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*An Appraisal of
A 6.79 Acre Residential Land Parcel
Located on Devonia Circle
North Port, Sarasota County, Florida*

For

*Kerry Travilla
Right of Way Agent
Right of Way Acquisition Support Services
American Acquisition Group*

H.S. File No. 223C035

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

45

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





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April 19, 2023

Kerry Travilla
Right of Way Agent
Right of Way Acquisition Support Services
American Acquisition Group

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 Devonia Circle, North Port, Florida. This report has been performed in accordance with current USPAP Standards. The purpose of the appraisal is to provide an opinion of the market value of the subject property. The report is intended to be used by the client for the possible negotiation of a purchase of the subject property.

The attached appraisal report contains the basic data, definitions, descriptions, and analyses used to formulate my opinion of value. Based on the known factors creating and affecting value, it is my opinion of the fee simple market value of the subject property as of April 4, 2023, was:

SIXTY-SEVEN THOUSAND, THREE HUNDRED DOLLARS
(\$67,300)

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-four pages, plus related exhibits, for the value opinion set forth to be considered valid.

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

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

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Addendum

Comparable Land Sales
Paired Sales Analysis 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 related to the subject property within the three-year period immediately preceding acceptance of this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event related to the intended use of this appraisal. Specifically, this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) and the State of Florida.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I, Ronald M. Saba, have completed the continuing education program for Designated Members of the Appraisal Institute.
- State-Certified General Appraiser: The use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Sub-committee of the Florida Real Estate Commission.
- No one other than the signatories to this report provided significant professional assistance in its preparation.
- I have made a personal inspection of the property that is the subject of this report.

Date Signed: April 19, 2023



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

GENERAL ASSUMPTIONS

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

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

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

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

It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report. The sketches in this report, which are approximate only, and the photographs are included to assist the reader in visualizing the property. All data, cost estimates and statements are, in most cases, gathered from reliable sources and from reputable local or area business concerns, but in no sense guaranteed. If a survey has been included, or relied upon, it is assumed to be correct. No responsibility is assumed to 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 previously made.
4. Neither all nor any part of the contents of this report (especially any conclusion as to value, the identity of the appraiser or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales or other media without the prior written consent and approval of the appraiser.
5. This appraisal is based on the Environmental Hazards Statement, Americans with Disabilities Act Statement and Concurrence Statement located in the Hettema Saba LLC Master file.

SUBJECT PHOTOS – Devonia Circle, North Port, FL.



Subject property, looking northeast from Devonia Circle



Northwest portion of the subject property, looking southeast
from Devonia Circle, north of the pond



Northeast portion of the subject property, looking northwest from
The eastern property line, north of the pond



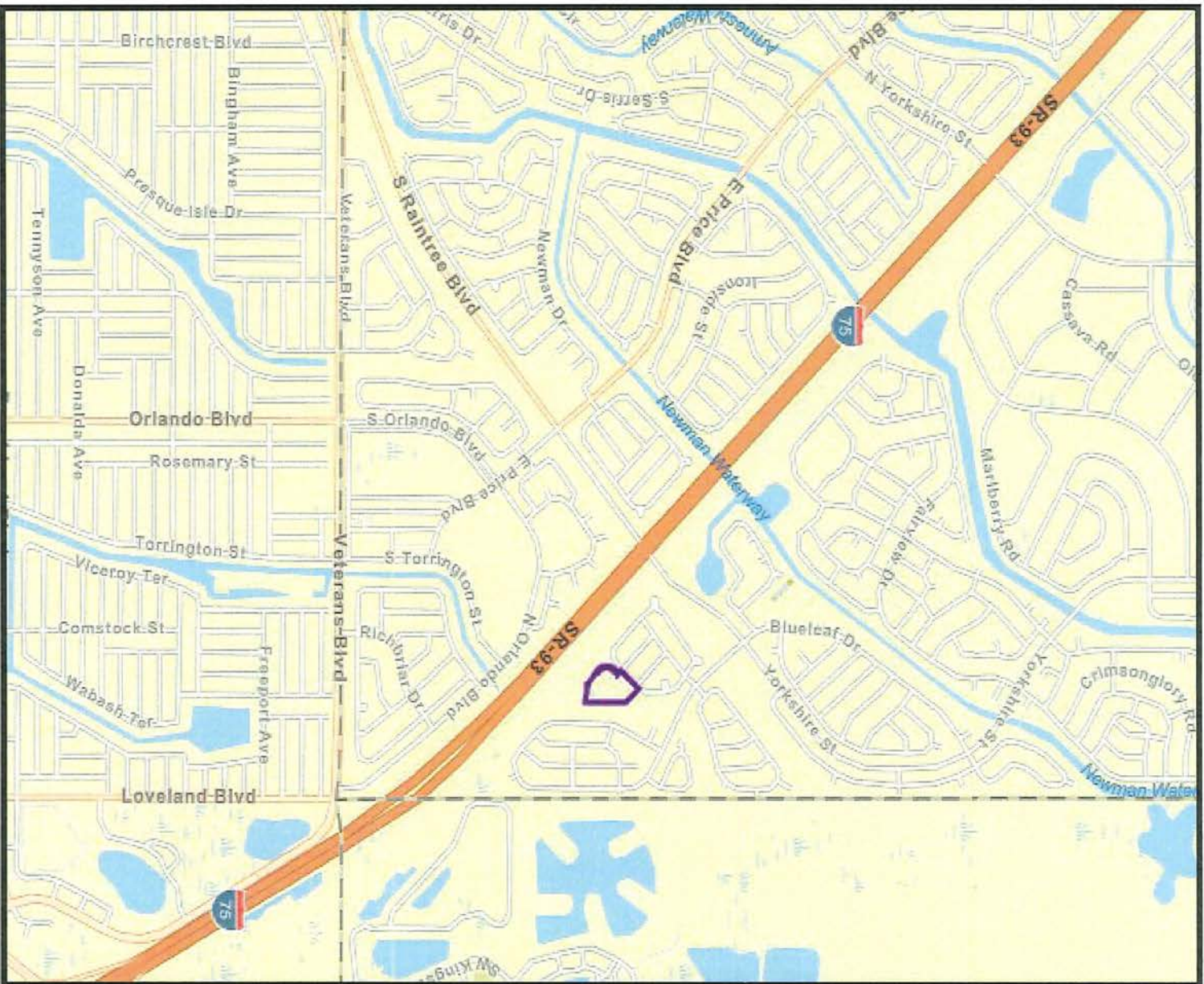
Pond

Street Scenes



Devonia circle, looking northeast from the westren boundary line of the subject

SUBJECT MAPS



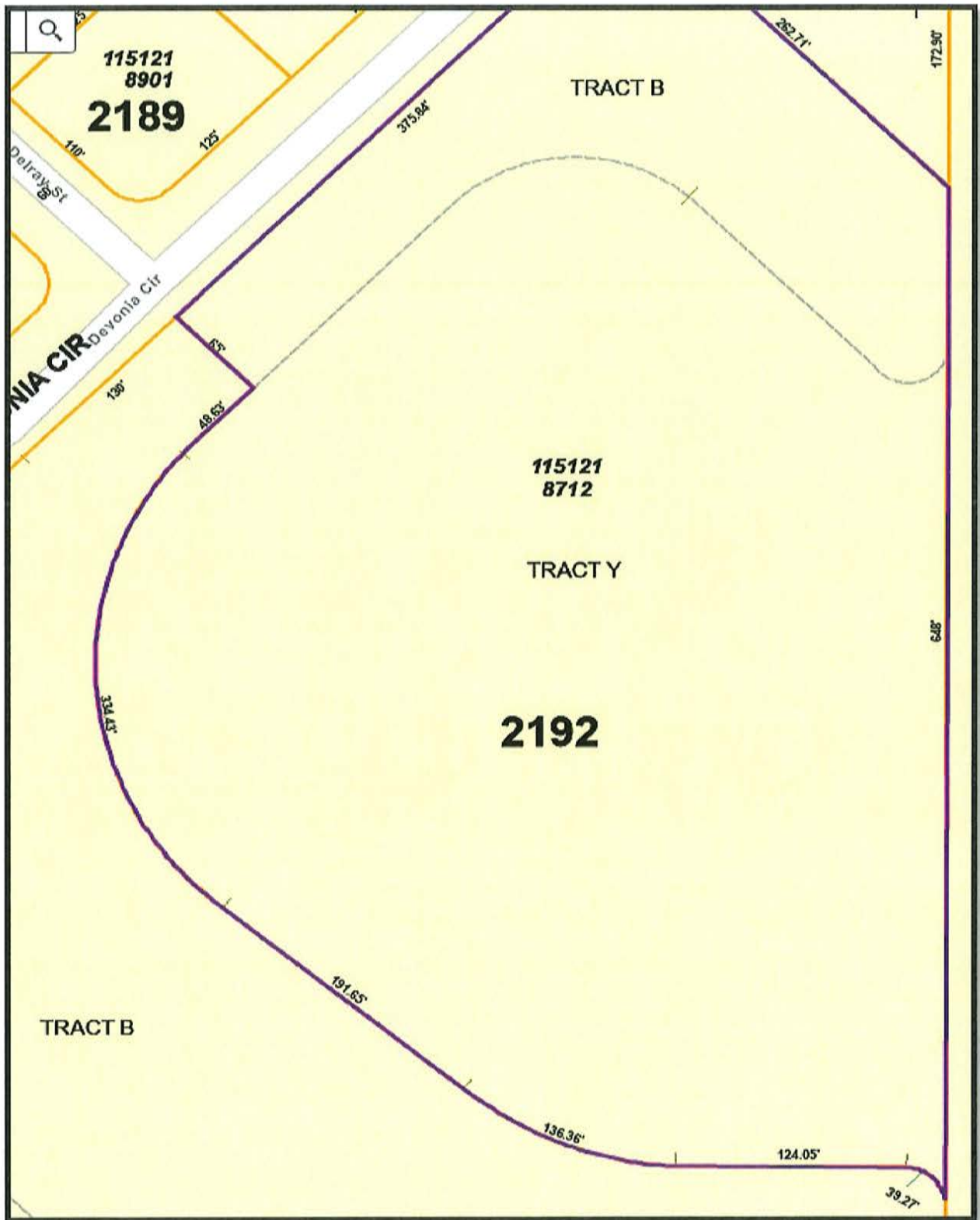
Location Map



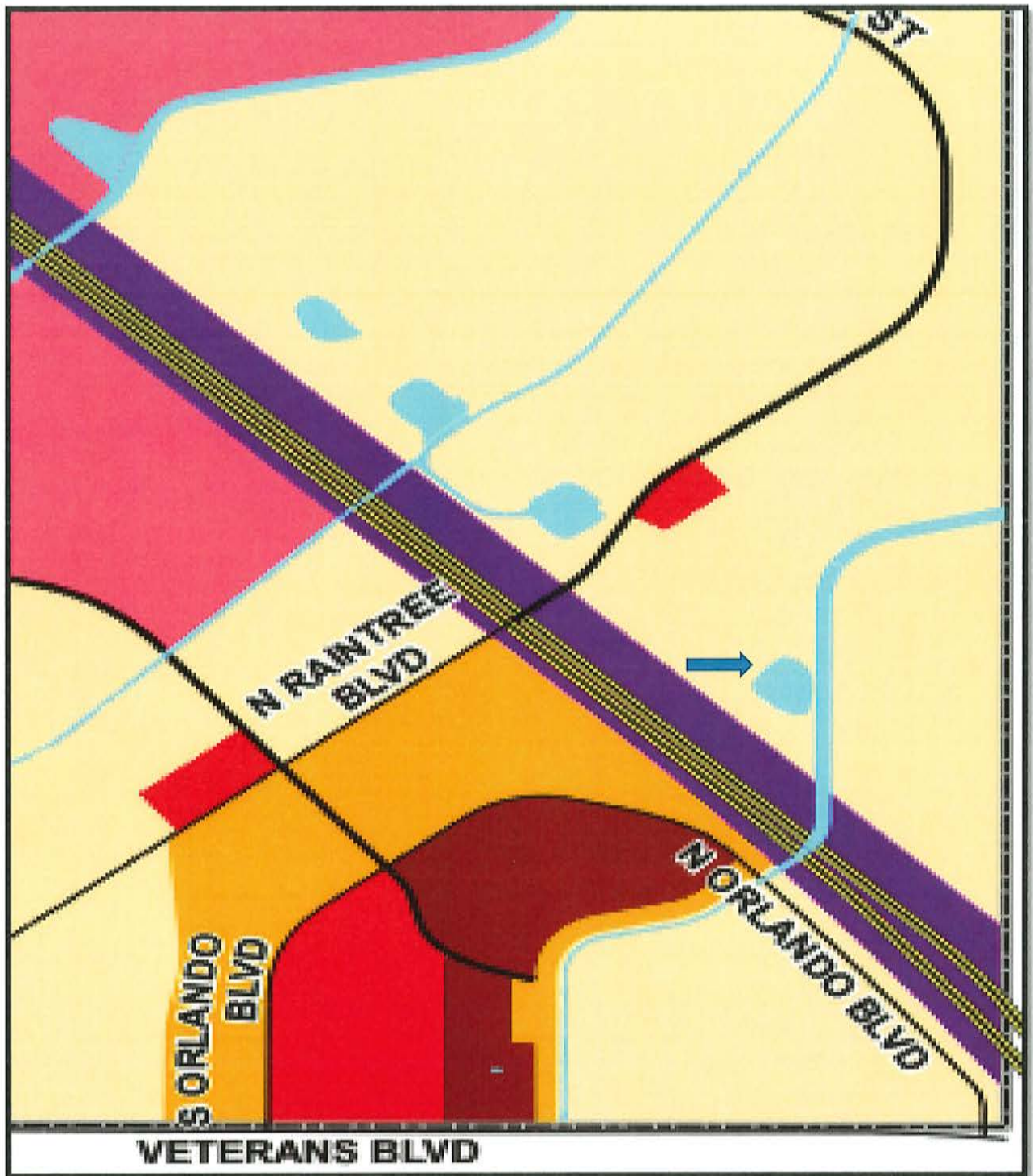
Neighborhood Map



Aerial

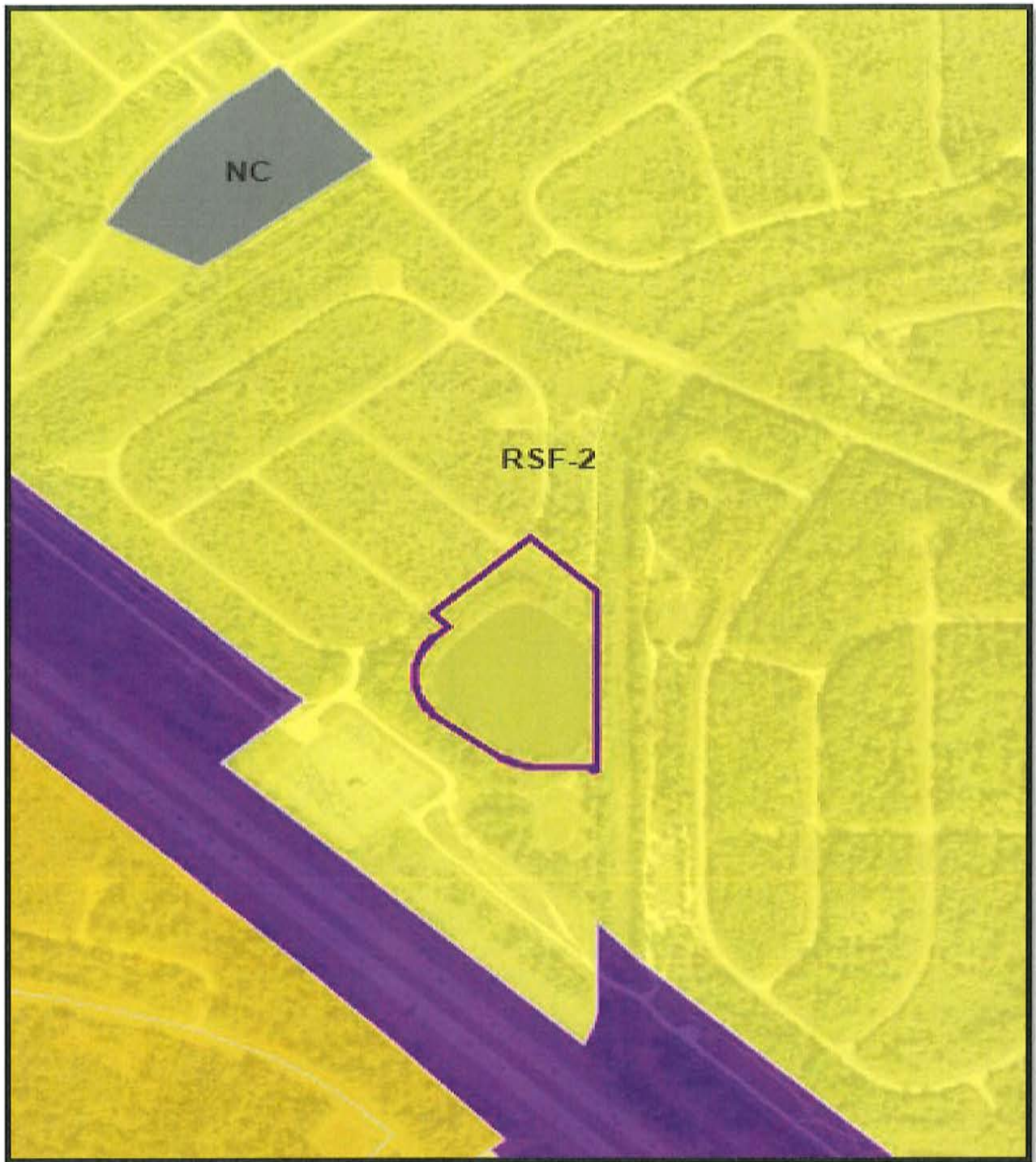


Plat Map



LOW DENSITY RESIDENTIAL

Future Land Use Map



 Residential Single-Family Districts

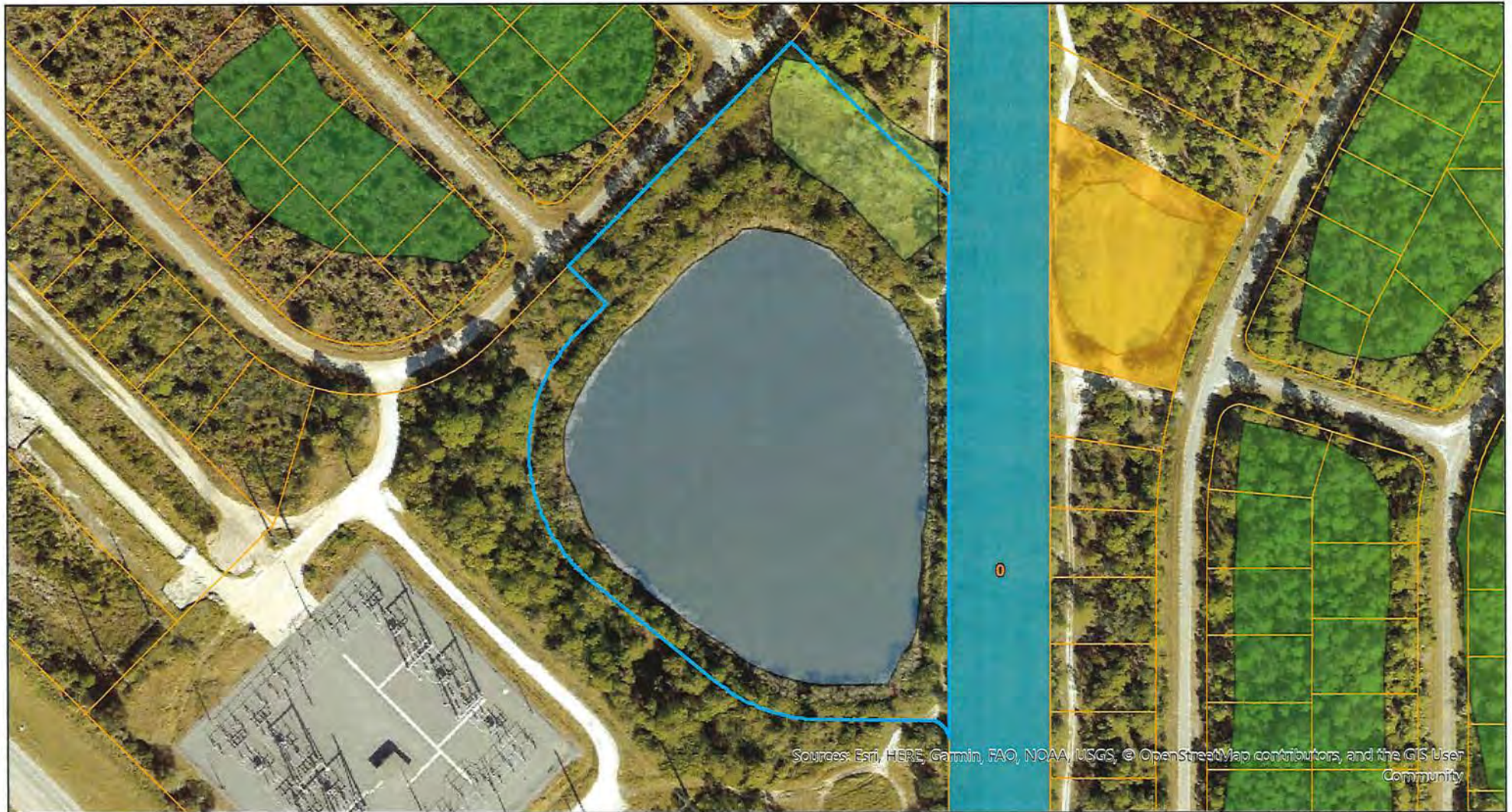
RSF-2
Zoning Map



Flood Zone Map

Zone X

12115C0412F and 0416F, Eff. 11/4/2016



--- CNP City Limits

Property Information

Drainage Right of Ways

Waterway/ Canal

CityOwnedParcels

Public Works

North Port Area Wetlands

Freshwater Emergent Wetland

Freshwater Forested/Shrub
Wetland

Freshwater Pond

2022 Aerial Imagery

Red: Red

Green: Green

Blue: Blue

0 0.01 0.01 0.03 0.04 0.06
mi



North Port
FLORIDA

Printed
April 17, 2023

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

APPRAISAL REPORT

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

SUBJECT PROPERTY

The subject of this appraisal is a parcel of land containing a total of 6.79 acres, in which there are 2.84 acres of uplands and a 3.95-acre pond designated as stormwater pond by the City of North Port located on Devonia Circle, just east of N. Yorkshire Street and north of Interstate 75 in North Port, Florida. The subject is zoned RSF-2 (Residential Single Family) and is in the Low-Density Residential land use designation of the City of North Port.

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

APPRAISAL FILE NUMBER 223C035

APPARENT OWNER OF RECORD

Troy Richard Atwood
5753 Highway 85 North #7999
Crestview, FL. 32536

Source: Sarasota County Tax Roll -- 2023 (See Limiting Conditions)

CLIENT AND INTENDED USER

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

Client

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

Other Intended User

City of North Port Government
City of North Port Commission

SCOPE OF WORK

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

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

Subject property data such as size, location, quality, and zoning are considered. Market data, including comparable land sales dating from the period of April 2022 forward were searched in the preparation of this appraisal report. The data is used to consider the highest and best use of the subject property and to conclude an opinion of the subject's market value.

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

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

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

- The effective date of this analysis is April 4, 2023, 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 north of Interstate 75. These comparable sales are considered to have similar locational influences as the subject property.
- The land sales were assembled from the office database system, which is constantly updated, and through researching recent activity within the subject's market area. The sales information was verified with real estate agents through MLS and researching public records.
- The valuation technique used is the Sales Comparison Approach, and a detailed description of this approach is presented in the report.

CONFORMANCE STATEMENT

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

PURPOSE, FUNCTION, AND INTENDED USE OF THE APPRAISAL

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

PROPERTY RIGHTS APPRAISED

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

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

EFFECTIVE DATE OF APPRAISAL AND REPORT PREPARATION DATE

The effective date of this appraisal is April 4, 2023, 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 conditions 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*

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

- e. *the price represents the normal consideration for the property sold unaffected by special or creative financing amounts or sales concessions granted by anyone associated with the sale.*²

LEGAL DESCRIPTION

The subject property is legally described as follows:

Parcel Description: BEG AT MOST NLY COR OF TRACT B TH S-45-13-57-E 262.71 FT TH S-0-06-16-W 96.24 FT TH SWLY ALG CURVE TO RIGHT 58.85 FT TH N-45-13-57-W 147.89 FT TH WLY ALG CURVE TO LEFT 157.08 FT TH S-44-46-03-W 165 FT TH N-45-13-57-W 65 FT TH N-44-46-03-E 375.84 FT TO POB, BEING PART OF TRACT B, TOGETHER WITH TRACT Y, 46TH ADD TO PORT CHARLOTTE, BEING SAME LANDS AS DESC IN ORI 2020040734 & 2020048124

TAX INFORMATION

The subject property is identified on the Sarasota County Tax Roll under the following Property ID #1151218712. The total assessment for and taxes for 2022 are as follows:

Land:	\$20,300
Just:	\$20,300
Assessed:	\$20,300
Taxable:	\$20,300
 Taxes:	 \$1,160.35

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

ZONING AND OTHER LEGAL RESTRICTIONS

"RSF" (RESIDENTIAL SINGLE FAMILY)

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

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

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

The various developmental regulations are as follows:

Maximum Residential Density:

RSF-2: 4 Units per gross acre

Minimum Lot Requirements:

Single Family Dwellings:

RSF-2:

Width: 70 Feet
Area: 7,500 SF

Maximum Lot Coverage by All Buildings: 30%

Minimum Dwelling Area:

RSF-2: 900 SF

Minimum Yard Requirements:

RSF-2:

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

Maximum Height of Structures: 35 Feet

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

CONCURRENCY STATEMENT

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

COMPREHENSIVE LAND USE PLAN DESIGNATION

LOW DENSITY RESIDENTIAL

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

HISTORY OF THE SUBJECT PROPERTY

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

SITE DESCRIPTION

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

Location:	The subject is located on the west side of Devonia Circle, just east of N. Yorkshire Street and north of Interstate 75 in North Port, Florida.
Size:	
Uplands:	123,710 SF (2.84 acres)
Pond:	172,062 SF (3.95 acres)
Shape:	Mostly Rectangular
Frontage:	375.84' on Devonia Circle
Access:	
Primary:	Devonia Circle
Secondary:	N/A
Easements & Encroachments:	Designated stormwater pond on the property by the City of North Port
Topography:	Flat and level with street grade, heavy vegetation
View:	Undeveloped land
Drainage:	Improved with a pond
Utilities and Proximity:	
Electric:	None, adjacent to a transmission station, but electric is not run in the area.
Water:	On-Site Well
Sewer:	On-Site Septic
Telephone:	Verizon
Police & Fire Protection:	City of North Port
Flood Zone:	HUD Zone X

Zones B, C, and X

Zones B, C, and X are the flood insurance rate zones that correspond to areas outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1-percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

Community-Panel Map #: 12115C0412F and 0416F (11/4/2016)

Nuisances and/or Hazards Affecting Value: None noted.

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

ENVIRONMENTAL HAZARDS STATEMENT

The presence of hazardous materials in the improvements, if any, and within the soil requiring environmental clean-up and/or protection may adversely affect the value of the property. There are no apparent signs that hazardous materials may exist, and I have no knowledge of such materials on the subject property. This is not a statement that such materials do not exist, and they may be present on the subject site. Therefore, the client is urged to retain an environmental engineer in this field, to provide an appropriate environmental audit. If hazardous environmental conditions were discovered on or in the subject land, their existence could adversely affect (lower) the market value concluded herein. If an environmental audit (which is not usually conducted until after a purchase contract is signed), reveals the existence of any hazardous materials and/or conditions, I reserve the right to alter, amend, revise, or rescind the value conclusions in the appraisal. This appraisal has been ordered by the client and this report has been prepared assuming no such conditions exist. Any results requiring amendment of the appraisal may result in an additional appraisal fee depending on the amount of additional work required.

AREA ANALYSIS

The subject property is in Sarasota County which is in the southwestern region of the State of Florida. Before the current economic recession, the State of Florida had been one of the fastest growing states in the United States. Florida is currently the third most populous state in the country. The primary factor, which fueled Florida's growth, is its warm semi-tropical climate making it one of the most desirable states in which to reside.

Sarasota County's attractive physical characteristics and climate have attracted large numbers of new residents, especially retirees in the past. This fueled Sarasota's service and retail-related economy. The industrial sector of the economy is small and geared toward construction and other light manufacturing industries.

Because of the general economic recession, the county experienced a lack of demand in all sectors of real estate. What is now called the "Great Recession" from 2007 to 2009 caused values to decline significantly after an artificially high boom which saw prices rise sharply from the end of 2004 into 2006. Since 2010 the residential sectors with competitively priced homes 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

in record levels exceeding pre-recession numbers setting new records each of the last three years and the record number of retirees (many of them baby boomers) settling in Sarasota County. For example, from mid-2013 to mid-2014 approximately 7,000 new residents were added to the population in Sarasota County. In the past, 3,000 in one year was thought to be a respectable number. Most of the area's residential developers have had record years each surpassing the previous year since 2012.

The commercial market, which was hit hard as well (following the residential crash 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 property 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.

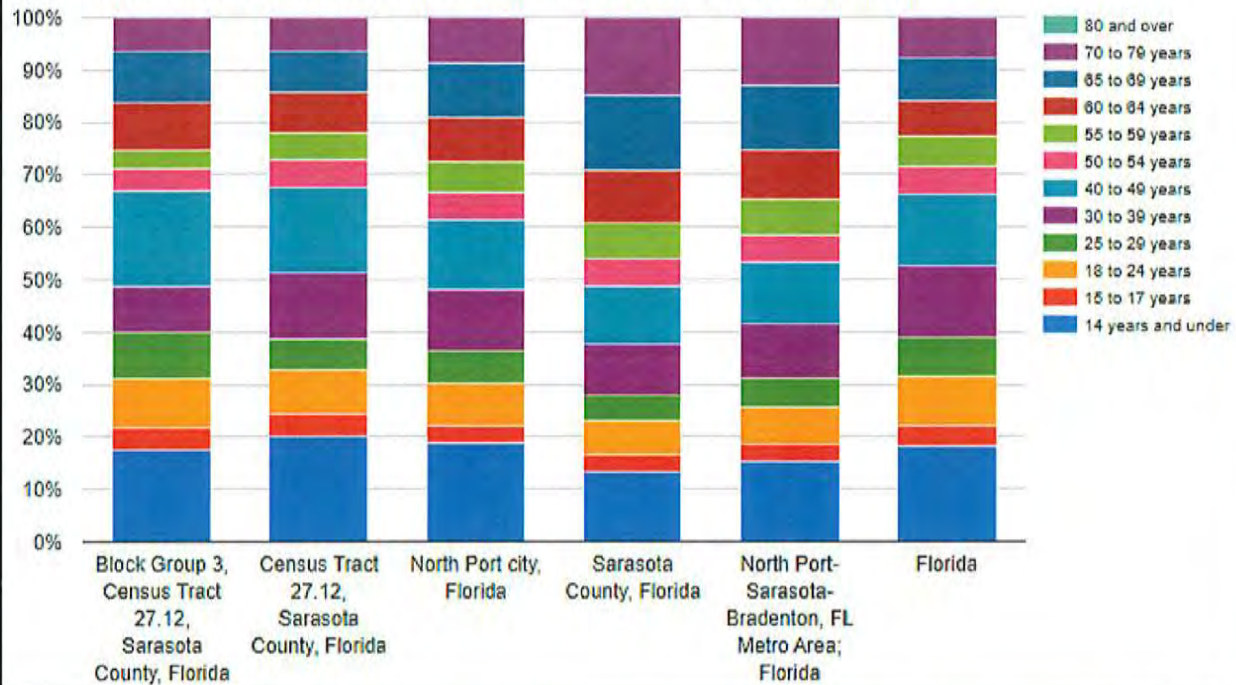
Presented next is demographic data of Sarasota County and the North Port area provided by the U.S. Census Bureau:

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

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

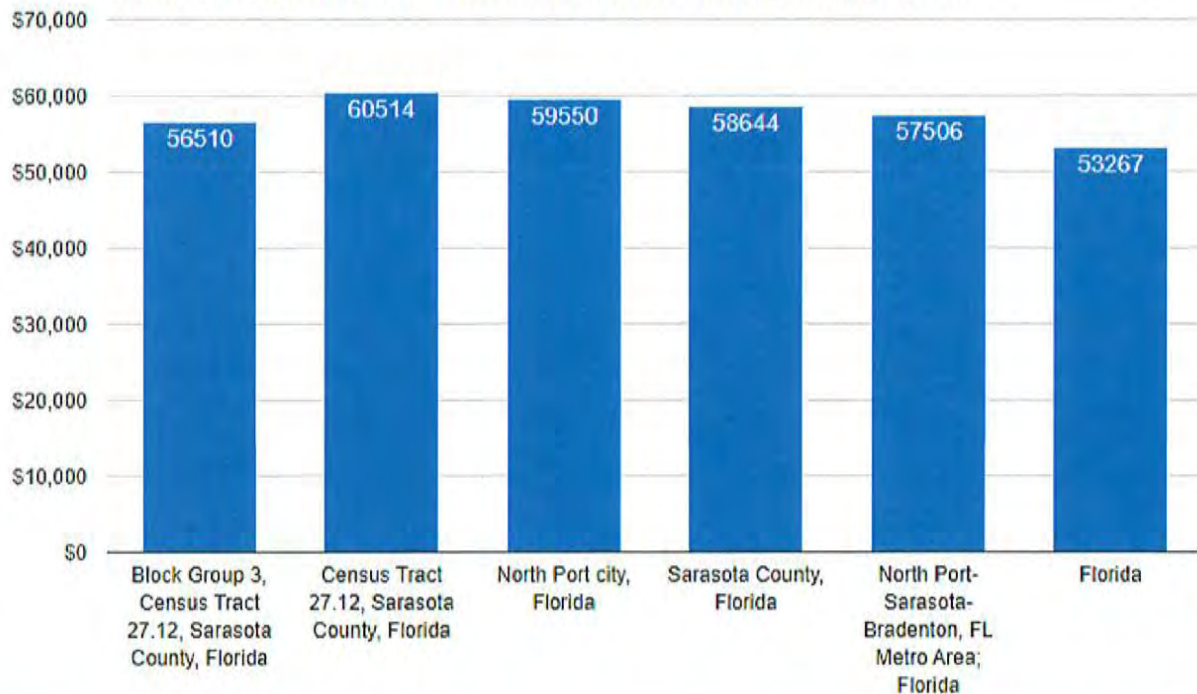
Population by Age (Broader Groups)

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



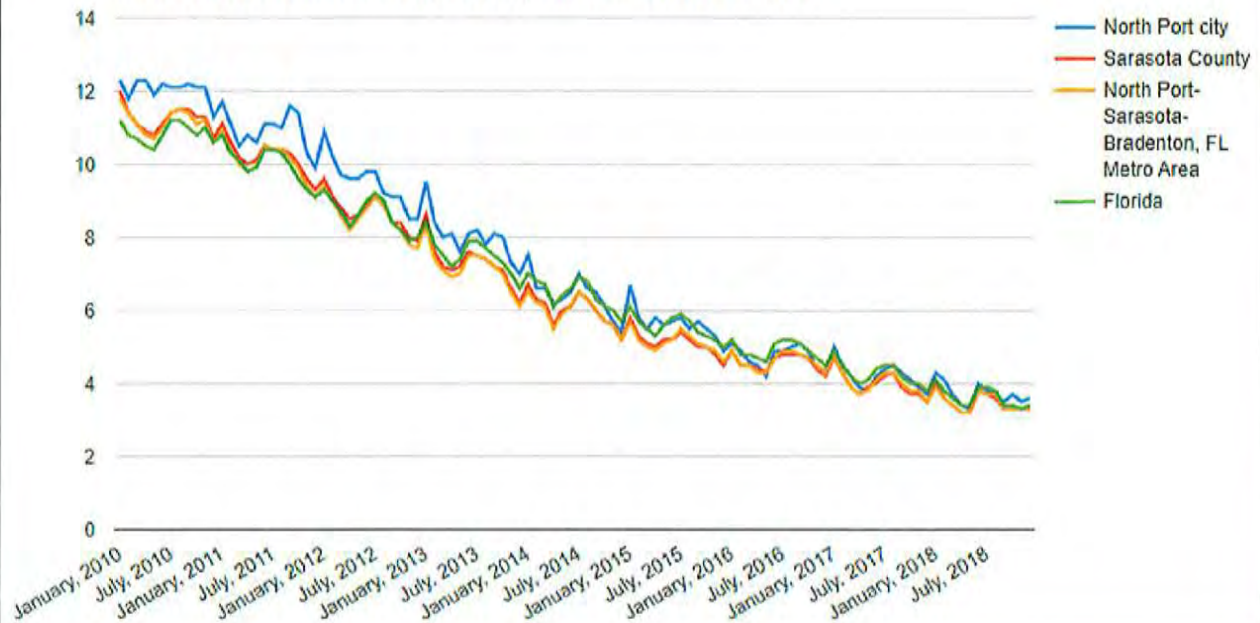
Median Household Income in the Past 12 months

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



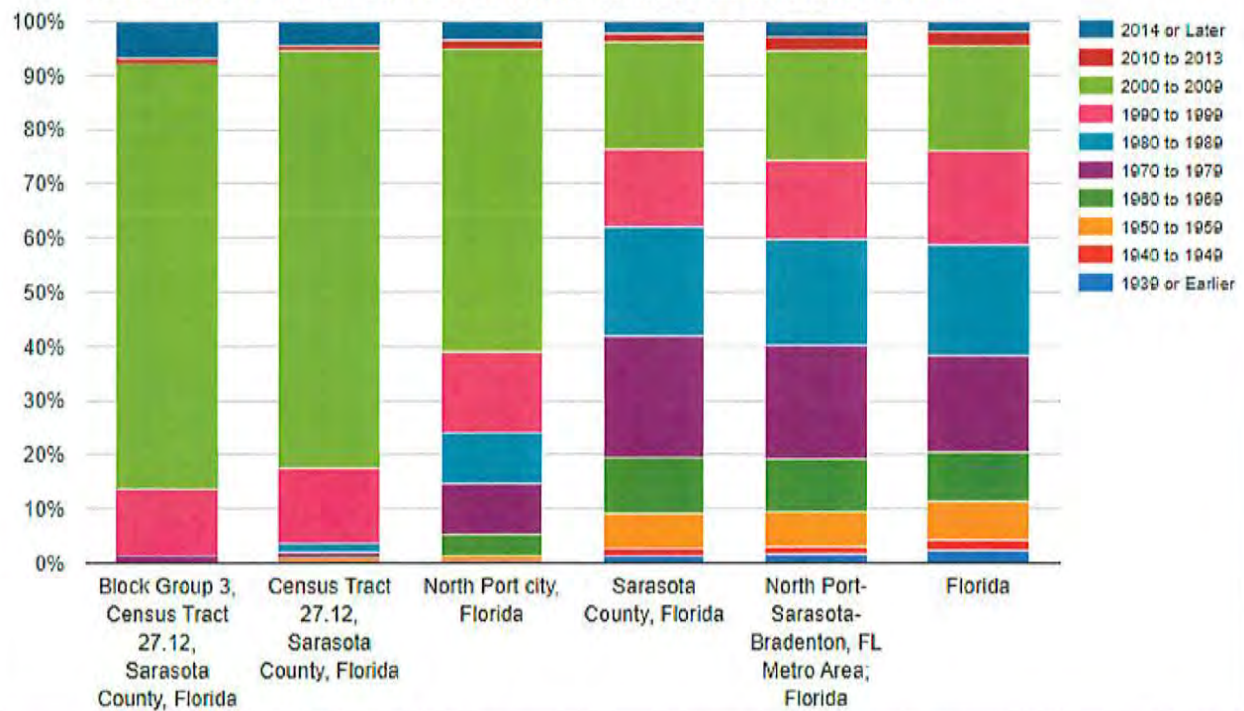
Unemployment Rate

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



Year Structure Built

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



NEIGHBORHOOD ANALYSIS

The subject's neighborhood is best described as the Sarasota County – North Port City Limits line to the south, Interstate 75 to the north, the City of Venice, and the Gulf of Mexico to the west. The subject's market area is the residential area east of S. Yorkshire Street. The West Villages Improvement District (WVID) about seventeen 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 one mile east of Price Boulevard which provides convenient connections to Interstate-75 at Toledo Blade Boulevard (6 miles to the west) opening access to all Southwest Florida.

Background

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

On June 16, 1959, the City of North Port Charlotte was incorporated at the hands of GDC, and the name was changed in 1974 to North Port. The single-family lots, because they were platted and developed prior to 1972, have vested development rights meaning the City cannot prevent them from being developed (except in certain limited cases). However, most of these lots are in areas where there is no water or sewer services, meaning that the user must provide a well and septic system if he or she wants to build a home. There is even an area in southeast North Port consisting of approximately 9,100 lots which has no electric power service and Florida Power, and Light Company has not yet made any commitment to develop lines into this area because of cost. Based on comments and information from FPL, the city believes that there is little probability that any electric service will be extended into this area until at least 2018 and beyond. As of 2008, the city has sewer service to approximately 13,000 customers and water service to approximately 17,750 customers. Still, many of these platted lots are in areas that are too far to extend water or sewer service economically; therefore, wells and septic systems are allowed and can be used until such time as enough growth occurs where is feasible to extend water and sewer service into these areas. This has been the typical growth pattern in North Port for the last 50 years.

Another difficulty facing the city is providing basic services such as trash, fire, and police 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 was becoming a bedroom community for the much of the work force serving Sarasota County. Interstate 75 provided access to employment areas to the north and south and because North Port offered some of the least expensive housing alternatives in Sarasota County, this community became a prime location for working families. Ironically, the run-up in pricing starting in late 2004 worked against this pattern as North Port lot and housing prices escalated to high, unrealistic levels.

The Great Recession put a stop to the escalating prices and brought prices down below the pre-2004 levels. As the area has pulled out of the Great Recession, prices have come back to levels that existed prior to the run-up, making this area still attractive for workers and retirees.

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

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

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

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

Most of the mixed use and significant commercial development which is ongoing or 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 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. Due to the lack of utilities in the subject's immediate area no development has occurred.

Population

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

Housing

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

Households

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

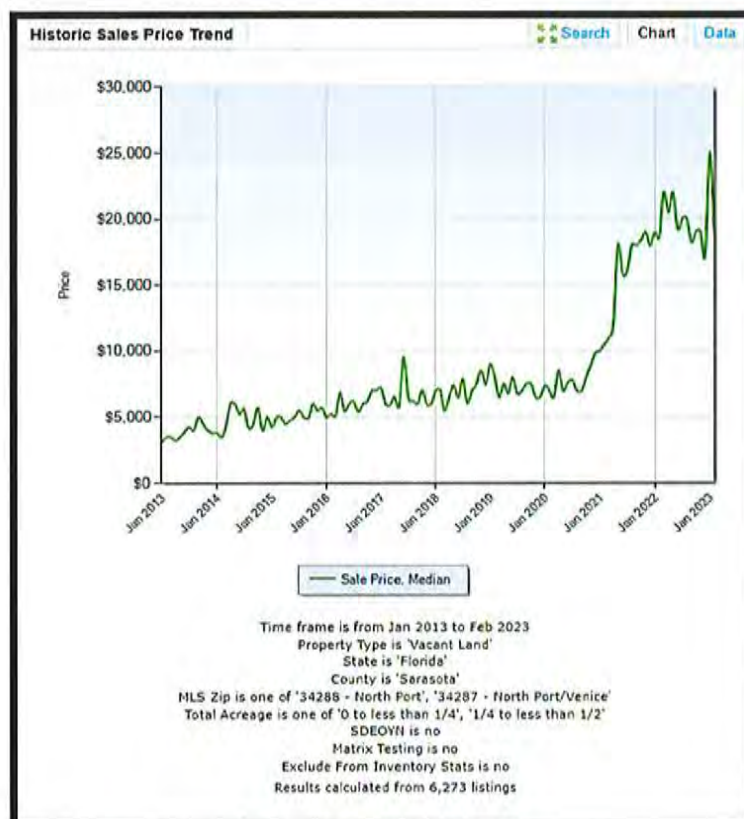
Income

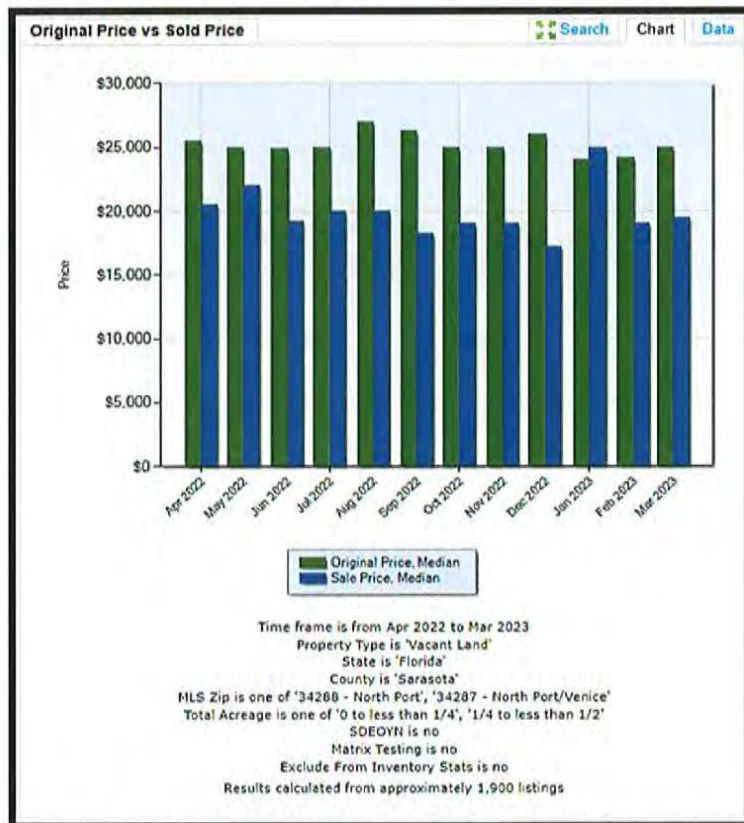
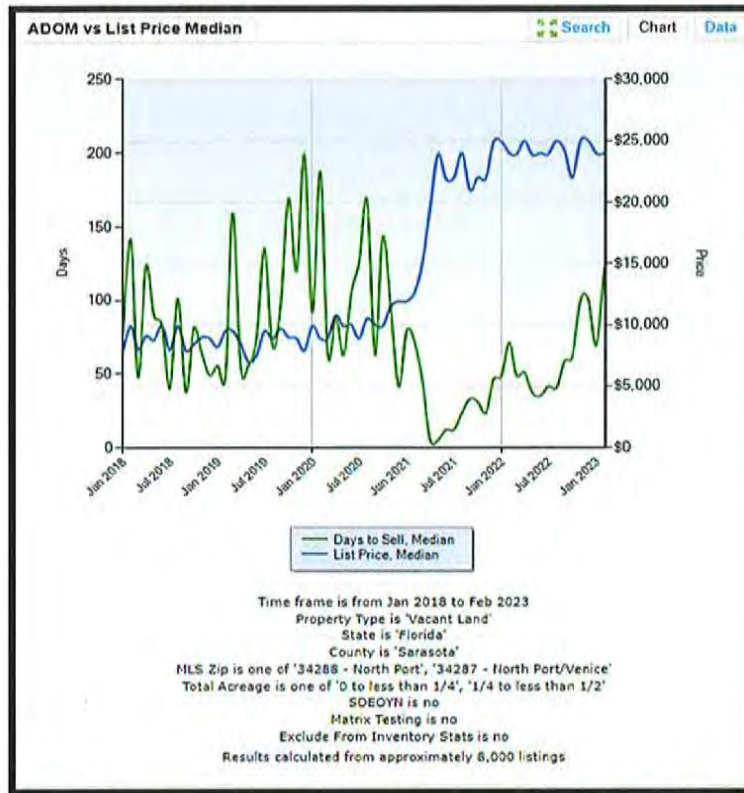
	1 mile	3 mile	5 mile
Avg Household Income	\$0	\$76,074	\$75,084
Median Household Income	\$0	\$57,259	\$58,283
< \$25,000	0	418	2,963
\$25,000 - 50,000	0	690	4,672
\$50,000 - 75,000	0	603	4,012
\$75,000 - 100,000	0	368	2,680
\$100,000 - 125,000	0	247	1,760
\$125,000 - 150,000	0	180	1,198
\$150,000 - 200,000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

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

MARKET ANALYSIS

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





As shown in the charts above and an analysis performed by Hettema Saba prices of vacant land in North Port increased dramatically in 2021 and then through March-May 2022. Since then, prices receded in late

2022 and then increased back to late 2021 through early 2022 price levels. The subject's area, north of Interstate 75, appears to have surged upwards in market value due to the potential interstate interchange being built at Yorkshire Street and/or Raintree Boulevard.

HIGHEST AND BEST OR MOST PROBABLE USE

Highest and Best Use is defined as:

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

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

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

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

Highest and Best Use, as Vacant

PHYSICALLY POSSIBLE:

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

The subject site comprises a total of 6.79 acres, in which 3.95 acres is a designated pond and 2.84 acres is upland. It is of sufficient size for a variety of developmental possibilities. It is mostly rectangular in configuration with the upland acreage running along Devonian Circle which does not appear to negatively affect the development potential of the site. Water and sewer are provided on-site well and septic. There is no FPL electric at the site or the neighborhood north of Interstate 75. There is no apparent soil or subsoil conditions which have an adverse impact on developability (see Environmental Hazards Statement).

LEGALLY PERMISSIBLE:

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

The subject site is zoned RSF-2 (Residential Single Family), by the City of North Port. This zoning allows four units per acre, due to being a platted lot one single family residence is legally permissible. The subject property is part of residential neighborhood.

A portion of the subject property is designated as pond property by the City of North Port and is not eligible for alteration or residential development.

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 to hold for future development and the designated portion of the site continued use as a pond.

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 at this time is to hold for future development and continued use of the pond.

CONCLUSION -- HIGHEST AND BEST USE, AS VACANT:

In conclusion, the highest and best use, as vacant, is to hold for future residential development and continued use of the pond.

EXPOSURE TIME

Exposure time may be defined as follows:

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

The exposure time of sales in the North Port area is 1 to 12 months. Based on these sales, my value conclusion suggests that the subject would have been exposed to the marketplace for a period of 1 to 12 months.

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

DISCUSSION OF THE APPRAISAL PROCESS

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

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

LAND VALUATION -- SALES COMPARISON APPROACH

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

As mentioned previously, a portion of the subject property is designated as pond property by the City of North Port and not eligible for residential development. The sales used in the analysis are superior to the subject property in having single-family residential development capabilities. Presented next are paired sales analysis comparing buildable properties with non-buildable properties:

	PAIRING "A"		PAIRING "B"		PAIRING "C"	
	BUILDABLE SITE	NON-BUILDABLE SITE All Wetland	BUILDABLE SITE	NON-BUILDABLE SITE Designated Open Space	BUILDABLE SITE	NON-BUILDABLE SITE
Tax ID #	23804.00206	23802.10357 + others	7465.01857	7465.03150	136 Beach Road, Siesta Key, Sarasota 0080-24-0031	136 Beach Road, Siesta Key, Sarasota 0393-00-1008
Grantee	Eric & Debra Larson	Steven Johnson	Charles Gregory	Covered Bridge East, Inc.		Embray, Shroyer, Butler, Johnson
Grantor	OZI Associates	Mirage Developments, LLC	Patz Homes	Curtis Patzoldt		Sarasota County
SALES PRICE (TOTAL)	\$275,000	\$134,100	\$89,900	\$60,000	Appraised Value	\$227,700
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	Fee Simple	Fee Simple	N/A	Fee Simple
ADJUSTMENT	\$0	\$0	\$0	\$0	\$0	\$0
FINANCING TERMS	Cash Equivalent	Cash Equivalent	Cash Equivalent	Cash Equivalent	N/A	Cash Equivalent
ADJUSTMENT	\$0	\$0	\$0	\$0	\$0	\$0
CASH EQUIVALENT SALES PRICE	\$275,000	\$134,100	\$89,900	\$60,000	\$1,470,000	\$227,700
CONDITIONS OF SALE	Arms-Length	Arms-Length	Arms-Length	Arms-Length	Arms-Length	Arms-Length
ADJUSTMENT	\$0	\$0	\$0	\$0	\$0	\$0
CONDITIONS OF SALE ADJ. PRICE	\$275,000	\$134,100	\$89,900	\$60,000	\$1,470,000	\$227,700
DATE OF SALE	August, 2005	February, 2005	June, 2004	March, 2004	June, 2008	June, 2007
	0%	0%	0%	0%	0%	0%
MKT. CONDITIONS ADJ. PRICE	\$275,000	\$134,100	\$89,900	\$60,000	\$1,470,000	\$227,700
UNIT PRICE PER ACRE	\$410,448	\$44,849	\$336,704	\$51,724	\$8,166,667	\$1,265,000
LOCATION	615 40th Street West Palmetto, FL	630 40th Street West Palmetto, FL	3767 59th Ave Cir E Oak Creek Sub, Ellenton, FL	South of Oak Creek Drive Oak Creek Sub, Ellenton, FL	136 Beach Road, Siesta Key, Sarasota	136 Beach Road, Siesta Key, Sarasota
ADJUSTMENT		0%		0%		0%
PHYSICAL CHARACTERISTICS						
Size (Acre)	0.67	2.89	0.27	1.16	0.18	0.18
Site Shape	Irregular	Irregular	Irregular	Irregular	Rectangular	Rectangular
OVERALL ADJUSTMENT		0%		0%		0%
WATER/SEWER SERVICE	Central Water & Sewer Avail	Central Water & Sewer Avail	Central Water & Sewer	Central Water & Sewer	Central Water & Sewer	Central Water & Sewer
ADJUSTMENT		0%		0%		0%
ZONING	RDD4.5	RDD4.5	RSF-3	RSF-3	RM F-1/SKOD	RM F-1/SKOD
HIGHEST & BEST USE	Single Family Residence	Unusable Wetlands	Single Family Residential Lot	Designated Open Space	Single Family Residential Development	Single Family Residential Development
CURRENT USE/PROPOSED USE	Vacant at Purchase	View & Open Space	Vacant at Purchase	Passive Open Space	Recreation/Public Beach Access	Recreation/Public Beach Access
OVERALL ADJUSTMENT		0%		0%		0%
NET ADJUSTMENT		0%		0%		0%
SALES PRICE / ACRE	\$410,448	\$44,849	\$336,704	\$51,724	\$8,166,667	\$1,265,000
VALUE FACTOR FOR NON-BUILDABLE USE		10.9%		15.4%		15.5%

	PAIRING "D"		PAIRING "E"	
	BUILDABLE SITE Lots 19 & 20 Phase II Fully Buildable Lots	NON-BUILDABLE SITE Adjacent Site For Enhancement & Accessory Uses	BUILDABLE SITE Lots 21 & 22 Phase II Fully Buildable Lots	NON-BUILDABLE SITE Adjacent Site For Enhancement & Accessory Uses
Tax ID #: Grantee: Grantor:	331936989 LDG Sarasota CII, LLC Concession Land Dev LLC	331938109 Ernest M. Hodge Concession Land Dev LLC	331937139 Kimberly R. Miller, Trustee Concession Land Dev LLC	331210559 Kimberly R. Miller, Trustee Concession Land Dev LLC
SALES PRICE (TOTAL)	\$860,000	\$27,900	\$530,000	\$15,000
PROPERTY RIGHTS CONVEYED	Fee Simple	Restrictions	Fee Simple	Restrictions
ADJUSTMENT	\$0	\$0	\$0	\$0
FINANCING TERMS	Cash Equivalent	Cash Equivalent	Cash Equivalent	Cash Equivalent
ADJUSTMENT	\$0	\$0	\$0	\$0
CASH EQUIVALENT SALES PRICE	\$860,000	\$27,900	\$530,000	\$15,000
CONDITIONS OF SALE	Arms-Length	Arms-Length	Arms-Length	Arms-Length
ADJUSTMENT	\$0	\$0	\$0	\$0
CONDITIONS OF SALE ADJ.PRICE	\$860,000	\$27,900	\$530,000	\$15,000
DATE OF SALE	July, 2005	November, 2011	March, 2012	June, 2012
	-38%	0%	0%	0%
MKT CONDITIONS ADJ.PRICE	\$530,620	\$27,900	\$530,000	\$15,000
UNIT PRICE PER SF	\$11.72	\$1.46	\$11.94	\$2.27
LOCATION	18804 Ganton Ave The Concession Manatee County, FL	Contiguous to 18804 The Concession Manatee County, FL	18807 Ganton Ave The Concession Manatee County, FL	Contiguous to 18807 The Concession Manatee County, FL
PHYSICAL CHARACTERISTICS				
Size (SF)	45,259	19,123	44,385	6,598
Site Shape	Rectangular	Rectangular	Rectangular	Triangular
WATER/SEWER SERVICE	Water & Sewer	Same	Water & Sewer	Same
HIGHEST & BEST USE	Residential Estate	Enhancement & Guest House	Residential Estate	Enhancement
CURRENT USE/PROPOSED USE	Hold for Future Use	Assemble w/Lots 19 & 20	Hold for Future Use	Assemble w/Lots 21 & 22
SALES PRICE / SF	\$11.72	\$1.46	\$11.94	\$2.27
VALUE FACTOR FOR LIMITED-USE		12.48%		19.0%

	SALE F	SALE G	SALE H
	BUILDABLE SITE Lots 26, 26, & 27, Blk 69 Whitfield Estates Subdivision Fully Buildable - No Restrictions	BUILDABLE SITE Lot 8 & 31.2 ft of Lot 9, Blk 62 Whitfield Estates Subdivision Fully Buildable - No Restrictions	NON-BUILDABLE SITE (1) Lot 6 & N 1/2 of Lot 7, Blk 62 Whitfield Estates Subdivision Restricted to Access Use Only (1)
Tax ID #: Grantee: Grantor:	6764100001 Harrig Enterprises Cedar Hammock Fire District	6764100001 Cedar Hammock Fire District Sarasota Manatee Airport Authority	6760600004 Sarasota Manatee Airport Authority Cedar Hammock Fire District
SALES PRICE (TOTAL)	\$263,000	\$263,000	\$24,000
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	Restrictions
ADJUSTMENT	\$0	\$0	\$0
FINANCING TERMS	Cash Equivalent	Cash Equivalent	Cash Equivalent
ADJUSTMENT	\$0	\$0	\$0
CASH EQUIVALENT SALES PRICE	\$226,000	\$263,000	\$24,000
CONDITIONS OF SALE	Arms-Length	Arms-Length	Arms-Length
ADJUSTMENT	\$0	\$0	\$0
CONDITIONS OF SALE ADJ.PRICE	\$226,000	\$263,000	\$24,000
DATE OF SALE	April, 2010	April, 2010	November, 2009
	0%	0%	0%
MKT CONDITIONS ADJ.PRICE	\$226,000	\$263,000	\$24,000
UNIT PRICE PER SF	\$9.26	\$18.14	\$1.96
LOCATION	Manatee Street First Lots Off US 41 Manatee County, FL	Manatee Street First Lots Off US 41 Manatee County, FL	Manatee Street Contiguous to Sale A Manatee County, FL
PHYSICAL CHARACTERISTICS			
Size (SF)	24,300	13,946	12,215
Site Shape	Rectangular	Irregular	Rectangular
WATER/SEWER SERVICE	Water & Sewer	Water & Sewer	Same
HIGHEST & BEST USE	Office	Office - Retail	Office
CURRENT USE/PROPOSED USE	Site of Fire Station	Future Fire Station	Access Only for Sale F
SALES PRICE / SF	\$9.26	\$18.14	\$1.96
PAIRING SALE H WITH SALE F			21.2%
PAIRING SALE H WITH SALE G			10.8%

(1) Sale G was made by the airport Authority to the Fire Department to create a rear access from the fire station built on Sale F.
Sale H carried a restriction on the deed to be used only for paved access with no structures whatsoever and total compliance with FAA Part 77 regulations.

The pairings indicate value factors for non-buildable use ranging from 10.8% to 21.2% of buildable properties. Based on this analysis I have concluded a value factor of 15% to be applied to the pond portion (3.95 acres) of the subject property.

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: 223C035
 PLATE: Comparable Sales

SALE	SALE DATE	Instrument #	PARCEL ID #	ADDRESS	LOCATION	ZONING	UTILITIES	ELECTRIC	SIZE (SF)	SALE PRICE	PRICE PER SF	COMMENTS	LOCATION ADJUSTMENT	ADJUSTED PRICE PER SF
1	Sep-22	2022151973	974180931	Irondale Road, North Port	South of W Price Blvd, West of S. Sumter Blvd.	RSF-2	On-Site Well and Septic	Yes	105,094	\$148,000	\$1.41	Canal	-64%	\$0.51
2	Aug-22	2022143478	963079291	Danbury Terrace, North Port	North of W Price Blvd, West of Toledo Blade Blvd.	RSF-2	On-Site Well and Septic	Yes	148,539	\$175,000	\$1.18	Canal	-64%	\$0.42
3	Jun-22	2022095077	974180929	Irondale Road, North Port	South of W Price Blvd, West of S. Sumter Blvd.	RSF-2	On-Site Well and Septic	Yes	128,141	\$130,000	\$1.01	Canal	-64%	\$0.37
4	Apr-22	2022068760	1132212341	N. Holloway Ave., North Port	North of E Price Blvd, W of Raintree Blvd.	RSF-2	On-Site Well and Septic	Yes	111,078	\$110,000	\$0.99	Canal	-64%	\$0.36
5	Jan-22	2022003623	960112011	Carthage St., North Port	North of W Price Blvd, West of Toledo Blade Blvd.	RSF-2	On-Site Well and Septic	Yes	181,209	\$165,000	\$0.91	Canal	-64%	\$0.33
Listing 1	N/A	N/A	1132209636	E. Price Boulevard, North Port	E. Price Boulevard and Yorkshire Street, E of Toledo Blade Blvd.	RSF-2	On-Site Well and Septic	Yes	213,444	\$300,000	\$1.41	Canal	-64%	\$0.51
Listing 2	N/A	N/A	950134119	McLues Ave., North Port	North of W Price Blvd, West of N. Sumter Blvd.	RSF-2	On-Site Well and Septic	Yes	108,900	\$175,000	\$1.61	Canal	-64%	\$0.58
			1151218712	Devonia Circle, North Port	North of Interstate 75	RSF-2	On-Site Well and Septic	No	295,772			Pond, Canal		
INDICATED VALUE: UPLANDS: 123,710 @ \$0.45 PER SF \$55,670 POND: 172,062 @ \$0.45 PER SF x 15% \$11,614 TOTAL \$67,284 ROUNDED \$67,300														

Summary and Analysis of Comparable Land Sales

The five residential sales and two listings presented above are located south of Interstate 75 in a superior location than the subject. These sales are utilized due to there being no sales like the subject in size north of I -75 in the past year which have surged upwards in market value due to the potential interstate interchange being built at Yorkshire Street and/or Raintree Boulevard. The location adjustment of -64% is estimated via a paired sales analysis of residential lots south of I-75 versus north of the interstate as follows, with the individual information on each sale located in the addendum:

FILE: 223C036
 PLATE: Paired Sales Analysis

SALES LOCATED SOUTH OF INTERSTATE - 75												
SALE	SALE DATE	Instrument #	PARCEL ID #	ADDRESS	LOCATION	ZONING	UTILITIES	ELECTRIC	SIZE (SF)	SALE PRICE	PRICE PER SF	COMMENTS
1	Mar-22	2022054757	958069403	Big Leaf Street, North Port	North of W Price Blvd., East of N. Sumter Blvd.	RSF-2	On-Site Well and Septic	Yes	10,000	\$25,000	\$2.50	Canal
2	Mar-22	2022035923	966051030	Viera Street, North Port	North of W Price Blvd., East of N. Sumter Blvd.	RSF-2	On-Site Well and Septic	Yes	10,000	\$29,900	\$2.99	Canal
3	Mar-22	2022053950	965093045	LaVilla Avenue, North Port	North of W Price Blvd., East of N. Sumter Blvd.	RSF-2	Central Water and Septic	Yes	10,000	\$30,000	\$3.00	Canal
4	Feb-22	2022026892	966050422	Cadiz Street, North Port	North of W Price Blvd., East of N. Sumter Blvd.	RSF-2	Central Water and Septic	Yes	10,000	\$23,000	\$2.30	Canal
5	Mar-23	2023034902	990024902	Town Terrace, North Port	South of W Price Blvd., East of N. Sumter Blvd.	RSF-2	Central Water and Septic	Yes	10,000	\$23,500	\$2.35	Canal
6	Feb-23	2023022411	1143177314	Uriah Street, North Port	North of Hillsborough Blvd., East of Toledo Blade Blvd.	RSF-2	On-Site Well and Septic	Yes	10,001	\$23,000	\$2.30	Canal
7	Jan-23	2023003474	1003021636	Linda Drive, North Port	South of W Price Blvd., East of N. Sumter Blvd.	RSF-2	On-Site Well and Septic	Yes	10,000	\$28,500	\$2.85	Canal
AVERAGE PRICE PER											\$2.61	
SALES LOCATED NORTH OF INTERSTATE - 75												
SALE	SALE DATE	Instrument #	PARCEL ID #	ADDRESS	LOCATION	ZONING	UTILITIES	ELECTRIC	SIZE (SF)	SALE PRICE	PRICE PER SF	COMMENTS
1	Jan-23	2023016078	1128225208	Pinebeauty Lane, North Port	North of Interstate 75	RSF-2	On-Site Well and Septic	No	10,000	\$9,500	\$0.95	Interior
2	Sep-22	2022152187	1127225908	Bigflower Avenue, North Port	North of Interstate 75	RSF-2	On-Site Well and Septic	No	10,000	\$9,200	\$0.92	On Canal
AVERAGE PRICE PER											\$0.94	
Average price per sf North of Interstate 75										\$0.94		
Average price per sf South of Interstate 75										\$2.61		
Location Adjustment										-64%		

As presented in the Market Analysis section earlier in the report vacant land in North Port increased dramatically in 2021 and then through March-May 2022. Since then, prices have receded back to late 2021 through early 2022 price levels. Taking into consideration the current market conditions the market value opinion is \$67,300 as calculated in the chart below.

INDICATED VALUE:			
UPLANDS:	123,710	@ \$0.45 PER SF	\$55,670
POND:	172,062	@ \$0.45 PER SF x 15%	<u>\$11,614</u>
		TOTAL	\$67,284
		ROUNDED	\$67,300

OPINION OF FEE SIMPLE MARKET VALUE, AS IS (VACANT), AS OF APRIL 4, 2023, WAS:

SIXTY-SEVEN THOUSAND, THREE HUNDRED DOLLARS
(\$67,300)

ADDENDUM

LAND SALES

COMPARABLE LAND SALE 1



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0974180931

Ownership:

LUCANESE PERRY ROCCO
PILEGGI VINCENT DOMINIC
7890 NW 12TH ST, PEMBROKE PINES, FL, 33324
Situs Address:
0 IRONDALE RD NORTH PORT, FL, 34287

Land Area: 105,094 Sq.Ft.

Municipality: City of North Port

Subdivision: 1593 - PORT CHARLOTTE SUB 37

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 19-39S-21E

Census: 121150027392

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: BEG AT SW COR OF TRACT A TH N 44-55-07 W 80.55 FT TH NLY ALONG CURVE TO RIGHT 39.57 FT TH N 00-25-17 E 292.83 FT TH S 89-34-43 E 213.19 FT TH N 79-40-13 E 300 FT TH S 45-04-53 W 619.97 FT TO POB

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. ¹
2022	\$103,700	\$0	\$0	\$103,700	\$54,450	\$0	\$54,450	\$49,250
2021	\$49,500	\$0	\$0	\$49,500	\$49,500	\$0	\$49,500	\$0

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
9/15/2022	\$148,000	2022151973	01	PLOTNIKOV VADIM	WD
10/9/2020	\$0	2020142270	11	KAMYSHIN MIKE	QC
6/17/2020	\$65,000	2020081305	05	HAGARTY SEAN J	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/6/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/3/2023)

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

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0359F	OUT	IN	AE	120279		OUT
0378F	OUT	IN	AE	120279		OUT
0359F	OUT	OUT	X	120279		OUT
0378F	OUT	OUT	X	120279		OUT
0378F	OUT	OUT	X	120279		OUT

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

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

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

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

A4539084 Lot IRONDALE RD, #B, NORTH PORT, FL 34287

County: Sarasota

Subdiv: PORT CHARLOTTE SUB 37
 Subdiv/Condo:
 Style: Unimproved Land

Total Acreage: 2 to less than 5
 Price Per Acre: 61,411
 LP/SqFt: \$2
 For Lease: No
 Lease Rate:
 Sold Price: \$148,000
 Sold Date: 09/15/2022
 Total Annual Assoc Fees: 0.00
 Average Monthly Fees: 0.00

Status: Sold

Backups Requested: Yes
 List Price: \$189,900

On Market Date: 06/16/2022
 Special Sale: None
 ADOM: 67
 CDOM: 67

Pets:
 Lease Price Per Acre:

This Gorgeous cleared lot with over 2.4 acres is just waiting for you to make it your DREAM of building in Florida come to reality. Whether you looking to build 1 or more homes this beautiful lot has no Wetlands and can accomodate about 4 homes per seller. No HOA or CDD fees. Property located on CITY WATER. Conveniently located to shopping, dining, parks and all the things NORTH PORT has to offer. Make an offer today this property won't last long!

Land, Site, and Tax Information

Legal Desc: BEG AT SW COR OF TRACT A TH N 44-55-07 W 80.55 FT TH NLY ALONG CURVE TO RIGHT 39.57 FT TH N 00-25-17 E 292.83 FT TH S 89-34-43 E 213.19 FT TH N 79-40-13 E 300 FT TH S 45-04-53 W 619.97 FT

Tax ID: 0974180931

Taxes: \$1,202

Tax Year: 2021

Ownership: Fee Simple

Homestead:

Other Exemptions:

Zoning Comp:

Zoning: RSF2

SE/TP/RG: 19-39-21

Block/Parcel: 1

Book/Page:

Lot #: 1

Alt Key/Folio #:

Flood Zone Panel: 12115C0378F

Flood Zone Date: 11/04/2016

Flood Zone: AE

Subdivision #:

Legal Subdivision Name: PORT CHARLOTTE SUB 37

Complex/Comm Name:

Census Tract: 27.39

Census Block:

Front Footage: 412

Lot Dimensions:

412x513x621

Lot Size Acres: 2.41

Lot Size: 105,094 SqFt / 9,764

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:

SW Subd Name: Port Charlotte Sub

Representation:

Times per Year:

Min Lease:

View:

Water Information:

Water Frontage: No

Waterfront Ft: 0

Water Name:

Water Extras: No

Water Access: No

Water View: No

Addtl Water Info:

Parcel:

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: Well, Well Required

Fences:

Farm Type:

of Stalls:

of Wells:

Road Surface Type: Paved

Road Responsibility:

Front Exposure:

Lot Features:

Current Adjacent Use:

Utilities: Electrical Nearby, Private

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:

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: [Stacy Weingarten](#)
 E-mail: weingartenstacy@gmail.com
 List Agent 2:
 List Agent 2 Email:
 List Office 2:

List Agent ID: 452507371
 List Agent Fax:
 List Agent 2 ID:

List Agent Direct: 413-244-7634
 List Agent Cell: 413-244-7634
 List Agent 2 Phone:

List Office ID:
 Call Center #:

Office: [ROVI](#)

Office Fax:

Office Phone: 413-244-7634

Original Price: \$199,900

Previous Price: \$199,900

Owner: ALESYA KAMYSHINA & VADIM PLOTNIKOV

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

Contract Status: Other Contract

Contingencies

Contract: 08/22/2022

On Market Date: 06/16/2022

Price Change: 08/17/2022

Owner Phone:

Financing Terms:

Days to Cont: 75

Office: [TREND REALTY](#)

Sell Office 2:

Sold Price: \$148,000

Seller Credit: \$0.00

Bonus:

Non-Rep: 2%-\$295

Office ID: 281533213

LP/SqFt: \$2

Expiration Date:

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 09/22/2022

Sell Offc 2 Phone:

Days to Closed: 99

SP/LP Ratio: 78

Bonus Exp Date:

Trans Broker: 2.5%-\$295

Selling Agent: [Elizabeth Wiggins](#)

Selling Agent 2:

Sold Date: 09/15/2022

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Single Agent: 2.5%-\$295

Inter Office Info:

Realtor Info: As-Is

Confidential Info:

Disclosures: None

Showing Time:

Showing Instructions: Use ShowingTime Button

Driving Directions: Bessemer Ave to Irondale Rd to Stagnaro Rd Lot located triangle shape Irondale Rd and Stagnaro Rd

Realtor Remarks: All offers to be sent to Stacy @ weingartenstacy@gmail.com. Lot dimensions are approximate. Buyers & Buyer's representative to do due diligence with the County on usage etc. Site plan available. Lot is triangular shaped lot. Seller states 1-4 homes can be built on lot.

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

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9/19/2022 4:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2917606

Doc Stamp-Deed: \$1,036.00

Prepared by and return to:

Sara Huddleston
GIT Florida Title Services
2033 Main Street, Suite 100
Sarasota, FL 34237
Consideration: \$148,000.00
File Number: FL004779

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 15th day of September, 2022, between Mike Kamyshin and Alesya Kamyshina, husband and wife, and Vadim Plotnikov, a married man, whose post office address is 176 Boundary Blvd. Unit B, Rotonda West, FL 33947, grantor, and Perry Rocco Lucanese, a single man, and Vincent Dominic Pileggi, a single man, as Joint Tenants with full rights of survivorship, whose post office address is 7890 NW 12th St., Pembroke Pines, FL 33324, 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 the Sarasota County, Florida, to-wit:

The Southerly portion of Tract "A", described as follows:

Beginning at the SW corner of aforesaid Tract "A"; thence N 44°55'07" W, along the Southwesterly line of Tract "A", a distance of 80.55 feet to the point of curvature of a curve to the right, having a radius of 50.00 feet, a central angle of 45°20'24", a chord bearing of N 22°14'55" E and a chord length of 38.54 feet; thence Northerly along the arc of said curve and the Westerly line of said Tract "A", a distance of 39.57 feet to a point of tangency; thence N 00°25'17" E along the West line of said Tract "A", a distance of 292.83 feet; thence S 89°34'43" E, a distance of 213.19 feet; thence N 79°40'13" E, a distance of 300.00 feet to a point on the Southeasterly line of said Tract "A"; thence S 45°04'53" W along said Southeasterly line, a distance of 619.97 feet to the Point of Beginning.

Parcel Identification Number: 0974180931

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

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, 2021.

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:

✓ Leah A. Cornish
Witness Name: Leah A. Cornish

✓ Vadim Plotnikov
Vadim Plotnikov

✓ Judy C. Shaw
Witness Name: Judy C. Shaw

✓ State of Florida
✓ County of Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 14th day of September, 2022 by Vadim Plotnikov.

✓ Karen A. Bullen
Notary Public

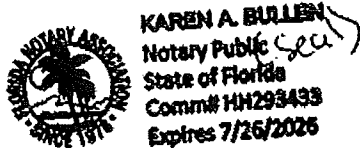
Printed Name: Karen A. Bullen

My Commission Expires: 7-26-2026


Personally Known ☐ OR

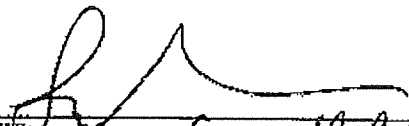
Produced Identification ☒

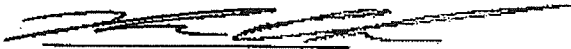
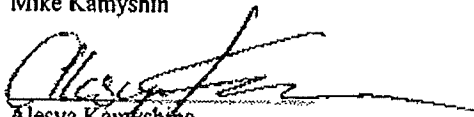
Type of Identification Produced FL Drivers License



Signed, sealed and delivered in our presence:

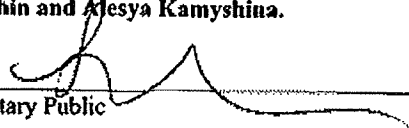

Witness Name: Nicole Maes


Witness Name: Sara Huddleston


Mike Kamyshin

Alesya Kamyshina

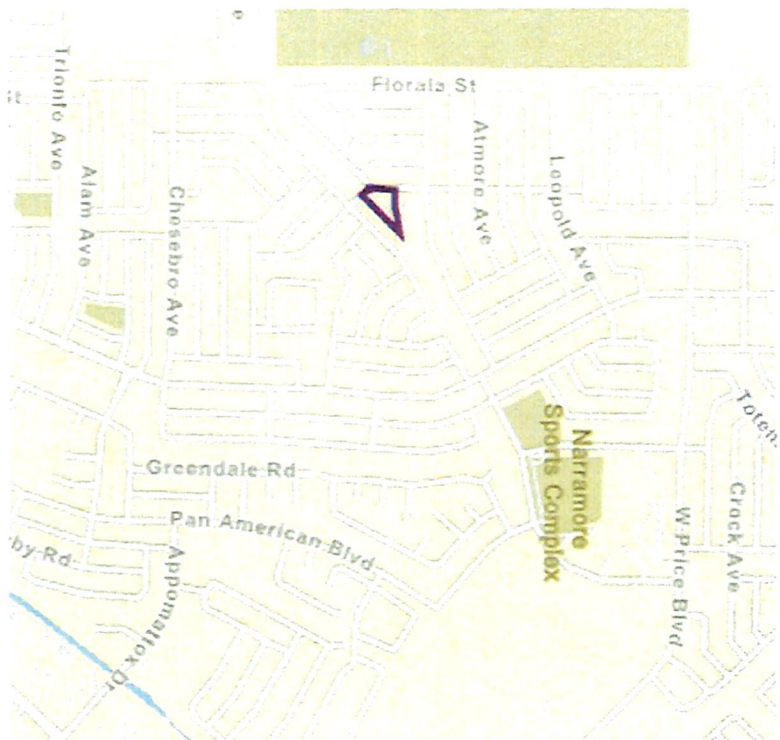
State of FL
County of Sarasota

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 15 day of September, 2022 by Mike Kamyshin and Alesya Kamyshina.


Notary Public
Printed Name: _____

My Commission Expires: _____
Personally Known ☐ OR ☒
Produced Identification PF-06
Type of Identification Produced _____





COMPARABLE LAND SALE 2



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0963079291

Ownership:

NOVAK JAMES

NOVAK ALICIA

24 SAN CARLOS ST, NOKOMIS, FL, 34275

Situs Address:

DANBURY TER NORTH PORT, FL, 34286

Land Area: 148,539 Sq.Ft.

Municipality: City of North Port

Subdivision: 1563 - PORT CHARLOTTE SUB 19

Property Use: 0000 - Residential vacant site

Status: OPEN

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

Census: 121150027411

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: TRACT D NEAR BLK 792 19TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. ⁱ
2022	\$132,100	\$0	\$0	\$132,100	\$132,100	\$0	\$132,100	\$0
2021	\$68,100	\$0	\$0	\$68,100	\$53,639	\$0	\$53,639	\$14,461
2020	\$49,300	\$0	\$0	\$49,300	\$48,763	\$0	\$48,763	\$537
2019	\$45,700	\$0	\$0	\$45,700	\$44,330	\$0	\$44,330	\$1,370
2018	\$40,300	\$0	\$0	\$40,300	\$40,300	\$0	\$40,300	\$0
2017	\$39,200	\$0	\$0	\$39,200	\$39,200	\$0	\$39,200	\$0
2016	\$36,200	\$0	\$0	\$36,200	\$36,200	\$0	\$36,200	\$0
2015	\$53,200	\$0	\$0	\$53,200	\$37,873	\$0	\$37,873	\$15,327
2014	\$37,500	\$0	\$0	\$37,500	\$34,430	\$0	\$34,430	\$3,070
2013	\$31,300	\$0	\$0	\$31,300	\$31,300	\$0	\$31,300	\$0

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
8/30/2022	\$175,000	2022143478	01	SOKALSKA VIKTORIYA	WD
6/14/2021	\$155,000	2021111655	01	LYUBOV PROTSSENKO	WD
3/1/2010	\$100	2010029843	11	VYACHESLAV,PROTSSENKO	QC
12/20/2008	\$1,000	2009012558	11	PROTSSENKO,VALENTIN	QC
6/8/1999	\$10,500	1999091782	15	ATLANTIC GULF COMMUNITIES CORP	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/6/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/3/2023)

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

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0383F	OUT	OUT	X	120279		OUT
0383F	OUT	IN	AE	120279		OUT

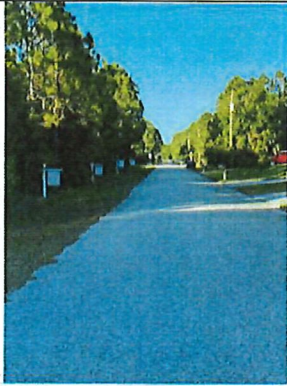
FIRM PanelFloodwaySFHA ***Flood Zone **CommunityBase Flood Elevation (ft)CFHA *

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

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

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

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

A4529623**DANBURY TER, NORTH PORT, FL 34286****County:** Sarasota**Subdiv:** PORT CHARLOTTE SUB 19**Subdiv/Condo:****Style:** Residential**Total Acreage:** 2 to less than 5**Price Per Acre:** 51,320**LP/SqFt:** \$1**For Lease:** No**Lease Rate:****Sold Price:** \$175,000**Sold Date:** 08/31/2022**Total Annual Assoc Fees:** 0.00**Average Monthly Fees:** 0.00**Status:** Sold**Backups Requested:** No**List Price:** \$199,900**On Market Date:** 03/26/2022**Special Sale:** None**ADOM:** 139**CDOM:** 139**Pets:****Lease Price Per Acre:**

3.41 ACRE LOT IN FAST GROWING CITY OF NORTH PORT!!! GREAT LOCATION!!! SURVAY COMPLETED, NO HOA, NO CDD You won't want to miss this opportunity to purchase this 3.41 acre lot to build your own house and shop or develop land for nice big lots, endless OPPORTUNITIES... A short distance to everything, with easy access to I-75. You will be able to easily enjoy golf, fishing, boating, restaurants, shopping and more. Build now or INVEST for the future.

Land, Site, and Tax Information**Legal Desc:** TRACT D NEAR BLK 792 19TH ADD TO PORT CHARLOTTE**Tax ID:** [0963079291](#)**Taxes:** \$1,494**Tax Year:** 2021**Ownership:** Fee Simple**Subdivision #:****Legal Subdivision Name:** PORT CHARLOTTE SUB 19**Complex/Comm Name:****Census Tract:** 27.12**Homestead:****Other Exemptions:****Zoning Comp:****Zoning:** RSF2**Census Block:****SE/TP/RG:** 14-39-21**Block/Parcel:** 792**Book/Page:** 14-7**Lot #:** 806**Alt Key/Folio #:****Flood Zone Panel:** 12115C0383F**Flood Zone Date:** 11/04/2016**Flood Zone:** X**Front Footage:** 350**Lot Dimensions:**

350x475x300x350x125x50

Lot Size Acres: 3.41**Lot Size:** 148,539 SqFt / 13,800

SqM

Property Access: No**Add Parcel:** No**# of Parcels:****Additional Tax IDs:****AG Exemption YN:****Auction:** No**Auction Type:****Auction Firm/Website:****SW Subd Condo#:****Development:****Buyers Premium:****SW Subd Name:** Port Charlotte Sub**Representation:****# Times per Year:****Min Lease:****View:****Water Information:****Water Frontage:** No**Waterfront Ft:** 0**Water Access:** No**Water Name:****Water View:** No**Water Extras:** No**Addtl Water Info:****Parcel:****CDD:** No**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**Other Equipment:****Vegetation:****Water:** Well Required**Sewer:** Septic Needed**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:****Association Amenities:****Amenities w/Addnl Fees:**

4/7/23, 4:31 PM

Matrix

HOA / Comm Assn: No
HOA Pmt Sched:
Master Assn/Name:
Condo Fee:
Other Fee Term:
Pet Size:
Max Pet Wt:
Elementary School: [Glenallen Elementary](#)
High School: [North Port High](#)
Assn/Manager Name:
Assn/Manager Phone:

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

Master Assn Ph:

Realtor Information

List Agent: [Victoria Shilenko](#)
E-mail: victoria.shilenko@cbrealty.com
List Agent 2:
List Agent 2 Email:
List Office 2:

List Agent ID: 281534077
List Agent Fax: 941-493-4000
List Agent 2 ID:

List Agent Direct: 941-250-7745
List Agent Cell: 941-250-7745
List Agent 2 Phone:

List Office ID:
Call Center #:

Office: [COLDWELL BANKER REALTY](#)

Office Fax: 941-493-4000

Original Price: \$450,000

Previous Price: \$219,900

Owner: ON FILE

Financing Avail: Cash, Other

Contract Status:

Selling Agent: [Victoria Shilenko](#)

Selling Agent 2:

Sold Date: 08/31/2022

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Single Agent: 3%

Inter Office Info:

Realtor Info:

Confidential Info:

Disclosures: Seller Property Disclosure

Showing Time:

Showing Instructions: Go Direct

Driving Directions: From North Cranberry BLVD turn right onto Saybrook Ave, turn right onto Danbury Ter.

Realtor Remarks:

Office Phone: 941-493-1000

Contract: 08/12/2022

SP/SqFt: \$1

On Market Date: 03/26/2022

Price Change: 08/05/2022

Owner Phone:

Financing Terms:

Days to Cont: 142

Office: [COLDWELL BANKER REALTY](#)

Sell Office 2:

Sold Price: \$175,000

Seller Credit: \$0.00

Bonus:

Non-Rep: 1%

Office ID: 284509013

LP/SqFt: \$1

Expiration Date:

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 08/31/2022

Sell Offc 2 Phone:

Days to Closed: 161

SP/LP Ratio: 88

Bonus Exp Date:

Trans Broker: 3%

Seller's Preferred Closing Agent

Closing Agent Name:

Email: venice@sunbelttitle.com

Address: 304 W Venice Ave Unit 302 Venice, Florida 34285

Closing Company Name: Sunbelt Title

Phone: 941-412-2550

Fax:

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Search Criteria

This search was narrowed to a specific set of Listings.

Property Type is 'Vacant Land'

Status is 'Sold'

Status Contractual Search Date is 01/01/2022 to 04/07/2023

State is 'Florida'

County is 'Sarasota'

City is 'NORTH PORT'

Total Acreage is one of '2 to less than 5', '5 to less than 10'

Selected 6 of 6 results.



Prepared by: Stephanie Flint
Sunbelt Title Agency
Return to: 500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750422-08160
Incident to the issuance of title insurance.

9/1/2022 9:41 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2910397

Doc Stamp-Deed: \$1,225.00

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 08/30/2022 by Pavlo Sokalskyy and Viktoriya Sokalska, Husband And Wife, hereinafter called the Grantor, to James Novak and Alicia Novak, Husband And Wife, whose post office address is: 24 San Carlos Street, Nokomis, FL 34275, hereinafter called the Grantee:

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

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Tract "D", near Block 792, NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Page 7, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0963079291

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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

Signed, sealed and delivered in our presence:

Danielle Schroll
Witness: (Signature)

Print Name: Danielle Schroll

Shari L Miller
Witness: (Signature)

Print Name: Shari L Miller

Pavlo Sokalskyy

Pavlo Sokalskyy
37803 37th Ave S
Auburn, WA 98001

Viktoriya Sokalska

Viktoriya Sokalska
37803 37th Ave S
Auburn, WA 98001

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of [] physical presence or [x] online notarization, on 08/30/2022 by Pavlo Sokalskyy and Viktoriya Sokalska, who: [] is personally known to me or [x] produced valid government issued photo ID as identification.

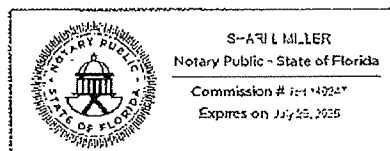
Shari L Miller

Notary Public (signature)

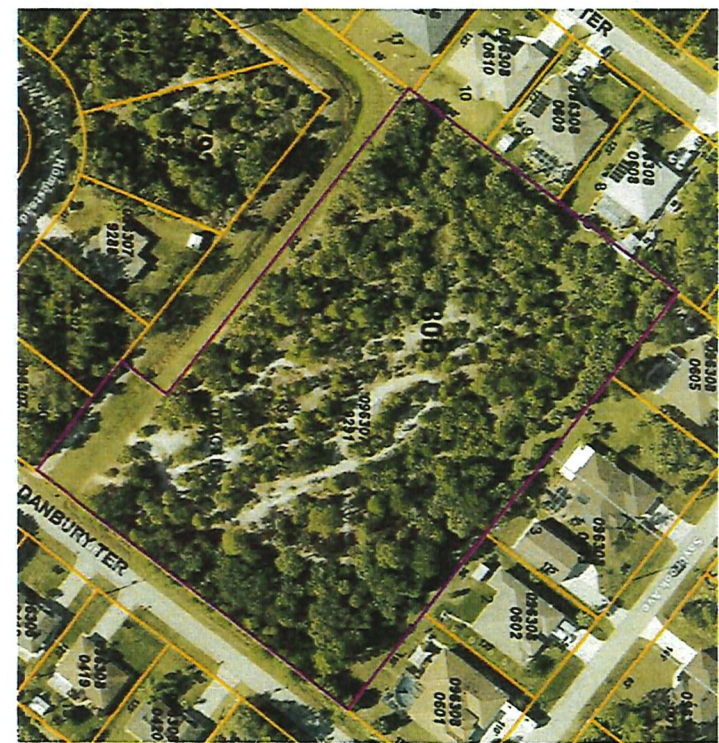
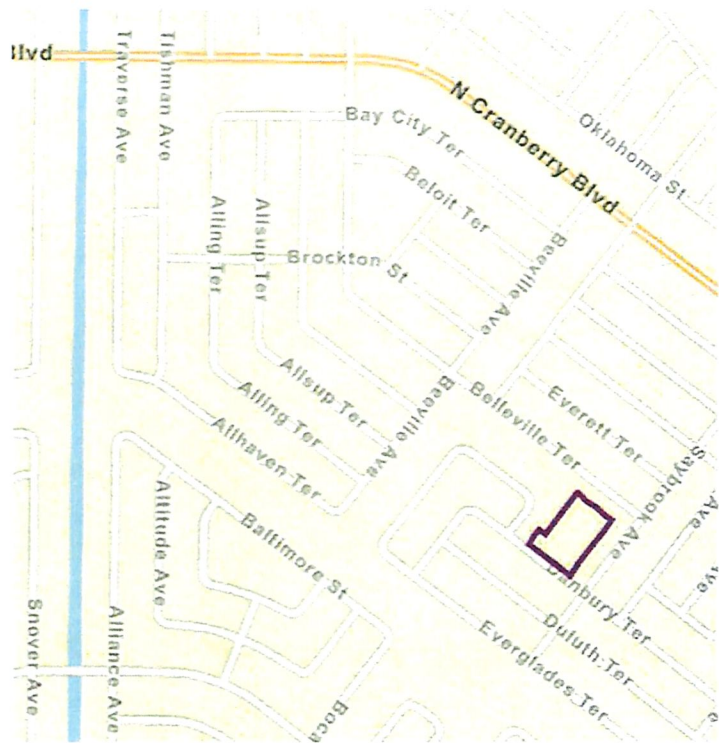
Print Name: Shari L Miller

Stamp/Seal:

My Commission Expires:
07/25/2025



Notarized online using audio-video communication



COMPARABLE LAND SALE 3



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0974180929

Ownership:

KURYLO JOHN
4000 S BISCAYNE DR #201, NORTH PORT, FL, 34287
Situs Address:
IRONDALE RD NORTH PORT, FL, 34287

Land Area: 128,141 Sq.Ft.

Municipality: City of North Port

Subdivision: 1593 - PORT CHARLOTTE SUB 37

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 19-39S-21E

Census: 121150027392

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: TRACT A, 37TH ADD TO PORT CHARLOTTE, LESS BEG AT SW COR OF TRACT A TH N 44-55-07 W 80.55 FT TH NLY ALONG CURVE TO RIGHT 39.57 FT TH N 00-25-17 E 292.83 FT TH S 89-34-43 E 213.19 FT TH N 79-40-13 E 300 FT TH S 45-04-53 W 619.97 FT TO POB, BEING A PORTION OF LANDS DESC IN ORI 2020081305

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

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

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. ⁱ
2022	\$112,700	\$0	\$0	\$112,700	\$59,180	\$0	\$59,180	\$53,520
* 2021	\$53,800	\$0	\$0	\$53,800	\$53,800	\$0	\$53,800	\$0
2020	\$53,300	\$0	\$0	\$53,300	\$49,852	\$0	\$49,852	\$3,448
2019	\$49,500	\$0	\$0	\$49,500	\$45,320	\$0	\$45,320	\$4,180
2018	\$41,200	\$0	\$0	\$41,200	\$41,200	\$0	\$41,200	\$0
2017	\$43,400	\$0	\$0	\$43,400	\$43,400	\$0	\$43,400	\$0
2016	\$42,200	\$0	\$0	\$42,200	\$42,200	\$0	\$42,200	\$0
2015	\$39,800	\$0	\$0	\$39,800	\$39,800	\$0	\$39,800	\$0
2014	\$39,800	\$0	\$0	\$39,800	\$39,800	\$0	\$39,800	\$0
2013	\$70,300	\$0	\$0	\$70,300	\$70,300	\$0	\$70,300	\$0

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
6/2/2022	\$130,000	2022095077	01	KAMYSHIN MIKE	WD
6/17/2020	\$65,000	2020081305	05	HAGARTY SEAN J	WD
3/24/2017	\$35,000	2017036893	01	ABRAHAM HANS	WD
9/22/2009	\$3,100	2009131246	12	GARDEN DREAMS LLC,	CT
11/3/2003	\$100	2003229044	X2	S C HOMES INC,	QC
7/27/2000	\$80,000	2000098256	X2	ATLANTIC GULF COMMUNITIES CORP,	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/6/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/3/2023)

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

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0359F	OUT	IN	AE	120279		OUT
0378F	OUT	IN	AE	120279		OUT
0359F	OUT	OUT	X	120279		OUT
0378F	OUT	OUT	X	120279		OUT

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

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

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

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

N6116365 000 IRONDALE RD, NORTH PORT, FL 34287**County:** Sarasota**Subdiv:** PORT CHARLOTTE SUB 37
Subdiv/Condo:
Style: Residential**Total Acreage:** 2 to less than 5
Price Per Acre: 44,218
LP/SqFt: \$1
For Lease: No
Lease Rate:
Sold Price: \$130,000
Sold Date: 06/03/2022
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00**Status:** Sold
Backups Requested: No
List Price: \$138,400**On Market Date:** 07/12/2021
Special Sale: None
ADOM: 225
CDOM: 306**Pets:**
Lease Price Per Acre:

Beautiful 2.94 acres of land on CITY WATER. Great lot to build your dream Florida home on this almost 3 acres land. This will give you enough room to build a big house with a pool and still have lots of room for your boat, RV and more. NO HOA or CDD fees. Conveniently located near shopping, dining, parks and all that North Port has to offer. Within 2 miles to popular Warm Mineral Spring.

Land, Site, and Tax Information

Legal Desc: TRACT A, 37TH ADD TO PORT CHARLOTTE, LESS BEG AT SW COR OF TRACT A TH N 44-55-07 W 80.55 FT TH NLY ALONG CURVE TO RIGHT 39.57 FT TH N 00-25-17 E 292.83 FT TH S 89-34-43 E 213.19 FT TH N 79-40-13 E 300 FT TH S 45-04-53 W 619.97 FT TO POB, BEING A PORTION OF LANDS DESC IN ORI 2020081305

Tax ID: 0974180929**Taxes:** \$1,592**Tax Year:** 2021**Ownership:** Fee Simple**Homestead:**
Other Exemptions:**Zoning Comp:**
Zoning: RSF2**SE/TP/RG:** 19-39-21**Block/Parcel:** 1809**Book/Page:** 16-4**Lot #:** TRAC A**Alt Key/Folio #:****Flood Zone Panel:** 12115C0378F**Flood Zone Date:** 11/04/2016**Flood Zone:** X, AE**Subdivision #:****Legal Subdivision Name:** PORT CHARLOTTE SUB 37**Complex/Comm Name:****Census Tract:** 27.22**Census Block:****Add Parcel:** No**# of Parcels:****Additional Tax IDs:****AG Exemption YN:****Front Footage:** 215**Lot Dimensions:** 215X577.01**Lot Size Acres:** 2.94**Lot Size:** 128,141 SqFt / 11,905**SqM****Property Access:****Auction:** No**Auction Type:****Buyers Premium:****Auction Firm/Website:****SW Subd Condo#:** 1593**Development:****SW Subd Name:** Port Charlotte Sub**Representation:**
Times per Year:**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, Public, Water Nearby**Other Equipment:****Vegetation:****Water:** Public, Well**Sewer:** Septic Needed**Fences:****Barn Features:****Farm Type:****Horse Amenities:****# of Stalls:****# Paddocks/Pastures:****# of Wells:****# of Septics:****Road Surface Type:** Asphalt, Paved**Road Responsibility:****Green Features****Green Certifications:****Green Energy Features:****Green Water Features:****Green Landscaping:****Indoor Air Quality:****Disaster Mitigation:****Community Information****Community Features:****Association Amenities:****Amenities w/Addnl Fees:**

HOA / Comm Assn: No
 HOA Pmt Sched:
 Master Assn/Name:
 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: [Katie Shevchenko](#)
 E-mail: katie@preferredshore.com
 List Agent 2:
 List Agent 2 Email:
 List Office 2:

List Agent ID: 284510869
 List Agent Fax: 941-870-7872
 List Agent 2 ID:

List Agent Direct: 941-412-7800
 List Agent Cell: 941-412-7800
 List Agent 2 Phone:

List Office ID:
 Call Center #:

Office: [PREFERRED SHORE](#)

Office Fax: 941-870-7872

Original Price: \$144,999

Previous Price: \$144,999

Owner: KAMYSHIN MIKE, PLOTNIKOV VADIM

Financing Avail: Cash, Conventional

Contract Status: Financing

Selling Agent: [Eugene Kovalov](#)

Selling Agent 2:

Sold Date: 06/03/2022

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Single Agent: 2%

Inter Office Info:

Realtor Info:

Confidential Info:

Disclosures:

Showing Time:

Showing Instructions: Go Direct

Driving Directions: SUMTER RD GO SOUTH TO PRICE TURN RIGHT, LEFT ON S BISCAYNE DR THEN RIGHT ON BESSEMER AVE. LEFT ON IRONDALE RD LOT WILL BE ON THE LEFT SIDE AFTER THE FIRST PARCEL.

Realtor Remarks: There is City water across the street.

Office Phone: 941-999-1179

Contract: 05/05/2022

SP/SqFt: \$1

On Market Date: 07/12/2021

Price Change: 12/06/2021

Owner Phone:

Financing Terms:

Days to Cont: 297

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

Sell Office 2:

Sold Price: \$130,000

Seller Credit: \$0.00

Bonus: No

Non-Rep: 2%

Office ID: 281531515

LP/SqFt: \$1

Expiration Date:

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 06/03/2022

Sell Offc 2 Phone:

Days to Closed: 326

SP/LP Ratio: 94

Bonus Exp Date:

Trans Broker: 2%

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

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6/3/2022 12:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2870459

Prepared by and return to:
NORTH PORT TITLE, LLC
13801 Tamiami Trail Suite C
North Port, FL 34287
941-423-0360
220500

Doc Stamp-Deed: \$910.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2 day of June 2022, between Mike Kamyshin and Alesya Kamyshina, husband and wife, and Vadim Plotnikov, a married man whose post office address is 176 Boundary Blvd, Rotonda West, Florida 33947, grantor, and John Kurylko, a single man whose post office address is 4000 S. Biscayne Drive # 201, North Port, Florida 34287, 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:

SEE ATTACHED EXHIBIT "A"

Parcel Identification Number: 0974180929

Grantor herein covenants that the above-described property is vacant, unimproved land and is not adjacent to nor contiguous to any Homesteaded 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, 2021.

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

Signed, sealed and delivered in our presence:

Witness
Lisa K. Hillman
Witness Name Printed

Witness
Aimee M. Harrison
Witness Name Printed

Mike Kamyshin
Mike Kamyshin

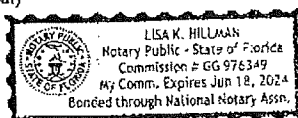
Vadim Plotnikov
Vadim Plotnikov

Alesya Kamyshina
Alesya Kamyshina

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 of June, 2022 by Mike Kamyshin and Alesya Kamyshina, husband and wife man and Vadim Plotnikov, a married man, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)



Lisa K. Hillman
Notary Public

Printed Name:

My Commission Expires:

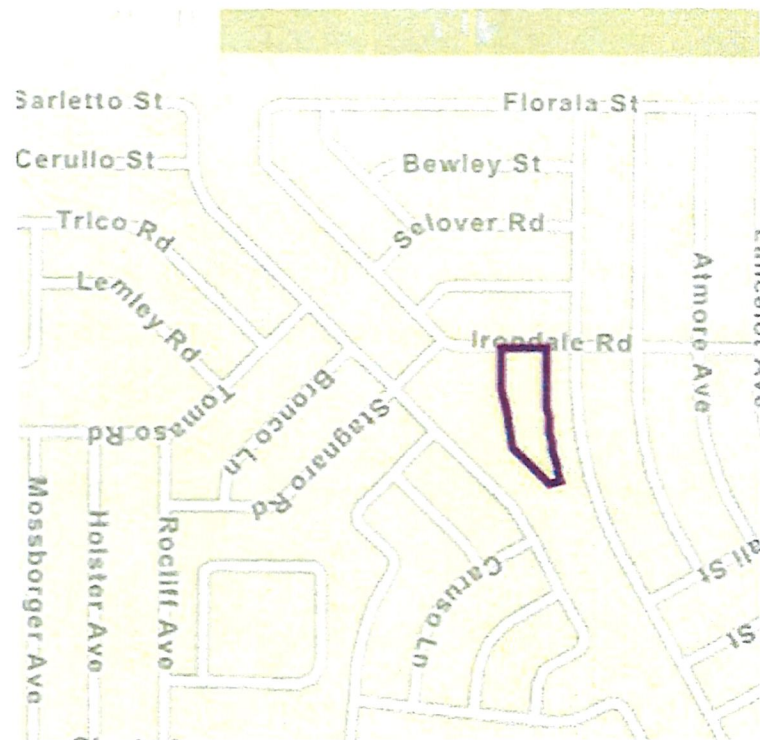
Exhibit "A"

DESCRIPTION OF REAL ESTATE, "THE NORTHERLY PORTION OF TRACT A":

ALL OF TRACT "A", THIRTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, PER PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGES 4, AND 4A THROUGH 4H, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS AND EXCEPT; THE SOUTHERLY PORTION OF TRACT "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID TRACT "A"; THENCE N.44°55'07"W. ALONG THE SOUTHWESTERLY LINE OF TRACT "A", A DISTANCE OF 80.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 45°20'24", A CHORD BEARING OF N.22°14'55"E. AND A CHORD LENGTH OF 38.54 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID TRACT "A", A DISTANCE OF 39.57 FEET TO A POINT OF TANGENCY; THENCE N.00°25'17"E. ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 292.83 FEET; THENCE S.89°34'43"E., A DISTANCE OF 213.19 FEET; THENCE N.79°40'13"E., A DISTANCE OF 300.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID TRACT "A"; THENCE S.45°04'53"W. ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 619.97 FEET TO THE POINT OF BEGINNING.

File Number: 220500



COMPARABLE LAND SALE 4



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1132212341

Ownership:

NEEDY KARL L

NEEDY JODY A

15304 DELLINGER RD, WILLIAMSPORT, MD, 21795

Situs Address:

N HOLLOWAY AVE NORTH PORT, FL, 34288

Land Area: 111,078 Sq.Ft.

Municipality: City of North Port

Subdivision: 1771 - PORT CHARLOTTE SUB 45

Property Use: 0000 - Residential vacant site

Status: OPEN

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

Census: 121150027462

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: TRACT GGG 45TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap.</u>
2022	\$104,300	\$0	\$0	\$104,300	\$35,871	\$0	\$35,871	\$68,429
2021	\$37,900	\$0	\$0	\$37,900	\$32,610	\$0	\$32,610	\$5,290
2020	\$43,800	\$0	\$0	\$43,800	\$29,645	\$0	\$29,645	\$14,155
2019	\$34,400	\$0	\$0	\$34,400	\$26,950	\$0	\$26,950	\$7,450
2018	\$24,500	\$0	\$0	\$24,500	\$24,500	\$0	\$24,500	\$0
2017	\$25,000	\$0	\$0	\$25,000	\$25,000	\$0	\$25,000	\$0
2016	\$27,200	\$0	\$0	\$27,200	\$25,850	\$0	\$25,850	\$1,350
2015	\$23,500	\$0	\$0	\$23,500	\$23,500	\$0	\$23,500	\$0
2014	\$28,600	\$0	\$0	\$28,600	\$22,748	\$0	\$22,748	\$5,852
2013	\$22,500	\$0	\$0	\$22,500	\$20,680	\$0	\$20,680	\$1,820

Current Exemptions

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>
4/22/2022	\$110,000	2022068760	01	HELLAND TERRRI M	WD
12/6/2004	\$100	2004233588	11	HEBERT REAL ESTATE INC,	QC
7/9/2004	\$39,900	2004136762	X2	HELLAND,DALE M	WD
1/13/2000	\$14,300	2000017320	X2	ATLANTIC GULF COMMUNITIES CORP,	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/6/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/3/2023)

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

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0412F	OUT	IN	AE	120279		OUT
0412F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.
** For more information on flood and flood related issues specific to this property, call (941) 240-8050
*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.
For general questions regarding the flood map, call (941) 861-5000.

C7449150 N HOLLOWAY AVE, NORTH PORT, FL 34288**County:** Sarasota**Subdiv:** PORT CHARLOTTE SUB 45**Subdiv/Condo:****Style:** Residential**Total Acreage:** 2 to less than 5**Price Per Acre:** 43,137**LP/SqFt:** \$1**For Lease:** No**Lease Rate:****Sold Price:** \$110,000**Sold Date:** 04/22/2022**Total Annual Assoc Fees:** 0.00**Average Monthly Fees:** 0.00**Status:** Sold**Backups Requested:** No**List Price:** \$129,900**On Market Date:** 09/21/2021**Special Sale:** None**ADOM:** 185**CDOM:** 185**Pets:****Lease Price Per Acre:**

Great opportunity to own 2.55 acre parcel, zoned residential, to build your dream home in North Port. Room for your pool, boat, RV, or outbuilding, No HOA fees, flood zone X (no flood insurance required), no deed restrictions or CDD's. Construction in this area is beginning to take off! Easy access to I-75 and convenient to shopping, restaurants, golf, boating, fishing. Build now, or invest for the future!

Land, Site, and Tax Information**Legal Desc:** TRACT GGG 45TH ADD TO PORT CHARLOTTE**Tax ID:** [1132212341](#)**Taxes:** \$1,018**Tax Year:** 2021**Ownership:** Fee Simple**Homestead:****Other Exemptions:****Zoning Comp:****Zoning:** RSF2**SE/TP/RG:** 26-39S-22E**Block/Parcel:****Book/Page:** 19-38**Lot #:** GGGG**Alt Key/Folio #:****Flood Zone Panel:****Flood Zone Date:****Flood Zone:** x**Subdivision #:****Legal Subdivision Name:** PORT CHARLOTTE SUB 45**Complex/Comm Name:****Census Tract:****Census Block:****Front Footage:** 225**Lot Dimensions:**

225X339X203X290X539

Lot Size Acres: 2.55**Lot Size:** 111,078 SqFt / 10,319 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:****SW Subd Name:** North Port**Representation:****# Times per Year:****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**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:** Paved**Road Responsibility:****Green Features****Green Certifications:****Green Energy Features:****Green Water Features:****Green Landscaping:****Indoor Air Quality:****Disaster Mitigation:****Community Information****Community Features:****Association Amenities:****Amenities w/Addnl Fees:****HOA / Comm Assn:** No**HOA Fee:**

HOA Pmt Sched:
 Master Assn/Name:
 Condo Fee:
 Other Fee Term:
 Pet Size:
 Max Pet Wt:
 Elementary School:
 High School:
 Assn/Manager Name:
 Assn/Manager Phone:

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: [Shellee Guinta](#)
 E-mail: shelleegee@verizon.net
 List Agent 2:
 List Agent 2 Email:
 List Office 2:

List Agent ID: 389530115
 List Agent Fax: 941-624-3285
 List Agent 2 ID:

List Agent Direct: 941-586-8463
 List Agent Cell: 941-586-8463
 List Agent 2 Phone:

List Office ID:
 Call Center #:

Office: [COLDWELL BANKER SUNSTAR REALTY](#)

Office Fax: 941-627-3321 Office Phone: 941-627-3321

Original Price: \$129,900

Owner: THERESA L. HELLAND

Financing Avail: Cash, Conventional

Contract Status: Inspections

Contract: 03/25/2022

Selling Agent: [Chaz Betters](#)

Selling Agent 2:

Sold Date: 04/22/2022

SP/SqFt: \$1

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Single Agent: 3%

Inter Office Info:

Realtor Info:

Confidential Info:

Disclosures:

Showing Time:

Showing Instructions: Go Direct

Driving Directions: TAKE VETERAN'S BLVD. EAST TO YORKSHIRE ST. TURN LEFT ON YORKSHIRE ST. GO TO PRICE BLVD. TURN RIGHT ON PRICE BLVD. TO HOLLOWAY AVE. N. TURN LEFT ON HOLLOWAY TO PROPERTY. ACREAGE IS ON CORNER OF HOLLOWAY AND IRONSIDE.

Realtor Remarks: SELLER IS THERESA L. HELLAND (not correct in public record). Vacant land disclosure is attached in the MLS. Please submit with offer.

On Market Date: 09/21/2021

Owner Phone:

Financing Terms:

Days to Cont: 185

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

Sell Office 2:

Sold Price: \$110,000

Seller Credit: \$0.00

Bonus:

Non-Rep: 3%

Office ID: 274501553

LP/SqFt: \$1

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 04/22/2022

Sell Offc 2 Phone:

Days to Closed: 213

SP/LP Ratio: 85

Bonus Exp Date:

Trans Broker: 3%

Seller's Preferred Closing Agent

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

Phone:
 Fax:

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Prepared by and Return to Rancee Polis ,
an employee of First International Title, Inc.
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953
File No.: 213356-95

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2022068760 2 PG(S)

4/22/2022 12:52 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2849054

Doc Stamp-Deed: \$770.00

WARRANTY DEED

This indenture made on April 22, 2022, by **Terri L. Helland aka Terri M. Holland an unmarried widow and surviving spouse of Dale E. Helland, deceased**, whose address is: 2405 Magnolia Circle, North Port, FL 34289 hereinafter called the "grantor",

to **Karl L. Needy and Jody A. Needy husband and wife** whose address is: 15304 Dellinger Road, Williamsport, MD 21795 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, **Florida**, to-wit:

Tract GGG, **FORTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION**, a Subdivision according to the plat thereof, recorded in Plat Book 19, Page 38, 38A through 38Z, Public Records of Sarasota County, Florida.

Parcel Identification Number: 1132212341

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2021.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Terri L. Helland aka Terri M. Holland
Terri L. Helland aka Terri M. Holland

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

Print Name: Victoria Hays

[Signature]
2nd Witness Signature

Print Name: Shannie Lambay

State of FLORIDA

County of Charlotte

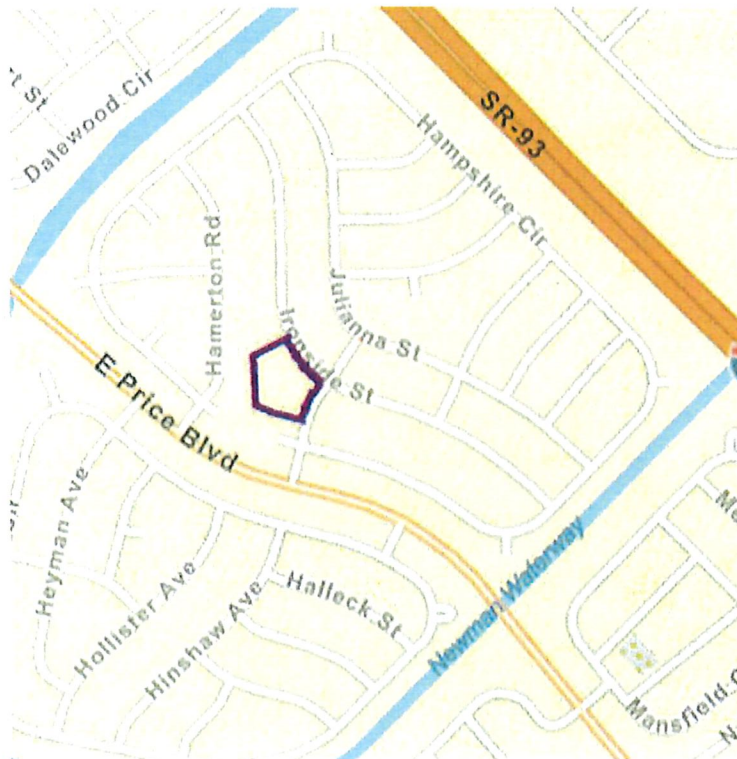
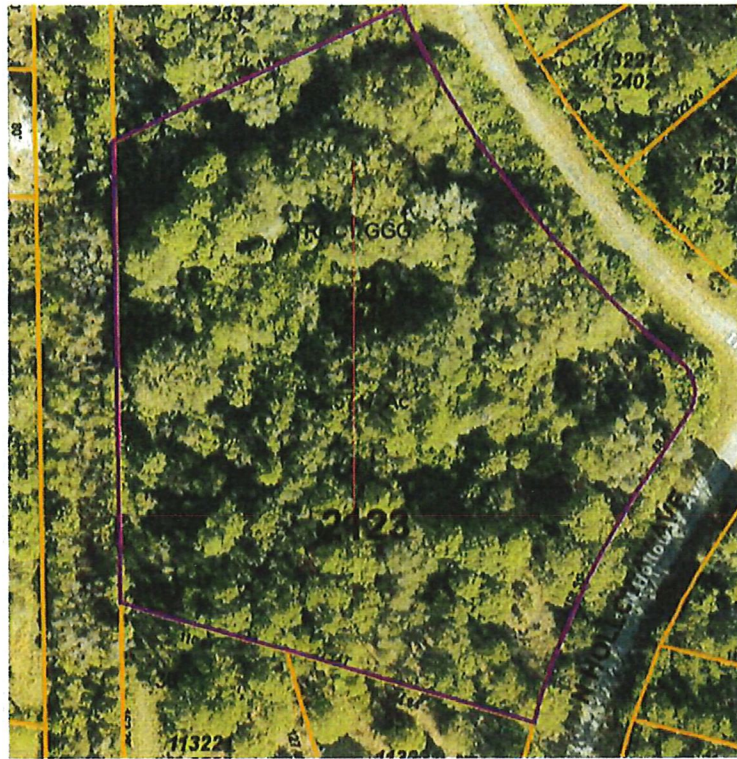
The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or
() online notarization on 4/22/2022, by **Terri L. Helland aka Terri M. Holland**,
who () is/are personally known to me or who ☒ has/have produced a valid
Drivers license as identification.

[Signature]
Notary Public

Printed Name:

My Commission expires:

VICTORIA HAYS
NOTARY PUBLIC
STATE OF FLORIDA
NO. GG 920527
MY COMMISSION EXPIRES OCT. 08, 2023



COMPARABLE LAND SALE 5



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0960112011

Ownership:
ROBERTSON JAMES
ROBERTSON LYUDMILA
2121 LAUGHLIN RD, NORTH PORT, FL, 34288
Situs Address:
CARTHAGE ST NORTH PORT, FL, 34286

Land Area: 181,209 Sq.Ft.
Municipality: City of North Port
Subdivision: 1572 - PORT CHARLOTTE SUB 25
Property Use: 0000 - Residential vacant site
Status: OPEN
Sec/Twp/Rge: 12-39S-21E
Census: 121150027412
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 0
Parcel Description: TRACT H BLK 1120 25TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap ⁱ
2022	\$140,900	\$0	\$0	\$140,900	\$60,720	\$0	\$60,720	\$80,180
2021	\$55,200	\$0	\$0	\$55,200	\$55,200	\$0	\$55,200	\$0
2020	\$51,500	\$0	\$0	\$51,500	\$50,820	\$0	\$50,820	\$680
2019	\$47,800	\$0	\$0	\$47,800	\$46,200	\$0	\$46,200	\$1,600
2018	\$42,000	\$0	\$0	\$42,000	\$42,000	\$0	\$42,000	\$0
2017	\$42,600	\$0	\$0	\$42,600	\$42,600	\$0	\$42,600	\$0
2016	\$41,200	\$0	\$0	\$41,200	\$41,200	\$0	\$41,200	\$0
2015	\$42,600	\$0	\$0	\$42,600	\$42,600	\$0	\$42,600	\$0
2014	\$46,400	\$0	\$0	\$46,400	\$42,460	\$0	\$42,460	\$3,940
2013	\$38,600	\$0	\$0	\$38,600	\$38,600	\$0	\$38,600	\$0

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
1/6/2022	\$165,000	2022003623	01	FELICIEN MELINDA	WD
2/6/2020	\$0	2020036399	11	TRUST U/A/D 06/03/2005	WD
2/6/2020	\$23,000	2020021751	37	TRUST U/A/D 06/03/2005	WD
6/3/2005	\$100	2005123192	11	SCHERTLE DAVID F	WD
1/12/1999	\$8,000	1999010052	15	ATLANTIC GULF COMMUNITIES CORP	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/6/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/3/2023)
Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0381F	OUT	IN	AE	120279		OUT
0381F	OUT	OUT	X	120279		OUT

<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>
0381F	OUT	OUT	X	120279		OUT
0381F	OUT	OUT	X500	120279		OUT

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

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

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

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

C7452020

CARTHAGE ST, NORTH PORT, FL 34286



County: Sarasota

Subdiv: PORT CHARLOTTE SUB 25

Subdiv/Condo:

Style: Residential

Total Acreage: 2 to less than 5

Price Per Acre: 39,663

LP/SqFt: \$1

For Lease: No

Lease Rate:

Sold Price: \$165,000

Sold Date: 01/06/2022

Total Annual Assoc Fees: 0.00

Average Monthly Fees: 0.00

Status: Sold

Backups Requested: Yes

List Price: \$185,000

On Market Date: 12/01/2021

Special Sale: None

ADOM: 9

CDOM: 42

Pets: Yes

Lease Price Per Acre:

Take a look at this 4.16 ACRES (equivalent to 18 lots) just off of N Cranberry and still South of 175. Zoned residential, in a no flood zone with 1/4 acre homesite already cleared with a cut in driveway just waiting for you to pick a builder. This Property can be subdivided if desired. There has been a Ecological Evaluation already completed and is attached to the listing which shows that there are 2.72 BUILDABLE acres along with 1.39 acres of wetland (dry and there is no standing water) alongside the 48ft wide County easement which will provide great privacy and wildlife watching! Great location with quick access to the I75, Toledo Blades Shoppes at Price Crossing, Schools and just 30 mins. to the beach! North Port is centrally located between Venice, Port Charlotte and Englewood and just 25 mins to Punta Gorda. The size and location of this parcel offers you the opportunity to live the florida lifestyle with lots of room for ALL of your toys! Come check it out!

Land, Site, and Tax Information

Legal Desc: TRACT H BLK 1120 25TH ADD TO PORT CHARLOTTE

Tax ID: 0960112011

Taxes: \$1,447

Tax Year: 2020

Ownership: Fee Simple

Subdivision #:

Legal Subdivision Name: PORT CHARLOTTE SUB 25

Complex/Comm Name:

Census Tract:

Add Parcel: No

of Parcels:

AG Exemption YN:

Homestead:

Other Exemptions:

Zoning Comp: Yes

Zoning: RSF2

Census Block:

Additional Tax IDs:

SE/TP/RG: 12-39S-21E

Block/Parcel: 1120

Book/Page: 15-2

Lot #: H

Alt Key/Folio #:

Flood Zone Panel:

Flood Zone Date:

Flood Zone: x

Front Footage: 0

Lot Dimensions: Irregular

Lot Size Acres: 4.16

Lot Size: 181,209 SqFt / 16,835

SqM

Property Access:

Auction: No

Auction Type:

Auction Firm/Website:

SW Subd Condo#:

Development:

Buyers Premium:

SW Subd Name: North Port

Representation: Seller Represented

Times per Year:

Min Lease:

View:

Water Information:

Water Frontage: No

Waterfront Ft: 0

Water Name:

Water Extras: No

Water Access: No

Water View: No

Addtl Water Info:

Parcel:

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: Environmental

Front Exposure:

Road Frontage:

Lot Features: Buildable, Cleared, Drainage Canal, Environmental Restricted Area

Other Structures:

Current Adjacent Use: Vacant

Security Feat:

Utilities: Electrical Nearby, Telephone Nearby

Other Equipment:

Vegetation:

Water: Well Required

Sewer: Septic Needed

Fences:

Barn Features:

Farm Type:

Horse Amenities:

of Stalls:

Paddocks/Pastures:

of Wells:

of Septics:

Road Surface Type: Paved

Road Responsibility: Public Maintained Road

Green Features

Green Certifications:

Green Energy Features:

Green Water Features:

Green Landscaping:

Indoor Air Quality:

Disaster Mitigation:

Community Information

Community Features:
Association Amenities:
Amenities w/Addnl Fees:

HOA / Comm Assn: No

HOA Pmt Sched:

Master Assn/Name:

Condo Fee:

Other Fee Term:

Pet Size:

Max Pet Wt:

Elementary School: [Cranberry Elementary](#)High School: [North Port High](#)

Assn/Manager Name:

Assn/Manager Phone:

HOA Fee:

Mo Maint\$(add HOA):

Master Assn Fee:

Other Fee:

Fee Includes:

of Pets:

Pet Restrictions:

Middle School: [Woodland Middle School](#)

Master Assn Ph:

Assn/Manager Email:

Assn/Manager URL:

Realtor InformationList Agent: [Carla Bruce](#)E-mail: contactcarla10@gmail.com

List Agent 2:

List Agent 2 Email:

List Office 2:

List Agent ID: 274501283

List Agent Fax: 941-753-9294

List Agent 2 ID:

List Agent Direct: 941-626-5637

List Agent Cell: 941-626-5637

List Agent 2 Phone:

List Office ID:

Call Center #:

Office: [FINE PROPERTIES](#)

Office Fax: 941-753-9294

Original Price: \$185,000

Owner: JEMAL FELICIEN AND MINDY FELICIEN

Financing Avail: Cash, Conventional

Contract Status: Inspections

Selling Agent: [Melissa Caldwell](#)

Selling Agent 2:

Sold Date: 01/06/2022

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Single Agent: 2.5%

Inter Office Info:

Realtor Info: As-Is, Environmental Report Available, Scrub Jay-Check with County, Sign, Survey Available

Confidential Info: Go To Site

Disclosures: Seller Property Disclosure

Showing Time:

Showing Instructions: Go Direct, See Remarks

Driving Directions: Take Toledo Blade to North Cranberry, take a left on Mitchaler St and go around the curve and it turns into Carthage OR Take Price Blvd to Cranberry N, and turn Right on Carthage Street.

Realtor Remarks:

Office Phone: 941-782-0000

Contract: 12/10/2021

SP/SqFt: \$1

On Market Date: 12/01/2021

Owner Phone:

Financing Terms:

Days to Cont: 9

Office: [PREMIER SOTHEBYS INTL REALTY](#)

Sell Office 2:

Sold Price: \$165,000

Seller Credit: \$0.00

Bonus:

Non-Rep: 1%

Office ID: 281515992

LP/SqFt: \$1

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 01/07/2022

Sell Offc 2 Phone:

Days to Closed: 36

SP/LP Ratio: 89

Bonus Exp Date:

Trans Broker: 2.5%

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

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Consideration: \$165,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
247 Tamiami Trail South, Suite 201
Venice, FL 34285
21-25551-002

1/7/2022 11:08 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt# 2794909

Doc Stamp-Deed: \$1,155.00

Property Appraiser's Parcel ID No.: 0960112011
(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 6th day of January, 2022, by and between **MELINDA FELICIEN AND JEMAL FELICIEN, WIFE AND HUSBAND**, whose address is **3089 Kingston Street, Port Charlotte, FL 33952** (hereinafter "GRANTOR"), and **JAMES ROBERTSON AND LYUDMILA ROBERTSON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **2121 Laughlin Road, North Port, FL 34288** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

TRACT H, BLOCK 1120, TWENTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 2, 2A THROUGH 2Q, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

{acknowledgment signatures on following page}

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Carla Bruce

Printed Name CARLA BRUCE

(2) Lori J. Bo

Printed Name Lori J. Bo

GRANTOR:

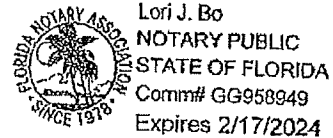
Melinda Felicien
Melinda Felicien

Jamal Felicien
Jamal Felicien

STATE OF FLORIDA
COUNTY OF SARASOTA

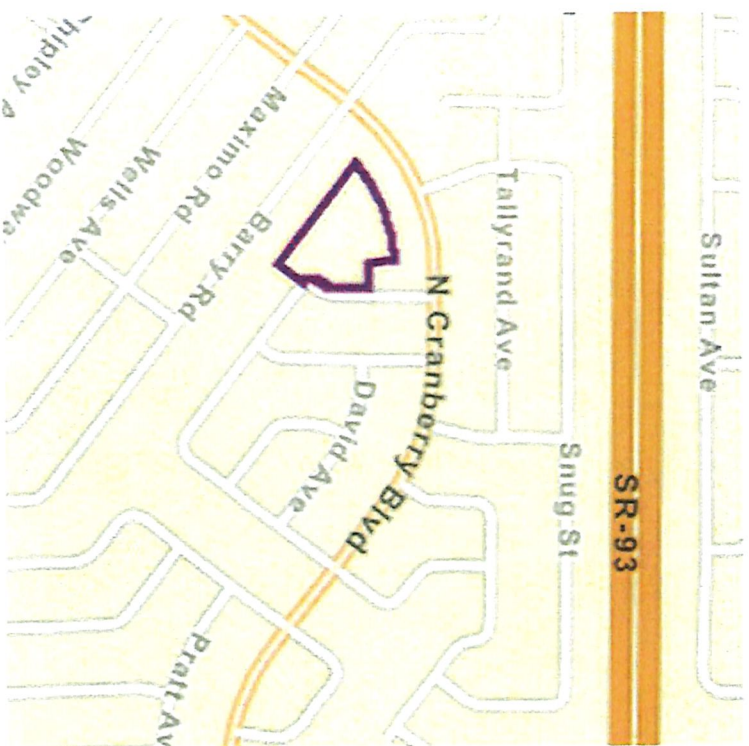
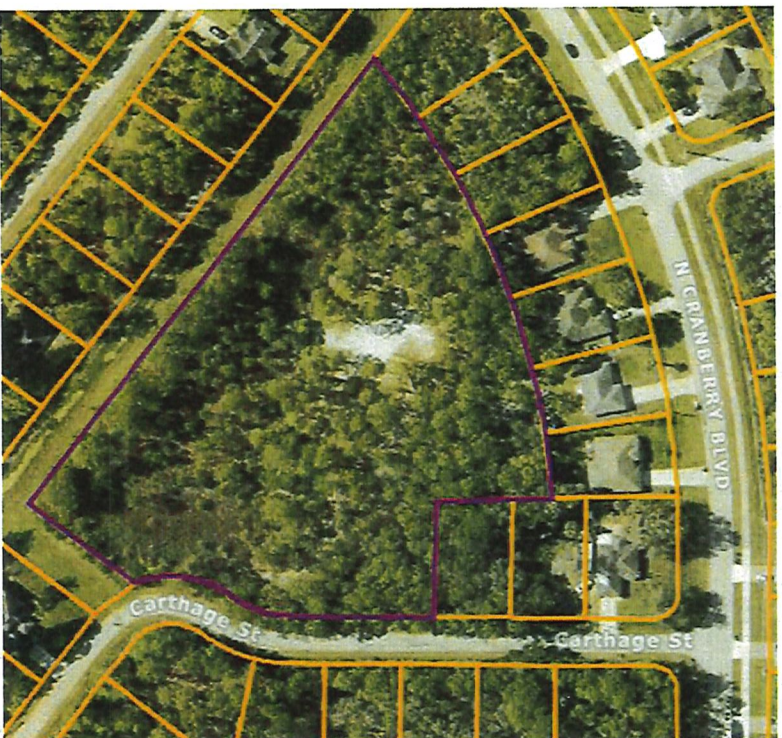
The foregoing instrument was acknowledged before me by means of physical presence this 5th day of January, 2022, by Melinda Felicien and Jamal Felicien.

Lori J. Bo
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ✓

Type of Identification Produced: FC DL



LISTING 1



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1132209636

Ownership:

JOINT VENTURE TRUST AGREEMENT DATED 6/17/1997
C/O MARY JO WALKER 2026 WILNA ST, FORT MYERS, FL, 33901-3212

Situs Address:

E PRICE BLVD NORTH PORT, FL, 34288

Land Area: 213,444 Sq.Ft.

Municipality: City of North Port

Subdivision: 1771 - PORT CHARLOTTE SUB 45

Property Use: 0000 - Residential vacant site

Status: OPEN

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

Census: 121150027462

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: TRACT LL LESS THAT PORTION INCLUDED WITHIN FOLLOWING DESC BEG AT MOST SLY COR OF TRACT MM TH N-53-24-35-W 159.38 FT TH N-34-35-25-E 152.96 FT TH S-53- 24-35-E 134 FT TH SWLY ALG CURVE TO LEFT 162.9 FT TO POB 45TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap ⁱ
2022	\$143,800	\$0	\$0	\$143,800	\$58,410	\$0	\$58,410	\$85,390
2021	\$53,100	\$0	\$0	\$53,100	\$53,100	\$0	\$53,100	\$0
2020	\$67,300	\$0	\$0	\$67,300	\$51,097	\$0	\$51,097	\$16,203
2019	\$47,800	\$0	\$0	\$47,800	\$46,452	\$0	\$46,452	\$1,348
2018	\$43,400	\$0	\$0	\$43,400	\$42,229	\$0	\$42,229	\$1,171
2017	\$43,900	\$0	\$0	\$43,900	\$38,390	\$0	\$38,390	\$5,510
2016	\$34,900	\$0	\$0	\$34,900	\$34,900	\$0	\$34,900	\$0
2015	\$39,700	\$0	\$0	\$39,700	\$39,700	\$0	\$39,700	\$0
2014	\$84,000	\$0	\$0	\$84,000	\$66,913	\$0	\$66,913	\$17,087
2013	\$66,200	\$0	\$0	\$66,200	\$60,830	\$0	\$60,830	\$5,370

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
3/13/1997	\$417,900	2983/2238	X2	ATLANTIC GULF COMMUNITIES CORP	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/11/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/10/2023)

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

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0412F	OUT	IN	AE	120279	20	OUT
0412F	OUT	OUT	X	120279		OUT

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

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

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

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

D6125863**E PRICE BLVD, NORTH PORT, FL 34288**

County: Sarasota
Subdiv: PORT CHARLOTTE SUB 45
Subdiv/Condo:
Style: Residential

Total Acreage: 2 to less than 5
Price Per Acre: 61,224
LP/SqFt: \$1
For Lease: No
Lease Rate:
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00

Status: Active
List Price: \$300,000
On Market Date: 05/31/2022
Special Sale: None
ADOM: 303
CDOM: 303

Pets:
Lease Price Per Acre:

Much sought after North Port! Unbelievable almost 5 acres residential! Build your private home or do your research on RSF2 zoning and create a different opportunity! Lot is near proposed future I 75 exit off Yorkshire St

Land, Site, and Tax Information

Legal Desc: TRACT LL LESS THAT PORTION INCLUDED WITHIN FOLLOWING DESC BEG AT MOST SLY COR OF TRACT MM TH N-53-24-35-W 159.38 FT TH N-34-35-25-E 152.96 FT TH S-53- 24-35-E 134 FT TH SWLY ALG CURVE TO LEFT

Tax ID: [1132209636](#)

Taxes: \$1,555

Tax Year: 2021

Ownership: Other

Homestead:
Other Exemptions:

Zoning Comp:
Zoning: RSF2

SE/TP/RG: 26-39-22

Block/Parcel:

Book/Page: 19-38

Lot #:

Alt Key/Folio #:

Flood Zone Panel: 12115C0412F

Flood Zone Date: 11/04/2016

Flood Zone: X

Subdivision #:
Legal Subdivision Name: PORT CHARLOTTE SUB 45
Complex/Comm Name:
Census Tract: 27.46

Census Block:

Add Parcel: No

of Parcels:

Additional Tax IDs:

AG Exemption YN:

Front Footage: 387

Lot Dimensions:

387x376x169x147x380x506

Lot Size Acres: 4.90

Lot Size: 213,444 SqFt / 19,830 SqM

Property Access:

Auction: No **Auction Type:**

Auction Firm/Website:

SW Subd Condo#:

Development:

Buyers Premium:

SW Subd Name: Port Charlotte Sub

Representation:
Times per Year:

Min Lease:
View:

Water Information:

Water Frontage: No

Waterfront Ft: 0

Water Name:

Water Extras: No

Water Access: No

Water View: No

Addtl Water Info:

Parcel:

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: None

Fences:

Farm Type:

of Stalls:

of Wells:

Road Surface Type: Paved

Road Responsibility:

Front Exposure:

Lot Features:

Current Adjacent Use:

Utilities: Other

Vegetation:

Sewer: None

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:

Association Amenities:

Amenities w/Addnl Fees:

HOA / Comm Assn: No

HOA Fee:

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:

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: [Tiffany Clarke](#)
 E-mail: tiffanyclarke1970@gmail.com
 List Agent 2:
 List Agent 2 Email:
 List Office 2:

List Agent ID: 256023343
 List Agent Fax: 866-649-1980
 List Agent 2 ID:

List Agent Direct: 470-297-7521
 List Agent Cell: 470-297-7521
 List Agent 2 Phone:

List Office ID:
 Call Center #:

Office: [SUN REALTY](#)

Office Fax: 866-649-1980

Office Phone: 877-649-1990

Original Price: \$300,000

Owner: JOINT VENTURE TRUST AGREEMENT DATED 6/17/1997

Financing Avail:

Selling Agent 2:

Listing Service Type: Full Service

Single Agent: 3%

Inter Office Info:

Realtor Info:

Confidential Info:

Disclosures:

Showing Time:

Showing Instructions: Go Direct

Driving Directions: From Veterans Blvd, North on Torrington St, left on Price Blvd, approx. 2 miles to Yorkshire. Lot on left, corner of E Price Blvd and Yorkshire.

Realtor Remarks:

On Market Date: 05/31/2022

Owner Phone:

Financing Terms:

Sell Office 2:

Bonus:

Non-Rep: 3%

Office ID: 772696

LP/SqFt: \$1

Listing Type: Exclusive Right To Sell

Lease Terms:

Sell Offc 2 Phone:

Bonus Exp Date:

Trans Broker: 3%

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

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Search Criteria

This search was narrowed to a specific set of Listings.

Property Type is 'Vacant Land'

Status is 'Active'

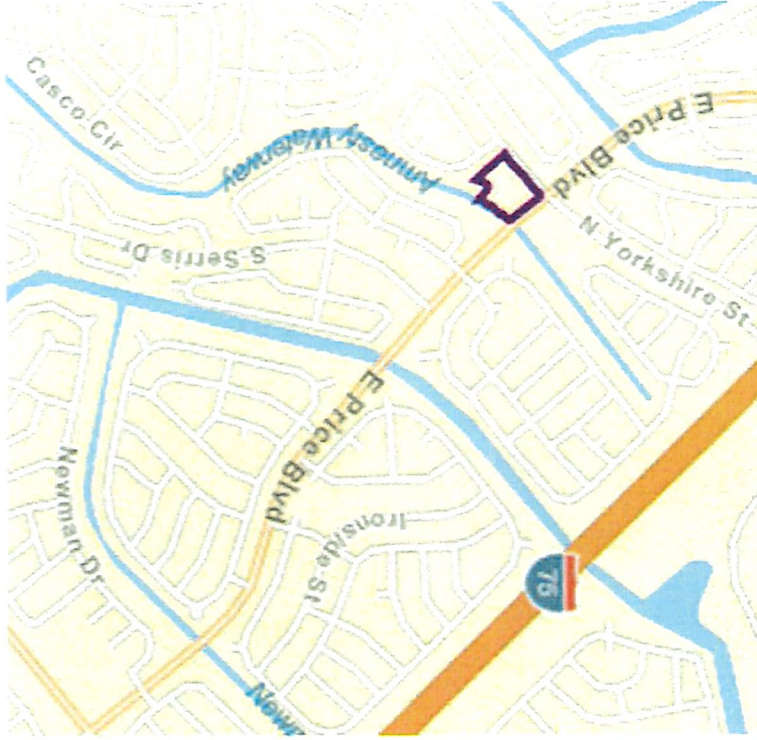
State is 'Florida'

County is 'Sarasota'

City is 'NORTH PORT'

Total Acreage is '2 to less than 5'

Selected 2 of 2 results.



LISTING 2



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0950134119

Ownership:

VERO ATLANTIC 2
1401 HWY A1A STE 202, VERO BEACH, FL, 32963
Situs Address:
MCLUES AVE NORTH PORT, FL, 34291

Land Area: 108,900 Sq.Ft.

Municipality: City of North Port

Subdivision: 1573 - PORT CHARLOTTE SUB 26

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 07-39S-21E

Census: 121150027382

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: TRACT D BLK 1341 26TH 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> ⓘ
2022	\$81,700	\$0	\$0	\$81,700	\$29,150	\$0	\$29,150	\$52,550
2021	\$26,500	\$0	\$0	\$26,500	\$26,500	\$0	\$26,500	\$0
2020	\$25,400	\$0	\$0	\$25,400	\$25,400	\$0	\$25,400	\$0
2019	\$29,500	\$0	\$0	\$29,500	\$13,287	\$0	\$13,287	\$16,213
2018	\$29,500	\$0	\$0	\$29,500	\$12,079	\$0	\$12,079	\$17,421
2017	\$34,200	\$0	\$0	\$34,200	\$10,981	\$0	\$10,981	\$23,219
2016	\$29,700	\$0	\$0	\$29,700	\$9,983	\$0	\$9,983	\$19,717
2015	\$10,700	\$0	\$0	\$10,700	\$9,075	\$0	\$9,075	\$1,625
2014	\$9,300	\$0	\$0	\$9,300	\$8,250	\$0	\$8,250	\$1,050
2013	\$7,500	\$0	\$0	\$7,500	\$7,500	\$0	\$7,500	\$0

Current Exemptions

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>
1/31/2019	\$8,700	2019016816	11	CHARLOTTE SARASOTA HOLDINGS LLP	TD
7/12/2001	\$100	2007013211	X2	CHARLOTTE SARASOTA HOLDINGS,LLC	OT
12/21/2000	\$162,500	2001001844	X2	ATLANTIC GULF COMMUNITIES CORP,	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/11/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/10/2023)

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

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0376F	OUT	OUT	X	120279		OUT
0376F	OUT	IN	AE	120279	21.9	OUT
0376F	OUT	OUT	X500	120279		OUT

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

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

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

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

C7469054 MCLUES AVE, NORTH PORT, FL 34291

County: Sarasota
Subdiv: PORT CHARLOTTE SUB 26
Subdiv/Condo:
Style: Residential

Status: Active
List Price: \$175,000

On Market Date: 12/20/2022
Special Sale: None
ADOM: 113
CDOM: 113

Total Acreage: 2 to less than 5
Price Per Acre: 70,000
LP/SqFt: \$2
For Lease: No
Lease Rate:
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00

Pets:
Lease Price Per Acre:

Beautiful 2 1/2 acre lot!!! Located in a quiet area of North Port, this lot is ready for the home of your dreams! This LARGE lot is in close proximity to all the great amenities the city has to offer such as shopping, entertainment, restaurants, and much more! Great area for the avid outdoorsman or nature lovers alike! World-class fishing, golfing, beaches, beautiful rivers and so much more! come get your piece of Florida dreamland, they aren't making anymore! 2.5 ACRE LOT!!!! VERY FEW LOTS OF THIS SIZE ARE IN CLOSE PROXIMITY TO NORTH PORT!!!!

Land, Site, and Tax Information

Legal Desc: TRACT D BLK 1341 26TH ADD TO PORT CHARLOTTE

Tax ID: [0950134119](#)

Taxes: \$883

Tax Year: 2021

Ownership: Fee Simple

Homestead:
Other Exemptions:

SE/TP/RG: 07-39-21
Block/Parcel: 1341

Book/Page: 15-3

Lot #:

Alt Key/Folio #:

Flood Zone Panel: 12115C0376F

Flood Zone Date: 11/04/2016

Flood Zone: AE,X

Subdivision #:

Legal Subdivision Name: PORT CHARLOTTE SUB 26

Complex/Comm Name:

Census Tract: 27.38

Census Block:

Front Footage: 306

Lot Dimensions: 306x333

Lot Size Acres: 2.50

Lot Size: 108,900 SqFt / 10,117 SqM

Property Access:

Auction: No

Auction Type:

Buyers Premium:

Auction Firm/Website:

SW Subd Condo#:

Development:

SW Subd Name: Port Charlotte Sub

Representation:

Times per Year:

Min Lease:

View:

Water Information:

Water Frontage: No

Waterfront Ft: 0

Water Name:

Water Extras: No

Water Access: No

Water View: No

Addtl Water Info:

Parcel:

Annual CDD Fee:

State Land Use:

State Prop Use:

Planned Unit Dev:

CDD:

Future Land Use:

County Land Use:

County Prop Use:

Site Information

Easements:

Road Frontage:

Other Structures:

Security Feat:

Other Equipment:

Water: Well Required

Fences:

Farm Type:

of Stalls:

of Wells:

Road Surface Type: Paved

Road Responsibility:

Front Exposure:

Lot Features:

Current Adjacent Use:

Utilities: Electricity 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:

Association Amenities:

Amenities w/Addnl Fees:

HOA / Comm Assn: No

HOA Fee:

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:

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

Master Assn Ph:

Realtor Information

List Agent: [Reilly Koontz](#)
 E-mail: Reilly.Koontz@getlandflorida.com
 List Agent 2:
 List Agent 2 Email:
 List Office 2:

List Agent ID: 258031060
 List Agent Fax:
 List Agent 2 ID:

List Agent Direct: 772-453-4771
 List Agent Cell:
 List Agent 2 Phone:

List Office ID:
 Call Center #:

Office: [GET LAND FLORIDA](#)

Office Fax:

Original Price: \$175,000

Previous Price:

Owner: VERO ATLANTIC 2

Financing Avail:

Selling Agent 2:

Listing Service Type: Full Service

Single Agent: 3%

Inter Office Info:

Realtor Info:

Confidential Info:

Disclosures:

Showing Time:

Showing Instructions: Go Direct

Driving Directions: Head east on Gateway Ave. Go for 49 ft. Turn right onto N Toledo Blade Blvd. Go for 1.2 mi. Turn right onto W Price Blvd. Go for 5.8 mi. Turn right onto N Biscayne Dr. Go for 1.3 mi. Turn right onto Sontag Ave. Go for 322 ft. Turn left onto Tasco Dr. Go for 0.3 mi. Turn left onto McLues Ave. Go for 164 ft.

Realtor Remarks:

Office Phone: 772-473-0396

On Market Date: 12/20/2022

Price Change: 12/20/2022

Owner Phone:

Financing Terms:

Sell Office 2:

Bonus:

Non-Rep: 3%

Office ID: 276001869

LP/SqFt: \$2

Expiration Date:

Listing Type: Exclusive Agency

Lease Terms:

Sell Offc 2 Phone:

Bonus Exp Date:

Trans Broker: 3%

Seller's Preferred Closing Agent

Closing Agent Name: Francine Parziale

Email: Fran@orangepalmtitle.com

Address: 6801 Lake Worth Rd Greenacres, Florida 33467

Closing Company Name: Orange Palm Title

Phone: 561-600-1466

Fax:

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Paired Sales Analysis- Sales Located South of Interstate 75

COMPARABLE 1



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0958069403

Ownership:

LEMONS GREGORY ALLEN
 2805 POMONA AVE, NORTH PORT, FL, 34288
Situs Address:
 BIG LEAF ST NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1548 - PORT CHARLOTTE SUB 17

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 11-39S-21E

Census: 121150027402

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 3 BLK 694 17TH 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. ⁽¹⁾</u>
2022	\$17,800	\$0	\$0	\$17,800	\$17,800	\$0	\$17,800	\$0
2021	\$7,900	\$0	\$0	\$7,900	\$7,248	\$0	\$7,248	\$652
2020	\$7,800	\$0	\$0	\$7,800	\$6,589	\$0	\$6,589	\$1,211
2019	\$9,600	\$0	\$0	\$9,600	\$5,990	\$0	\$5,990	\$3,610
2018	\$6,400	\$0	\$0	\$6,400	\$5,445	\$0	\$5,445	\$955
2017	\$6,000	\$0	\$0	\$6,000	\$4,950	\$0	\$4,950	\$1,050
2016	\$4,500	\$0	\$0	\$4,500	\$4,500	\$0	\$4,500	\$0
2015	\$4,600	\$0	\$0	\$4,600	\$4,600	\$0	\$4,600	\$0
2014	\$5,600	\$0	\$0	\$5,600	\$4,510	\$0	\$4,510	\$1,090
2013	\$4,100	\$0	\$0	\$4,100	\$4,100	\$0	\$4,100	\$0

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
3/31/2022	\$25,000	2022054757	01	BROSLAT ARTHUR W	WD
10/27/2021	\$17,100	2021204074	40	S & W PARTNERS LLC	WD
11/16/2007	\$110,500	2007175245	X2	PRESNO LLC,	WD
6/27/2007	\$100	2007111819	X2	RHODES CAPITAL PARTNERS LLC,	WD
12/28/2006	\$100	2007000331	X2	PRESNO LLC,	WD
4/29/2005	\$32,500	2005121285	01	TURKINGTON AUSTIN J,	WD
5/1/1985	\$0	1779/1313	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 9/19/2022



FEMA Flood Zone (Data provided by Sarasota County Government as of 7/5/2022)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0381F	OUT	IN	AE	120279		OUT
0377F	OUT	OUT	X	120279		OUT
0381F	OUT	OUT	X	120279		OUT

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

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

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

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



A4525518 BIG LEAF ST, NORTH PORT, FL 34286**County:** Sarasota**Subdiv:** PORT CHARLOTTE SUB 17
Style: Residential**Total Acreage:** 0 to less than 1/4**Price Per Acre:** 108,696**LP/SqFt:** \$3**For Lease:** No**Lease Rate:****Sold Price:** \$25,000**Sold Date:** 04/01/2022**Total Annual Assoc Fees:** 0.00**Average Monthly Fees:** 0.00**Status:** Sold**Backups Requested:** No**List Price:** \$27,700**On Market Date:** 02/16/2022**Special Sale:** None**ADOM:** 19**CDOM:** 19**Pets:****Lease Price Per Acre:**

Freshwater WATERFRONT CONVENIENTLY LOCATED BUILDING LOT IN THE GROWING CITY OF NORTH PORT. WALKING DISTANCE TO THE LAMARQUE ELEMENTARY SCHOOL. Five minutes to the Publix Shopping Plaza in the corner of Sumter Blvd and W. Price Blvd. Seven minutes to the North Port High School and Performing Arts Center, Heron Creek Elementary School, North Port Aquatic Center and more. Nine minutes to North Port US 41 Tamiami Trail and its shops and restaurants including, Cocoplum Plaza, Home Depot Lowes, Walmart, Publix and more. Highly rated Sarasota County Public Schools. Not in a Flood zone. Seller is a License Florida Real Estate Agent.

Land, Site, and Tax Information**Legal Desc:** LOT 3 BLK 694 17TH ADD TO PORT CHARLOTTE**Tax ID:** [0958069403](#)**Taxes:** \$428**Tax Year:** 2021**Ownership:** Fee Simple**Subdivision #:****Legal Subdivision Name:** PORT CHARLOTTE SUB 17**Complex/Comm Name:****Census Tract:** 27.12**Homestead:****Other Exemptions:****Zoning Comp:****Zoning:** RSF2**SE/TP/RG:** 11-39-21**Block/Parcel:** 694**Book/Page:** 13-16**Lot #:** 3**Alt Key/Folio #:****Flood Zone Panel:** 12115C0377F**Flood Zone Date:** 11/04/2016**Flood Zone:** X**Census Block:****Additional Tax IDs:****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:****SW Subd Name:** North Port**Representation:****# Times per Year:****Water Information:****Min Lease:****Water Frontage:** Yes-Canal - Freshwater**Water Frontage Lengths (in feet):****Canal - Fresh Water** 80**Water Access:** Yes-Canal - Freshwater**Water View:** Yes-Canal**Addtl Water Info:****Waterfront Ft:** 80**Water Name:****Water Extras:** No**CDD:** No**Future Land Use:****County Land Use:****County Prop Use:****Parcel:****Annual CDD Fee:****State Land Use:****State Prop Use:****Planned Unit Dev:****Site Information****Easements:****Road Frontage:****Other Structures:****Security Feat:****Other Equipment:****Water:** Well Required**Fences:****Farm Type:****# of Stalls:****# of Wells:****Road Surface Type:** Asphalt, Paved**Road Responsibility:****Front Exposure:** West**Lot Features:** Buildable, Fire Hydrant, In City Limits, Room For Pool, Street Paved**Current Adjacent Use:** Vacant**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Fire Hydrant, Phone 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:
Association Amenities:
Amenities w/Addnl Fees:
HOA / Comm Assn: No
HOA Pmt Sched:
Master Assn/Name:
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: [Art Broslat](#)
E-mail: abroslat@gmail.com
List Agent 2:
List Agent 2 Email:
List Office 2:

List Agent ID: 274501700
List Agent Fax: 941-552-6039
List Agent 2 ID:

List Agent Direct: 941-661-2577
List Agent Cell: 941-661-2577
List Agent 2 Phone:

List Office ID:
Call Center #:

Office: [BRIGHT REALTY](#)

Office Fax: 941-552-6039

Original Price: \$28,700

Previous Price: \$28,700

Owner: ARTHUR W & MARTA I BROSLAT

Financing Avail: Cash, Conventional

Contract Status: Inspections

Selling Agent: [Chad Vogt](#)

Selling Agent 2:

Sold Date: 04/01/2022

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Single Agent: 3%

Inter Office Info:

Realtor Info: Sign

Confidential Info: Go To Site

Disclosures: None

Showing Time:

Showing Instructions:

Driving Directions: W. Price Blvd to North on N. Salford Blvd then east on Sardinia Ave then south on Big Leaf St. See sign.

Realtor Remarks:

Office Phone: 941-552-6036

Contract: 03/07/2022

SP/SqFt: \$3

On Market Date: 02/16/2022

Price Change: 03/05/2022

Owner Phone:

Financing Terms:

Days to Cont: 21

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

Sell Office 2:

Sold Price: \$25,000

Seller Credit: \$0.00

Bonus:

Non-Rep: 3%

Office ID: 281517902

LP/SqFt: \$3

Expiration Date:

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 03/31/2022

Sell Offc 2 Phone:

Days to Closed: 46

SP/LP Ratio: 90

Bonus Exp Date:

Trans Broker: 3%

Distribute To: Homes.com, HomeSnap, International MLS, Realtor.com

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

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Prepared by and Return to Rancee Polis,
an employee of First International Title, Inc.
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953
File No.: 212063-95

3/31/2022 5:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2837364

WARRANTY DEED Doc Stamp-Deed: \$175.00

This Indenture made on March 31, 2022, by **Arthur W. Broslat and Marta I. Broslat husband and wife** whose address is: 5123 Melbourne Street, Unit 6105, Port Charlotte, FL 33980 hereinafter called the "grantor",

to **Gregory Allen Lemons a single man** whose address is: ~~3201 Aspen Grove Drive, Franklin, TN 37067~~ *2605 Pomona Ave., North Port, FL 34288*, hereinafter called the "grantee";

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, **Florida**, to-wit:

Lot 3, Block 694, SEVENTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 13, Page(s) 16, 16A through 16I, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0958069403

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

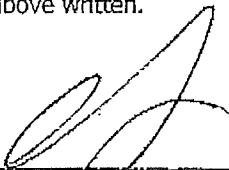
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2021.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.




Arthur W. Broslat

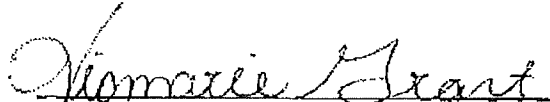


Marta I. Broslat

Signed, sealed and delivered in our presence:



1st Witness Signature
Print Name: Stephanie




2nd Witness Signature
Print Name: Victorine Grant

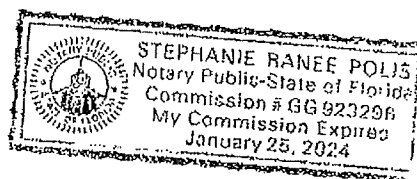
State of FLORIDA

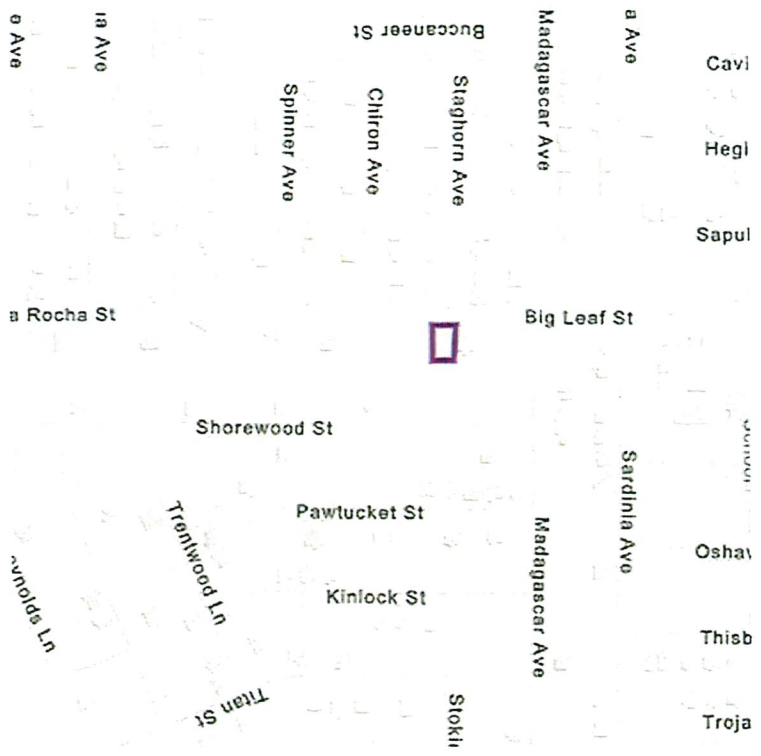
County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of K physical presence or
() online notarization on 3/29/2022, by **Arthur W. Broslat and Marta I.**
Broslat, who () is/are personally known to me or who () has/have produced a valid
Driver's License as identification.



Notary Public
Printed Name:
My Commission expires:





COMPARABLE 2



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0966051030

Ownership:

PALLADIO DEVELOPMENT LLC
 18021 SKY PARK CIR STE A, IRVINE , CA, 92614
Situs Address:
 VIERA ST NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1534 - PORT CHARLOTTE SUB 11

Property Use: 0000 - Residential vacant site

Status: OPEN

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

Census: 121150027402

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 30 BLK 510 11TH 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>
2022	\$20,400	\$0	\$0	\$20,400	\$7,973	\$0	\$7,973	\$12,427
2021	\$10,000	\$0	\$0	\$10,000	\$7,248	\$0	\$7,248	\$2,752
2020	\$8,100	\$0	\$0	\$8,100	\$6,589	\$0	\$6,589	\$1,511
2019	\$11,300	\$0	\$0	\$11,300	\$5,990	\$0	\$5,990	\$5,310
2018	\$6,400	\$0	\$0	\$6,400	\$5,445	\$0	\$5,445	\$955
2017	\$6,000	\$0	\$0	\$6,000	\$4,950	\$0	\$4,950	\$1,050
2016	\$4,500	\$0	\$0	\$4,500	\$4,500	\$0	\$4,500	\$0
2015	\$4,600	\$0	\$0	\$4,600	\$4,600	\$0	\$4,600	\$0
2014	\$5,600	\$0	\$0	\$5,600	\$4,510	\$0	\$4,510	\$1,090
2013	\$4,100	\$0	\$0	\$4,100	\$4,100	\$0	\$4,100	\$0

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
3/1/2022	\$29,900	2022035923	01	RONGO SALVATORE	WD
4/22/1997	\$12,300	2968/2674	15	NATIONSBANK OF FL NA	TR
10/19/1989	\$100	2159/805	11	GENERAL DEVELOPMENT CORP	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 9/19/2022

FEMA Flood Zone (Data provided by Sarasota County Government as of 7/5/2022)

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

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0379F	OUT	OUT	X	120279		OUT
0379F	OUT	IN	AE	120279		OUT

* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.
** For more information on flood and flood related issues specific to this property, call (941) 240-8050
*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.
For general questions regarding the flood map, call (941) 861-5000.



A4506428 VIERA ST, NORTH PORT, FL 34286**County:** Sarasota**Subdiv:** PORT CHARLOTTE SUB 11**Style:** Residential**Total Acreage:** 0 to less than 1/4**Price Per Acre:** 130,000**LP/SqFt:** \$3**For Lease:** No**Lease Rate:****Sold Price:** \$29,900**Sold Date:** 03/02/2022**Total Annual Assoc Fees:** 0.00**Average Monthly Fees:** 0.00**Status:** Sold**Backups Requested:** No**List Price:** \$29,900**On Market Date:** 07/11/2021**Special Sale:** None**ADOM:** 185**CDOM:** 185**Pets:****Lease Price Per Acre:**

WATERFRONT CONVENIENTLY LOCATED BUILDING LOT IN THE GROWING CITY OF NORTH PORT. Five minutes to the Publix Shopping Plaza in the corner of Sumter Blvd and Price Blvd. Highly rated Sarasota County Public Schools. Not in a flood zone.

Land, Site, and Tax Information**Legal Desc:** LOT 30 BLK 510 11TH ADD TO PORT CHARLOTTE**Tax ID:** [0966051030](#)**Taxes:** \$442**Tax Year:** 2021**Ownership:** Fee Simple**Homestead:****Other Exemptions:****Zoning Comp:****Zoning:** RSF2**SE/TP/RG:** -39-**Block/Parcel:****Book/Page:** 13-2**Lot #:** 30**Alt Key/Folio #:****Flood Zone Panel:** 12115C0379F**Flood Zone Date:** 11/04/2016**Flood Zone:** X**Subdivision #:****Legal Subdivision Name:** PORT CHARLOTTE SUB 11**Complex/Comm Name:****Census Tract:** 27.12**Census Block:****Add Parcel:** No**# of Parcels:****Additional Tax IDs:****AG Exemption YN:****Auction:** No**Auction Type:****Buyers Premium:****Auction Firm/Website:****SW Subd Condo#:****Development:****SW Subd Name:** North Port**Representation:****# Times per Year:****Water Information:****Min Lease:****Water Frontage:** Yes-Canal - Freshwater**Water Frontage Lengths (in feet):****Canal - Fresh Water** 80**Water Access:** No**Water View:** Yes-Canal**Addl Water Info:****Waterfront Ft:** 80**Water Name:****Water Extras:** No**CDD:** No**Future Land Use:****County Land Use:****County Prop Use:****Parcel:****Annual CDD Fee:****State Land Use:****State Prop Use:****Planned Unit Dev:****Site Information****Easements:****Road Frontage:****Other Structures:****Security Feat:****Other Equipment:****Water:** Well Required**Fences:****Farm Type:****# of Stalls:****# of Wells:****Road Surface Type:** Asphalt, Paved**Road Responsibility:****Front Exposure:** West**Lot Features:** Buildable, In City Limits, Room For Pool, Street Paved**Current Adjacent Use:** Vacant**Utilities:** Cable Available, Electricity Available, Phone 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:****Association Amenities:****Amenities w/Addnl Fees:****HOA / Comm Assn:** No**HOA Pmt Sched:****HOA Fee:****Mo Maint\$(add HOA):**

Master Assn/Name:
 Condo Fee:
 Other Fee Term:
 Pet Size:
 Max Pet Wt:
 Elementary School:
 High School:
 Assn/Manager Name:
 Assn/Manager Phone:

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

Master Assn Ph:

Realtor Information

List Agent: [Art Broslat](#)
 E-mail: abroslat@gmail.com
 List Agent 2:
 List Agent 2 Email:
 List Office 2:

List Agent ID: 274501700
 List Agent Fax: 941-552-6039
 List Agent 2 ID:

List Agent Direct: 941-661-2577
 List Agent Cell: 941-661-2577
 List Agent 2 Phone:

List Office ID:
 Call Center #:

Office: [BRIGHT REALTY](#)
 Office Fax: 941-552-6039

Office Phone: 941-552-6036

Original Price: \$29,900

Owner: SALVATORE & PATRICIA A RONGO

Financing Avail: Cash, Conventional

Contract Status: Inspections

Selling Agent: [Cheryl Gonzalez](#)

Selling Agent 2:

Sold Date: 03/02/2022

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Single Agent: 3%

Inter Office Info:

Realtor Info: Sign

Confidential Info: Go To Site

Disclosures: None

Showing Time:

Showing Instructions: Go Direct

Driving Directions: W. Price Blvd to north on N. Salford Blvd then southeast on Viera St. See sign.

Realtor Remarks:

On Market Date: 07/11/2021

Owner Phone:

Financing Terms:

Days to Cont: 186

Office: [GRANDE REAL ESTATE SERVICES](#)

Sell Office 2:

Sold Price: \$29,900

Seller Credit: \$0.00

Bonus:

Non-Rep: 3%

Office ID: 281517902

LP/SqFt: \$3

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 03/04/2022

Sell Offc 2 Phone:

Days to Closed: 235

SP/LP Ratio: 100

Bonus Exp Date:

Trans Broker: 3%

Distribute To: Homes.com, HomeSnap, International MLS, Realtor.com

Seller's Preferred Closing Agent

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

Phone:
 Fax:

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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2022035923 2 PG(S)

3/2/2022 2:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2821712

Prepared By and Return To:

Access Title Agency

Attn: Dana Walsh

5260 Summerlin Commons Way, Ste. 301

Fort Myers, FL 33907

Doc Stamp-Deed: \$209.30

Order No.: FL-2206342

Property Appraiser's Parcel I.D. (folio) Number:

0966051030

WARRANTY DEED

THIS WARRANTY DEED dated March 1, 2022, by Salvatore Rongo and Patricia A. Rongo, husband and wife, whose post office address is 1756 Bridgestone Ct, Marietta, Georgia 30066 (the "Grantor"), to Palladio Development, LLC, a Florida Limited Liability Company, whose post office address is 18021 Sky Park Circle, Suite A, Irvine, California, 92614 (the "Grantee").

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

WITNESSETH: That the Grantor, for and in consideration of the sum of Twenty-Nine Thousand Nine Hundred And No/100 Dollars (\$29,900.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz:

Lot 30, Block 510, 11TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to plat thereof as recorded in Plat Book 13, Page 2, of the Public Records of Sarasota County, Florida.

The above-described property is not the constitutional homestead of the grantor, nor is it contiguous to such.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 12/31/2021.

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

Signed, sealed and delivered in presence of:

Witness Signature

Tim Madenan
Printed Name of First Witness

Witness Signature

Mary D. Sincavage
Printed Name of Second Witness

Salvatore Rongo

Patricia A. Rongo
Patricia A. Rongo

Grantor Address:
1756 Bridgestone Ct
Marietta, GA 30066

STATE OF GA

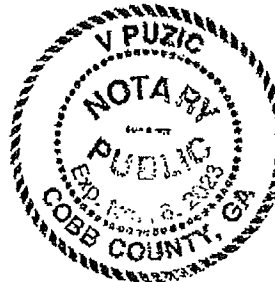
COUNTY OF COBB

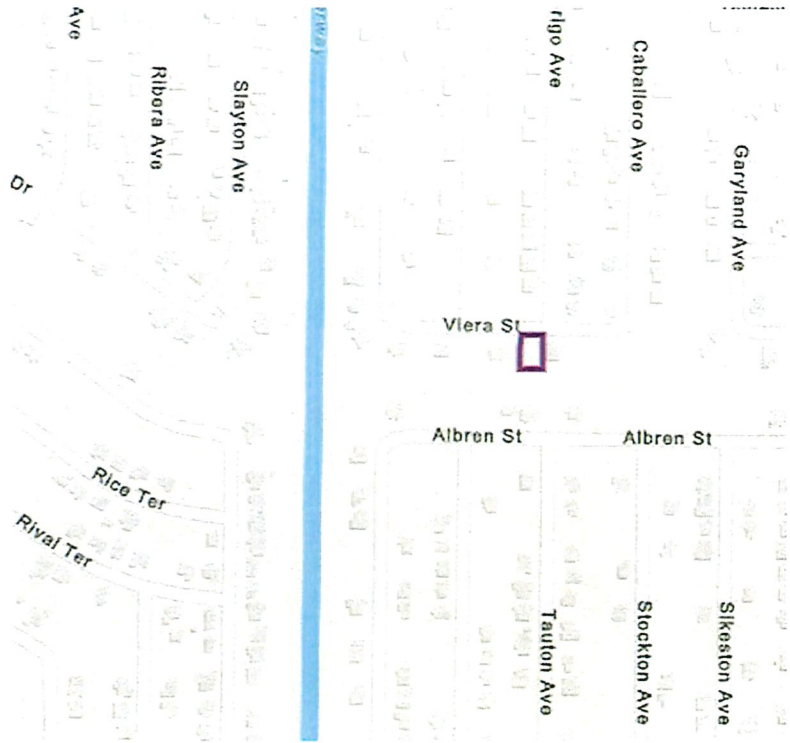
Sworn to (or affirmed) and subscribed before me by means of ☒ Physical Presence or ☐ Online
Notarization on 3-1-22, by Salvatore Rongo and Patricia A. Rongo.

Personally known ☒
or Produced Identification ☒
Type of Identification Produced GADL

Notary Public

Print Name: V Puzic
My Commission Expires: NOV 6 2023





COMPARABLE 3



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0965093045

Ownership:

PLAIL SCOTT KARL
 PLAIL PRISCILLA BROWARD
 PO BOX 6900, NORTH PORT, FL, 34290
Situs Address:
 LAVILLA AVE NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1534 - PORT CHARLOTTE SUB 11

Property Use: 0000 - Residential vacant site

Status: OPEN

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

Census: 121150027402

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 45 BLK 930 11TH 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>
2022	\$17,500	\$0	\$0	\$17,500	\$7,865	\$0	\$7,865	\$9,635
2021	\$8,600	\$0	\$0	\$8,600	\$7,150	\$0	\$7,150	\$1,450
2020	\$6,500	\$0	\$0	\$6,500	\$6,500	\$0	\$6,500	\$0
2019	\$6,600	\$0	\$0	\$6,600	\$6,270	\$0	\$6,270	\$330
2018	\$5,700	\$0	\$0	\$5,700	\$5,700	\$0	\$5,700	\$0
2017	\$5,100	\$0	\$0	\$5,100	\$3,953	\$0	\$3,953	\$1,147
2016	\$4,700	\$0	\$0	\$4,700	\$3,594	\$0	\$3,594	\$1,106
2015	\$4,200	\$0	\$0	\$4,200	\$3,267	\$0	\$3,267	\$933
2014	\$3,400	\$0	\$0	\$3,400	\$2,970	\$0	\$2,970	\$430
2013	\$2,700	\$0	\$0	\$2,700	\$2,700	\$0	\$2,700	\$0

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
3/30/2022	\$30,000	2022053950	01	KNADLE WESLEY	WD
10/5/2017	\$7,000	2017124410	01	ROSE HARKNESS REVOCABLE LIVING TRUST	WD
8/19/2009	\$100	2009144819	11	HARKNESS ROSE	WD
10/28/2005	\$56,000	2005252659	01	WOLFINGER ABRAHAM	WD
7/22/2005	\$36,500	2005171579	01	GILLUM, WILLIAM A	WD
10/21/1999	\$1,500	1999146297	01	LOWE ETHEL,	WD
10/19/1999	\$100	1999146296	11	LOWE ETHEL,	NA
5/11/1974	\$2,000	1046/2139	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 9/19/2022

Flood Zone (Data provided by Sarasota County Government as of 7/5/2022)

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

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0379F	OUT	OUT	X	120279		OUT
0379F	OUT	OUT	X500	120279		OUT

* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.
** For more information on flood and flood related issues specific to this property, call (941) 240-8050
*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.
For general questions regarding the flood map, call (941) 861-5000.



N6119979**LAVILLA AVE, NORTH PORT, FL 34286**

Double lots

County: Sarasota
Subdiv: PORT CHARLOTTE SUB 11
Style: Unimproved Land

Total Acreage: 1/4 to less than 1/2
Price Per Acre: 130,435
LP/SqFt: \$3
For Lease: No
Lease Rate:
Sold Price: \$60,000
Sold Date: 04/05/2022
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00

Status: Sold
List Price: \$60,000
On Market Date: 04/05/2022
Special Sale: None
ADOM: 0
CDOM: 0

Pets:
Lease Price Per Acre:

Land, Site, and Tax Information**Legal Desc:** LOT 45 BLK 930 11TH ADD TO PORT CHARLOTTE**Tax ID:** [0965093045](#)**Taxes:** \$432**Tax Year:** 2021**Ownership:** Fee Simple**Subdivision #:****Legal Subdivision Name:** PORT CHARLOTTE SUB 11**Complex/Comm Name:****Census Tract:****Add Parcel:** Yes**# of Parcels:** 2**AG Exemption YN:****Auction:** No**Auction Type:****Auction Firm/Website:****SW Subd Condo#:****Development:****Min Lease:****Water Frontage:** No**Water Access:** No**Water View:** No**Addtl Water Info:****CDD:****Future Land Use:****County Land Use:****County Prop Use:****Homestead:****Other Exemptions:****Zoning Comp:****Zoning:** RSF2**Census Block:****Additional Tax IDs:** 0965093046**Buyers Premium:****SW Subd Name:** Port Charlotte Sub**Representation:****# Times per Year:****Water Information:****Waterfront Ft:** 0**Water Name:****Water Extras:** No**Parcel:****Annual CDD Fee:****State Land Use:****State Prop Use:****Planned Unit Dev:****SE/TP/RG:** 15-39S-21E**Block/Parcel:** 930**Book/Page:** 13-2**Lot #:** 45**Alt Key/Folio #:****Flood Zone Panel:****Flood Zone Date:****Flood Zone:** X500**Front Footage:** 160**Lot Dimensions:** 160x120**Lot Size Acres:** 0.46**Lot Size:** 20,000 SqFt / 1,858 SqM**Property Access:****Site Information****Easements:****Road Frontage:****Other Structures:****Security Feat:****Other Equipment:****Water:** None**Fences:****Farm Type:****# of Stalls:****# of Wells:****Road Surface Type:** Asphalt**Road Responsibility:****Front Exposure:****Lot Features:****Current Adjacent Use:****Utilities:** Electrical Nearby**Vegetation:****Sewer:** None**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:****Association Amenities:****Amenities w/Addnl Fees:****HOA / Comm Assn:****HOA Pmt Sched:****Master Assn/Name:****Condo Fee:****HOA Fee:****Mo Maint\$(add HOA):****Master Assn Fee:****Other Fee:****Master Assn Ph:**

Other Fee Term:
Pet Size:
Max Pet Wt:
Elementary School:
High School:
Assn/Manager Name:
Assn/Manager Phone:

Fee Includes:
of Pets:
Pet Restrictions:
Middle School:

Assn/Manager Email:
Assn/Manager URL:

Realtor Information		
---------------------	--	--

List Agent: [Keith Molkenthin](#)
E-mail: info@keithandpatricia.com
List Agent 2: [Patricia Molkenthin](#)
List Agent 2 Email: equipokelithypatricia@gmail.com
List Office 2: [GULF SHORES REALTY](#)

List Agent ID: 284510874
List Agent Fax: 941-488-6640
List Agent 2 ID: 284510927

List Agent Direct: 941-303-7322
List Agent Cell: 941-303-7322
List Agent 2 Phone: 941-303-7904

List Office ID: 284511480
Call Center #:

Office: [GULF SHORES REALTY](#)

Office Fax: 941-488-6640

Original Price: \$60,000

Owner: WESLEY KNADLE

Financing Avail:

Contract Status:

Selling Agent: [Keith Molkenthin](#)

Selling Agent 2:

Sold Date: 04/05/2022

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Single Agent: 3.0%

Inter Office Info:

Realtor Info:

Confidential Info:

Disclosures:

Showing Time:

Showing Instructions: Use ShowingTime Button

Driving Directions: Head west on W Price Blvd. Turn right onto N Salford Blvd. Travel 1.1 mi. Turn right onto Lavilla Ave. Destination will be on the right.

Realtor Remarks:

Office Phone: 941-488-6644

Contract: 04/05/2022

SP/SqFt: \$3

On Market Date: 04/05/2022

Owner Phone:

Financing Terms:

Days to Cont: 6

Office: [GULF SHORES REALTY](#)

Sell Office 2:

Sold Price: \$60,000

Seller Credit: \$0.00

Bonus:

Non-Rep: 3.0%

Office ID: 284511480

LP/SqFt: \$3

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 04/05/2022

Sell Offc 2 Phone:

Days to Closed: 6

SP/LP Ratio: 100

Bonus Exp Date:

Trans Broker: 3.0%

Distribute To: Homes.com, HomeSnap, International MLS, Realtor.com

Seller's Preferred Closing Agent	
----------------------------------	--

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

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Prepared by and Return to Renee Polis ,
an employee of First International Title, Inc.
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953
File No.: 212318-95

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2022053950 2 PG(S)

3/31/2022 10:45 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2836741

WARRANTY DEED

Doc Stamp-Deed: \$210.00

This indenture made on March 30, 2022, by **Wesley Knadle an unmarried widower and Surviving spouse of Renee Knadle , deceased** whose address is: 3100 Garcia Street, North Port, FL 34286 hereinafter called the "grantor",

to **Scott Karl Plail and Priscilla Broward Plail husband and wife** whose address is: PO Box 6900, North Port, FL 34290 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, **Florida**, to-wit:

Lot 45, Block 930, ELEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 13, Page(s) 2, 2A through 2I, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0965093045

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

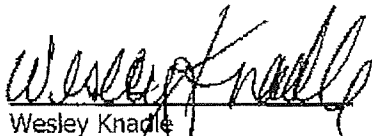
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2021.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Wesley Knadle

Signed, sealed and delivered in our presence:

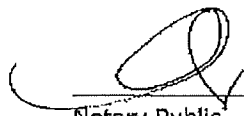

1st Witness Signature
Print Name: Stephanie Ranee


2nd Witness Signature
Print Name: Victorine Grant

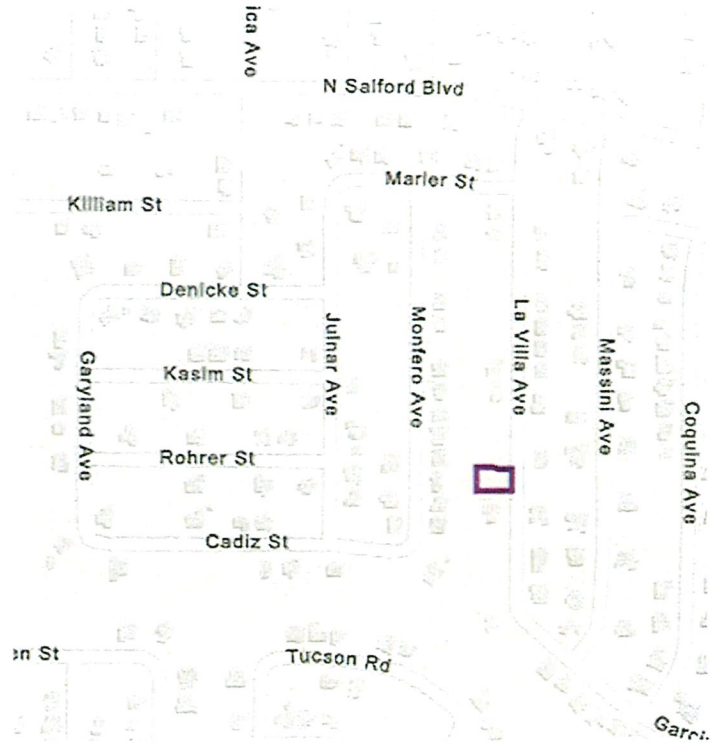
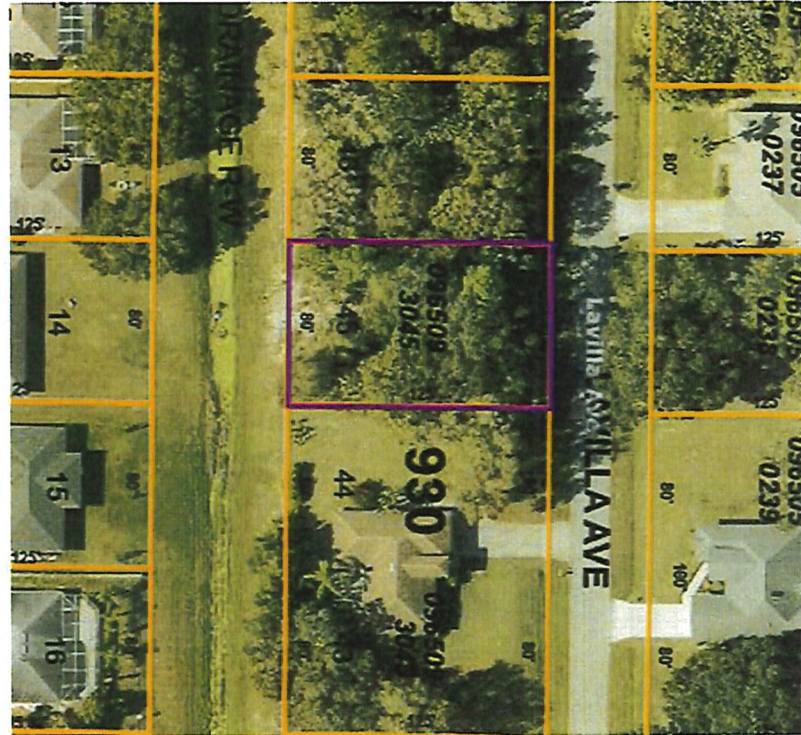
State of FLORIDA

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on 3/30/2022, by **Wesley Knadle**, who () is/are personally known to me or who () has/have produced a valid DL license as identification.


Notary Public
Printed Name: Stephanie Ranee
My Commission expires:





COMPARABLE 4



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0966050422

Ownership:

PALLADIO DEVELOPMENT LLC

18021 SKY PARK CIR STE A, IRVINE , CA, 92614

Situs Address:

CADIZ ST NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1534 - PORT CHARLOTTE SUB 11

Property Use: 0000 - Residential vacant site

Status: OPEN

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

Census: 121150027402

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 22 BLK 504 11TH 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>
2022	\$20,400	\$0	\$0	\$20,400	\$7,973	\$0	\$7,973	\$12,427
2021	\$10,000	\$0	\$0	\$10,000	\$7,248	\$0	\$7,248	\$2,752
2020	\$8,100	\$0	\$0	\$8,100	\$6,589	\$0	\$6,589	\$1,511
2019	\$11,300	\$0	\$0	\$11,300	\$5,990	\$0	\$5,990	\$5,310
2018	\$6,400	\$0	\$0	\$6,400	\$5,445	\$0	\$5,445	\$955
2017	\$6,000	\$0	\$0	\$6,000	\$4,950	\$0	\$4,950	\$1,050
2016	\$4,500	\$0	\$0	\$4,500	\$4,500	\$0	\$4,500	\$0
2015	\$4,600	\$0	\$0	\$4,600	\$4,600	\$0	\$4,600	\$0
2014	\$5,600	\$0	\$0	\$5,600	\$4,510	\$0	\$4,510	\$1,090
2013	\$4,100	\$0	\$0	\$4,100	\$4,100	\$0	\$4,100	\$0

Current Exemptions

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>
2/11/2022	\$23,000	2022026982	01	ALMEIDA FERNANDO	WD
2/17/2004	\$25,000	2004046303	01	TORRINGTON, FRED	WD
5/27/2003	\$15,000	2003109061	01	TITHERINGTON ROBERT,	WD
10/1/1977	\$3,000	1215/736	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 9/19/2022

FEMA Flood Zone (Data provided by Sarasota County Government as of 7/5/2022)

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



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

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

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

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

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



C7450400 CADIZ ST, NORTH PORT, FL 34286

County: Sarasota
 Subdiv: PORT CHARLOTTE SUB 11
 Style: Residential
 Total Acreage: 0 to less than 1/4
 Price Per Acre: 100,000
 LP/SqFt: \$3
 For Lease: No
 Lease Rate:
 Sold Price: \$23,000
 Sold Date: 02/24/2022
 Total Annual Assoc Fees: 0.00
 Average Monthly Fees: 0.00

Status: Sold
 Backups Requested: No
 List Price: \$25,000
 On Market Date: 10/21/2021
 Special Sale: None
 ADOM: 33
 CDOM: 33
 Pets: Yes
 Lease Price Per Acre:

What a gorgeous place to build your dream home in this serene CANAL FRONT setting! This lot is not only lovely but also has CITY WATER available for your new home. North Port is growing rapidly for a reason...it offers wonderful amenities. Not far from City Center and shopping. Easy access to I-75 is yours as well as a great neighborhood with attractive homes. Don't wait, this beauty won't last long!!!

Land, Site, and Tax Information

Legal Desc: LOT 22 BLK 504 11TH ADD TO PORT CHARLOTTE

Tax ID: [0966050422](#)

Taxes: \$442

Tax Year: 2021

Ownership: Fee Simple

Subdivision #:

Legal Subdivision Name: PORT CHARLOTTE SUB 11

Complex/Comm Name:

Census Tract:

Homestead:

Other Exemptions:

Zoning Comp:

Zoning: RSF2

Census Block:

Additional Tax IDs:

Add Parcel: No

of Parcels:

AG Exemption YN:

Auction: No

Auction Type:

Auction Firm/Website:

SW Subd Condo#:

Development:

Min Lease:

Buyers Premium:

SW Subd Name: North Port

Representation:

Times per Year:

Water Information:

Water Frontage: Yes-Canal - Freshwater

Water Frontage Lengths (in feet):

Canal - Fresh Water 80

Water Access: Yes-Canal - Freshwater

Water View: Yes-Canal

Addtl Water Info:

Waterfront Ft: 80

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: Paved

Road Responsibility:

Front Exposure: West

Lot Features: In City Limits, Street Paved, Suburb, Wooded

Current Adjacent Use:

Utilities: Electricity Available, Fire Hydrant, Public, Water Available

Vegetation: Trees, Wooded

Sewer: None

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:

Association Amenities:

Amenities w/Addnl Fees:

HOA / Comm Assn: No

HOA Fee:

HOA Pmt Sched:
 Master Assn/Name:
 Condo Fee:
 Other Fee Term:
 Pet Size:
 Max Pet Wt:
 Elementary School:
 High School: [North Port High](#)
 Assn/Manager Name:
 Assn/Manager Phone:

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: [Sue Strobe](#)
 E-mail: sueshomes@aol.com
 List Agent 2:
 List Agent 2 Email:
 List Office 2:

List Agent ID: 274500347
 List Agent Fax: 941-627-0423
 List Agent 2 ID:

List Agent Direct: 941-456-5262
 List Agent Cell: 941-456-5262
 List Agent 2 Phone:

List Office ID:
 Call Center #:

Office: [OCEAN PARTNERS REAL ESTATE](#)

Office Fax: 941-627-0423

Office Phone: 941-627-6232

Original Price: \$25,000

Owner: FERNANDO ALMEIDA

Financing Avail: Cash

Contract Status: Inspections

Contract: 12/05/2021

Selling Agent: [Cheryl Gonzalez](#)

Selling Agent 2:

Sold Date: 02/24/2022

SP/SqFt: \$2

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Single Agent: 3.5%

Inter Office Info:

Realtor Info: As-Is

Confidential Info: Go To Site

Disclosures:

Showing Time:

Showing Instructions: Go Direct

Driving Directions: Take Salford North past Price, right on Fonsica, right on Denicke which turns into Garyland and then becomes Cadiz.

Realtor Remarks: Maria is on the deed but is deceased. Fernando Almeida is the only owner.

On Market Date: 10/21/2021

Owner Phone:

Financing Terms:

Days to Cont: 45

Office: [GRANDE REAL ESTATE SERVICES](#)

Sell Office 2:

Sold Price: \$23,000

Seller Credit: \$0.00

Bonus:

Non-Rep: 1%

Office ID: 274501017

LP/SqFt: \$3

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 02/24/2022

Sell Offc 2 Phone:

Days to Closed: 126

SP/LP Ratio: 92

Bonus Exp Date:

Trans Broker: 3.5%

Distribute To: Homes.com, HomeSnap, International MLS, Realtor.com

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2022026982 2 PG(S)

2/16/2022 4:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2814278

Prepared By and Return To:

Access Title Agency

Attn: Dana Walsh

5260 Summerlin Commons Way, Ste. 301

Fort Myers, FL 33907

Doc Stamp-Deed: \$161.00

Order No.: FL-2106071

Property Appraiser's Parcel I.D. (folio) Number:

0966050422

WARRANTY DEED

THIS WARRANTY DEED dated February 11, 2022, by Fernando Almeida, a widower, whose post office address is 144 Broad st, Cumberland, Rhode Island 02864 (the "Grantor"), to Palladio Development, LLC, a Florida Limited Liability Company, whose post office address is 18021 Sky Park Circle, Suite A, Irvine, California, 92614 (the "Grantee").

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

WITNESSETH: That the Grantor, for and in consideration of the sum of Twenty-Three Thousand And No/100 Dollars (\$23,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz:

Lot 22, Block 504, 11TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to plat thereof as recorded in Plat Book 13, Pages 2, 2A to 2I, of the Public Records of Sarasota County, Florida.

The above-described property is not the constitutional homestead of the grantor, nor is it contiguous to such.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 12/31/2021.

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

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

James Johnson
Printed Name of First Witness

[Signature]
Witness Signature

Kayla Davis
Printed Name of Second Witness

[Signature]
Fernando Almeida

Grantor Address:
144 Broad st
Cumberland, RI 02864

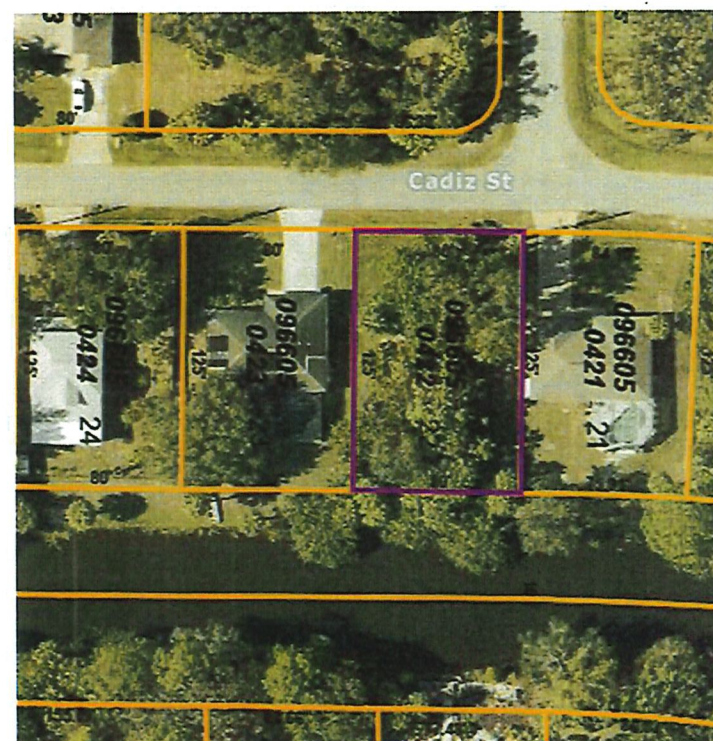
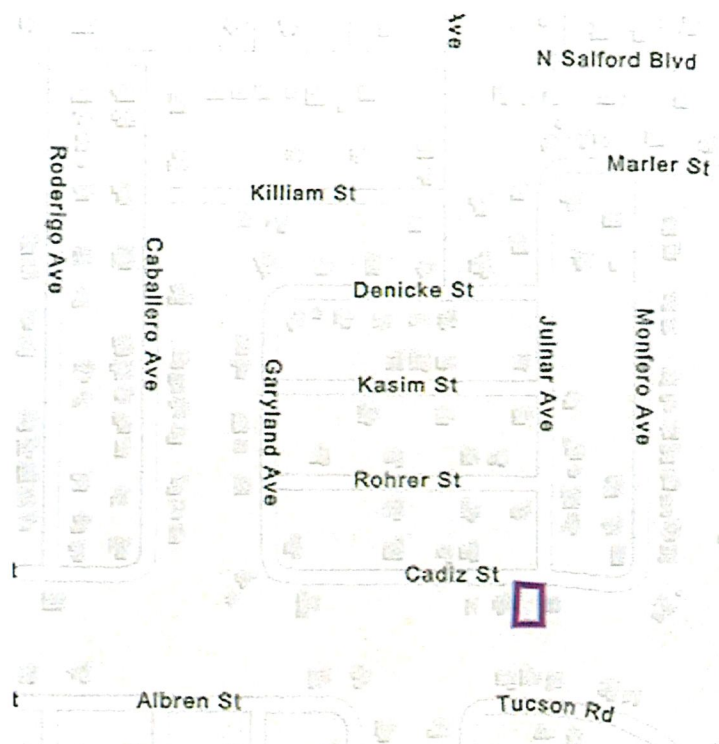
STATE OF RI
COUNTY OF Providence

Sworn to (or affirmed) and subscribed before me by means of ✓ Physical Presence or _____ Online
Notarization on Feb 11, 2022 by Fernando Almeida.

Personally known _____ ✓
or Produced Identification _____
Type of Identification Produced James Johnson

[Signature]
Notary Public
Print Name: Ceasare Rivas
My Commission Expires: 03-21-2023

CEASARE RIVAS
Notary Public, State of Rhode Island
My Commission Expires 03/21/2023



COMPARABLE LAND SALE 5



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0990024902

Ownership:

KLYCHKOV VALERIY

4033 TOWN TER, NORTH PORT, FL, 34286

Situs Address:

TOWN 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: 27-39S-21E

Census: 121150027431

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 2 BLK 249 5TH 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> ¹
2022	\$29,500	\$0	\$0	\$29,500	\$10,249	\$0	\$10,249	\$19,251
2021	\$9,500	\$0	\$0	\$9,500	\$9,317	\$0	\$9,317	\$183
2020	\$10,000	\$0	\$0	\$10,000	\$8,470	\$0	\$8,470	\$1,530
2019	\$8,700	\$0	\$0	\$8,700	\$7,700	\$0	\$7,700	\$1,000
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
2014	\$5,900	\$0	\$0	\$5,900	\$5,566	\$0	\$5,566	\$334
2013	\$5,600	\$0	\$0	\$5,600	\$5,060	\$0	\$5,060	\$540

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
3/3/2023	\$23,500	2023034902	38	KOLIS ESTHER E	WD
3/1/1983	\$4,100	1575/1209	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/4/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/3/2023)

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

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

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

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

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

C7470872 TOWN TER, NORTH PORT, FL 34286**County:** Sarasota**Subdiv:** PORT CHARLOTTE SUB 05
Subdiv/Condo:
Style: Residential**Total Acreage:** 0 to less than 1/4
Price Per Acre: 102,174
LP/SqFt: \$2
For Lease: No
Lease Rate:
Sold Price: \$23,500
Sold Date: 03/03/2023
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00**Status:** Sold**Backups Requested:** No
List Price: \$23,500**On Market Date:** 02/03/2023
Special Sale: None
ADOM: 0
CDOM: 0**Pets:** Yes
Lease Price Per Acre:

This Fresh Water Canal lot is on a quiet street that would be a great place to build your dream home and retire or raise your family. Only 18 miles to Chadwick Park at Englewood Beach, less than 6 miles to Port Charlotte Town Center with lots of shopping and dining options. Tampa Bay Rays spring training and the fair grounds are just minutes away, also multiple golf courses and some of the best boating and fishing in all of Florida. Red Sox, Orioles, Twins and Braves spring training all within an hour's drive. This lot is priced to sell so please call for availability! This lot is at a great price point for the investor call today.

Land, Site, and Tax Information**Legal Desc:** LOT 2 BLK 249 5TH ADD TO PORT CHARLOTTE**Tax ID:** 0990-02-4902**Taxes:** \$457**Tax Year:** 2021**Ownership:** Fee Simple**Subdivision #:****Legal Subdivision Name:** PORT CHARLOTTE SUB 05**Complex/Comm Name:****Census Tract:****Homestead:****Other Exemptions:****Zoning Comp:****Zoning:** RSF2**Census Block:****Additional Tax IDs:** 402101181013**SE/TP/RG:** 27-39S-21E**Block/Parcel:** 249**Book/Page:** 11-33**Lot #:** 2**Alt Key/Folio #:****Flood Zone Panel:****Flood Zone Date:****Flood Zone:** AE**Front Footage:** 80**Lot Dimensions:** 80 X125**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:****SW Subd Name:** North Port**Representation:** Seller Represented**# Times per Year:****Min Lease:****View:** Water**Water Information:****Water Frontage:** Yes-Canal - Freshwater**Water Frontage Lengths (in feet):****Canal - Fresh Water** 80**Water Access:** Yes-Canal - Freshwater**Water View:** Yes-Canal**Addtl Water Info:****Waterfront Ft:** 80**Water Name:****Water Extras:** No**Parcel:****Annual CDD Fee:****State Land Use:****State Prop Use:****Planned Unit Dev:****CDD:****Future Land Use:****County Land Use:****County Prop Use:****Site Information****Easements:****Road Frontage:****Other Structures:****Security Feat:****Other Equipment:****Water:** Well Required**Fences:****Farm Type:****# of Stalls:****# of Wells:****Road Surface Type:** Asphalt**Road Responsibility:** Public Maintained Road**Front Exposure:** Southwest**Lot Features:** In County, Near Golf Course, Near Marina, Room For Pool, Street Paved**Current Adjacent Use:** Residential**Utilities:** BB/HS Internet Available, BB/HS Internet Capable, Cable Available, Electricity Available, Phone 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:
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: [Frank Moore](#)
E-mail: Frank@Fivestarrealty.com
List Agent 2:
List Agent 2 Email:
List Office 2:

List Agent ID: 274507606
List Agent Fax: 941-575-2752
List Agent 2 ID:

List Agent Direct: 239-839-0471
List Agent Cell:
List Agent 2 Phone:

List Office ID:
Call Center #:

Office: [FIVE STAR REALTY OF CHARLOTTE](#)

Office Fax: 941-575-2752

Office Phone: 941-637-6116

Original Price: \$23,500

Possession: Close of Escrow

Owner: RAYMOND A KOLIS

Financing Avail: Cash, Conventional

Contract Status: No Contingency

Contract: 02/03/2023

Selling Agent: [Frank Moore](#)

Selling Agent 2:

Sold Date: 03/03/2023

SP/SqFt: \$2

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Single Agent: 3%

Inter Office Info:

Realtor Info: Sign

Confidential Info: Go To Site

Disclosures: None

Showing Time:

Showing Instructions: Go Direct

Driving Directions: From US41 head north on S.Cranberry Blvd to left on Chandler Ln, Chandler becomes Town Terrace after a curve to the right lot will be on the left look for sign.

Realtor Remarks:

Seller's Preferred Closing Agent

Closing Agent Name: Kim Moulton

Email: kim@hometownclosing.com

Address: , Florida

Closing Company Name: Hometown Title

Phone: 941-505-0001

Fax:

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This Instrument Prepared by and Return to:
Kim Moulton
Hometown Title & Closing Services, LLC
324 Goldstein Street
Punta Gorda, FL 33950
Our File No.: 20230137

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2023034902 2 PG(S)

3/3/2023 12:43 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt# 2993163

Doc Stamp-Deed: \$164.50

Property Appraisers Parcel Identification (Folio) Number: 0990024902

Florida Documentary Stamps in the amount of \$164.50 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 3rd day of March, 2023 by

Esther E. Kolis, A Single Person

whose post office address is 7216 Dunhan Road, Walton Hills, OH 44146
herein called the Grantor, to

Valeriy Klychkov, A Single Person

whose post office address is 4033 Town Terrace, North Port, FL 34286,
hereinafter called the Grantee:

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

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of Twenty-Three Thousand Five Hundred and 00/100 (\$23,500.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Sarasota County, State of Florida, viz.:

**Lot 2, Block 249, of 5th ADDITION TO PORT CHARLOTTE SUBDIVISOIN, a
Subdivision, according to the Plat thereof, as recorded in Plat Book 11, Page 33, of
the Public Records of Sarasota County, Florida.**

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

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to January 1, 2023.

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

Signed, sealed and delivered in the presence of:

Michael Smith
Witness #1 Signature

Michael Smith
Witness #1 Printed Name

Esther E. Kolis
Esther E. Kolis

Elizabeth Rodriguez
Witness #2 Signature

Elizabeth Rodriguez
Witness #2 Printed Name

State of Ohio

County of Cuyahoga

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of February, 2023, by Esther E. Kolis who is personally known to me or has produced Driver's License as identification and did not take an oath.

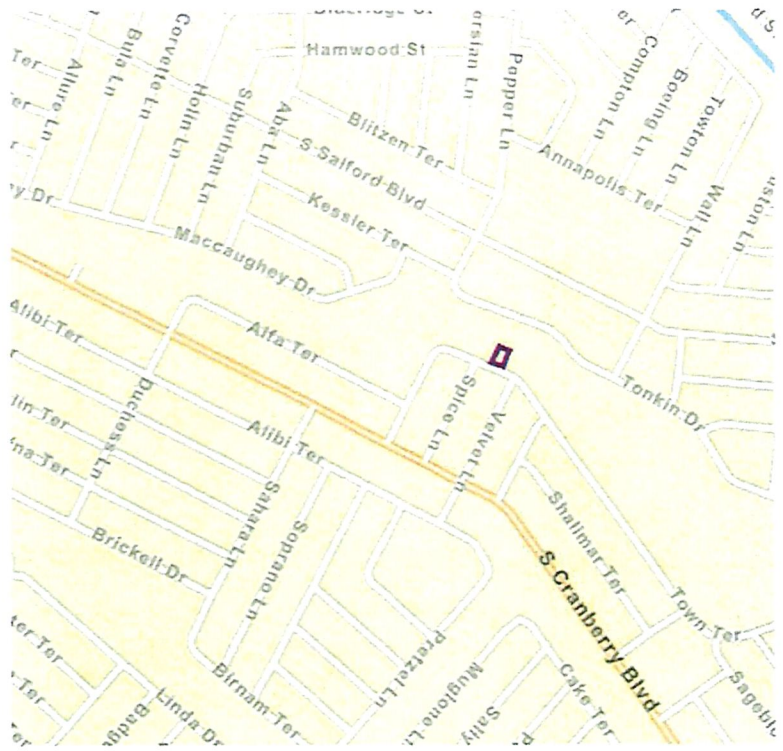
SEAL

Lauren M. Kubec
Notary Public

My commission expires:



LAUREN M. KUBEC
Notary Public, State of Ohio
My Commission Expires
11/29/2027



COMPARABLE LAND SALE 6



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1143177314

Ownership:

SHREMSHOCK DAVID B
SHREMSHOCK TRUDY L
4265 ALAMETOS TER, NORTH PORT, FL, 34288
Situs Address:
URIAH ST NORTH PORT, FL, 34288

Land Area: 10,001 Sq.Ft.

Municipality: City of North Port

Subdivision: 1588 - PORT CHARLOTTE SUB 34

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 32-39S-22E

Census: 121150027471

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 14 BLK 1773 34TH 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> ¹
2022	\$17,400	\$0	\$0	\$17,400	\$17,400	\$0	\$17,400	\$0
2021	\$7,400	\$0	\$0	\$7,400	\$6,270	\$0	\$6,270	\$1,130
2020	\$5,700	\$0	\$0	\$5,700	\$5,700	\$0	\$5,700	\$0
2019	\$6,800	\$0	\$0	\$6,800	\$6,800	\$0	\$6,800	\$0
2018	\$6,600	\$0	\$0	\$6,600	\$6,600	\$0	\$6,600	\$0
2017	\$6,700	\$0	\$0	\$6,700	\$6,123	\$0	\$6,123	\$577
2016	\$6,100	\$0	\$0	\$6,100	\$5,566	\$0	\$5,566	\$534
2015	\$5,100	\$0	\$0	\$5,100	\$5,060	\$0	\$5,060	\$40
2014	\$4,600	\$0	\$0	\$4,600	\$4,600	\$0	\$4,600	\$0
2013	\$4,300	\$0	\$0	\$4,300	\$4,300	\$0	\$4,300	\$0

Current Exemptions

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>
2/8/2023	\$23,000	2023022411	01	MALYK VIKTORIYA	WD
4/22/2021	\$21,900	2021074226	01	LANDSUN PROPERTIES LLC	WD
3/18/2021	\$13,000	2021048993	37	FLORIDA RESERVE HOMES LLC	WD
3/18/2021	\$9,000	2021047922	37	BEAUBOEUF BERNARD	WD
8/23/1993	\$14,500	2558/700	15	N C N B NATIONAL BANK	TR
6/1/1986	\$100	2275/385	11		WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/4/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/3/2023)

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

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0392F	OUT	OUT	X	120279		OUT

<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>
0392F	OUT	OUT	X500	120279		OUT
<p>* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.</p> <p>** For more information on flood and flood related issues specific to this property, call (941) 240-8050</p> <p>*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.</p> <p>For general questions regarding the flood map, call (941) 861-5000.</p>						

C7460590 URIAH ST, NORTH PORT, FL 34288**County:** Sarasota
Subdiv: PORT CHARLOTTE SUB 34
Subdiv/Condo:
Style: Residential

Total Acreage: 0 to less than 1/4
Price Per Acre: 100,000
LP/SqFt: \$2
For Lease: No
Lease Rate:
Sold Price: \$23,000
Sold Date: 02/08/2023
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00

Status: Sold
Backups Requested: No
List Price: \$24,900

On Market Date: 05/12/2022
Special Sale: None
ADOM: 247
CDOM: 247

Pets:
Lease Price Per Acre:

FRESH WATERFRONT LOT! NO RESTRICTIONS, NO-HOA'S NO-CDD'S! Own your peace of paradise! Conveniently located in desirable location of North Port. This property provides plenty of room and privacy! Build your FLORIDA DREAM HOME and enjoy sunshine all year-round. Close to North Port Shoppings, Dining, enjoy North Port's new Aquatic Water Park! Short drive away from World Famous Mineral Springs, Atlanta Braves Stadium and favorite SANDY BEACHES!

Land, Site, and Tax Information**Legal Desc:** LOT 14 BLK 1773 34TH ADD TO PORT CHARLOTTE**Tax ID:** 1143177314**Taxes:** \$417**Tax Year:** 2021**Ownership:** Fee Simple**Subdivision #:****Legal Subdivision Name:** PORT CHARLOTTE SUB 34**Complex/Comm Name:****Census Tract:****Homestead:****Other Exemptions:****Zoning Comp:****Zoning:** RSF2**Census Block:****Additional Tax IDs:****SE/TP/RG:** 32-39S-22E**Block/Parcel:** 1773**Book/Page:** 15-18**Lot #:** 14**Alt Key/Folio #:****Flood Zone Panel:****Flood Zone:** X,X500**Front Footage:** 81**Lot Dimensions:** 80X125**Lot Size Acres:** 0.23**Lot Size:** 10,001 SqFt / 929 SqM**Property Access:****Auction:** No**Auction Type:****Buyers Premium:****Auction Firm/Website:****SW Subd Condo#:****Development:****SW Subd Name:** North Port**Representation:****# Times per Year:****Min Lease:****View:****Water Information:****Water Frontage:** No**Waterfront Ft:** 0**Water Name:****Water Extras:** No**Water Access:** Yes-Canal - Brackish, Canal - Freshwater**Water View:** Yes-Canal**Addtl Water Info:****Parcel:****Annual CDD Fee:****State Land Use:****State Prop Use:****Planned Unit Dev:****CDD:****Future Land Use:****County Land Use:****County Prop Use:****Site Information****Easements:****Road Frontage:****Other Structures:****Security Feat:****Other Equipment:****Water:** Well Required**Fences:****Farm Type:****# of Stalls:****# of Wells:****Road Surface Type:** Asphalt**Road Responsibility:****Front Exposure:****Lot Features:** In City Limits, In County**Current Adjacent Use:****Utilities:** Electrical Nearby, Electricity Available, Other**Vegetation:** Trees**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:****Association Amenities:****Amenities w/Addnl Fees:****HOA / Comm Assn:** No**HOA Pmt Sched:****HOA Fee:****Mo Maint\$(add HOA):**

Master Assn/Name:
 Condo Fee:
 Other Fee Term:
 Pet Size:
 Max Pet Wt:
 Elementary School:
 High School:
 Assn/Manager Name:
 Assn/Manager Phone:

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

Master Assn Ph:

Realtor Information

List Agent: [Galina Kovtunovich](#)
 E-mail: MyAgentGalina@gmail.com
 List Agent 2:
 List Agent 2 Email:
 List Office 2:

List Agent ID: 274507130
 List Agent Fax:
 List Agent 2 ID:

List Agent Direct: 941-330-4485
 List Agent Cell: 941-330-4485
 List Agent 2 Phone:

List Office ID:
 Call Center #:

Office: [GRAND PALM REALTY GROUP LLC](#)

Office Fax:

Office Phone: 941-330-4485

Original Price: \$29,900

Previous Price: \$29,900

Owner: ON FILE

Financing Avail: Cash, Conventional

Contract Status:

Contract: 01/14/2023

Selling Agent: [Eric Gustitus](#)

Selling Agent 2:

Sold Date: 02/08/2023

SP/SqFt: \$2

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Single Agent: 2.5%

Inter Office Info:

Realtor Info:

Confidential Info:

Disclosures:

Showing Time:

Showing Instructions: Go Direct

Driving Directions: From E. Price Blvd, Right on S. Haberland Blvd, Left on Chickasaw Ave, Right on Uriah St. Lot on the left on Canal.

Realtor Remarks:

On Market Date: 05/12/2022

Price Change: 09/24/2022

Owner Phone:

Financing Terms:

Days to Cont: 247

Office: [KW PEACE RIVER PARTNERS](#)

Sell Office 2:

Sold Price: \$23,000

Seller Credit: \$0.00

Bonus:

Non-Rep: 2.5%

Office ID: 274501719

LP/SqFt: \$2

Expiration Date:

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 02/08/2023

Sell Offc 2 Phone:

Days to Closed: 272

SP/LP Ratio: 92

Bonus Exp Date:

Trans Broker: 2.5%

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2023022411 2 PG(S)

Prepared by and return to:
Cindy Petzel
Lyons Title & Trust
2559 North Toledo Blade Boulevard
Suite 3
North Port, FL 34289
(941) 876-3155
File No 23-3351-2

2/10/2023 12:18 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2982014

Doc Stamp-Deed: \$161.00

Parcel Identification No 1143177314

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 8th day of February, 2023 between Pavel Malyk and Viktoriya Malyk, husband and wife, whose post office address is 3769 Garlenda Avenue, North Port, FL 34286, Grantors, to David B. Shremshock and Trudy L. Shremshock, husband and wife, whose post office address is 4265 Alametos Terrace, North Port, FL 34288, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 14, Block 1773, Thirty-Fourth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 18, 18A through 18M, of the Public Records of Sarasota County, Florida.

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

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

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

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

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

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME: Len. A. Edwards

WITNESS

PRINT NAME: Cindy S. Petzel

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of 6 physical presence or () online notarization this 8th day of February, 2023, by Pavel Malyk and Viktoriya Malyk.

Signature of Notary Public

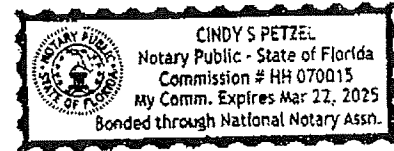
Print, Type/Stamp Name of Notary

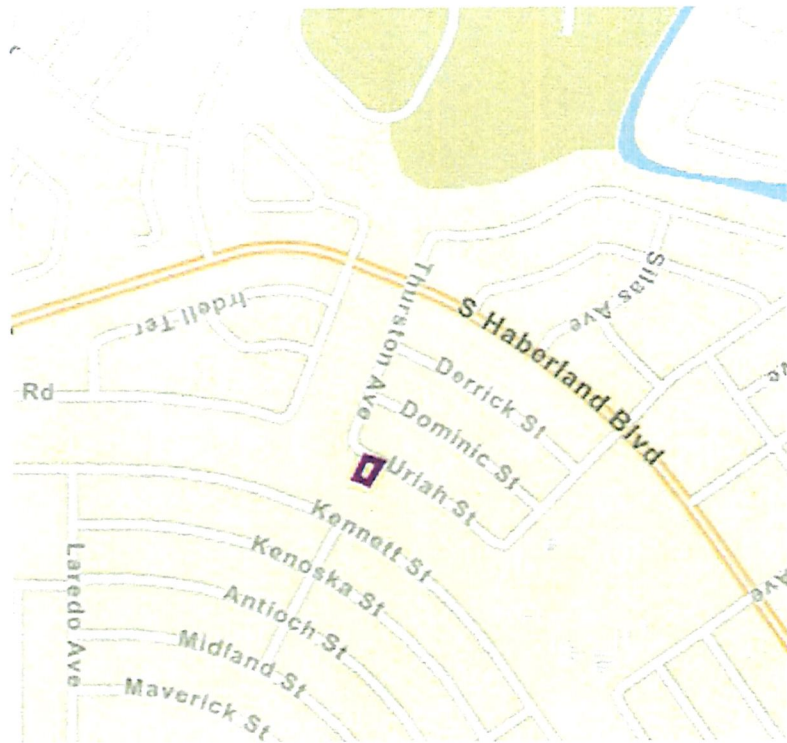
My Commission Expires: 3-22-2025

Personally Known: _____ OR Produced Identification: 10

Type of Identification

Produced: Driver's License





COMPARABLE LAND SALE 7



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1003021636

Ownership:

SEKOSAN PAVEL
SEKOSAN ELENA
1912 JEFFERSON ST, HOLLYWOOD, FL, 33020
Situs Address:
LINDA DR NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1505 - PORT CHARLOTTE SUB 06

Property Use: 0000 - Residential vacant site

Status: OPEN

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

Census: 121150027451

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 36 BLK 216 6TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> ⁱ
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
2014	\$5,400	\$0	\$0	\$5,400	\$5,082	\$0	\$5,082	\$318
2013	\$5,400	\$0	\$0	\$5,400	\$4,620	\$0	\$4,620	\$780

Current Exemptions

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>
1/9/2023	\$28,500	2023003474	01	PANTELEYMONO SERGY	WD
6/4/2021	\$20,000	2021107800	01	DENICE HAGGERTY INC	WD
3/28/2021	\$100	2021060375	11	CAMMARATA JOSEPH P	WD
4/20/2004	\$24,000	2004079357	01	ROUSE, GARY	WD
1/8/2004	\$11,000	2004008474	X2	OTTEY ORLANDO,	WD
4/1/1982	\$4,300	1511/1095	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/4/2023

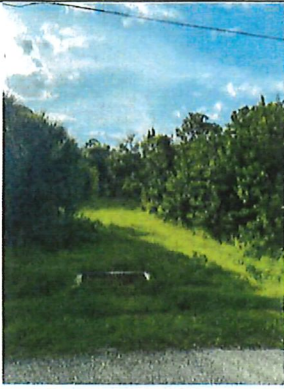
FEMA Flood Zone (Data provided by Sarasota County Government as of 4/3/2023)

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

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

<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>
0387F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.
** For more information on flood and flood related issues specific to this property, call (941) 240-8050
*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.
For general questions regarding the flood map, call (941) 861-5000.

A4541285 LINDA DR, NORTH PORT, FL 34286**County:** Sarasota
Subdiv: PORT CHARLOTTE SUB 06
Subdiv/Condo:
Style: Residential

Total Acreage: 0 to less than 1/4
Price Per Acre: 123,913
LP/SqFt: \$3
For Lease: No
Lease Rate:
Sold Price: \$28,500
Sold Date: 01/09/2023
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00
Status: Sold
Backups Requested: No
List Price: \$32,900
On Market Date: 07/08/2022**Special Sale:** None**ADOM:** 157**CDOM:** 157**Pets:****Lease Price Per Acre:**

WATERFRONT LOT!!! CANAL!!! Perfect location to build your new home in the fast growing city. NO HOA, NO SCRUB JAYS, NO TURTLE, SURVEY COMPLETED. Close to shopping, restaurants and River. Within 15 minutes drive, you can be at Manasota Beach on the Gulf of Mexico, WARM MINER SPRINGS, Aquatic Center, the new Atlanta Braves Training Stadium, Cool Today Park, and much more. No HOA!!! Don't miss out on the GREAT LOCATION FOR YOUR NEXT INVESTMENT!

Land, Site, and Tax Information**Legal Desc:** LOT 36 BLK 216 6TH ADD TO PORT CHARLOTTE**Tax ID:** 1003021636**Taxes:** \$444**Tax Year:** 2021**Ownership:** Fee Simple**Subdivision #:****Legal Subdivision Name:** PORT CHARLOTTE SUB 06**Complex/Comm Name:****Census Tract:** 27.42**Homestead:****Other Exemptions:****Zoning Comp:****Zoning:** RSF2**Census Block:****Additional Tax IDs:****SE/TP/RG:** 34-39-21**Block/Parcel:** 216**Book/Page:** 11-34**Lot #:** 36**Alt Key/Folio #:****Flood Zone Panel:** 12115C0387F**Flood Zone Date:** 11/04/2016**Flood Zone:** X**Add Parcel:** No**# of Parcels:****AG Exemption YN:****Auction:** No**Auction Type:****Auction Firm/Website:****SW Subd Condo#:****Development:****Buyers Premium:****SW Subd Name:** Port Charlotte Sub**Representation:****# Times per Year:****Min Lease:****View:****Water Information:****Water Frontage:** Yes-Canal - Freshwater**Water Frontage Lengths (in feet):****Canal - Fresh Water** 80**Water Access:** Yes-Canal - Freshwater**Water View:** Yes-Canal**Addtl Water Info:****Waterfront Ft:** 80**Water Name:****Water Extras:** No**CDD:** No**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:** Canal/Lake For Irrigation, Well Required**Fences:****Farm Type:****# of Stalls:****# of Wells:****Road Surface Type:** Asphalt**Road Responsibility:****Front Exposure:****Lot Features:****Current Adjacent Use:****Utilities:** Electrical Nearby**Vegetation:****Sewer:** Septic Needed**Barn Features:****Horse Amenities:****# Paddocks/Pastures:****# of Septics:****Green Features****Green Certifications:****Green Energy Features:****Green Water Features:****Green Landscaping:****Indoor Air Quality:****Disaster Mitigation:****Community Information****Community Features:****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:
 Assn/Manager Email:
 Assn/Manager URL:

Master Assn Ph:

Realtor Information

List Agent: [Victoria Shilenko](#)
 E-mail: victoriashilenko@yahoo.com
 List Agent 2:
 List Agent 2 Email:
 List Office 2:

List Agent ID: 281534077
 List Agent Fax:
 List Agent 2 ID:

List Agent Direct: 941-250-7745
 List Agent Cell: 941-250-7745
 List Agent 2 Phone:

List Office ID:
 Call Center #:

Office: [MVP REALTY ASSOCIATES LLC](#)

Office Fax:

Office Phone: 239-963-4499

Original Price: \$47,500

Previous Price: \$36,900

Owner: IN FILE

Financing Avail: Cash

Contract Status:

Contract: 12/12/2022

Selling Agent: [Alex Webster](#)

Selling Agent 2:

Sold Date: 01/09/2023

SP/SqFt: \$3

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Single Agent: 3%

Inter Office Info:

Realtor Info:

Confidential Info:

Disclosures:

Showing Time:

Showing Instructions: Go Direct

Driving Directions: From Hillsbrough Blvd turn left onto S Chamberlain Blvd, then turn left onto Cartwright LN then turn right onto Linda DR.
 Vacant land will be on your left.

Realtor Remarks:

On Market Date: 07/08/2022

Price Change: 11/16/2022

Owner Phone:

Financing Terms:

Days to Cont: 164

Office: [MICHAEL SAUNDERS & COMPANY](#)

Sell Office 2:

Sold Price: \$28,500

Seller Credit: \$0.00

Bonus:

Non-Rep: 1%

Office ID: 249522074

LP/SqFt: \$3

Expiration Date:

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 01/09/2023

Sell Offc 2 Phone:

Days to Closed: 192

SP/LP Ratio: 87

Bonus Exp Date:

Trans Broker: 3%

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Phone:

Address: , Florida

Fax:

Closing Company Name:

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Search Criteria

This search was narrowed to a specific set of Listings.

Property Type is 'Vacant Land'

Status is 'Sold'

Status Contractual Search Date is 01/01/2023 to 04/05/2023

State is 'Florida'

County is 'Sarasota'

City is 'NORTH PORT'

Total Acreage is '0 to less than 1/4'

Water View is one of 16 selections

Selected 6 of 6 results.

RETURN TO GRANTEE(S)

Prepared by:
Kate McConnell
MSC Title, Inc.
1605 Main St., Suite 101
Sarasota, Florida 34236

File Number: 20221013
Purchase Price: \$28500

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2023003474 2 PG(S)

1/9/2023 12:36 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt# 2965061

Doc Stamp-Deed: \$199.50

General Warranty Deed

Made this January 9, 2023 By **Sergy Panteleymono, a married man**, whose address is: 2262 Amnesty Drive, North Port, Florida 34288, hereinafter called the grantor, to **Pavel Sekosan and Elena Sekosan, husband and wife**, whose post office address is: 1912 Jefferson Street, Hollywood, Florida 33020, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 36, Block 216, Sixth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 11, Pages 34, 34A through 34G, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **1003021636**

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon, nor do they reside contiguous thereto.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

RETURN TO GRANTEE(S)

Prepared by:
Kate McConnell
MSC Title, Inc.
1605 Main St., Suite 101
Sarasota, Florida 34236

File Number: 20221013
Purchase Price: \$28500

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

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

① [Signature]
Witness Signature above: Sergiy Panteleymono
Address: 2262 Amnesty Drive, North Port, Florida 34288

① Witness print name below:
Oleg Tabakov

② [Signature]
Witness Signature above:

② Witness print name below:
MYKOLA DYACHENKO

State of FLORIDA
County of SARASOTA

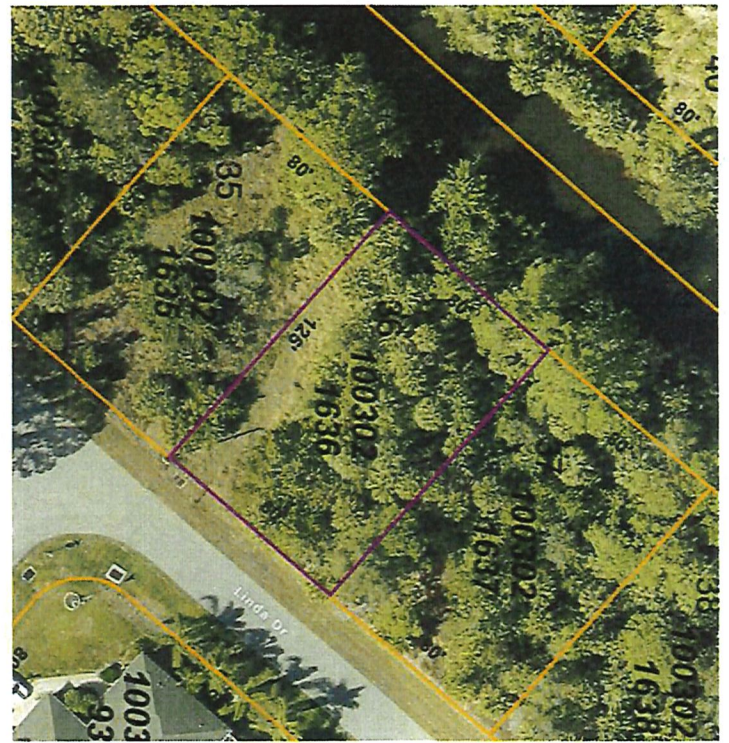
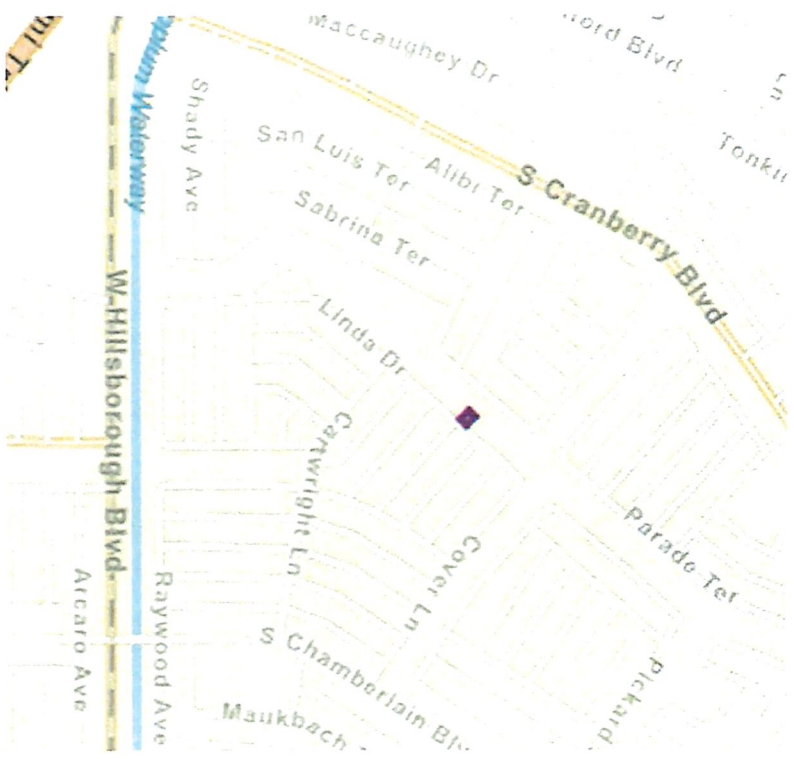
The foregoing instrument was acknowledged before me by means of physical presence on this 5th day of January, 2023, by Sergiy Panteleymono, a married man, who is/are personally known to me or who has produced DL as identification.

[Signature]
Notary Public

IRINA CHTCHAVLINSKI
Print Name

My Commission Expires: Nov. 26, 2023





Paired Sales Analysis- Sales Located North of Interstate 75

COMPARABLE 1



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1128225208

Ownership:

WILHELM DAEMIAN L
RICHARDS MAKENNA
12917 N BRANCH RD, SARASOTA, FL, 34231
Situs Address:
PINEBEAUTY LN NORTH PORT, FL, 34288

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1778 - PORT CHARLOTTE SUB 46

Property Use: 0000 - Residential vacant site

Status: OPEN

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

Census: 121150027462

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 8 BLK 2252 46TH 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> ¹
2022	\$6,800	\$0	\$0	\$6,800	\$2,640	\$0	\$2,640	\$4,160
2021	\$2,400	\$0	\$0	\$2,400	\$2,400	\$0	\$2,400	\$0
2020	\$1,800	\$0	\$0	\$1,800	\$1,757	\$0	\$1,757	\$43
2019	\$1,800	\$0	\$0	\$1,800	\$1,597	\$0	\$1,597	\$203
2018	\$1,500	\$0	\$0	\$1,500	\$1,452	\$0	\$1,452	\$48
2017	\$1,900	\$0	\$0	\$1,900	\$1,320	\$0	\$1,320	\$580
2016	\$1,200	\$0	\$0	\$1,200	\$1,200	\$0	\$1,200	\$0
2015	\$1,400	\$0	\$0	\$1,400	\$1,400	\$0	\$1,400	\$0
2014	\$4,600	\$0	\$0	\$4,600	\$3,872	\$0	\$3,872	\$728
2013	\$3,600	\$0	\$0	\$3,600	\$3,520	\$0	\$3,520	\$80

Current Exemptions

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>
1/31/2023	\$9,500	2023016078	01	RICCARDI NICHOLAS	WD
6/5/2020	\$2,800	2020073072	01	MORAN MICHAEL	WD
9/17/2010	\$1,800	2010115349	01	WAYGOOD INVESTMENTS LLC,	WD
12/16/2009	\$100	2009156312	11	ANAHEIM LAND HOLDINGS LLC,	WD
7/15/2006	\$15,000	2006131797	X3	EMERY,ELLA J	WD
8/13/1988	\$100	2006131794	11	EMERY,SHERWOOD	OT
2/1/1986	\$2,800	1838/1661	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/12/2023

Flood Zone (Data provided by Sarasota County Government as of 3/13/2023)
Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.



<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0408F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.
 ** For more information on flood and flood related issues specific to this property, call (941) 240-8050
 *** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.
 For general questions regarding the flood map, call (941) 861-5000.



This Instrument Prepared by and Return to:
Savanna Klotwyk
Hometown Title & Closing Services, LLC
324 Goldstein Street
Punta Gorda, FL 33950
Our File No.: 20230035

Property Appraisers Parcel Identification (Folio) Number: 1128225208

Florida Documentary Stamps in the amount of \$66.50 have been paid hereon.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2023016078 2 PG(S)

1/31/2023 12:04 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt# 2976427

Doc Stamp-Dead: \$66.50

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 31st day of January, 2023 by

Makenna Burns and Nicholas Riccardi

whose post office address is 464 Beverly Road, Venice, FL 34293

herein called the Grantor, to

Daemian L. Wilhelm and Makenna Richards, Husband and Wife

whose post office address is 12917 N Branch Rd., Sarasota, FL 34231,

hereinafter called the Grantee:

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

WITNESSETH: That the Grantor, for and in consideration of the sum of Nine Thousand Five Hundred and 00/100 (\$9,500.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Sarasota County, State of Florida, viz.:

Lot 8, Block 2252, FORTY SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the plat thereof, as recorded in Plat Book 19, page 45, of the Public Records of Sarasota County, Florida.

This is not the homestead of the Grantor nor contiguous to the homestead. The Grantor herein certifies that the property is vacant land and unimproved.

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

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to January 1, 2023.

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

Signed, sealed and delivered in the presence of:

Gayla Montegna
Witness #1 Signature

Gayla Montegna
Witness #1, Printed Name

[Signature]
Witness #2 Signature

Jenna LaRue
Witness #2 Printed Name

[Signature]
Makenna Burns

[Signature]
Nicholas Riccardi

State of Florida

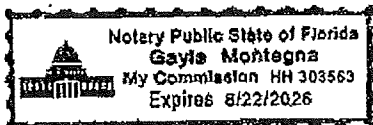
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of January, 2023, by Makenna Burns and Nicholas Riccardi who is personally known to me or has produced Driver's License as identification and did not take an oath.

SEAL

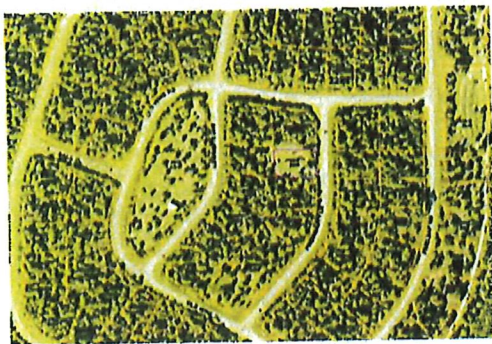
My commission expires:

Gayla Montegna
Notary Public



N6124093

PINEBEAUTY LN, NORTH PORT, FL 34288



County: Sarasota

Subdiv: PORT CHARLOTTE SUB 46
Style: ResidentialTotal Acreage: 0 to less than 1/4
Price Per Acre: 41,304
LP/SqFt: \$1
For Lease: No
Lease Rate:
Sold Price: \$9,500
Sold Date: 01/31/2023
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00Status: Sold
Backups Requested: No
List Price: \$10,000
On Market Date: 12/02/2022
Special Sale: None
ADOM: 43
CDOM: 43Pets:
Lease Price Per Acre:

Buildable lot in an up and coming area of North Port. Big plans for this area! Get in while the prices are still affordable! Partially cleared lot. Close to shopping and restaurants.

Land, Site, and Tax Information

Legal Desc: LOT 8 BLK 2252 46TH ADD TO PORT CHARLOTTE

Tax ID: [1128225208](#)

Taxes: \$267

Tax Year: 2021

Ownership: Fee Simple

Homestead:
Other Exemptions:Zoning Comp:
Zoning: RSF2

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

Block/Parcel: 2252

Book/Page: 19-45

Lot #: 8

Alt Key/Folio #:

Flood Zone Panel:

Flood Zone Date:

Flood Zone: x

Subdivision #:

Legal Subdivision Name: PORT CHARLOTTE SUB 46

Complex/Comm Name:

Census Tract:

Census Block:

Add Parcel: No

of Parcels:

Additional Tax IDs:

AG Exemption YN:

Auction: No

Auction Type:

Buyers Premium:

Auction Firm/Website:

SW Subd Condo#:

Development:

SW Subd Name: Port Charlotte Sub

Representation:
Times per Year:

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: Electricity Available

Other Equipment:

Vegetation:

Water: Well Required

Sewer: Septic Needed

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:

Association Amenities:

Amenities w/Addnl Fees:

HOA / Comm Assn: No

HOA Pmt Sched:

Master Assn/Name: No

Condo Fee:

HOA Fee:

Mo Maint\$(add HOA):

Master Assn Fee:

Other Fee:

Master Assn Ph:

Other Fee Term:
Pet Size:
Max Pet Wt:
Elementary School:
High School:
Assn/Manager Name:
Assn/Manager Phone:

Fee Includes:
of Pets:
Pet Restrictions:
Middle School:

Assn/Manager Email:
Assn/Manager URL:

Realtor Information

List Agent: [Christina Burns](#)
E-mail: Sellingsarasotacounty@gmail.com
List Agent 2: [Lauren Fus](#)
List Agent 2 Email: laurenfus@gmail.com
List Office 2: [EXIT KING REALTY](#)

List Agent ID: 281523272
List Agent Fax: 941-497-0190
List Agent 2 ID: 281516687

List Agent Direct: 941-451-9247
List Agent Cell: 941-451-9247
List Agent 2 Phone: 941-726-8208

List Office ID: 278011175
Call Center #:

Office: [EXIT KING REALTY](#)
Office Fax: 941-497-0190
Original Price: \$10,000
Owner: MAKENNA BURNS
Financing Avail: Cash
Contract Status: No Contingency
Selling Agent: [Christina Burns](#)
Selling Agent 2: [Eli Burruss](#)
Sold Date: 01/31/2023
Sold Remarks:

Office Phone: 941-497-6060

On Market Date: 12/02/2022
Owner Phone:
Financing Terms:
Days to Cont: 43
Office: [EXIT KING REALTY](#)
Sell Office 2: [BEYOND REALTY LLC](#)
Sold Price: \$9,500

Office ID: 278011175
LP/SqFt: \$1
Listing Type: Exclusive Right To Sell
Lease Terms:
Exp Clsg Date: 02/13/2023

Sell Offc 2 Phone: 941-467-4673
Days to Closed: 60

Terms: Cash
Listing Service Type: Full Service
Single Agent: 5%
Inter Office Info:
Realtor Info:
Confidential Info:
Disclosures:
Showing Time:
Showing Instructions: Go Direct
Driving Directions: 75 S to Toledo Blade, Turn Right at exit, Turn Left onto Price, Left onto Raintree Blvd, Right onto Fiveleaf Dr, Left onto Old Wine Rd, Right onto Pinebeauty Lane, Lot is 6th on the left.
Realtor Remarks: Seller does not have a survey. Buyer should verify borders and easements.

SP/SqFt: \$1

Seller Credit: \$0.00
Bonus:
Non-Rep: 5%

SP/LP Ratio: 95
Bonus Exp Date:
Trans Broker: 5%

Seller's Preferred Closing Agent

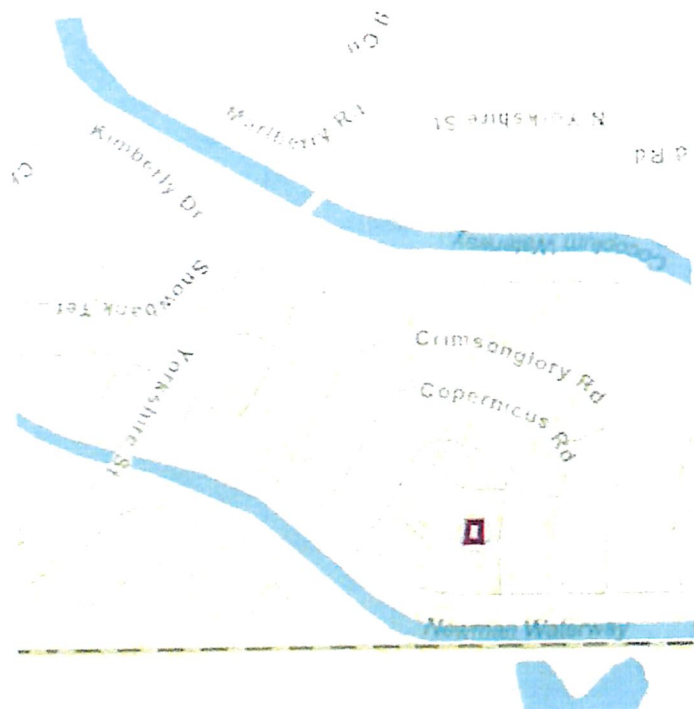
Closing Agent Name:
Email:
Address: , Florida
Closing Company Name:

Phone:
Fax:

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COMPARABLE LAND SALE 2



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1127225908

Ownership:

CARLTON DANIEL JAMES
20 BROWN SQ #6, IPSWICH, MA, 01938
Situs Address:
BIGFLOWER AVE NORTH PORT, FL, 34288

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1778 - PORT CHARLOTTE SUB 46

Property Use: 0000 - Residential vacant site

Status: OPEN

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

Census: 121150027462

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 8 BLK 2259 46TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. ¹
2022	\$5,900	\$0	\$0	\$5,900	\$2,126	\$0	\$2,126	\$3,774
2021	\$3,300	\$0	\$0	\$3,300	\$1,933	\$0	\$1,933	\$1,367
2020	\$2,300	\$0	\$0	\$2,300	\$1,757	\$0	\$1,757	\$543
2019	\$1,800	\$0	\$0	\$1,800	\$1,597	\$0	\$1,597	\$203
2018	\$1,500	\$0	\$0	\$1,500	\$1,452	\$0	\$1,452	\$48
2017	\$1,900	\$0	\$0	\$1,900	\$1,320	\$0	\$1,320	\$580
2016	\$1,200	\$0	\$0	\$1,200	\$1,200	\$0	\$1,200	\$0
2015	\$1,400	\$0	\$0	\$1,400	\$1,400	\$0	\$1,400	\$0
2014	\$4,600	\$0	\$0	\$4,600	\$3,872	\$0	\$3,872	\$728
2013	\$3,600	\$0	\$0	\$3,600	\$3,520	\$0	\$3,520	\$80

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
9/16/2022	\$9,200	2022152187	01	OPHEIM GENE	WD
2/24/2022	\$4,400	2022036910	11	CLERK CIRCUIT COURT SARASOTA	TD
5/10/2010	\$100	2010068555	11	LUDOLPH PR,JOSEPH B	PR
11/2/1992	\$100	2455/470	11	LUDOLPH EVERETT J	QC
4/1/1985	\$3,100	1774/1341	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/12/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 3/13/2023)
Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.



M Panel
0408F

Floodway
OUT

SFHA ***
OUT

Flood Zone **
X

Community
120279

Base Flood Elevation (ft)

CFHA *
OUT

* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.
** For more information on flood and flood related issues specific to this property, call (941) 240-8050
*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.
For general questions regarding the flood map, call (941) 861-5000.



This Instrument Prepared by & return to:
Name: W. Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.

Address: 3520 Thomasville Road, 4th Floor
Tallahassee, Florida 32309
20223725CA
Parcel I.D. #: 1127225908

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2022152187 1 PG(S)
September 20, 2022 11:08:38 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$64.42
[Stamp]

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 16th day of September, A.D. 2022, by GENE OPHEIM, A MARRIED MAN, hereinafter called the grantor, to DANIEL JAMES CARLTON, A SINGLE MAN, whose post office address is 20 BROWN SQUARE #6, IPSWICH, MA 01938, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Sarasota County, State of Florida, viz:

Lot 8, Block 2259, in FORTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 19, Page 45, of the Public Records of Sarasota County, Florida.

GRANTOR HEREIN AFFIRMS THAT THE ABOVE DESCRIBED PROPERTY IS NON-HOMESTEAD

Subject to taxes for the year 2022 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

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 he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and 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, 2021.

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

Signed, sealed and delivered in the presence of:

Witness Signature

James Thompson

Printed Name

Carol Ambister

Witness Signature

Carol Ambister

Printed Name

State of Florida
County of LEON

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared GENE OPHEIM, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same. The Grantor(s) () is personally known to me; or (X) produced FL DL as identification:

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization.

Witness my hand and official seal in the County and State last aforesaid this 16th day of September, A.D. 2022.

Notary Public Rubber Stamp Seal

Notary Signature

James Thompson

Printed Notary Signature

My commission expires: 6/13/23

