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In-Depth Insight
Since 1977™

*An Appraisal of
A 10,000 SF Residential Land Parcel
Located on Shorewood Street
North Port, Sarasota County, Florida*

For

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

H.S. File No. 225C065

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

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





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December 2, 2025

Arlena Dominick
Consultant Project Manager
Right of Way Acquisition Support Services

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

Dear Ms. Dominick:

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

The attached appraisal report contains the basic data, definitions, descriptions, and analyses used to formulate my opinion of value. Based on the known factors creating and affecting value, it is my opinion of the fee simple market value of the subject property as of November 21, 2025, was:

TWENTY-ONE THOUSAND DOLLARS
(\$21,000)

You are encouraged to read and understand the Limiting Conditions and General Assumptions which govern the use and interpretation of this appraisal report. This letter, by itself, does not constitute an expression of value on my part. It merely transmits the enclosed appraisal report to you. It must remain attached to the report, which contains twenty-two 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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Comparable Land Sales
Appraiser's Qualifications & Evidence of State Licensure

Certification

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

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

Date Signed: December 2, 2025



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

GENERAL ASSUMPTIONS

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

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

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

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

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

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

GENERAL LIMITING CONDITIONS

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

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

SUBJECT PHOTOS #0958066667



Front View

STREET SCENES

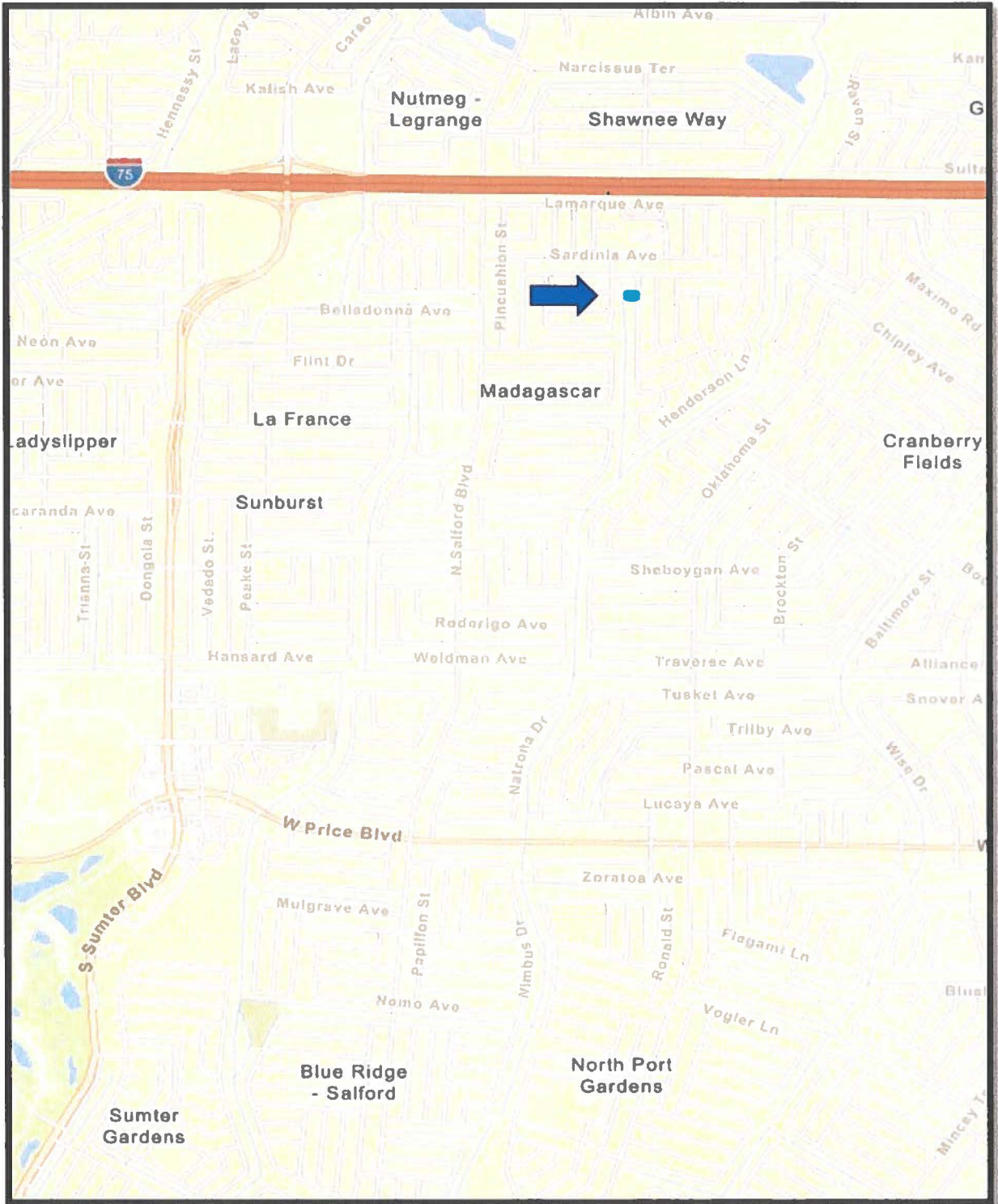


Shorewood Street, looking south



Shorewood Street, looking north

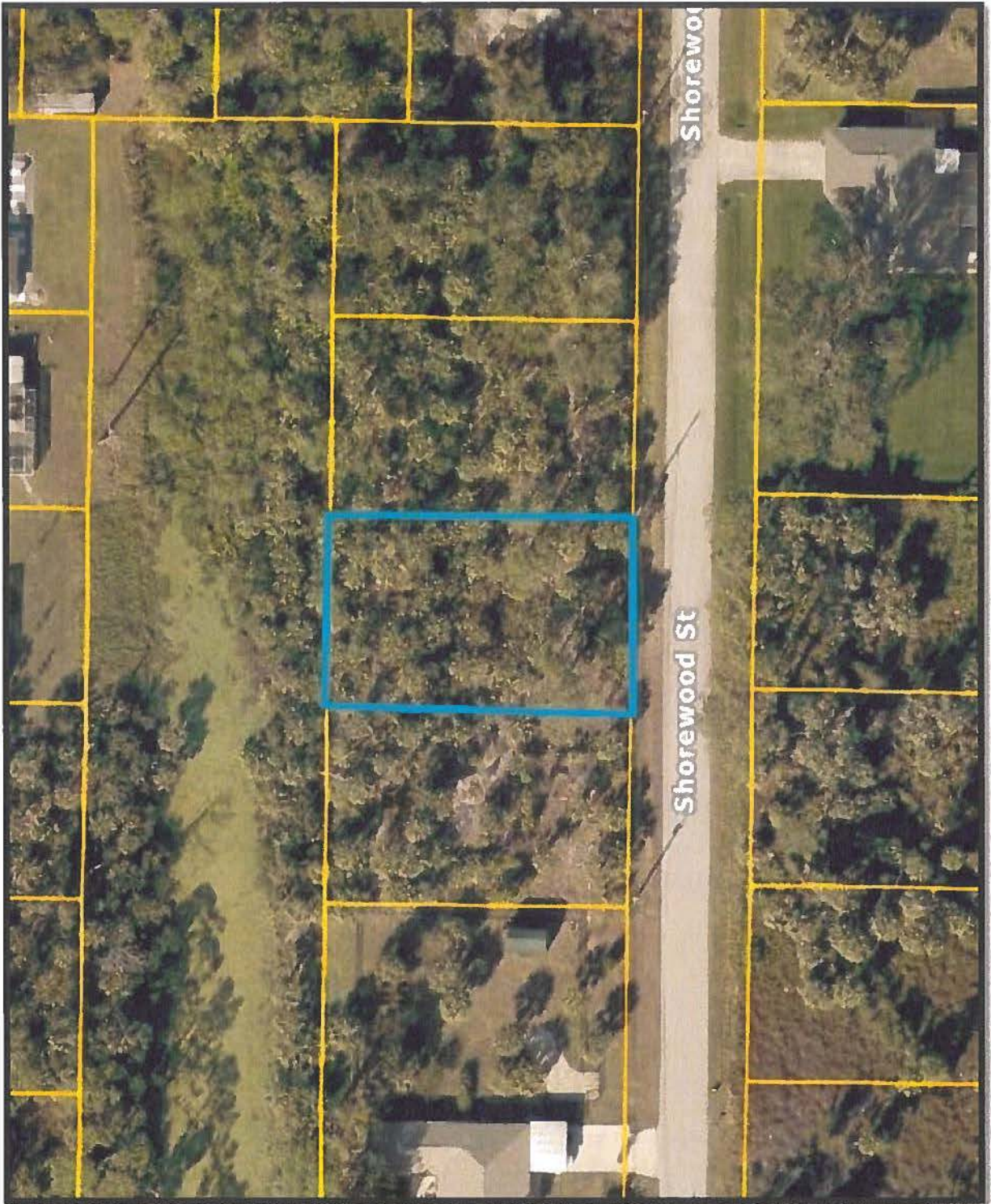
SUBJECT MAPS



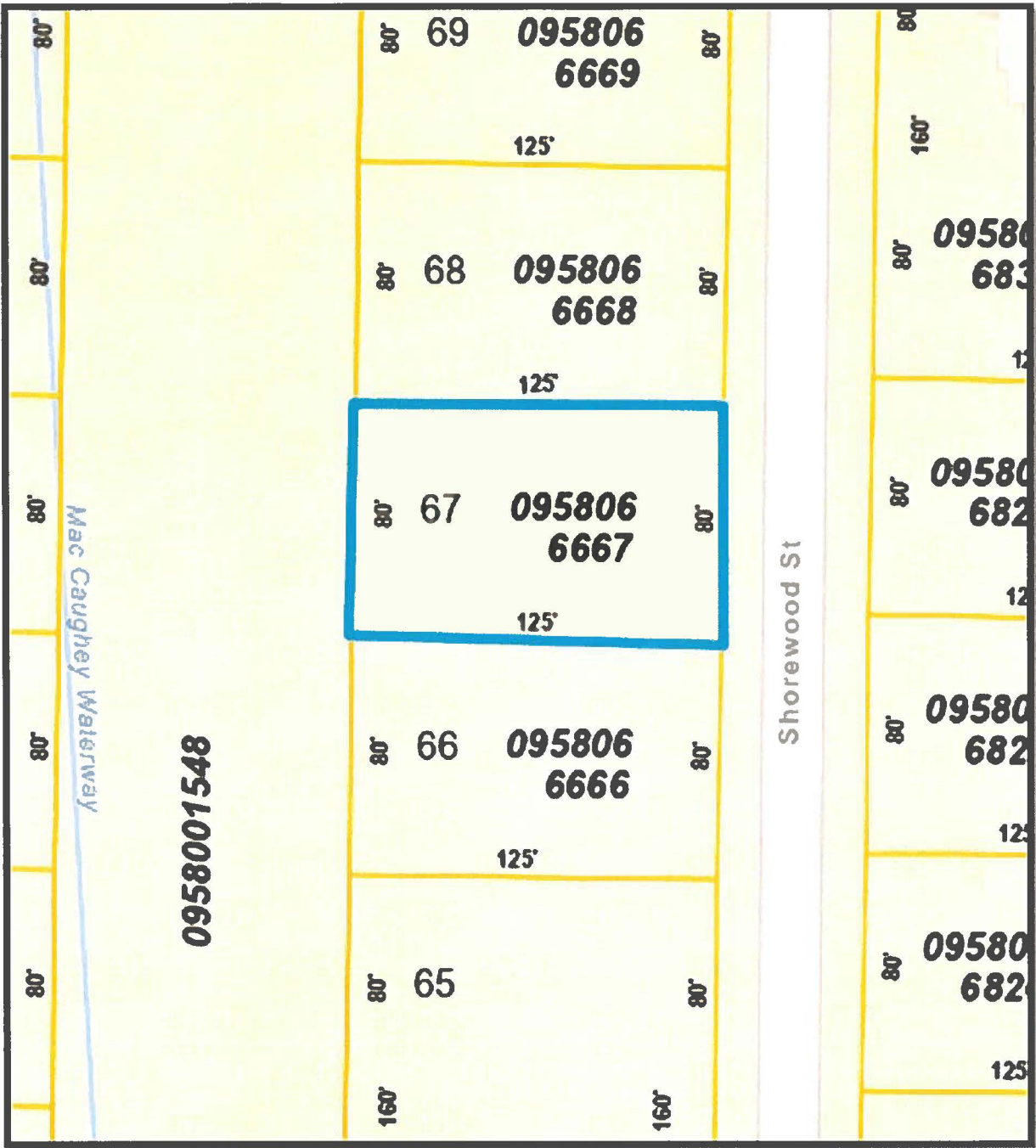
Location Map



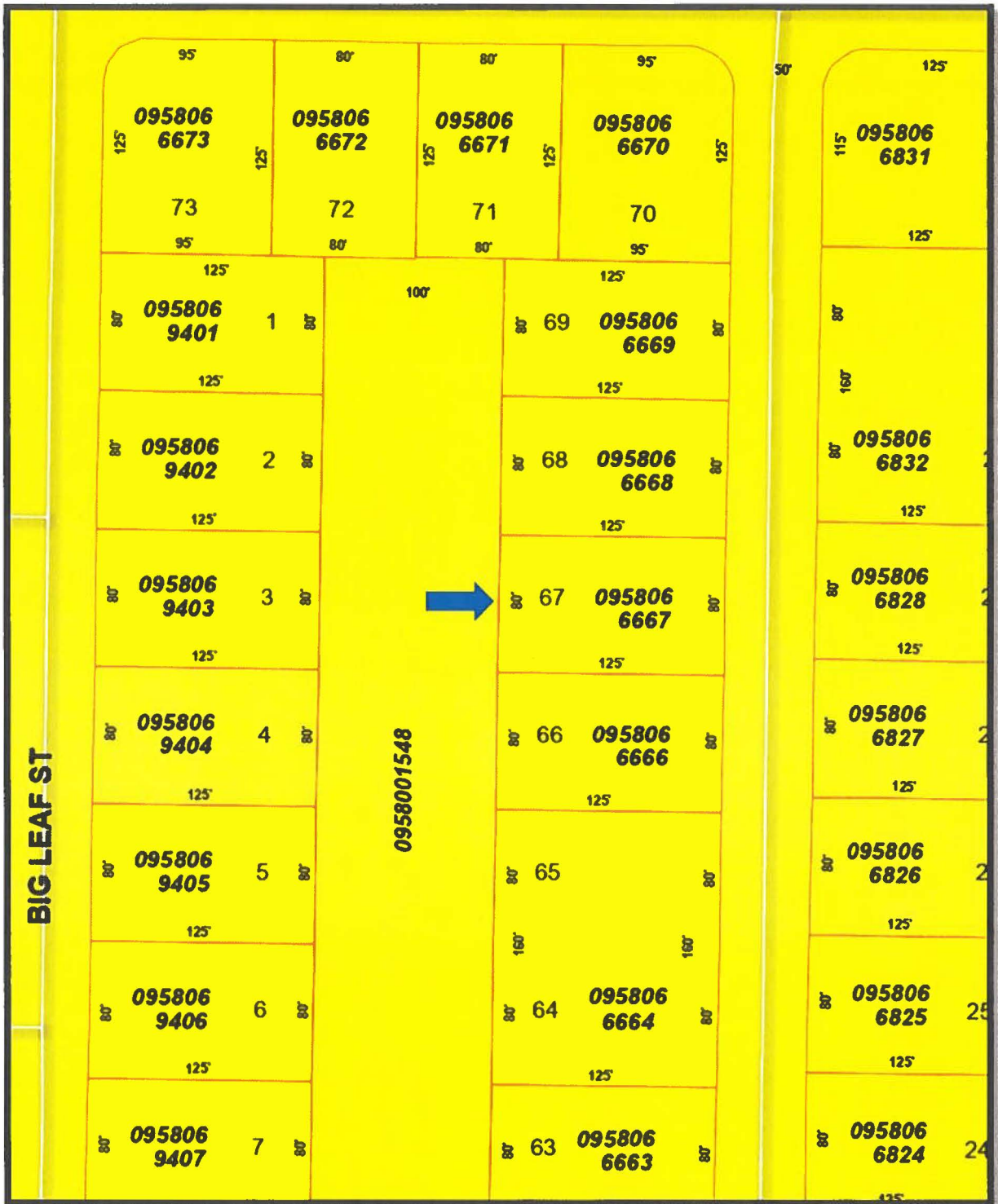
Neighborhood Map



Aerial



Plat Map



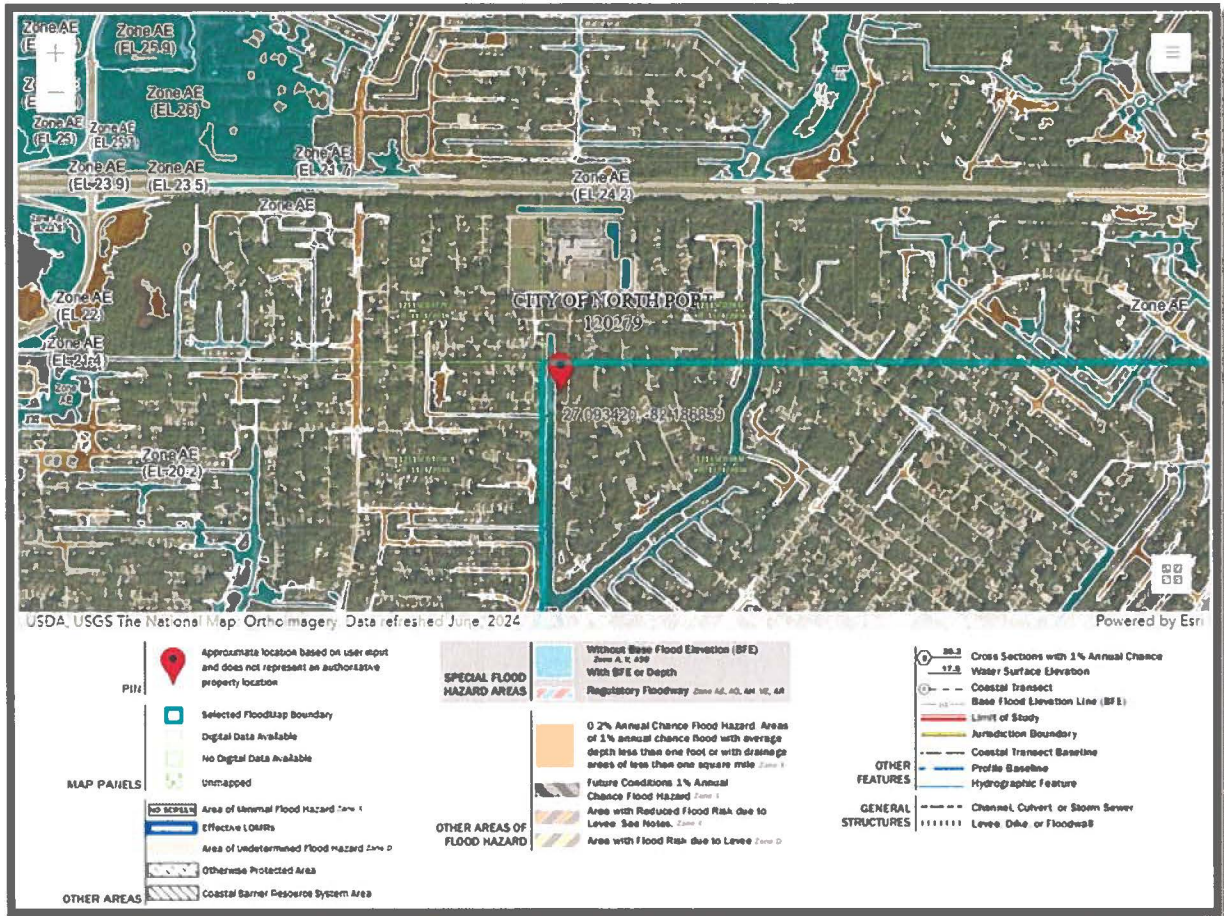
 Low Density Residential

Future Land Use Map



R-1 : Residential, Low

Zoning Map



Flood Zone Map

Zone AE

12115C0381F, Eff. 11/4/2016

APPRAISAL REPORT

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

SUBJECT PROPERTY

The subject of this appraisal is a parcel of land located on Shorewood Street, north of West Price Boulevard and west of Interstate 75 in North Port, Florida. The subject site contains a total of 10,000 sf of land and is located on a canal. The subject is zoned R-1 (Residential Low) and is in the Low-Density Residential land use designation of the City of North Port.

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

APPRAISAL FILE NUMBER 225C065

APPARENT OWNER OF RECORD

Joseph Cacciapuoti, Co-Trustee
Deborah J Cacciapuoti, Co-Trustee
1831 SW Import Drive
Port St. Lucie, FL. 34953-2414

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

CLIENT AND INTENDED USER

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

Client

Arlena Dominick
Consultant Project Manager
Right of Way Acquisition Support Services

Other Intended User

City of North Port

SCOPE OF WORK

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

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

The subject property data such as size, location, quality, and zoning are considered. Market data, including comparable land sales dating from the period of May 2025 forward, were searched in the preparation of this appraisal report. The data is used to consider the highest and best use of the subject property and to conclude an opinion of the subject's market value.

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

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

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

- The effective date of this analysis is October 21, 2025, the date of inspection.
- The area and neighborhood data are based on physical inspection of the surrounding neighborhood, as well as information available from the Wyattopia (Census Data), CoStar Analytics 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 west 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 October 21, 2025, the date of inspection of the subject property. The effective date establishes the date upon which research, analyses, and conclusions are based. The date this appraisal was prepared is the date the certification was signed.

DEFINITION OF MARKET VALUE

“Market Value” is hereby defined and qualified as:

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

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

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

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

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

LEGAL DESCRIPTION

The subject property is legally described as follows:

Lot 67, Block 666, 17th Addition to Port Charlotte

TAX INFORMATION

The subject property is identified on the Sarasota County Tax Roll under the following Property ID #0958066667. The total assessment and taxes for 2025 are as follows:

Land: \$17,600
 Just: \$17,600
 Assessed: \$17,600
 Taxable: \$17,600

Taxes (2025): \$779.74

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

ZONING AND OTHER LEGAL RESTRICTIONS

"R-1" (RESIDENTIAL, LOW)

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

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

CONCURRENCY STATEMENT

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

COMPREHENSIVE LAND USE PLAN DESIGNATION

LOW DENSITY RESIDENTIAL

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

HISTORY OF THE SUBJECT PROPERTY

The Uniform Standards of Professional Appraisal Practice require that any prior sales of the subject over the previous three years be considered and analyzed. Also, any current sales agreement, option, or listing of the subject property must be considered and analyzed. There is no current sales agreement, option or listing covering the subject property. According to Public Records, the last transaction was on February 23, 2024, for \$100 (Instrument # 2024028834). The transfer was to Joseph Cacciapuoti and Deborah J. Cacciapuoti Revocable Trust (current owner of record) from Joseph Cacciapuoti and Deborah J. Cacciapuoti husband and wife.

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 on the west side of Shorewood Street, north of West Price Boulevard and just west of Interstate 75 in North Port, Florida. |
| Size: | 10,000 SF |
| Shape: | Rectangular (80’ x 125’) |
| Frontage: | 80’ on Shorewood Street |
| Access: | |
| Primary: | Shorewood Street |
| Secondary: | N/A |

Easements & Encroachments: None noted or known

Topography: Flat and level with street grade, heavy vegetation of oak trees, pepper bushes, and cabbage palms

View: Single family residential neighborhood, canal

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

Utilities and Proximity:

Electric: FPL

Water: On-site Well

Sewer: On-Site Septic

Telephone: Verizon

Police & Fire Protection: City of North Port

Flood Zone: HUD Zone AE

Zone AE and A1-A30
 Zones AE and A1-A30 are the flood insurance rate zones that correspond to the 1-percent annual chance floodplains that are determined in the Flood Insurance Study by detailed methods of analysis. In most instances, Base Flood Elevations derived from the detailed hydraulic analyses are shown at selected intervals within this zone. Mandatory flood insurance purchase requirements apply.

Community-Panel Map: 12115C0381F, Effective 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 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.

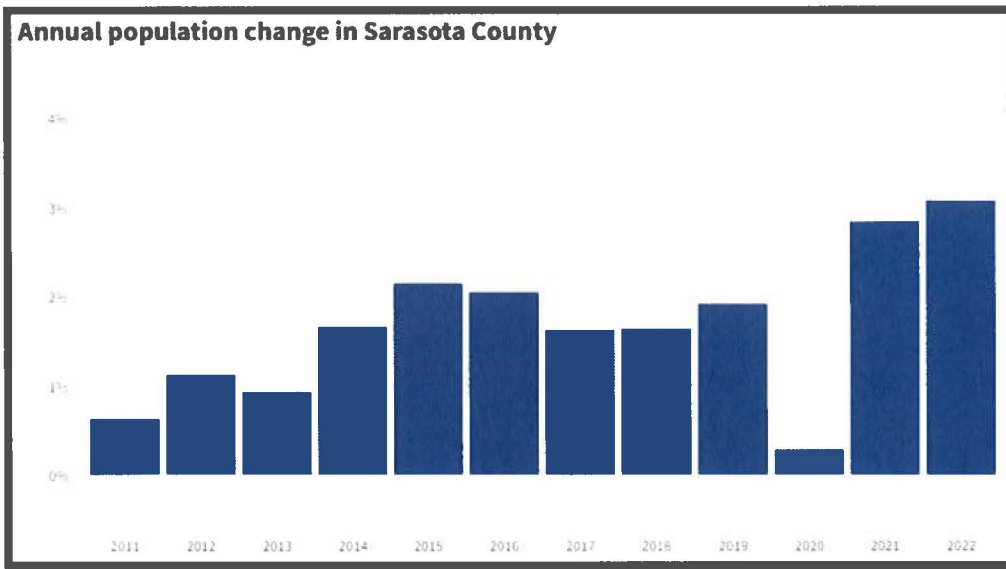
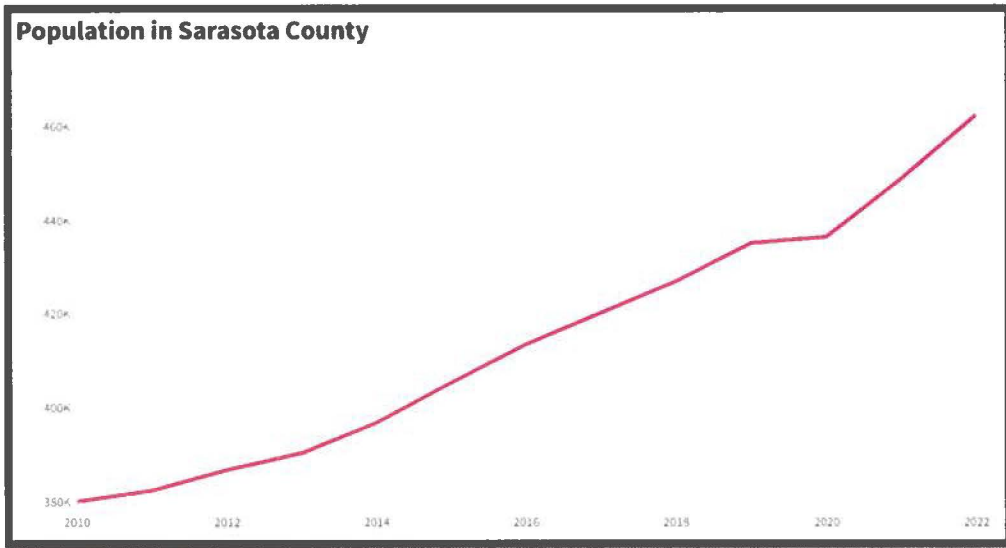
This is not a statement that such materials do not exist, and they may be present on the subject site. Therefore, the client is urged to retain an environmental engineer in this field, to provide an appropriate environmental audit. If an environmental audit reveals the existence of any hazardous materials and/or conditions, I reserve the right to alter, amend, revise, or rescind the value conclusions in the appraisal

AREA ANALYSIS

The subject property is in Sarasota County which is in the southwestern region of the State of Florida. 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.

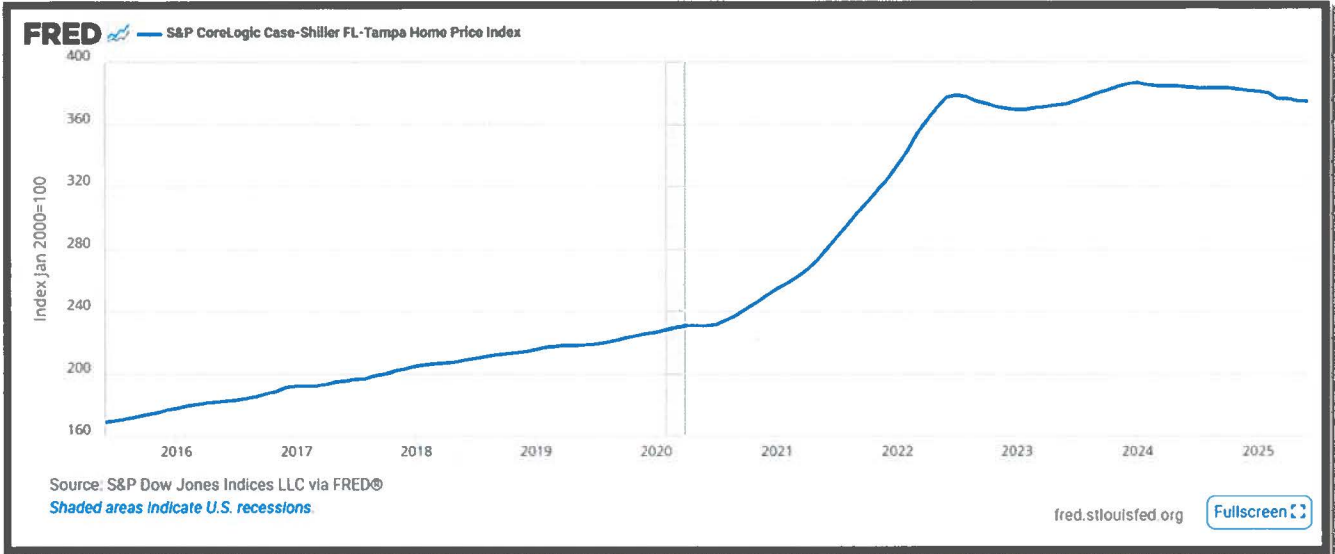
Sarasota County's attractive physical characteristics and climate have attracted large numbers of new residents, especially retirees. This fueled Sarasota's service and retail-related economy. The industrial sector of the economy is small and geared toward construction and other light manufacturing industries. Residential pricing greatly exceeded the pre-boom levels of 2003 to early 2004.

Two positive factors for Sarasota County are the tourism at record levels and the record number of retirees (many of them baby boomers) settling in Sarasota County. The commercial market is doing very well in prime locations in the high traffic corridors and population centers.

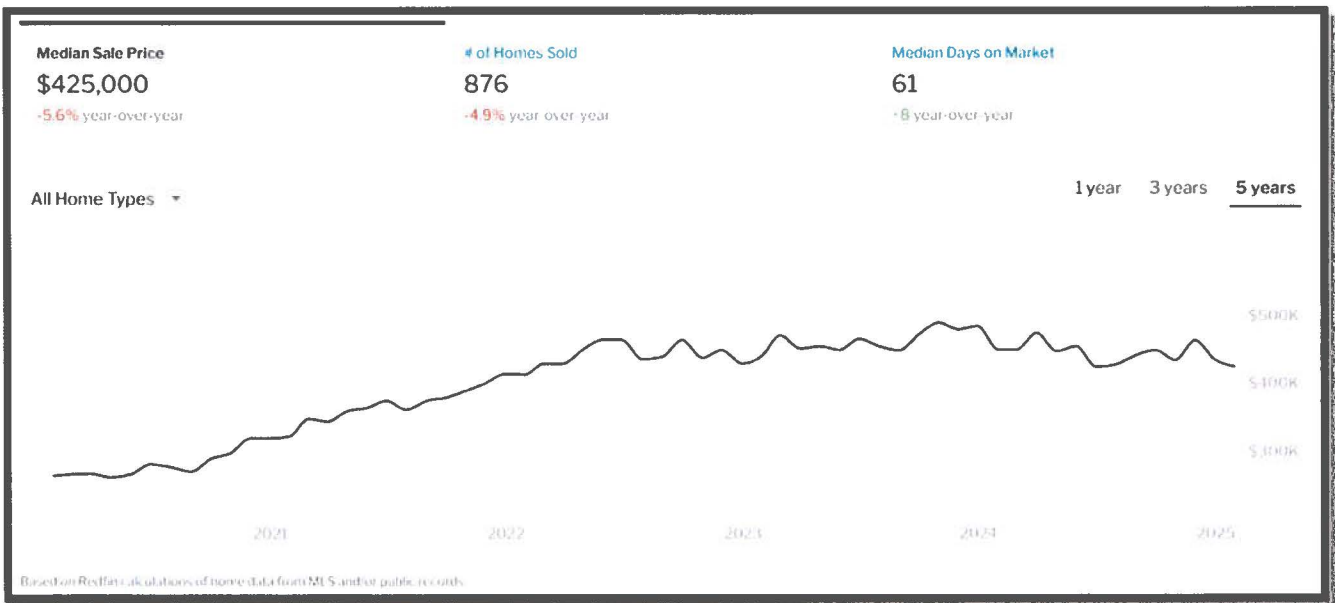


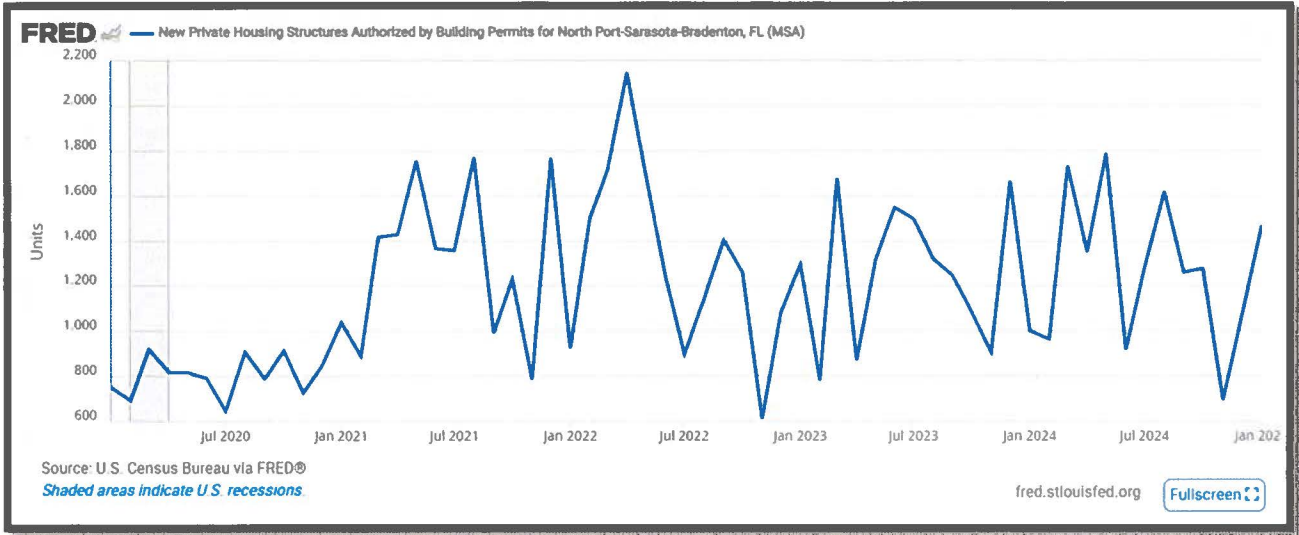
Sarasota County's population is estimated to be 491,800 in 2025.

Sarasota Counties' housing prices have leveled off since their major increase from mid-2020 to mid-2022, peaking in January 2024 and have decreased slightly as presented below:



The current market statistics for February 2025 indicate a slight decline in prices and homes sold year after year as presented next

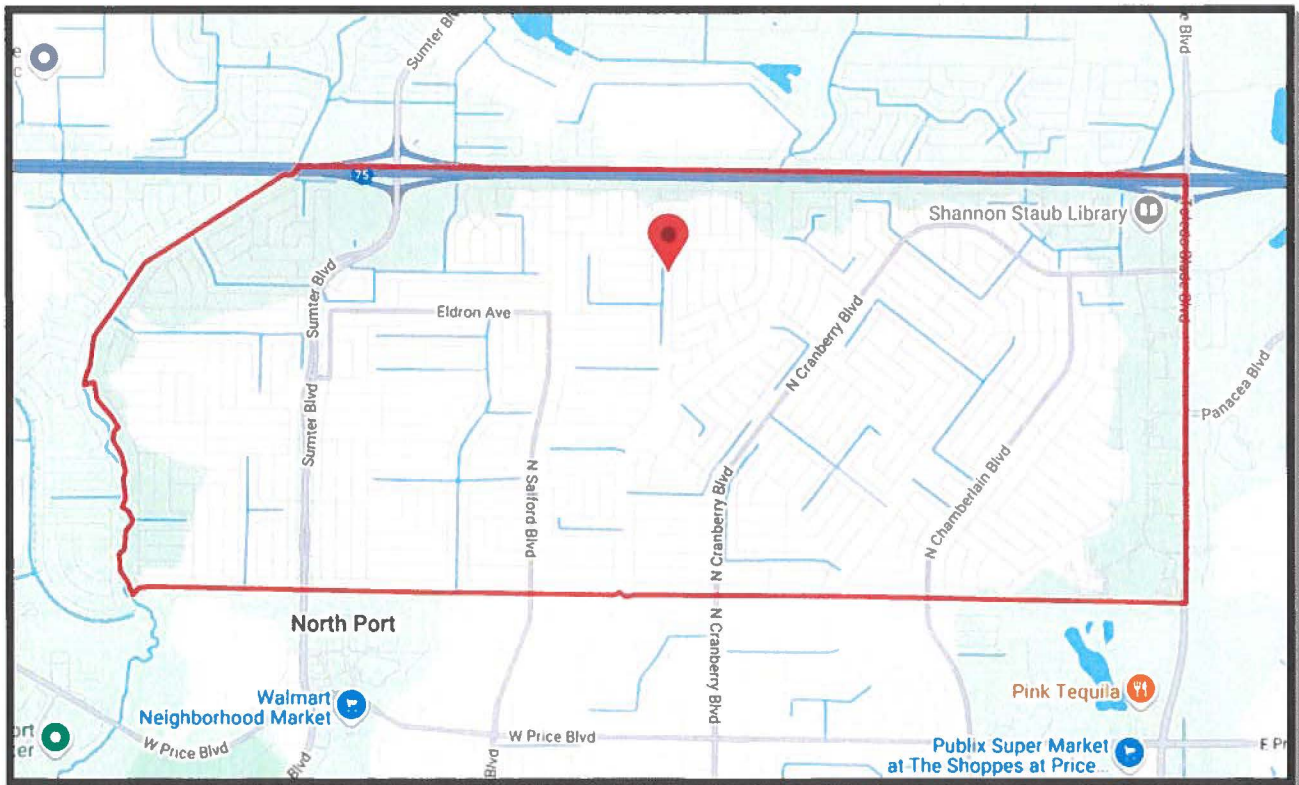




The chart above shows that along with price the new private housing structure permits have remained consistent since mid-2022 for the North Port, Sarasota, Bradenton FL. (MSA).

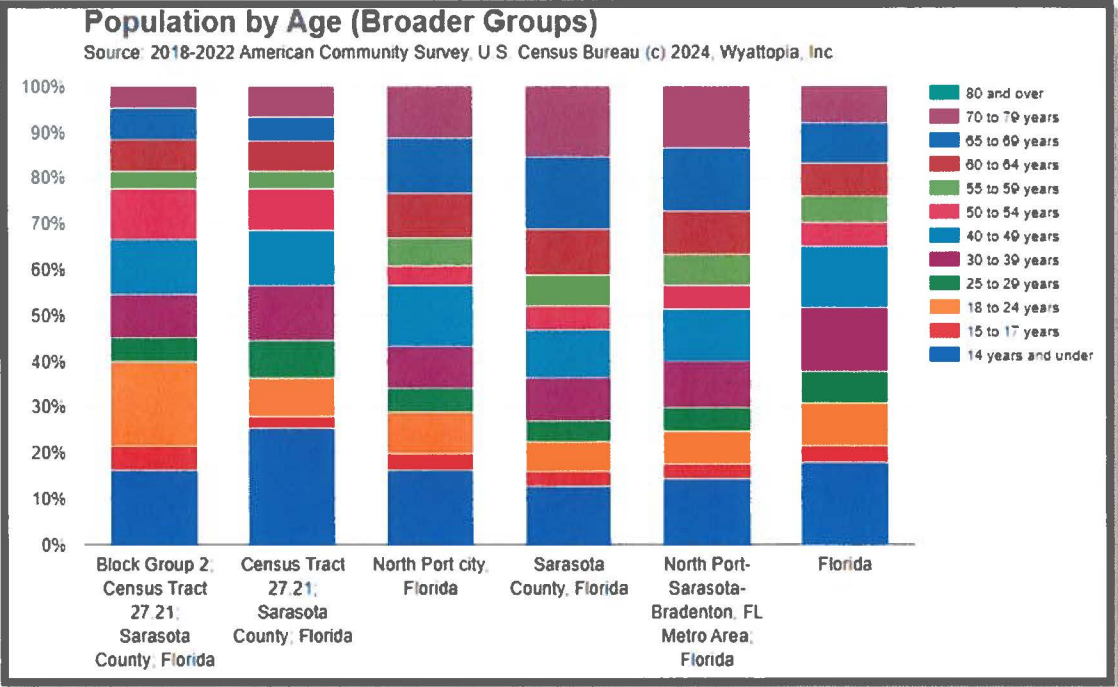
Presented next is demographic data of Sarasota County and the subject's Census Tract (27.40) provided by the U.S. Census Bureau:

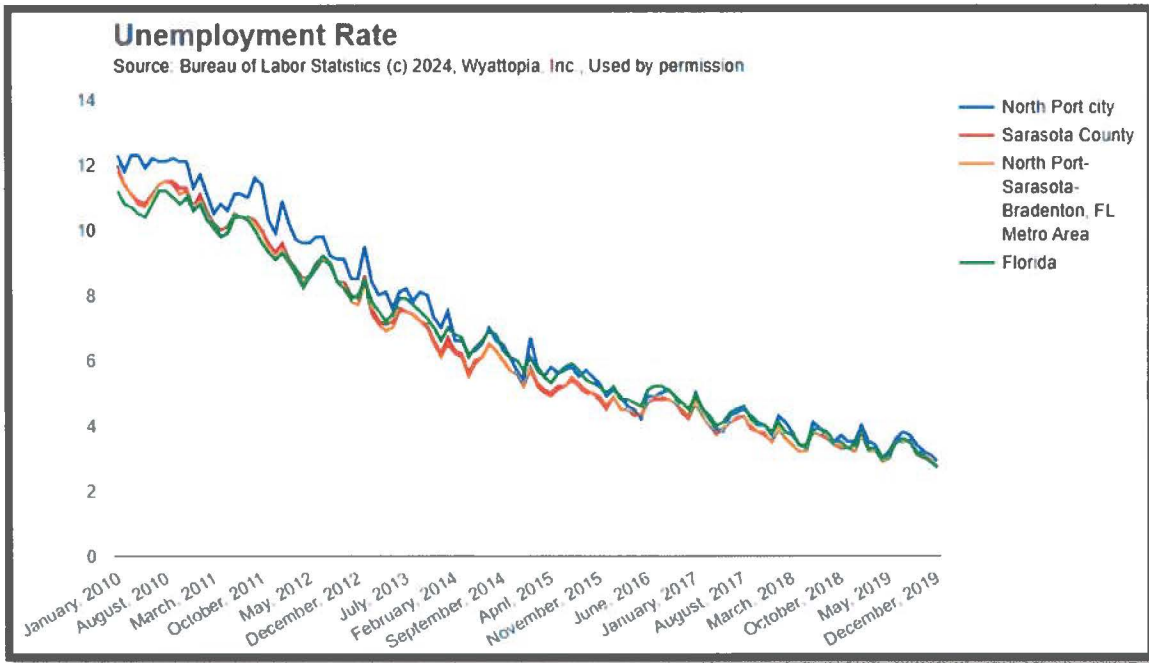
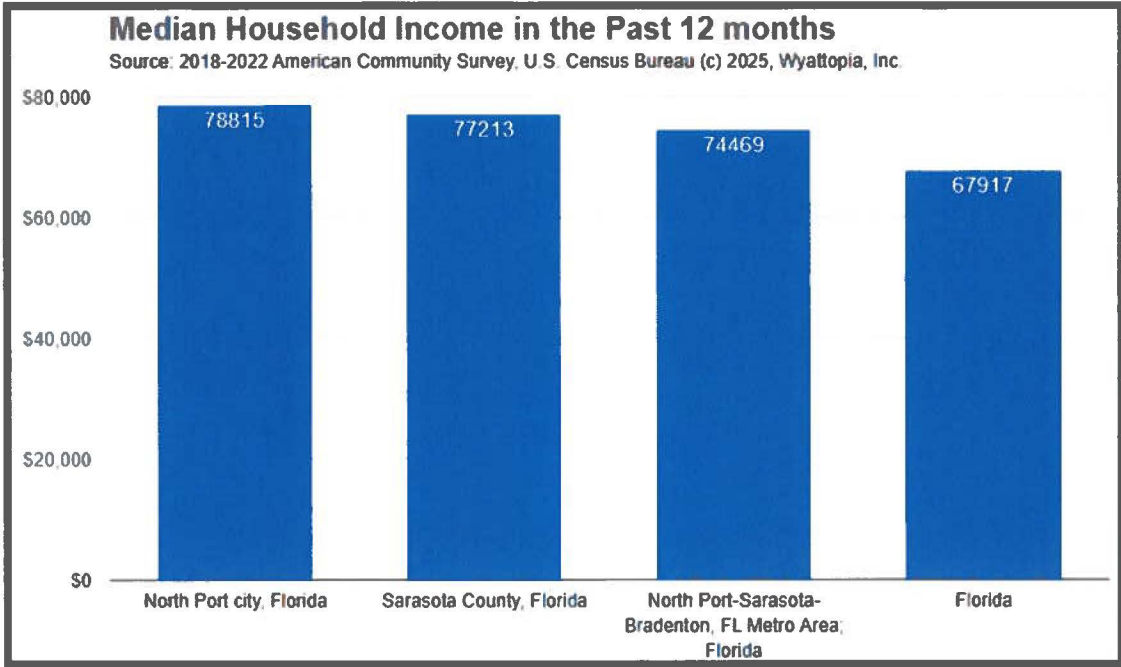
Note: census tract 27.40 boundaries are as follows:

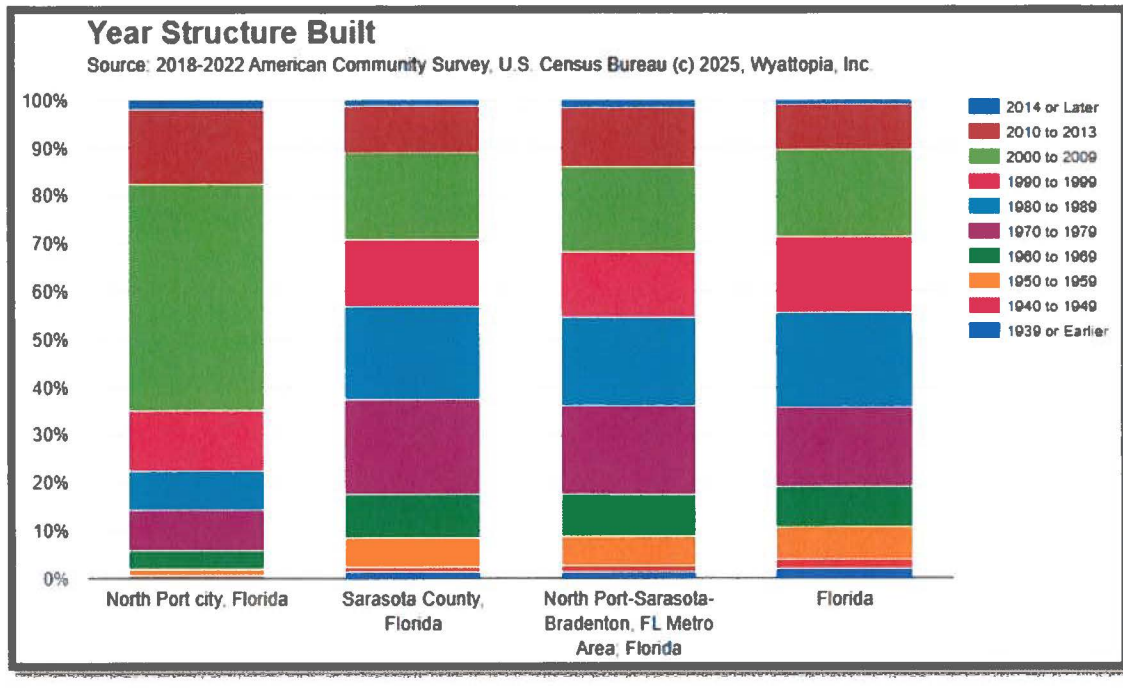


| Total Population | Total Population |
|---|------------------|
| North Port city, Florida | 76,975 |
| Sarasota County, Florida | 439,392 |
| North Port-Sarasota-Bradenton, FL Metro Area; Florida | 844,461 |
| Florida | 21,634,529 |

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







NEIGHBORHOOD ANALYSIS

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

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

Background

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

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

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

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

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

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

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

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

Despite the annexations and the efforts to concentrate population in these areas, the City of North Port Comprehensive Plan projects that the pre-platted lots will still capture about 40% of the new population moving into the city over the next 25 years. There are four incorporated cities within Sarasota County: Sarasota, Venice, the south portion of Longboat Key and North Port. A study documents that North Port was the fastest growing area in Sarasota County over the past 20+ years, and a future study shows this trend should continue with North Port being the site of much of the future population growth in county for the next 25 years. The only serious competition to North Port's growth will be the areas of eastern Sarasota County from Clark Road north, which is in the 2050 Development Plan, which will allow additional subdivisions under a Planned Unit Development concept. Certainly, though, both the County's and City's population projections show North Port as being the prime growth area. The county's population growth projections, for not only the county but for the incorporated areas, are more conservative than North Port's Comprehensive Plan and growth projections indicate

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

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

| Housing | | | |
|-----------------------------|---------------|----------------|----------------|
| | 1 mile | 3 miles | 5 miles |
| Median Home Value | \$292,763 | \$258,656 | \$247,672 |
| Median Year Built | 2007 | 2005 | 2002 |
| Population | | | |
| | 1 mile | 3 miles | 5 miles |
| 2020 Population | 3,765 | 25,377 | 62,453 |
| 2024 Population | 4,763 | 28,202 | 65,504 |
| 2029 Population Projection | 5,609 | 32,677 | 76,029 |
| Annual Growth 2020-2024 | 6.6% | 2.8% | 1.2% |
| Annual Growth 2024-2029 | 3.6% | 3.2% | 3.2% |
| Median Age | 42.6 | 42.2 | 45.2 |
| Bachelor's Degree or Higher | 29% | 28% | 22% |
| U.S. Armed Forces | 0 | 0 | 33 |

Households

| | 1 mile | 3 miles | 5 miles |
|--|---------------|----------------|----------------|
| 2020 Households | 1,387 | 9,553 | 24,278 |
| 2024 Households | 1,719 | 10,451 | 25,209 |
| 2029 Household Projection | 2,023 | 12,104 | 29,300 |
| Annual Growth 2020-2024 | 8.8% | 4.1% | 2.4% |
| Annual Growth 2024-2029 | 3.5% | 3.2% | 3.2% |
| Owner Occupied Households | 1,762 | 9,907 | 23,894 |
| Renter Occupied Households | 261 | 2,197 | 5,405 |
| Avg Household Size | 2.7 | 2.7 | 2.5 |
| Avg Household Vehicles | 2 | 2 | 2 |
| Total Specified Consumer Spending (\$) | \$66.6M | \$366.9M | \$808.5M |

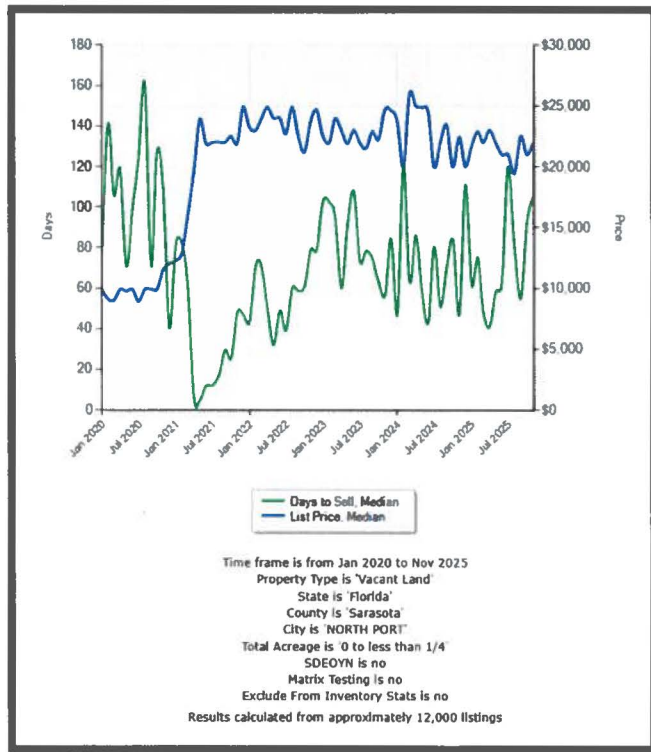
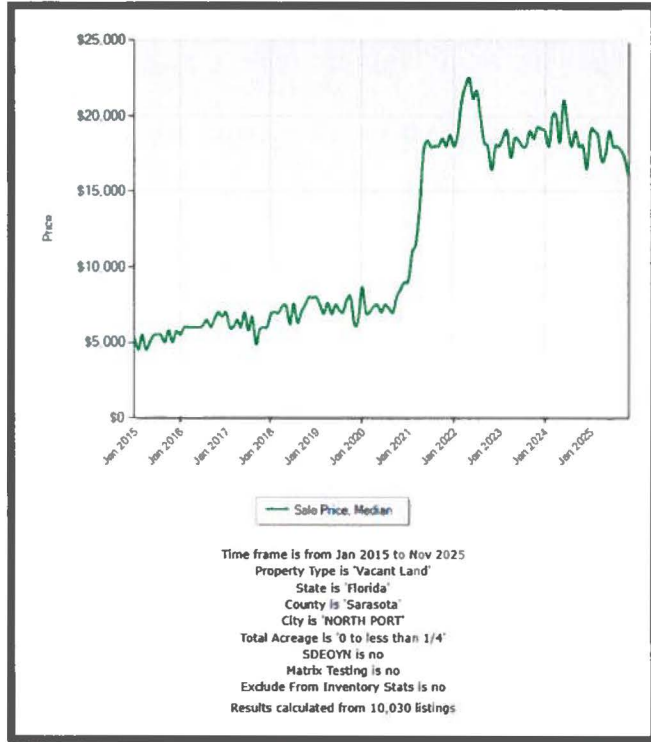
Income

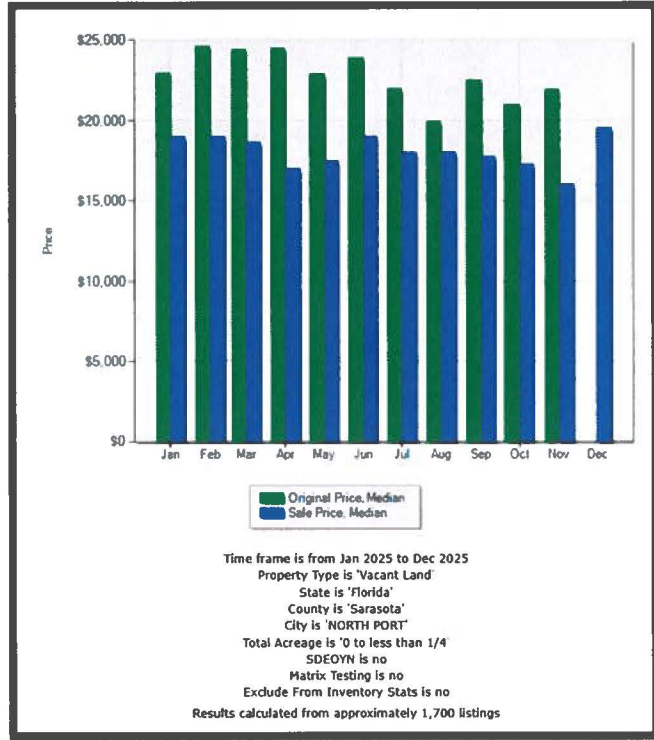
| | 1 mile | 3 miles | 5 miles |
|-------------------------|---------------|----------------|----------------|
| Avg Household Income | \$108,926 | \$95,912 | \$85,594 |
| Median Household Income | \$105,486 | \$84,679 | \$70,118 |
| < \$25,000 | 23 | 953 | 3,086 |
| \$25,000 - 50,000 | 232 | 1,859 | 5,136 |
| \$50,000 - 75,000 | 254 | 1,991 | 5,254 |
| \$75,000 - 100,000 | 235 | 1,090 | 3,322 |
| \$100,000 - 125,000 | 524 | 1,940 | 3,793 |
| \$125,000 - 150,000 | 39 | 752 | 1,379 |
| \$150,000 - 200,000 | 376 | 1,474 | 2,381 |
| \$200,000+ | 35 | 391 | 858 |

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

MARKET ANALYSIS

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





As shown in the charts above prices of vacant land in North Port increased dramatically in 2021 and then through March-May 2022 and have receded since then as follows:

| | | |
|----------------------------|-------------------|----------|
| Historic Sales Price Trend | Peaked July 2024 | \$19,313 |
| | Nov-25 | \$16,000 |
| List Price (median) | Peaked April 2024 | \$25,000 |
| | Nov-25 | \$21,900 |
| Original Price | Nov-25 | \$21,900 |
| Median Sales Price | Nov-25 | \$16,000 |

Presented next is the historical sales price trend chart, up until hurricane Helene and Milton (September 26 and October 9). From January through September 2024 the median lot price was \$19,195 per lot. In October through December, it dipped to \$17,500 and then recovered slightly, but still below pre hurricane average in 2024, in the eleven months of 2025 to \$17,882 per lot.

| Month | Sale Price, Median 2024 | Sale Price, Median 2025 |
|--------------------------------|-------------------------|-------------------------|
| Jan | \$19,000 | \$19,000 |
| Feb | \$18,000 | \$19,000 |
| Mar | \$19,945 | \$18,700 |
| Apr | \$20,000 | \$17,000 |
| May | \$18,250 | \$17,000 |
| Jun | \$21,000 | \$19,000 |
| Jul | \$19,313 | \$18,000 |
| Aug | \$18,000 | \$18,000 |
| Sep | \$19,250 | \$17,750 |
| Oct | \$18,000 | \$17,250 |
| Nov | \$18,000 | \$16,000 |
| Dec | \$16,500 | |
| AVG. | \$18,772 | \$17,882 |
| January to September 2024 Avg. | \$19,195 | |
| October to December 2024 Avg. | \$17,500 | |

HIGHEST AND BEST OR MOST PROBABLE USE

Highest and Best Use is defined as:

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

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

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

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

Highest and Best Use, as Vacant

PHYSICALLY POSSIBLE:

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

The subject site comprises a total of 10,000 sf and is of sufficient size for a variety of developmental possibilities. It is rectangular in configuration which does not appear to negatively affect the development potential of the site. The site is accessible via Shorewood Street and is located on a canal. Water and sewer are provided by an onsite well and septic system. There are no apparent soil or subsoil conditions which have an adverse impact on developability (see Environmental Hazards Statement).

LEGALLY PERMISSIBLE:

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

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

FINANCIALLY FEASIBLE:

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

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

MAXIMALLY PRODUCTIVE:

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

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

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

CONCLUSION — HIGHEST AND BEST USE, AS VACANT:

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

EXPOSURE TIME

Exposure time may be defined as follows:

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

The exposure time of sales in the neighborhood is 1 to 9 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 9 months.

DISCUSSION OF THE APPRAISAL PROCESS

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

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

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

LAND VALUATION -- SALES COMPARISON APPROACH

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

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

FILE: 225C065

PLATE: Comparable Sales

| SALE | SALE DATE | Instrument #: | PARCEL ID # | ADDRESS | LOCATION | ZONING | UTILITIES | SIZE (SF) | SALE PRICE | PRICE PER SF | COMMENTS |
|---------------------------------|-----------|---------------|-------------|------------------------------|---|--------|-------------------------------|-----------|------------|--------------|----------|
| 1 | Sep-25 | 2025136348 | 966051010 | Killian Street, North Port | North of W. Price Blvd, West of Interstate 75 | R-1 | Central Water, On-Site Septic | 10,000 | \$19,500 | \$1.95 | Canal |
| 2 | Jul-25 | 2025106198 | 981040741 | Yacolt Avenue, North Port | North of W. Price Blvd, West of Interstate 75 | R-1 | On-Site Well and Septic | 10,000 | \$21,000 | \$2.10 | Canal |
| 3 | May-25 | 2025108705 | 958118606 | Shrimp Lane, North Port | North of W. Price Blvd, West of Interstate 75 | R-1 | On-Site Well and Septic | 10,000 | \$20,000 | \$2.00 | Canal |
| 4 | May-25 | 2025077693 | 963066648 | Shorewood Street, North Port | North of W. Price Blvd, West of Interstate 75 | R-1 | On-Site Well and Septic | 10,380 | \$25,000 | \$2.41 | Canal |
| | | | 958066667 | Shorewood Street, North Port | North of W. Price Blvd, West of Interstate 75 | R-1 | On-Site Well and Septic | 10,000 | | | Canal |
| INDICATED VALUE: | | | | | | | | | | | |
| 10,000 @ \$2.10 PER SF \$21,000 | | | | | | | | | | | |

Summary and Analysis of Comparable Land Sales

Four residential lot sales in the subject's neighborhood are used in the Sales Comparison Approach. As presented in the Market Analysis section earlier in the report, vacant land in North Port increased dramatically in 2021 and then through March-May 2022. Since then, they have receded in price. Taking into consideration the current market conditions the market value opinion is \$21,000 as calculated in the chart above.

OPINION OF THE FEE SIMPLE MARKET VALUE, AS IS (VACANT),
AS OF NOVEMBER 21, 2025, WAS:

TWENTY-ONE THOUSAND DOLLARS
(\$21,000)

ADDENDUM

LAND SALES

COMPARABLE LAND SALE 1





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0966051010

Ownership:
 WJHFL LLC
 2325 LAKEVIEW PKWY STE 600, ALPHARETTA, GA, 30009-7941
Situs Address:
 KILLIAN 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: R1 - RESIDENTIAL LOW
Total Living Units: 0
Parcel Description: LOT 10, BLK 510, 11TH 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 |
|------|----------|----------|---------------|----------|----------|------------|----------|-------------------|
| 2025 | \$21,200 | \$0 | \$0 | \$21,200 | \$10,469 | \$0 | \$10,469 | \$10,731 |
| 2024 | \$21,300 | \$0 | \$0 | \$21,300 | \$9,517 | \$0 | \$9,517 | \$11,783 |
| 2023 | \$21,200 | \$0 | \$0 | \$21,200 | \$8,652 | \$0 | \$8,652 | \$12,548 |
| 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 | \$4,783 | \$0 | \$4,783 | \$1,817 |
| 2018 | \$5,700 | \$0 | \$0 | \$5,700 | \$4,348 | \$0 | \$4,348 | \$1,352 |
| 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 |

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

Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.

Sales & Transfers

| Transfer Date | Recorded Consideration | Instrument Number | Qualification Code | Grantor/Seller | Instrument Type |
|---------------|------------------------|-------------------|--------------------|-------------------------------|-----------------|
| 9/9/2025 | \$19,500 | 2025136348 | 01 | LOT 8801 LLC | WD |
| 9/27/2019 | \$7,500 | 2019139527 | 01 | DAGOSTINO MICHELLE | WD |
| 9/23/2005 | \$37,500 | 2005237110 | 01 | CONSTRUCTION COMPLIANCE INC. | WD |
| 7/26/2005 | \$69,000 | 2005212551 | 01 | TROPICAL GULF PROPERTIES LLC. | WD |
| 4/13/2005 | \$45,000 | 2005101729 | 01 | RIFENBERG, JACK A | WD |
| 4/16/2003 | \$100 | 2003163648 | 11 | ACTON, PATICIA J | QC |
| 10/22/1984 | \$100 | 2003167579 | 11 | RIFENBERG ESTHER M EST OF, | OT |
| 12/1/1972 | \$2,200 | 988/1425 | 01 | | NA |

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 11/29/2025

FEMA Flood Zone Information provided by Sarasota County Government

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

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

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

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

FEMA Flood Zone Data provided by Sarasota County Government as of 11/24/2025

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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2025136348 3 PG(S)

9/12/2025 4:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3394156

Prepared by
Evelyn Marqueda, an employee of
First American Title Insurance Company
9102 Southpark Center Loop, Ste 130
Orlando, Florida 32819
(321)558-1700

Doc Stamp-Deed: \$136.50

Return to: Grantee

File No.: 2236-2823105

WARRANTY DEED

THIS INDENTURE, executed on **September 09, 2025**, between

Lot 8801, LLC, a Florida limited liability company

whose mailing address is: 1850 Southwest Certosa Road, Port Saint Lucie, FL 34953,
hereinafter called the "grantor", and

WJHFL LLC, d/b/a WJH LLC, a Delaware limited liability Company

whose mailing address is: 2325 Lakeview Pkwy., Suite 600, Alpharetta, GA 30009,
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: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Sarasota County, FL**, to-wit:

Lot 10, Block 510, ELEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision, according to the Plat thereof, recorded in Plat Book 13, Pages 2, 2A through 2I, Inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0966-05-1010**

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 2024.

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

Lot 8801, LLC, a Florida limited liability company


By: Almont 1 LLC, a Florida Limited Liability Company, as Authorized Member

By: 
Name: Leonard Montenegro
Title: Authorized Member

Signed, sealed and delivered in our presence:


Witness Signature

Print Name
Print Post Office Address:
18100 SW Fountainview
Port St. Lucie, FL
34986


Witness Signature
Mary Brown
Print Name
Print Post Office Address: 10380 SW Village
Circuit Rd #262, Port St. Lucie, FL 34997

State of FLORIDA

County of ST. LUCIE

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on SEPTEMBER 10, 2025 by **Leonardi Montenegro**, as Authorized Member of **Almont 1 LLC**, a Florida Limited Liability Company, as Authorized Member on behalf of **Lot 8801, LLC**, a Florida limited liability company, existing under the laws of the State of Florida.

Mary B
Notary Public

Mary Brown
(Printed Name)



My Commission expires: 11-15-2026

(Notarial Seal)

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license - VA
colombia passport

C7509870 Lot 10 KILLIAN ST, NORTH PORT, FL 34286



County: Sarasota
Status: Sold
Subdiv:
Subdiv/Condo:
Style: Residential
Backups Requested: Yes
List Price: \$20,000
Designated Builder: No
On Market Date: 05/30/2025
Special Sale: None
ADOM: 46
CDOM: 46
Pets:
Lease Price Per Acre:

Total Acreage: 0 to less than 1/4
Price Per Acre: 84,783
LP/SqFt: \$2
For Lease: No
Lease Rate:
Sold Price: \$19,500
Sold Date: 09/10/2025
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00

Here is your chance to own a 10,000 square foot vacant lot in a great section of North Port off Salford Blvd! This property can be connected to CITY WATER and is conveniently located just minutes from three of the best shopping centers North Port has to offer, including Heron Creek Towne Center, Cocoplum Village Shops, and The Shoppes at Price Crossing. You are also less than 5 minutes from US41 and I75 for easy commuting to other popular cities like Sarasota and Fort Myers. Another benefit to owning this property is the greenbelt view that doesn't seem to end, giving you more of the privacy you have been asking for. Drive by today to see this wonderful property for yourself!

Land, Site, and Tax Information

Legal Desc: LOT 10, BLK 510, 11TH ADD TO PORT CHARLOTTE
Tax ID: 0966051010
Taxes: \$468
Tax Year: 2024
Ownership: Fee Simple

Homestead:
Other Exemptions:
Zoning Comp:
Zoning:
SE/TP/RG: --
Block/Parcel:
Book/Page:
Lot #:

Alt Key/Folio #:
Subdivision #:
Between US 1 & River:
Legal Subdivision Name:
Complex/Comm Name:
Census Tract:
Flood Zone Panel:
Flood Zone Date:
Flood Zone: X

Add Parcel: No **# of Parcels:**
AG Exemption YN:
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:**
Auction Firm/Website:
SW Subd Condo#:
Development:
Min Lease:
View:
Buyers Premium:
SW Subd Name: North Port
Times per Year:

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

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

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

Site Information

Easements:
Road Frontage:
Other Structures:
Security Feat:
Other Equipment:
Water: Public
Fences:
Farm Type:
of Stalls:
of Wells:
Road Surface Type: Paved
Road Responsibility:
Front Exposure:
Lot Features:
Current Adjacent Use:
Utilities: BB/HS Internet Available, Cable Available, Electrical Nearby, 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:

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

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

Realtor Information

List Agent: [Chris Pizzolato](#)
E-mail: chris@pizzolatogroup.com
List Agent 2:
List Agent 2 Email:
List Office 2:
Listing Team: (TM22258883) [The Pizzolato Group](#)

List Agent ID: 274507366
List Agent Fax: 941-347-8712
List Agent 2 ID:

List Agent Direct: 941-628-5317
List Agent Cell:
List Agent 2 Phone:
List Office ID:
Call Center #:

Office: [KW PEACE RIVER PARTNERS](#)
Office Fax: 941-347-8712
Original Price: \$20,000

Office Phone: 941-875-9060
On Market Date: 05/30/2025

Office ID: 274501116
LP/SqFt: \$2
Delayed Distribution YN: No
Delayed Dist. Date:

Seller Representation: Transaction Broker
Possession:Close Of Escrow
Owner: LOT 8801 LLC
Financing Avail: Cash
Contract Status: **Contract:** 07/15/2025
Selling Agent: [Chris Pizzolato](#)
Selling Agent 2:
Selling Team: (TM22258883) [The Pizzolato Group](#)
Sold Date: 09/10/2025 **SP/SqFt:** \$2
Sold Remarks:
Terms: Cash
Listing Service Type: Full Service

Owner Phone:
Financing Terms:
Days to Cont: 46
Office: [KW PEACE RIVER PARTNERS](#)
Sell Office 2:

Listing Type: Exclusive Right To Sell
Lease Terms:
Exp Clsg Date: 09/18/2025
Sell Offc 2 Phone:
Days to Closed: 103
SP/LP Ratio: 98

Inter Office Info:
Realtor Info: See Attachments, Sign
Confidential Info: Go To Site
Showing Time:
Showing Instructions: Go Direct, See Remarks
Showing Considerations:
Driving Directions: From US41, head North on N Salford Blvd then turn right on to Caballero Ave, then make a left on to Killian St. The property is on your right hand side.
Realtor Remarks: Please see attachments for additional information.

Seller's Preferred Closing Agent

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

Phone:
Fax:

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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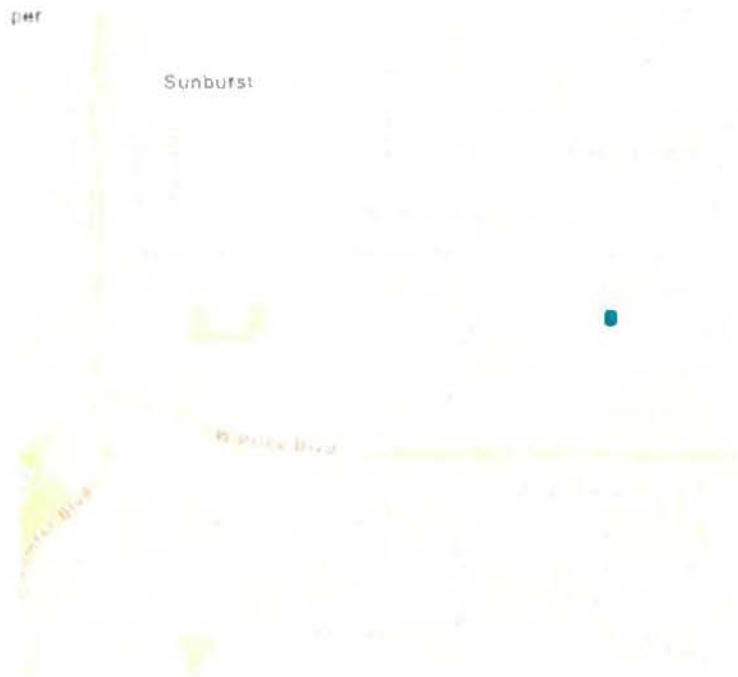
Accessibility Issues?

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

Search Criteria

Property Type is 'Vacant Land'
 Status is 'Sold'
 Street Name is like 'killian'
 State is 'Florida'
 County is 'Sarasota'
 Selected 1 of 10 results.

COMPARABLE LAND SALE 2





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0981040741

Ownership:

ZELLERS JEFFREY
 1581 GERONA TER, NORTH PORT, FL, 34286-4962
Situs Address:
 0 YACOLT AVE NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port
Subdivision: 1527 - PORT CHARLOTTE SUB 09

Property Use: 0000 - Residential vacant site

Status: OPEN

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

Census: 121150027431

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 41 BLK 407 9TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

| <u>Year</u> | <u>Land</u> | <u>Building</u> | <u>Extra Feature</u> | <u>Just</u> | <u>Assessed</u> | <u>Exemptions</u> | <u>Taxable</u> | <u>Cap.</u> |
|-------------|-------------|-----------------|----------------------|-------------|-----------------|-------------------|----------------|-------------|
| 2025 | \$17,800 | \$0 | \$0 | \$17,800 | \$17,800 | \$0 | \$17,800 | \$0 |
| 2024 | \$15,900 | \$0 | \$0 | \$15,900 | \$15,900 | \$0 | \$15,900 | \$0 |
| 2023 | \$15,700 | \$0 | \$0 | \$15,700 | \$7,780 | \$0 | \$7,780 | \$7,920 |
| 2022 | \$17,300 | \$0 | \$0 | \$17,300 | \$7,073 | \$0 | \$7,073 | \$10,227 |
| 2021 | \$7,600 | \$0 | \$0 | \$7,600 | \$6,430 | \$0 | \$6,430 | \$1,170 |
| 2020 | \$6,500 | \$0 | \$0 | \$6,500 | \$5,845 | \$0 | \$5,845 | \$655 |
| 2019 | \$5,900 | \$0 | \$0 | \$5,900 | \$5,314 | \$0 | \$5,314 | \$586 |
| 2018 | \$5,500 | \$0 | \$0 | \$5,500 | \$4,831 | \$0 | \$4,831 | \$669 |
| 2017 | \$5,100 | \$0 | \$0 | \$5,100 | \$4,392 | \$0 | \$4,392 | \$708 |
| 2016 | \$4,600 | \$0 | \$0 | \$4,600 | \$3,993 | \$0 | \$3,993 | \$607 |

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

Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.

Sales & Transfers

| <u>Transfer Date</u> | <u>Recorded Consideration</u> | <u>Instrument Number</u> | <u>Qualification Code</u> | <u>Grantor/Seller</u> | <u>Instrument Type</u> |
|----------------------|-------------------------------|--------------------------|---------------------------|------------------------------|------------------------|
| 7/10/2025 | \$21,000 | 2025106198 | 01 | PALM COAST HOLDINGS LLC | WD |
| 4/19/2024 | \$15,000 | 2024054010 | 01 | PAUL F OUELLET TRUST OF 2020 | WD |
| 11/22/2023 | \$0 | 2023175896 | 11 | | OT |
| 6/4/2004 | \$20,900 | 2004108805 | 01 | SMITH,LILLIAN | WD |
| 3/23/2004 | \$100 | 2004053181 | 11 | SMITH EST OF,MELVIN R | OT |

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

FEMA Flood Zone Information provided by Sarasota County Government

 Different portions of a property can be in different flood zones. Click to view the Flood Zone Map.

| <u>FIRM Panel</u> | <u>Floodway</u> | <u>SFHA ***</u> | <u>Flood Zone **</u> | <u>Community</u> | <u>Base Flood Elevation (ft)</u> | <u>CFHA</u> |
|-------------------|-----------------|-----------------|----------------------|------------------|----------------------------------|-------------|
| 0383F | OUT | OUT | X | 120279 | | OUT |

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

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

FEMA Flood Zone Data provided by Sarasota County Government as of 11/24/2025

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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2025106198 3 PG(S)

7/15/2025 11:02 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3368130

Prepared By:

Brittany Carlson

MVP Title Agency, LLC

1495 Pine Ridge Rd., Suite 1

Naples, FL 34109

Doc Stamp-Deed: \$147.00

When Recorded Return To:

Jeffrey Zellers

1581 Gerona Ter

North Port, FL 34286

File Number: MVP443056

Parcel Identification No.: 0981040741

WARRANTY DEED

THE GRANTOR(s): Palm Coast Holdings LLC, a Pennsylvania Limited Liability Company, Whose address is: 1024 Jervin Dr, Allentown, PA 18104 (the "Grantor")

Conveys and warrants to: **Jeffrey Zellers, a single man, Whose address is: 1581 Gerona Ter, North Port, FL 34286 (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 sum of Twenty One Thousand Dollars and No Cents (\$21,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in County of Sarasota, State of Florida:

See attached Exhibit A

Tax Parcel No: 0981040741

Commonly known as: Lot 41 Yacolt Ave., North Port, FL 34286

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said 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 *July 19, 2025*

EXHIBIT A

**Lot 41, Block 407, Ninth Addition to Port Charlotte Subdivision, according to the map or plat thereof,
recorded in Plat Book 12, Page(s) 21, 21A through 21S, Public Records of Sarasota County, Florida.**

Tax Parcel No: 0981040741
Commonly known as: Lot 41 Yacolt Ave., North Port, FL 34286

C7497539 Lot 41 YACOLT AVE, NORTH PORT, FL 34286



County: Sarasota
Subdiv: PORT CHARLOTTE SUB 09
Subdiv/Condo:
Style: Residential
Total Acreage: 0 to less than 1/4
Price Per Acre: 91,304
LP/SqFt: \$2
For Lease: No
Lease Rate:
Sold Price: \$21,000
Sold Date: 07/10/2025
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00

Status: Sold
Backups Requested: Yes
List Price: \$22,000
Designated Builder:
On Market Date: 09/04/2024
Special Sale: None
ADOM: 280
CDOM: 407
Pets:
Lease Price Per Acre:

Exceptional opportunity to develop in one of Florida's fastest-growing cities—this 10,000 sq ft (80' x 125') lot in North Port is surrounded by new construction and positioned for strong appreciation. Conveniently located near top schools, parks, shopping centers, and major routes like I-75 and US-41, the property offers quick access to Sarasota, Tampa Bay, and the Gulf Coast. It's ready for immediate development, whether you're building a custom home or launching a spec project to meet the area's rising housing demand. With a rapidly growing population and limited housing inventory, North Port offers ideal conditions for a high return on investment. The flexible zoning allows for modern layouts, outdoor living features, and upscale finishes tailored to today's buyers. Combined with low carrying costs, streamlined permitting, and ongoing infrastructure upgrades in the area, this lot presents a smart and future-proof investment. Reach out today to schedule a viewing or discuss the development potential before this opportunity is gone.

Land, Site, and Tax Information

Legal Desc: LOT 41 BLK 407 9TH ADD TO PORT CHARLOTTE
Tax ID: [0981040741](#)
Taxes: \$688
Tax Year: 2024
Ownership: Fee Simple

Homestead:
Other Exemptions:
Zoning Comp:
Zoning: RSF2

SE/TP/RG: 23-39-21
Block/Parcel: 407
Book/Page: 12-21
Lot #: 41

Alt Key/Folio #:
Subdivision #:
Between US 1 & River:
Legal Subdivision Name: PORT CHARLOTTE SUB 09
Complex/Comm Name:
Census Tract:

Flood Zone Panel: 12115C0383F
Flood Zone Date: 11/04/2016
Flood Zone: X

Add Parcel: No
AG Exemption YN:

of Parcels:

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:
Auction Firm/Website:
SW Subd Condo#:
Development:
Min Lease:
View:

Buyers Premium:
SW Subd Name: Port Charlotte Sub
Times per Year:

Water Information:

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

Waterfront Ft: 0
Water Name:
Water Extras: No

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

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

Site Information

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

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

Green Features

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

| |
|------------------------------|
| Community Information |
|------------------------------|

Community Features:**Comm/Assoc Water Feat:****Association Amenities:****Amenities w/Addnl Fees:****HOA / Comm Assn:** No**HOA Pmt Sched:****Master Assn/Name:**No**Condo Fee:****Other Fee Term:****Pet Size:****Max Pet Wt:****Elementary School:** [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:** [Heron Creek Middle](#)**Master Assn Ph:****Assn/Manager Email:****Assn/Manager URL:**

| |
|----------------------------|
| Realtor Information |
|----------------------------|

List Agent: [Oleg Lusitsyn](#)**E-mail:** Ols132estate@gmail.com**List Agent 2:****List Agent 2 Email:****List Office 2:****Office:** [REALTY ONE GROUP MVP](#)**Office Fax:****Original Price:** \$28,900**Previous Price:** \$26,000**Office Phone:** 800-896-8790**List Agent ID:** 274509523**List Agent Fax:****List Agent 2 ID:****List Agent Direct:** 941-441-5277**List Agent Cell:** 941-441-5277**List Agent 2 Phone:****List Office ID:****Call Center #:****Office ID:** 274502163**LP/SqFt:** \$2**Expiration Date:****Delayed Distribution YN:** No**Delayed Dist. Date:****Seller Representation:****Owner:** PALM COAST HOLDINGS LLC**Financing Avail:** Cash**Contract Status:****Selling Agent:** [Oleg Lusitsyn](#)**Selling Agent 2:****Sold Date:** 07/10/2025**Sold Remarks:****Terms:** Cash**Listing Service Type:** Full Service**Inter Office Info:****Realtor Info:****Confidential Info:** Go To Site**Showing Time:****Showing Instructions:** Go Direct**Showing Considerations:** See Remarks**Driving Directions:** TAKE EXIT TO TOLEDO BLADE, MERGE ONTO TOLEDO BLADE BLVD, TURN RIGHT TO NORTH CRANBERRY BLVD, TURN RIGHT TO YACOLT AVE, LOT ON THE LEFT**Realtor Remarks:** Buyers and their agents are responsible for verifying all information and conducting their own due diligence. Lot lines and property location details are approximate and should be independently confirmed. While MLS data is deemed reliable, it is not guaranteed. Buyers are encouraged to consult with appropriate professionals to confirm all details.**Documents and Disclosures**

Flood Disclosure

Seller Property Disclosure

Owner Phone:**Financing Terms:****Days to Cont:** 287**Office:** [REALTY ONE GROUP MVP](#)**Sell Office 2:****Sold Price:** \$21,000**Seller Credit:** \$0.00**Listing Type:** Exclusive Right To Sell**Lease Terms:****Exp Clsg Date:** 07/10/2025**Sell Offc 2 Phone:****Days to Closed:** 309**SP/LP Ratio:** 95

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

Closing Agent Name:**Email:****Address:** , Florida**Closing Company Name:****Phone:****Fax:**

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Copyright © My Florida Regional MLS DBA Stellar MLS. [Digital Millenium Copyright Act Take Down Notice](#)**Accessibility Issues?**We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.**Search Criteria**

Property Type is 'Vacant Land'

Status is 'Sold'

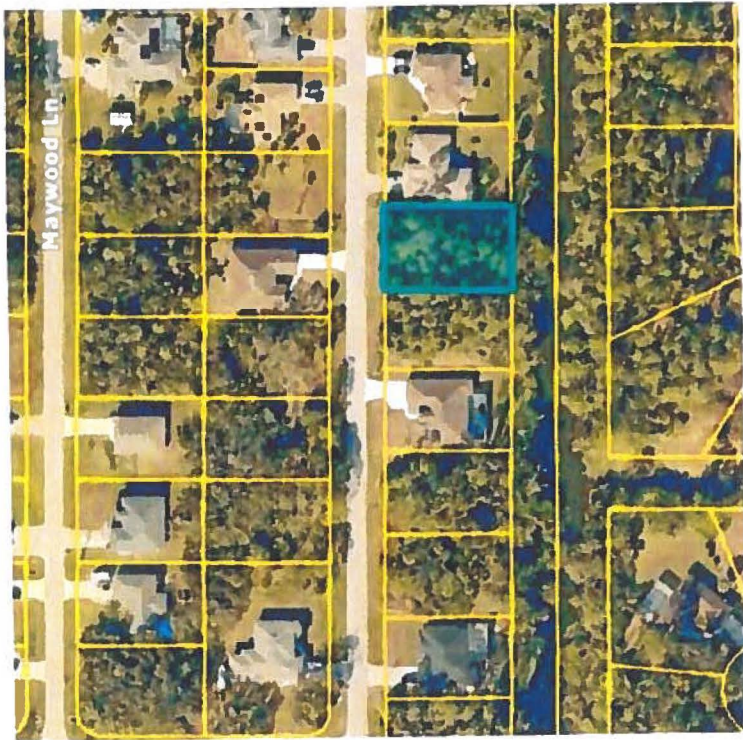
Street Name is like 'yacolt*'

State is 'Florida'

County is 'Sarasota'

Selected 1 of 21 results.

COMPARABLE LAND SALE 3





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0958118606

Ownership:

CURLEY MICHAEL P
 4564 SHRIMP LN, NORTH PORT, FL. 34286-2449
Situs Address:
 SHRIMP LN NORTH PORT, FL. 34286

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port
Subdivision: 1580 - PORT CHARLOTTE SUB 17 REPLAT
Property Use: 0000 - Residential vacant site
Status: OPEN
Sec/Twp/Rge: 11-39S-21E
Census: 121150027402
Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 6 BLK 1186 REPLAT OF PORTION OF 17TH & 19TH ADDS 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 |
|------|----------|----------|---------------|----------|----------|------------|---------|----------|
| 2025 | \$17,600 | \$0 | \$0 | \$17,600 | \$8,473 | \$0 | \$8,473 | \$9,127 |
| 2024 | \$16,500 | \$0 | \$0 | \$16,500 | \$7,703 | \$0 | \$7,703 | \$8,797 |
| 2023 | \$17,800 | \$0 | \$0 | \$17,800 | \$7,003 | \$0 | \$7,003 | \$10,797 |
| 2022 | \$17,800 | \$0 | \$0 | \$17,800 | \$6,366 | \$0 | \$6,366 | \$11,434 |
| 2021 | \$7,900 | \$0 | \$0 | \$7,900 | \$5,787 | \$0 | \$5,787 | \$2,113 |
| 2020 | \$7,800 | \$0 | \$0 | \$7,800 | \$5,261 | \$0 | \$5,261 | \$2,539 |
| 2019 | \$9,600 | \$0 | \$0 | \$9,600 | \$4,783 | \$0 | \$4,783 | \$4,817 |
| 2018 | \$6,400 | \$0 | \$0 | \$6,400 | \$4,348 | \$0 | \$4,348 | \$2,052 |
| 2017 | \$6,000 | \$0 | \$0 | \$6,000 | \$3,953 | \$0 | \$3,953 | \$2,047 |
| 2016 | \$4,500 | \$0 | \$0 | \$4,500 | \$3,594 | \$0 | \$3,594 | \$906 |

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

Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.

Sales & Transfers



| Transfer Date | Recorded Consideration | Instrument Number | Qualification Code | Grantor/Seller | Instrument Type |
|---------------|------------------------|-------------------|--------------------|----------------------------|-----------------|
| 8/27/2025 | \$40,000 | 2025131065 | 37 | MF2 PARTNERS LLC | WD |
| 5/5/2025 | \$20,000 | 2025108705 | 01 | CHAMBERLAIN PROPERTIES LLC | WD |
| 5/19/2006 | \$49,800 | 2006106334 | 11 | SARASOTA COUNTY OFFICE, | OT |
| 10/25/1999 | \$100 | 1999144198 | 11 | WARMING OLGA, | TD |
| 11/1/1975 | \$9 | 1119/1848 | 01 | | NA |

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 11/29/2025

FEMA Flood Zone Information provided by Sarasota County Government

-  This property is in a SFHA or CFHA. Click to view the Certificate Map to see if an Elevation Certificate or a Letter of Map Revision/Change (LOMR/LOMC) exists.
-  Different portions of a property can be in different flood zones. Click to view the Flood Zone Map.

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

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

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

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

FEMA Flood Zone Data provided by Sarasota County Government as of 11/24/2025

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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2025108705 2 PG(S)

Prepared by and return to:

John S. Sarrett
Title 239 LLC
999 Vanderbilt Beach Road
Suite 200
Naples, FL 34108

7/18/2025 1:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3370298

Doc Stamp-Deed: \$140.00

File No 107.01612

Consideration: \$20,00.00

Parcel Identification No 0958118606

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 5th day of May, 2025 between Chamberlain Properties, LLC, an Ohio Limited Liability Company, whose post office address is 312 Inverness Road, Akron, OH 44313, Grantor, to MF2 Partners, LLC, a Florida Limited Liability Company, whose post office address is 2180 Immokalee Road, Ste. 313, Naples, FL 34110, Grantee:

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

Lot 6, Block 1186, Replat of Portions of the Seventeenth and Nineteenth Additions to Port Charlotte Subdivision, according to the plat thereof recorded in Plat Book 15, Page 10, 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 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations, of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

Chamberlain Properties, LLC, an Ohio Limited Liability Company

By: Barbara Ellen Porter, Managing Member
Barbara Ellen Porter, as Managing Member

Kim Paterson Maroush
WITNESS
PRINT NAME: Kim L. Paterson Maroush

193 Savona Way
No Venice, FL 34275
WITNESS 1 ADDRESS

John Manoush
WITNESS
PRINT NAME: JOHN MANOUSH

193 SAVONA WAY
NO. VENICE FL 34275
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ~~COLLIER~~ SARASOTA SM

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 5th day of May, 2025, by Barbara Ellen Porter, as Managing Member of Chamberlain Properties, LLC, Ohio Limited Liability Company, on behalf of the company, () who is/are personally known to me or who has/have produced FL Drivers Licence as identification.

Rebecca Mayers
Signature of Notary Public
Rebecca Mayers
Print, Type/Stamp Name of Notary

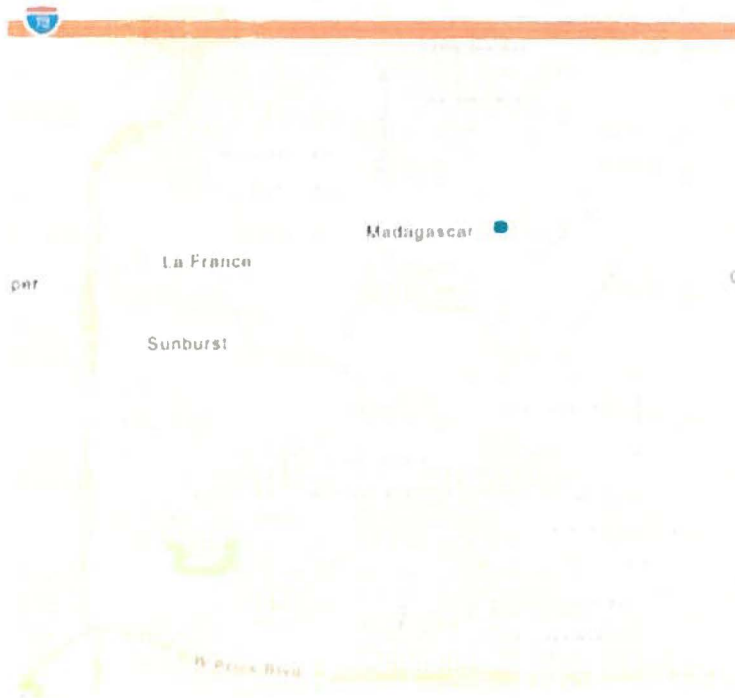


COMPARABLE LAND SALE 4



Legrange

Shawnoo Way





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0963066648

Ownership:

TOROPOV ARTEM
 6713 TANEYTOWN ST, NORTH PORT, FL, 34291-5021

Situs Address:

SHOREWOOD ST NORTH PORT, FL, 34286

Land Area: 10,380 Sq.Ft.

Municipality: City of North Port

Subdivision: 1580 - PORT CHARLOTTE SUB 17 REPLAT

Property Use: 0000 - Residential vacant site

Status: OPEN

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

Census: 121150027402

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 48 BLK 666 REPLAT OF PORTION OF 17TH & 19TH ADDS 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 |
|-------------|-------------|-----------------|----------------------|-------------|-----------------|-------------------|----------------|-------------------------|
| 2025 | \$17,900 | \$0 | \$0 | \$17,900 | \$11,859 | \$0 | \$11,859 | \$6,041 |
| 2024 | \$16,800 | \$0 | \$0 | \$16,800 | \$10,781 | \$0 | \$10,781 | \$6,019 |
| 2023 | \$18,100 | \$0 | \$0 | \$18,100 | \$9,801 | \$0 | \$9,801 | \$8,299 |
| 2022 | \$18,100 | \$0 | \$0 | \$18,100 | \$8,910 | \$0 | \$8,910 | \$9,190 |
| 2021 | \$8,100 | \$0 | \$0 | \$8,100 | \$8,100 | \$0 | \$8,100 | \$0 |
| 2020 | \$8,000 | \$0 | \$0 | \$8,000 | \$8,000 | \$0 | \$8,000 | \$0 |
| 2019 | \$9,700 | \$0 | \$0 | \$9,700 | \$6,123 | \$0 | \$6,123 | \$3,577 |
| 2018 | \$6,500 | \$0 | \$0 | \$6,500 | \$5,566 | \$0 | \$5,566 | \$934 |
| 2017 | \$6,100 | \$0 | \$0 | \$6,100 | \$5,060 | \$0 | \$5,060 | \$1,040 |
| 2016 | \$4,600 | \$0 | \$0 | \$4,600 | \$4,600 | \$0 | \$4,600 | \$0 |

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

Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.

Sales & Transfers



| <u>Transfer Date</u> | <u>Recorded Consideration</u> | <u>Instrument Number</u> | <u>Qualification Code</u> | <u>Grantor/Seller</u> | <u>Instrument Type</u> |
|----------------------|-------------------------------|--------------------------|---------------------------|---------------------------|------------------------|
| 5/16/2025 | \$25,000 | 2025077693 | 01 | MARKIDES HELEEN | WD |
| 5/16/2025 | \$100 | 2025077692 | 11 | DI GIORGIO ROBERTO | WD |
| 8/26/2019 | \$100 | 2019118246 | 11 | MARKIDES KIMON | QC |
| 9/2/2005 | \$55,000 | 2005221098 | 01 | ANDERSON, BRADLEY S | WD |
| 7/23/2004 | \$32,000 | 2004145431 | 01 | OLIVE ENTERPRISE LLC, | WD |
| 1/30/2001 | \$1,400 | 2001013314 | 11 | LEVINE ROBERT H & JUNE A, | TD |
| 7/1/1977 | \$3,100 | 1192/338 | 01 | | NA |

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 11/29/2025

FEMA Flood Zone Information provided by Sarasota County Government

-  This property is in a SFHA or CFHA. Click to view the Certificate Map to see if an Elevation Certificate or a Letter of Map Revision/Change (LOMR/LOMC) exists.
-  Different portions of a property can be in different flood zones. Click to view the Flood Zone Map.

| <u>FIRM Panel</u> | <u>Floodway</u> | <u>SFHA ***</u> | <u>Flood Zone **</u> | <u>Community</u> | <u>Base Flood Elevation (ft)</u> | <u>CFHA *</u> |
|-------------------|-----------------|-----------------|----------------------|------------------|----------------------------------|---------------|
| 0383F | OUT | IN | AE | 120279 | | OUT |
| 0383F | OUT | OUT | X | 120279 | | OUT |
| 0383F | OUT | OUT | X500 | 120279 | | OUT |

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

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

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

FEMA Flood Zone Data provided by Sarasota County Government as of 11/24/2025

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

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2025077693 2 PG(S)**

5/20/2025 2:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3343940

Doc Stamp-Deed: \$175.00

Consideration: \$25,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Sarah E. Ferlazzo, Esq.
3700 South Tamiami Trail
Suite 200
Sarasota, FL 34239
25-9620-015

Property Appraiser's Parcel ID No.: 0963066648

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 12th day of May, 2025, by and between **Heleen Markides**, whose address is **61 Suikerbossie Drive, Mountainside, Cape Town, 7151, Western Cape, South Africa** (hereinafter "GRANTOR"), and **Artem Toropov**, whose address is **6713 Taneytown Street, North Port, FL 34291** (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:

LOT 48 BLOCK 666, REPLAT OF PORTIONS OF THE SEVENTEENTH AND NINETEENTH ADDITIONS TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 10 AND 10A THROUGH 10C, 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(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:

GRANTOR:

(1) *[Signature]*
Printed Name Robin R. Fizznogia
P.O. Address 525 Oregon Blvd.
Reno, NV 89506

[Signature]
Heleen Markides

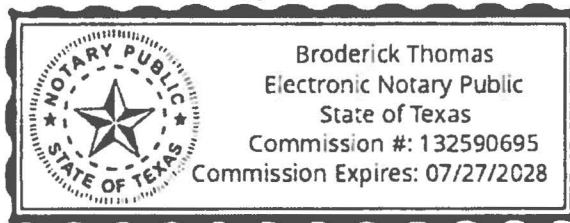
(2) *Broderick Thomas*
Printed Name Broderick Thomas
P.O. Address 600 W. 6th Street, Suite 400
Fort Worth, TX 76102

COUNTRY OF USA
STATE/PROVINCE OF Texas
COUNTY/CITY/TOWNE OF Johnson

The foregoing instrument was acknowledged before me by means of () physical presence or (x) online notarization, this 16 day of May, 2025, by Heleen Markides, () who are personally known to me or (X) who have produced ID/Passport as identification.

Broderick Thomas
Signature of Notary Public
Broderick Thomas
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication



C7508272 48 SHOREWOOD ST, NORTH PORT, FL 34286



County: Sarasota
Status: Sold
Backups Requested: Yes
List Price: \$29,000
Designated Builder: No
On Market Date: 04/10/2025
Special Sale: None
ADOM: 22
CDOM: 22
Pets: Cats OK, Dogs OK
Lease Price Per Acre:

Subdiv: PORT CHARLOTTE SUB 17 REP
Subdiv/Condo:
Style: Residential

Total Acreage: 0 to less than 1/4
Price Per Acre: 104,167
LP/SqFt: \$3
For Lease: No
Lease Rate:
Sold Price: \$25,000
Sold Date: 05/19/2025
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00

Conveniently located lot in the growing city of North Port. This lot is on a quiet street and has a wide green belt behind it for extra privacy. It is close to I75, shopping, restaurants and hospitals and Sarasota County schools.

Land, Site, and Tax Information

Legal Desc: LOT 48 BLK 666 REPLAT OF PORTION OF 17TH & 19TH ADDS TO PORT CHARLOTTE
Tax ID: [0963066648](#)
Taxes: \$665
Tax Year: 2024
Ownership: Fee Simple

Homestead:
Other Exemptions:

SE/TP/RG: 14-39S-21E
Block/Parcel: 666
Book/Page: 15-10
Lot #: 48

Alt Key/Folio #: 0963066648
Subdivision #:
Between US 1 & River:
Legal Subdivision Name: PORT CHARLOTTE SUB 17 REP
Complex/Comm Name:
Census Tract:

Zoning Comp:
Zoning: RSF2

Flood Zone Panel:
Flood Zone Date:
Flood Zone: AE

Front Footage: 72
Lot Dimensions: 72x125x88x126
Lot Size Acres: 0.24
Lot Size: 10,380 SqFt / 964 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#: **SW Subd Name:** Port Charlotte Sub
Development: **# Times per Year:**
Min Lease: **Water Information:**
View: **Waterfront Ft:** 0
Water Frontage: No **Water Name:**
Water Access: No **Water Extras:** No
Water View: No
Addtl Water Info:

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

Site Information

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

Front Exposure:
Lot Features:
Current Adjacent Use:
Utilities: Cable Available, Electrical Nearby, 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:
Comm/Assoc Water Feat:
Association Amenities:
Amenities w/Addnl Fees:

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

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

Realtor Information

List Agent: [Chris McMillan](#)
E-mail: chris@hometeamchris.com
List Agent 2:
List Agent 2 Email:
List Office 2:

List Agent ID: 274500819
List Agent Fax: 941-205-2012
List Agent 2 ID:

List Agent Direct: 941-628-2602
List Agent Cell: 941-628-2602
List Agent 2 Phone:

List Office ID:
Call Center #:

Office: [MARINA PARK REALTY LLC](#)
Office Fax:
Original Price: \$29,000

Office Phone: 941-205-0888

On Market Date: 04/10/2025

Office ID: 274502185
LP/SqFt: \$3
Delayed Distribution YN: No
Delayed Dist. Date:

Seller Representation: Transaction Broker

Owner:
Financing Avail: Cash, FHA
Contract Status: Inspections
Selling Agent: [Artem Toropov](#)
Selling Agent 2:

Contract: 05/02/2025

Owner Phone:
Financing Terms:
Days to Cont: 22
Office: [KELLER WILLIAMS ON THE WATER S](#)
Sell Office 2:

Listing Type: Exclusive Right To Sell
Lease Terms:
Exp Clsg Date: 05/16/2025

Sold Date: 05/19/2025
Sold Remarks:

SP/SqFt: \$2

Sold Price: \$25,000

Sell Offc 2 Phone:
Days to Closed: 39

Terms: Cash
Listing Service Type: Full Service

Seller Credit: \$0.00

SP/LP Ratio: 86

Inter Office Info:
Realtor Info: As-Is
Confidential Info:

Showing Time:
Showing Instructions: Go Direct
Showing Considerations:

Driving Directions: From PG. Route 75 N to Toledo Blade W. Turn right onto Price Blvd, turn right on N. Salford Blvd, turn right onto Eldron Avenue, turn left onto Lobelia Street, turn right onto Madagascar Avenue, turn right onto Shorewood Street. Property on right right before curve and Greynolds Lane See sign.

Realtor Remarks:

Seller's Preferred Closing Agent

Closing Agent Name: Nacole Klootwyk
Email: nacole@hometownclosing.com
Address: 324 Goldstein Street Punta Gorda, Florida 33950
Closing Company Name: Hometown Title and Closing Services LLC

Phone: 941-505-0001
Fax:

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Search Criteria

Property Type is 'Vacant Land'
 Status is 'Sold'
 Street Name is like 'shorewood*'
 State is 'Florida'
 County is 'Sarasota'
 Selected 1 of 17 results.

QUALIFICATIONS

QUALIFICATIONS

Ronald M. Saba, MAI

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

Email: rsaba@hettemasaba.com

Professional Affiliations/Accreditations:

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

Education:

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

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

Professional and Community Organizations:

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



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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

FLORIDA REAL ESTATE APPRAISAL BD

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

SABA, RONALD MAURE

3307 CLARK ROAD STE 203
SARASOTA FL 34231

LICENSE NUMBER: RZ2213

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/13/2024

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