	26,889	86,179
2028 Household Projection	8,607	28,323	91,017
Annual Growth 2010-2023	1.0%	1.7%	1.9%
Annual Growth 2023-2028	0.9%	1.1%	1.1%
Owner Occupied Households	6,076	22,522	73,795
Renter Occupied Households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

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

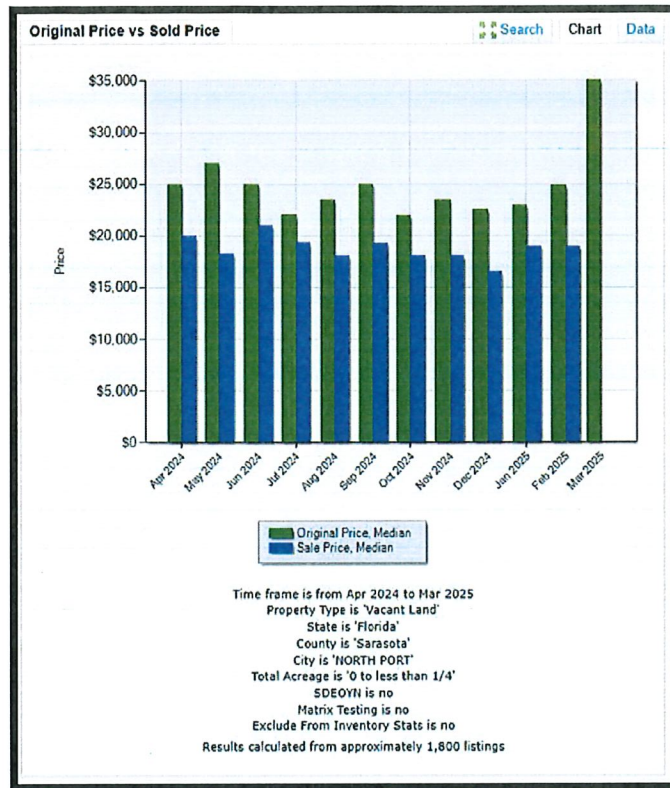
The overall long-term outlook for the neighborhood and its market values is favorable.

## MARKET ANALYSIS

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







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

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

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

## HIGHEST AND BEST OR MOST PROBABLE USE

Highest and Best Use is defined as:

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

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

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

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

### Highest and Best Use, as Vacant

#### PHYSICALLY POSSIBLE:

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

The subject site comprises a total of 10,000 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 Denargo Road and is located on a canal. Central water is provided, with sewer provided by an onsite septic system. There are no apparent soil or subsoil conditions which have an adverse impact on developability (see Environmental Hazards Statement).

#### LEGALLY PERMISSIBLE:

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

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



## FINANCIALLY FEASIBLE:

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

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

## MAXIMALLY PRODUCTIVE:

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

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

The following discussion forms conclusions as to the maximally productive use of the subject site.

In the Financially Feasible section, it is noted that the only feasible alternative currently is single-family residence. Therefore, this is considered the maximally productive use.

## CONCLUSION -- HIGHEST AND BEST USE, AS VACANT:

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

## EXPOSURE TIME

Exposure time may be defined as follows:

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

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

## DISCUSSION OF THE APPRAISAL PROCESS

The purpose of the appraisal is to report an opinion 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 value by comparing the subject site with sales of sites possessing similar utility, appeal, and highest and best use.

---

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

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

### LAND VALUATION -- SALES COMPARISON APPROACH

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

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



FILE: 225C009

PLATE: Comparable Sales

SALE	SALE DATE	Instrument #:	PARCEL ID #	ADDRESS	LOCATION
1	Jan-25	2025008974	987042939	Colonade Lane, North Port	South of W. Price Blvd., East of C
2	Jun-24	2024087778	988012714	Petunia Terrace, North Port	South of W. Price Blvd., East of C
3	May-24	2024076889	987042930	Colonade Lane, North Port	South of W. Price Blvd., East of C
4	Apr-24	2024055496	1005016331	Parade Terrace, North Port	South of W. Price Blvd., East of C
5	Feb-24	2024017691	1003008012	Mac Caughey Dr., North Port	South of W. Price Blvd., West of C
			1003016301	Muglone Lane, North Port	South of W. Price Blvd., East of C
			INDICATED VALUE:		
			10,000	@ \$2.85 PER SF	\$28,500

## Summary and Analysis of Comparable Land Sales

Five residential lot sales in the subject's neighborhood are used in the Sales Comparison Approach. As presented in the Market Analysis section earlier in the report, vacant land in North Port increased dramatically in 2021 and then through March-May 2022. Since then, they have receded in price and have remained generally level since January 2023. Further research concluded that hurricanes Helene and Milton affected the sale price of lots like the subject in the last three months of 2024. Therefore, sales in this period are not used in the analysis. Taking into consideration the current market conditions the market value opinion is \$28,500 as calculated in the chart above.

OPINION OF THE FEE SIMPLE MARKET VALUE, AS IS (VACANT), AS OF MARCH 1, 2025, WAS:

TWENTY-EIGHT THOUSAND, FIVE HUNDRED DOLLARS  
(\$28,500)

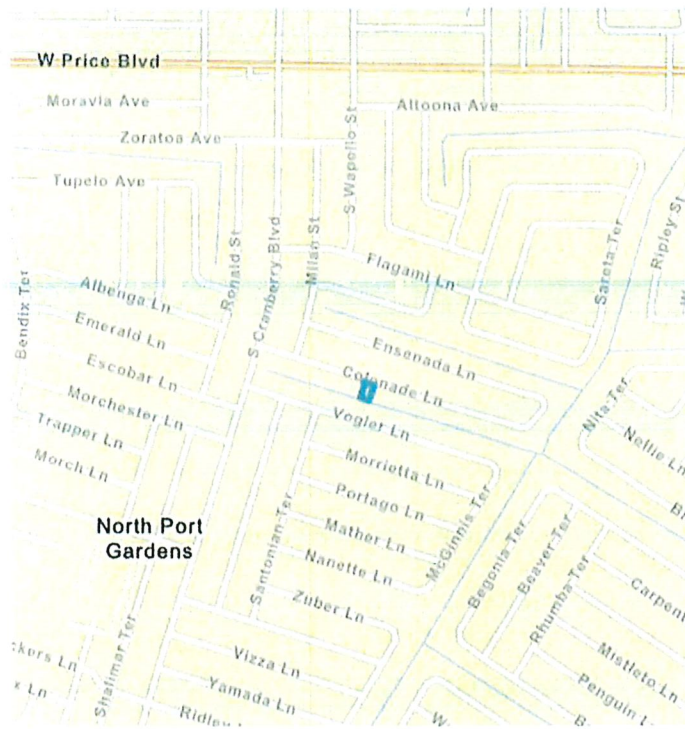


## *ADDENDUM*

**LAND SALES**



## COMPARABLE SALE 1







**Bill Furst**  
SARASOTA COUNTY  
PROPERTY APPRAISER

**Property Record Information for 0987042939**

**Ownership:**

SANTANA OSCAR

GOMEZ NORE INGRID E

2580 COLONADE LN, NORTH PORT, FL, 34286-5035

**Situs Address:**

COLONADE LN NORTH PORT, FL, 34286

**Land Area:** 10,000 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1527 - PORT CHARLOTTE SUB 09

**Property Use:** 0000 - Residential vacant site

**Status:** OPEN

**Sec/Twp/Rge:** 26-39S-21E

**Census:** 121150027432

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 0

**Parcel Description:** LOT 39, BLK 429, 9TH ADD TO PORT CHARLOTTE, ORI 2004240723

**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 <sup>i</sup>
2024	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0	\$18,000	\$0
2023	\$17,300	\$0	\$0	\$17,300	\$17,300	\$0	\$17,300	\$0
2022	\$16,500	\$0	\$0	\$16,500	\$7,587	\$0	\$7,587	\$8,913
2021	\$8,300	\$0	\$0	\$8,300	\$6,897	\$0	\$6,897	\$1,403
2020	\$6,500	\$0	\$0	\$6,500	\$6,270	\$0	\$6,270	\$230
2019	\$5,700	\$0	\$0	\$5,700	\$5,700	\$0	\$5,700	\$0
2018	\$5,900	\$0	\$0	\$5,900	\$5,314	\$0	\$5,314	\$586
2017	\$5,300	\$0	\$0	\$5,300	\$4,831	\$0	\$4,831	\$469
2016	\$5,000	\$0	\$0	\$5,000	\$4,392	\$0	\$4,392	\$608
2015	\$4,000	\$0	\$0	\$4,000	\$3,993	\$0	\$3,993	\$7

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

**Current Exemptions**

**Homestead Property:** No

There are no exemptions associated with this parcel.

**Sales & Transfers**


Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
1/17/2025	\$25,900	2025008974	01	TOP NOTCH BUILDER & INVESTMENTS LLC	WD
7/5/2022	\$21,000	2022113483	01	BELLINATO VIRGINIA	WD
11/23/2004	\$26,900	2005004874	01	TROPICAL GULF PROPERTIES LLC,	WD
11/16/2004	\$19,000	2004235892	01	STAFFIERO NICK,	WD
3/10/1998	\$6,000	3093/2840	01	TILKINS JOHN E & ELAINE J	WD
9/1/1987	\$6,300	1977/818	11		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/1/2025

## FEMA Flood Zone Information provided by Sarasota County Government

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

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0391F	OUT	OUT	X	120279		OUT

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

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

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

FEMA Flood Zone Data provided by Sarasota County Government as of 6/25/2024

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



**C7501949****COLONADE LN, NORTH PORT, FL 34286****County:** Sarasota**Subdiv:** PORT CHARLOTTE SUB 09**Subdiv/Condo:****Style:** Residential**Total Acreage:** 0 to less than 1/4**Price Per Acre:** 112,609**LP/SqFt:** \$3**For Lease:** No**Lease Rate:****Sold Price:** \$25,900**Sold Date:** 01/17/2025**Total Annual Assoc Fees:** 0.00**Average Monthly Fees:** 0.00**Status:** Sold**Backups Requested:** No**List Price:** \$25,900**Designated Builder:****On Market Date:** 12/11/2024**Special Sale:** None**ADOM:** 21**CDOM:** 188**Pets:****Lease Price Per Acre:**

Gorgeous lot in North Port. on a CITYWATER!!!! NO FLOOD ZONE!!! NO HOA!!! NO SCRUBJAY!!!! zone RSF2 Lot is on a quiet street in an area of new homes next to Trailhead Park. 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

**Land, Site, and Tax Information****Legal Desc:** LOT 39, BLK 429, 9TH ADD TO PORT CHARLOTTE, ORI 2004240723**Tax ID:** [0987042939](#)**Taxes:** \$676**Tax Year:** 2023**Ownership:** Fee Simple**Homestead:****Other Exemptions:****SE/TP/RG:** 26-39-21**Block/Parcel:** 429**Book/Page:** 12-21**Lot #:** 39**Zoning Comp:** No**Zoning:** RSF2**Alt Key/Folio #:** 0987042939**Subdivision #:****Between US 1 & River:****Legal Subdivision Name:** PORT CHARLOTTE SUB 09**Complex/Comm Name:****Census Tract:** 27.43**Flood Zone Panel:** 12115C0391F**Flood Zone Date:** 11/04/2016**Flood Zone:** X**Census Block:****Add Parcel:** No**# of Parcels:****Additional Tax IDs:****AG Exemption YN:****Front Footage:** 80**Lot Dimensions:** 80x125**Lot Size Acres:** 0.23**Lot Size:** 10,000 SqFt / 929 SqM**Property Access:****Auction:** No**Auction Type:****Buyers Premium:****Auction Firm/Website:****SW Subd Condo#:****Development:****Min Lease:****View:****SW Subd Name:** North Port Town Center**# Times per Year:****Water Information:****Water Frontage:** No**Waterfront Ft:** 0**Water Access:** No**Water Name:****Water View:** No**Water Extras:** No**Addtl Water Info:** GREENBELT BACK OF THE LAND**Parcel:****CDD:****Future Land Use:****County Land Use:****County Prop Use:****Annual CDD Fee:****State Land Use:****State Prop Use:****Planned Unit Dev:****Site Information****Easements:****Road Frontage:****Other Structures:****Security Feat:****Other Equipment:****Water:** Public**Fences:****Farm Type:****# of Stalls:****# of Wells:****Road Surface Type:** Asphalt**Road Responsibility:****Front Exposure:****Lot Features:****Current Adjacent Use:****Utilities:** Electricity Available, Public, Utility Pole**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: [Irina Evans](#)E-mail: [irinaevans941@gmail.com](mailto:irinaevans941@gmail.com)

List Agent 2:

List Agent 2 Email:

List Office 2:

List Agent ID: 274510236

List Agent Fax:

List Agent 2 ID:

List Agent Direct: 941-302-9282

List Agent Cell:

List Agent 2 Phone:

List Office ID:

Call Center #:

Office: [REALTY ONE GROUP MVP](#)

Office Fax:

Original Price: \$25,900

Seller Representation: Single Agent

Owner:

Financing Avail:

Contract Status:

Selling Agent: [Priscilla Perez-McGuire](#)

Selling Agent 2:

Sold Date: 01/17/2025

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Inter Office Info:

Realtor Info:

Confidential Info:

Disclosures:

Showing Time:

Showing Instructions: No Lockbox

Showing Considerations:

**Driving Directions:** Take Sumter Blvd. Use the left 2 lanes to turn left onto W Price Blvd. Continue straight to stay on W Price Blvd. Turn right onto S Cranberry Blvd. Turn left onto Colonade Ln. Destination will be on the right

Realtor Remarks:

Office Phone: 800-896-8790

On Market Date: 12/11/2024

Office ID: 274502163

LP/SqFt: \$3

Owner Phone:

Financing Terms:

Days to Cont: 22

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

Sell Office 2:

Sold Price: \$25,900

Seller Credit: \$25,900.00

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 01/17/2025

Sell Offc 2 Phone:

Days to Closed: 38

SP/LP Ratio: 100

### Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

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1/21/2025 12:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3283831

Prepared by and Return to:  
Cristina Doolittle  
Suncoast One Title & Closings, Inc.  
4351 Aidan Lane  
North Port, FL 34287

Doc Stamp-Deed: \$181.30

File No.: NP-2025-2296  
Parcel ID Number: 0987042939

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the 17th day of January, 2025 between Commex Construction & Painting, LLC, FKA Top Notch Builder and Investment LLC, a Florida Limited Liability Company, whose post office address is 5232 Lime Avenue, Seffner, FL 33584, of the County of Hillsborough, State of Florida, Grantor, to Oscar Santana and Ingrid E Gomez Nore, Husband and Wife, whose post office address is 2580 Colonade Lane, North Port, FL 34286, of the County of Sarasota, State of Florida, Grantees:

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

Lot 39, Block 429, 9th Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 12, Page(s) 21, 21A through 21S, inclusive, of the Public Records of Sarasota County, Florida.

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

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

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

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land

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

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

Signed, sealed and delivered in our presence:

X [Signature]  
WITNESS 1 SIGNATURE  
PRINT NAME: Liliana Castillo

WITNESS 1 ADDRESS:  
11214 E DR MLK BLVD  
SEFFNER, FL 33584

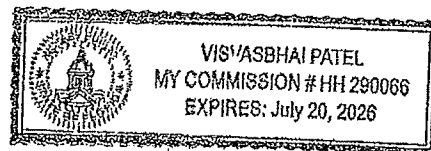
X [Signature]  
WITNESS 2 SIGNATURE  
PRINT NAME: Vishwasbhai Patel

WITNESS 2 ADDRESS:  
11214 E DR MLK BLVD  
SEFFNER, FL 33584

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 13<sup>th</sup> day of January, 2025 by Luis A. Gomez, Managing Member of Commex Construction & Painting, LLC, FKA Top Notch Builder and Investment LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

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



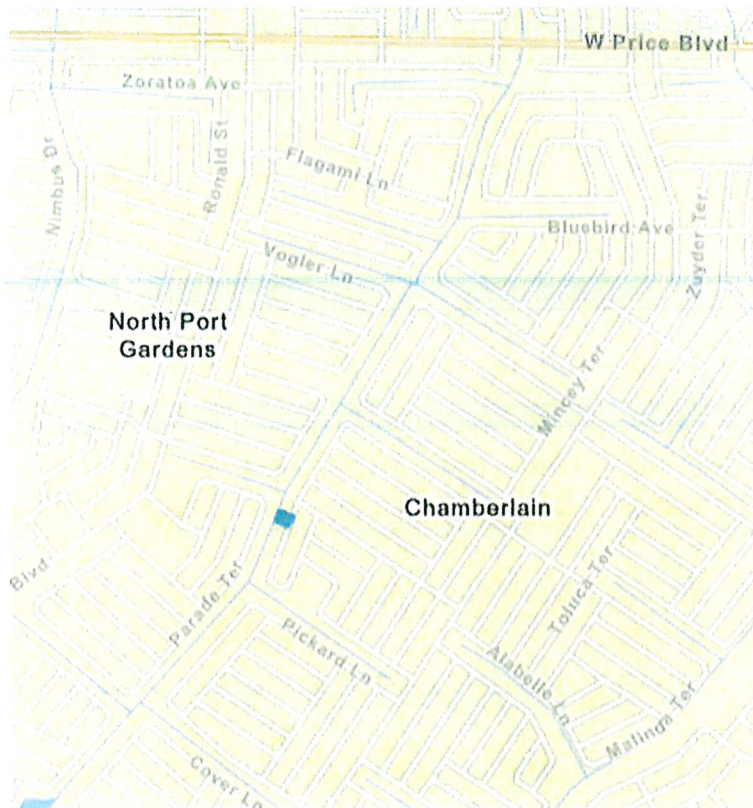
Personally known:  
OR Produced Identification: Drivers id

Type of Identification Produced: Drivers id

(NOTARY SEAL)



## COMPARABLE SALE 2





**Bill Furst**  
SARASOTA COUNTY  
PROPERTY APPRAISER

**Property Record Information for 0988012714**

**Ownership:**

VUKASINOVIC ZARKO  
VUKASINOVIC RADMILA  
2326 KENNESAW OAKS TRL NW, KENNESAW, GA, 30152-4271  
**Situs Address:**  
PETUNIA TER NORTH PORT, FL, 34286

**Land Area:** 10,000 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1526 - PORT CHARLOTTE SUB 08

**Property Use:** 0000 - Residential vacant site

**Status:** OPEN

**Sec/Twp/Rge:** 26-39S-21E

**Census:** 121150027451

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 0

**Parcel Description:** LOT 14 BLK 127 8TH 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 <sup>i</sup>
2024	\$19,000	\$0	\$0	\$19,000	\$19,000	\$0	\$19,000	\$0
2023	\$21,500	\$0	\$0	\$21,500	\$21,500	\$0	\$21,500	\$0
2022	\$22,800	\$0	\$0	\$22,800	\$22,800	\$0	\$22,800	\$0
2021	\$9,800	\$0	\$0	\$9,800	\$7,618	\$0	\$7,618	\$2,182
2020	\$7,500	\$0	\$0	\$7,500	\$6,925	\$0	\$6,925	\$575
2019	\$7,700	\$0	\$0	\$7,700	\$6,295	\$0	\$6,295	\$1,405
2018	\$7,300	\$0	\$0	\$7,300	\$5,723	\$0	\$5,723	\$1,577
2017	\$6,200	\$0	\$0	\$6,200	\$5,203	\$0	\$5,203	\$997
2016	\$5,400	\$0	\$0	\$5,400	\$4,730	\$0	\$4,730	\$670
2015	\$4,300	\$0	\$0	\$4,300	\$4,300	\$0	\$4,300	\$0

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

## Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.

## Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
12/30/2024	\$100	2024173434	11	LAZIC MILKA	QC
6/25/2024	\$26,000	2024087778	37	HRUBY ANNA	WD
4/7/2021	\$14,500	2021071958	01	HELLANE MAURYA K	WD
11/10/2014	\$100	2014137523	11	PICARD LOUISE	QC
1/14/2007	\$100	2008101800	11	STEWART, PATRICIA M	OT
1/30/2002	\$3,500	2002018112	01	OGLETREE LARRY & DIANE,	WD
5/14/1999	\$100	1999079110	11	NITZ JOHN A & JOAN A	WD
9/1/1977	\$3,200	1205/1292	01		NA



## Associated Tangible Accounts



There are no associated tangible accounts for this parcel

Property record information last updated on: 3/1/2025

## FEMA Flood Zone Information provided by Sarasota County Government

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

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0391F	OUT	IN	AE	120279		OUT
0391F	OUT	OUT	X	120279		OUT
0391F	OUT	OUT	X500	120279		OUT

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

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

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

FEMA Flood Zone Data provided by Sarasota County Government as of 6/25/2024

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

6/25/2024 11:46 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3201579

Prepared by and return to:

Lisa K. Hillman

NORTH PORT TITLE, LLC

13801 Tamiami Trail Suite C

North Port, FL 34287

941-423-0360

240343

Doc Stamp-Deed: \$182.00

Page 1 of 2

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 25 day of June 2024, between Anna Hruby, a married person whose post office address is 1270 Arredondo Street, North Port, Florida 34286, grantor, and Milka Lazic, a married woman whose post office address is 3525 Petunia Terrace, North Port, Florida 34286, grantee:

(Whenever 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, trusts and trustees)

**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 127, 8TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 12, Page 20, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0988012714

Grantor herein covenants that the above-described property is vacant, unimproved land and is not adjacent to nor contiguous to any other land owned by the Grantor.

**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, 2023.

**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  
Lisa K Hillman  
Witness Name Printed  
13801 Tamiami Trl, Ste C, North Port, FL 34287

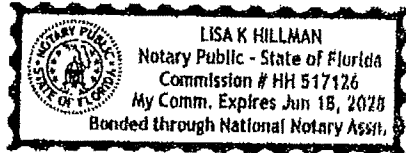
[Signature]  
Anna Hruby

[Signature]  
Witness  
Janelle Smith  
Witness Name Printed  
13801 Tamiami Trl, Ste C, North Port, FL 34287

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this  
25 of June, 2024 by Anna Hruby, a married person, who ☐ is personally known or ☒ has produced a driver's license  
as identification.

(Notary Seal)



[Signature]  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



### COMPARABLE SALE 3





**Bill Furst**  
SARASOTA COUNTY  
PROPERTY APPRAISER

### Property Record Information for 0987042930

**Ownership:**

SANTANA OSCAR

GOMEZ-NORE INGRID ELENA

2580 COLONADE LN, NORTH PORT, FL, 34286-5035

**Situs Address:**

COLONADE LN NORTH PORT, FL, 34286

**Land Area:** 10,000 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1527 - PORT CHARLOTTE SUB 09

**Property Use:** 0000 - Residential vacant site

**Status:** OPEN

**Sec/Twp/Rge:** 26-39S-21E

**Census:** 121150027432

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 0

**Parcel Description:** LOT 30 BLK 429 9TH ADD TO PORT CHARLOTTE

## Buildings

Vacant Land

## Extra Features

There are no extra features associated with this parcel

## Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> <sup>i</sup>
2024	\$18,000	\$0	\$0	\$18,000	\$18,000	\$0	\$18,000	\$0
2023	\$17,300	\$0	\$0	\$17,300	\$17,300	\$0	\$17,300	\$0
2022	\$16,500	\$0	\$0	\$16,500	\$16,500	\$0	\$16,500	\$0
2021	\$8,300	\$0	\$0	\$8,300	\$6,897	\$0	\$6,897	\$1,403
2020	\$6,500	\$0	\$0	\$6,500	\$6,270	\$0	\$6,270	\$230
2019	\$5,700	\$0	\$0	\$5,700	\$5,700	\$0	\$5,700	\$0
2018	\$5,900	\$0	\$0	\$5,900	\$5,830	\$0	\$5,830	\$70
2017	\$5,300	\$0	\$0	\$5,300	\$5,300	\$0	\$5,300	\$0
2016	\$5,000	\$0	\$0	\$5,000	\$4,392	\$0	\$4,392	\$608
2015	\$4,000	\$0	\$0	\$4,000	\$3,993	\$0	\$3,993	\$7

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

## Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.

## Sales & Transfers


<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
5/31/2024	\$29,000	2024076889	01	MELNIKOV RUSLAN	WD
6/16/2021	\$27,000	2021119041	01	AMERICAN ESTATE AND TRUST	WD
11/10/2016	\$11,400	2016146906	37	FLORIDA RESERVE HOMES	WD
9/29/2016	\$6,000	2016125506	37	MASSE NORMAN F	WD
10/1/1980	\$2,700	1410/229	01		NA

## Associated Tangible Accounts

There are no associated tangible accounts for this parcel



**FEMA Flood Zone Information provided by Sarasota County Government**

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

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0391F	OUT	OUT	X	120279		OUT

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

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

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

FEMA Flood Zone Data provided by Sarasota County Government as of 6/25/2024

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

**A4554617****COLONADE LN, NORTH PORT, FL 34286****County:** Sarasota**Subdiv:** PORT CHARLOTTE SUB 09**Subdiv/Condo:****Style:** Residential**Total Acreage:** 0 to less than 1/4**Price Per Acre:** 126,087**LP/SqFt:** \$3**For Lease:** No**Lease Rate:****Sold Price:** \$29,000**Sold Date:** 05/31/2024**Total Annual Assoc Fees:** 0.00**Average Monthly Fees:** 0.00**Status:** Sold**Backups Requested:** No**List Price:** \$30,000**Designated Builder:****On Market Date:** 12/11/2022**Special Sale:** None**ADOM:** 514**CDOM:** 514**Pets:****Lease Price Per Acre:**

This perfect 80X125 building lot is located in desirable area of North Port. City Water! No HOAs. Beyond the rear-lot line is a greenbelt so instead of having neighbors over the backyard, you will enjoy the natural view. A quiet street enhances the silence and privacy. Close proximity to grocery shopping, The Cocoplum Village Shops, I-75, US Highway 41, North Port City Hall, and restaurants, close to the beautiful beaches of Southwest Florida. Great time to build your home or invest for the future!

### Land, Site, and Tax Information

**Legal Desc:** LOT 30 BLK 429 9TH ADD TO PORT CHARLOTTE**Tax ID:** [0987042930](#)**Taxes:** \$428**Tax Year:** 2021**Ownership:** Fee Simple**Homestead:****Other Exemptions:****Zoning Comp:****Zoning:** RSF2**SE/TP/RG:** 26-39-21**Block/Parcel:** 429**Book/Page:** 12-21**Lot #:** 30**Alt Key/Folio #:****Subdivision #:****Between US 1 & River:****Legal Subdivision Name:** PORT CHARLOTTE SUB 09**Complex/Comm Name:****Census Tract:** 27.42**Flood Zone Panel:** 12115C0391F**Flood Zone Date:** 11/04/2016**Flood Zone:** X**Census Block:****Front Footage:** 80**Lot Dimensions:** 85 X 125 X

80 X 125

**Lot Size Acres:** 0.23**Lot Size:** 10,000 SqFt / 929 SqM**Property Access:****Add Parcel:** No**# of Parcels:****Additional Tax IDs:****AG Exemption YN:****Auction:** No**Auction Type:****Buyers Premium:****Auction Firm/Website:****SW Subd Condo#:****Development:****Min Lease:****View:****SW Subd Name:** Port Charlotte Sub**# Times per Year:**

### Water Information:

**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:** Public**Fences:****Farm Type:****# of Stalls:****# of Wells:****Road Surface Type:** Asphalt**Road Responsibility:** Public Maintained Road**Front Exposure:****Lot Features:****Current Adjacent Use:****Utilities:** Electricity Available, Public, Water Available**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: [Elena Krivtsova](#)E-mail: [e.krivtsova@yahoo.com](mailto:e.krivtsova@yahoo.com)

List Agent 2:

List Agent 2 Email:

List Office 2:

List Agent ID: 281531783

List Agent Fax:

List Agent 2 ID:

List Agent Direct: 941-307-9026

List Agent Cell: 941-307-9026

List Agent 2 Phone:

List Office ID:

Call Center #:

Office: [MANGO REALTY GROUP](#)

Office Fax:

Original Price: \$30,000

Seller Representation:

Owner: ON FILE

Financing Avail: Cash

Contract Status: Inspections

Selling Agent: [Priscilla Perez-McGuire](#)

Selling Agent 2:

Sold Date: 05/31/2024

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Inter Office Info:

Realtor Info:

Confidential Info:

Disclosures:

Showing Time:

Showing Instructions: Go Direct

Showing Considerations:

Driving Directions: From W. Price Blvd., take south on S. Cranberry Blvd., then turn left onto Colonade Ln., lot on right.

Realtor Remarks: All dimensions approximate. All information deemed accurate, buyer to verify. All offers must include proof of funds.

Office Phone: 941-307-9026

On Market Date: 12/11/2022

Office ID: 281541131

LP/SqFt: \$3

Owner Phone:

Financing Terms:

Days to Cont: 514

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

Sell Office 2:

Sold Price: \$29,000

Seller Credit: \$0.00

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 05/31/2024

Sell Offc 2 Phone:

Days to Closed: 537

SP/LP Ratio: 97

Contract: 05/08/2024

SP/SqFt: \$3

**Seller's Preferred Closing Agent**

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

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**Accessibility Issues?**

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.

**Search Criteria**

Property Type is 'Vacant Land'

Status is 'Sold'

Street Name is like 'colonade\*'

State is 'Florida'

County is 'Sarasota'

City is 'NORTH PORT'

Selected 1 of 11 results.



6/3/2024 2:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3192156

Prepared by and return to:

Patrick R. Rosenbaum

Florida Resident Title Agent

R & R Title Services LLC dba Premier Title of Florida

17827 Murdock Circle Suite A

Port Charlotte, FL 33948

941-235-3116

File Number: MELINKOVR

Will Call No.: PTF-24-174

Doc Stamp-Deed: \$203.00

Parcel Identification No. 0987042930

[Space Above This Line For Recording Data]

## Warranty Deed

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

This Indenture made this 31 day of May, 2024 between Ruslan Melnikov, whose post office address is 17 Eddy Street, Staten Island, NY 10301 grantor\*, and Oscar Santana and Ingrid Elena Gomez-Nore, husband and wife whose post office address is 2580 Colonade Lane, North Port, FL 34286, grantee\*,

**Witneseth**, 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 30, Block 429, NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 12, Page 21, Public Records of Sarasota County, Florida.

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The grantor herein certifies that the above property is vacant and unimproved land and is not a part of nor contiguous to any homestead of the grantor.

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 the presence of the following witnesses:  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

1. *[Signature]*  
1st Witness Name: Oksana Prokhorov  
Witness Address: c/o 37 Josephine St.  
St. NY 10314

*[Signature]*  
Ruslan Melnikov

2. *[Signature]*  
2nd Witness Name: Vasilii Filileev  
Witness Address: 721 Vanduzer,  
Staten Island, NY 10301

State of New York  
County of Richmond

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of May, 2024 by Ruslan Melnikov, who ☒ is personally known or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]

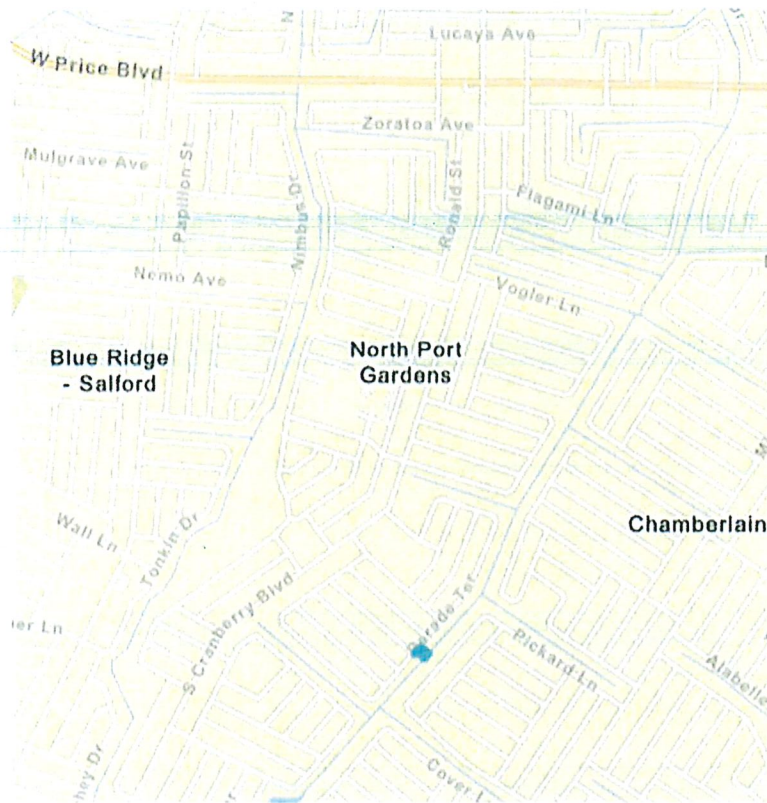
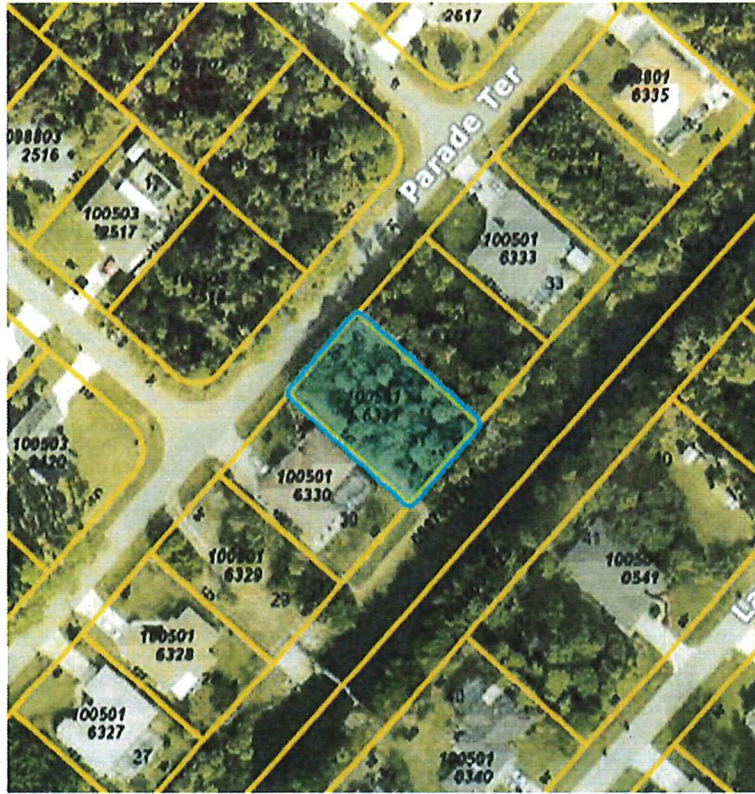
Alexander Khenkin  
Notary Public, State of New York  
Reg. No. 02KH6072930  
Qualified in Kings County  
Commission Expires 12/08/2026

*[Signature]*  
Notary Public

Printed Name: Alexander Khenkin  
My Commission Expires: 12/08/2026

## COMPARABLE SALE 4







**Bill Furst**  
SARASOTA COUNTY  
PROPERTY APPRAISER

### Property Record Information for 1005016331

**Ownership:**

BRANNEN KEITH A

BRANNEN KATHLEEN L

3396 PARADE TER, NORTH PORT, FL, 34286-4330

**Situs Address:**

PARADE TER NORTH PORT, FL, 34286

**Land Area:** 10,000 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1504 - PORT CHARLOTTE SUB 05

**Property Use:** 0000 - Residential vacant site

**Status:** OPEN

**Sec/Twp/Rge:** 35-39S-21E

**Census:** 121150027432

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 0

**Parcel Description:** LOT 31 BLK 163 5TH 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. <sup>1</sup>
2024	\$15,400	\$0	\$0	\$15,400	\$11,757	\$0	\$11,757	\$3,643
2023	\$17,400	\$0	\$0	\$17,400	\$10,688	\$0	\$10,688	\$6,712
2022	\$23,100	\$0	\$0	\$23,100	\$9,716	\$0	\$9,716	\$13,384
2021	\$10,300	\$0	\$0	\$10,300	\$8,833	\$0	\$8,833	\$1,467
2020	\$9,400	\$0	\$0	\$9,400	\$8,030	\$0	\$8,030	\$1,370
2019	\$7,300	\$0	\$0	\$7,300	\$7,300	\$0	\$7,300	\$0
2018	\$7,000	\$0	\$0	\$7,000	\$7,000	\$0	\$7,000	\$0
2017	\$7,600	\$0	\$0	\$7,600	\$7,409	\$0	\$7,409	\$191
2016	\$9,200	\$0	\$0	\$9,200	\$6,735	\$0	\$6,735	\$2,465
2015	\$6,200	\$0	\$0	\$6,200	\$6,123	\$0	\$6,123	\$77

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

## Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.



## Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
4/19/2024	\$27,000	2024055496	01	D AGOSTINO STEPHEN	WD
4/29/2005	\$10,000	2005099369	01	JENULIS,ROBERT	WD
5/14/2002	\$3,000	2005075064	01	SHUFELT FRANCIS A,	WD
12/1/1987	\$5,600	2004/2695	11		NA

## Associated Tangible Accounts

There are no associated tangible accounts for this parcel

**FEMA Flood Zone Information provided by Sarasota County Government**

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

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0391F	OUT	IN	AE	120279		OUT
0391F	OUT	OUT	X	120279		OUT

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

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

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

FEMA Flood Zone Data provided by Sarasota County Government as of 6/25/2024

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



Prepared by and return to:



FLORIDA TITLEPROS  
MAKING IT EASY

7091 Grand National Drive, Suite 100

Orlando, Florida 32819

(407) 536-5455

File No 24-0308-08P

William E. Davis, Jr., Licensed Title Agent

Incident to the issuance of a title insurance contract

Parcel Identification No 1005016331

4/23/2024 11:45 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3174126

Doc Stamp-Deed: \$189.00

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the 19 day of April, 2024 between \*Stephen D'Agostino, a married man, whose post office address is 26520 Shoregrass Drive, Wesley Chapel, FL 33544, Grantor, to Keith A. Brannen and Kathleen L. Brannen, husband and wife, whose post office address is 3396 Parade Terrace, North Port, FL 34286, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TWENTY SEVEN THOUSAND AND 00/100 (U.S. \$27,000.00) 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 heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

**Lot 31, Block 163, FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 11, Pages 33, 33A through 33R, Public Records of Sarasota County, Florida.**

**\*Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 26520 Shoregrass Drive, Wesley Chapel, FL 33544.**

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

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

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

And Grantor hereby covenant with the Grantee that the Grantor 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 (AS TO ALL):

Ivelisse Zambrano  
WITNESS  
PRINT NAME: Ivelisse Zambrano

Stephen D'Agostino  
Stephen D'Agostino

Desiree Rackey  
WITNESS  
PRINT NAME: Desiree Rackey

In accordance with F.S. 695.26:

Print Address as to Witness #1 above:

21641 C.C. Ln.  
Wesley Chapel, FL 33514

Print Address as to Witness #2 above:

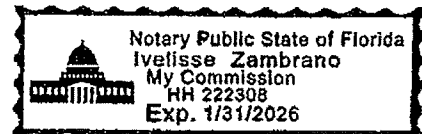
3136 Lanier rd  
Zephyrhills, FL 33541

STATE OF FLORIDA  
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 19<sup>th</sup> day of April, 2024, by Stephen D'Agostino.

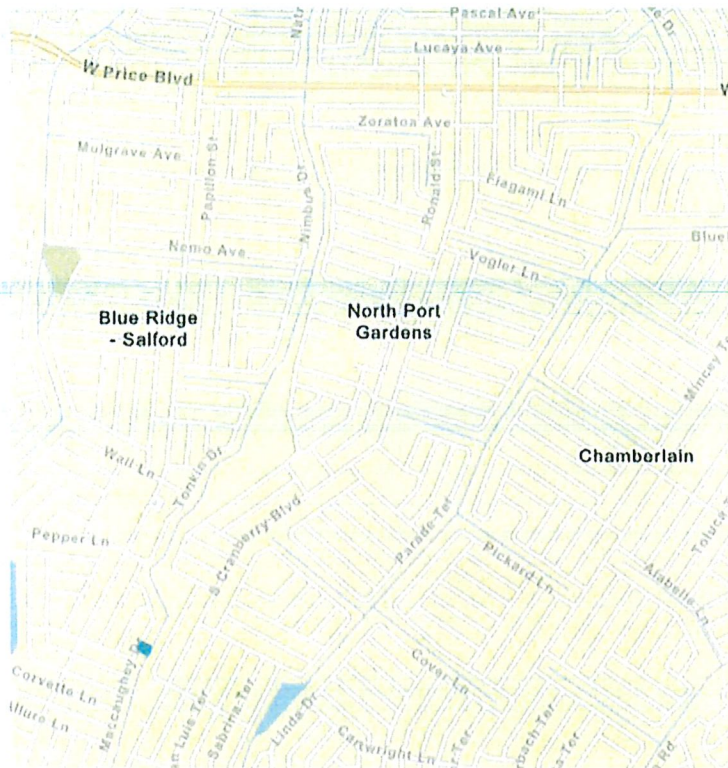
Ivelisse Zambrano  
Signature of Notary Public Ivelisse Zambrano  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒  
Type of Identification  
Produced: Drivers License



## COMPARABLE SALE 5







**Bill Furst**  
SARASOTA COUNTY  
PROPERTY APPRAISER

**Property Record Information for 1003008012**

**Ownership:**

THOMAS MICHAEL T J

THOMAS NANETTE A

4640 MACCAUGHEY DR, NORTH PORT, FL, 34287-3237

**Situs Address:**

MAC CAUGHEY DR NORTH PORT, FL, 34287

**Land Area:** 10,000 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1503 - PORT CHARLOTTE SUB 04

**Property Use:** 0000 - Residential vacant site

**Status:** OPEN

**Sec/Twp/Rge:** 34-39S-21E

**Census:** 121150027361

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 0

**Parcel Description:** LOT 12 BLK 80 4TH 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 <sup>i</sup>
2024	\$26,500	\$0	\$0	\$26,500	\$11,553	\$0	\$11,553	\$14,947
2023	\$22,600	\$0	\$0	\$22,600	\$10,503	\$0	\$10,503	\$12,097
2022	\$22,800	\$0	\$0	\$22,800	\$9,548	\$0	\$9,548	\$13,252
2021	\$9,900	\$0	\$0	\$9,900	\$8,680	\$0	\$8,680	\$1,220
2020	\$9,400	\$0	\$0	\$9,400	\$7,891	\$0	\$7,891	\$1,509
2019	\$8,500	\$0	\$0	\$8,500	\$7,174	\$0	\$7,174	\$1,326
2018	\$9,800	\$0	\$0	\$9,800	\$6,522	\$0	\$6,522	\$3,278
2017	\$9,000	\$0	\$0	\$9,000	\$5,929	\$0	\$5,929	\$3,071
2016	\$9,000	\$0	\$0	\$9,000	\$5,390	\$0	\$5,390	\$3,610
2015	\$4,900	\$0	\$0	\$4,900	\$4,900	\$0	\$4,900	\$0

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

## Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.



## Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
2/9/2024	\$27,500	2024017691	01	D ORIO SAVERIO	WD
9/3/1997	\$100	3010-0201	11	D ORIO FRANK	OT
10/1/1987	\$8,500	1990/2473	01		NA

## Associated Tangible Accounts

There are no associated tangible accounts for this parcel

**FEMA Flood Zone Information provided by Sarasota County Government**

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

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0387G	OUT	IN	AE	120279	11.2	OUT
0387G	OUT	OUT	X	120279		OUT
0387G	OUT	OUT	X	120279		OUT

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

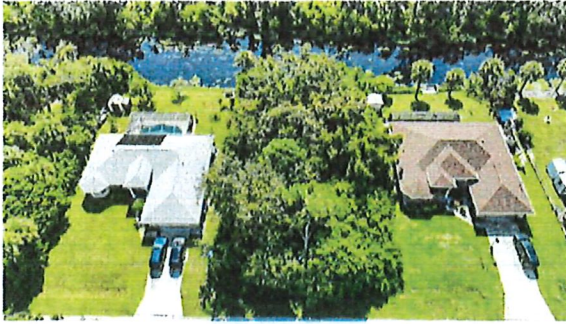
\*\* For more information on flood and flood related issues specific to this property, call (941) 240-8050

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

FEMA Flood Zone Data provided by Sarasota County Government as of 6/25/2024

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



**C7480722****MAC CAUGHEY DR, NORTH PORT, FL 34287****County:** Sarasota**Status:** Sold**Backups Requested:** No**List Price:** \$35,000**Designated Builder:****On Market Date:** 09/15/2023**Special Sale:** None**ADOM:** 126**CDOM:** 126**Pets:****Lease Price Per Acre:****Subdiv:** PORT CHARLOTTE SUB 04**Subdiv/Condo:****Style:** Unimproved Land**Total Acreage:** 0 to less than 1/4**Price Per Acre:** 119,565**LP/SqFt:** \$4**For Lease:** No**Lease Rate:****Sold Price:** \$27,500**Sold Date:** 02/09/2024**Total Annual Assoc Fees:** 0.00**Average Monthly Fees:** 0.00

Unlock the limitless potential of this exceptional canal-front vacant lot, a canvas awaiting your creative genius! Nestled in the heart of a vibrant community, this serene haven invites you to explore the wonders of nature, offering the perfect backdrop for your dream home. Conveniently located near schools, parks, and amenities, this canal-front vacant lot ensures both convenience and inspiration at your doorstep. Don't let this opportunity slip away; it's time to turn your vision into reality!

**Land, Site, and Tax Information****Legal Desc:** LOT 12 BLK 80 4TH ADD TO PORT CHARLOTTE**Tax ID:** [1003008012](#)**Taxes:** \$524**Tax Year:** 2022**Ownership:** Fee Simple**Homestead:****Other Exemptions:****SE/TP/RG:** 34-39-21**Block/Parcel:** 80**Book/Page:** 11-32**Lot #:** 12**Alt Key/Folio #:****Subdivision #:****Between US 1 & River:****Legal Subdivision Name:** PORT CHARLOTTE SUB 04**Complex/Comm Name:****Census Tract:** 27.39**Census Block:****Flood Zone Panel:** 12115C0387F**Flood Zone Date:** 11/04/2016**Flood Zone:** AE**Add Parcel:** No**# of Parcels:****Additional Tax IDs:****AG Exemption YN:****Front Footage:** 80**Lot Dimensions:** 80x125**Lot Size Acres:** 0.23**Lot Size:** 10,000 SqFt / 929 SqM**Property Access:****Auction:** No**Auction Type:****Buyers Premium:****Auction Firm/Website:****SW Subd Name:** Port Charlotte Sub**SW Subd Condo#:****# Times per Year:****Development:****Min Lease:****View:****Water Information:****Water Frontage:** No**Waterfront Ft:** 0**Water Access:** No**Water Name:****Water View:** No**Water Extras:** No**Addtl Water Info:****Parcel:****CDD:****Annual CDD Fee:****Future Land Use:****State Land Use:****County Land Use:****State Prop Use:****County Prop Use:****Planned Unit Dev:****Site Information****Easements:****Front Exposure:****Road Frontage:****Lot Features:****Other Structures:****Current Adjacent Use:****Security Feat:****Utilities:** Electrical Nearby, Sewer Nearby, Water Nearby**Other Equipment:****Vegetation:****Water:** None**Sewer:** None**Fences:****Barn Features:****Farm Type:****Horse Amenities:****# of Stalls:****# Paddocks/Pastures:****# of Wells:****# of Septics:****Road Surface Type:** Asphalt**Road Responsibility:****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:

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: [Ashlee Hazelwood](#)E-mail: [ashleehazelwood.realtor@gmail.com](mailto:ashleehazelwood.realtor@gmail.com)

List Agent 2:

List Agent 2 Email:

List Office 2:

List Agent ID: 274508940

List Agent Fax: 941-743-5518

List Agent 2 ID:

List Agent Direct: 941-286-2183

List Agent Cell:

List Agent 2 Phone:

List Office ID:

Call Center #:

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

Office Fax: 941-743-5518

Original Price: \$35,000

Seller Representation:

Owner: D ORIO SAVERIO

Financing Avail: Cash, Conventional, FHA, USDA Loan, VA Loan

Contract Status: Inspections

Selling Agent: [Elizabeth Wiggins](#)

Selling Agent 2:

Sold Date: 02/09/2024

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Inter Office Info:

Realtor Info:

Confidential Info:

Disclosures:

Showing Time:

Showing Instructions: Go Direct

Showing Considerations:

Driving Directions: Lot is located between 4716 MAC CAUGHEY Drive and 4640 MAC CAUGHEY Drive

Realtor Remarks:

Office Phone: 941-743-5525

On Market Date: 09/15/2023

Owner Phone:

Financing Terms:

Days to Cont: 134

Office: [TREND REALTY](#)

Sell Office 2:

Sold Price: \$27,500

Seller Credit: \$0.00

Office ID: 274500346

LP/SqFt: \$4

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 02/09/2024

Sell Offc 2 Phone:

Days to Closed: 155

SP/LP Ratio: 79

**Seller's Preferred Closing Agent**

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

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**Search Criteria**

Property Type is 'Vacant Land'

Status is 'Sold'

Street Name is like 'Mac Caughey\*'

State is 'Florida'

County is 'Sarasota'

City is 'NORTH PORT'

Selected 1 of 8 results.



2/9/2024 11:11 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3141280

Prepared by and Return to:  
Jessica Perrault  
Suncoast One Title & Closings, Inc.  
1931 Tamiami Trail, Unit 8  
Port Charlotte, FL 33948

Doc Stamp-Deed: \$192.50

File No.: PC-2024-3042  
Parcel ID Number: 1003008012

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture made the 9th day of February, 2024 between Saverio D'orio, a married man, whose post office address is 257-46 148th Road, Rosedale, NY 11422, of the County of Queens, State of New York, Grantor, to Michael T. J. Thomas and Nanette A. Thomas, husband and wife, whose post office address is 4640 MacCaughey Drive, North Port, FL 34287, of the County of Sarasota, State of Florida, Grantees:**

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

**Lot 12, Block 80, 4th Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 11, Page(s) 32, 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 2024 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 Grantees 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:

ROBERT M. DEVIVO  
WITNESS 1  
PRINT NAME: ROBERT M. DEVIVO

Saverio D'orio  
Saverio D'orio

WITNESS 1 ADDRESS:  
531 W. MERRICK ROAD  
Valley Stream, N.Y. 11580  
Elaine DeVivo

WITNESS 2  
PRINT NAME: E. DEVIVO

WITNESS 2 ADDRESS:  
28 ELIZABETH ST  
Valley Stream, NY 11580

STATE OF NEW YORK  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of February, 2024, by Saverio D'orio.

Robert M. Devivo  
Signature of Notary Public  
Print, Type/Stamp Name of Notary ROBERT M. DEVIVO  
NOTARY PUBLIC, STATE OF NY  
No. 01DE5046935  
COMMISSION EXP. JULY 24 2025

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒  
Type of Identification  
Produced: NY'S DRIVER'S LICENSE

(NOTARY SEAL)

## **QUALIFICATIONS**

## QUALIFICATIONS

### Ronald M. Saba, MAI

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

Email: [rsaba@hettemasaba.com](mailto:rsaba@hettemasaba.com)

### Professional Affiliations/Accreditations:

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

### Education:

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

Appraisal Institute Courses/Seminars  
Appraisal Institute Comprehensive Appraisal Examination and Demonstration Appraisal Report  
Continuing Education Courses/Seminars:  
Uniform Standards of Professional Practice, Florida Law, Business Practices and Ethics, Expert Witness, Litigation, Condemnation, Wetland Valuation, Uniform Appraisal Standards for Federal Land Acquisition and Partial Interest Valuation.

### Professional and Community Organizations:

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





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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

**FLORIDA REAL ESTATE APPRAISAL BD**

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

**SABA, RONALD MAURE**

3307 CLARK ROAD STE 203  
SARASOTA FL 34231

**LICENSE NUMBER: RZ2213**

**EXPIRATION DATE: NOVEMBER 30, 2026**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)

ISSUED: 11/13/2024

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