

ADRIAN GONZALEZ & ASSOCIATES, P.A.

REAL ESTATE APPRAISERS • CONSULTANTS • LICENSED BROKER

Adrian Gonzalez & Associates, PA
2040 Polk Street
Hollywood, FL 33020
954-916-3400
agonzalezandassoc.com

10/14/2025

Rita M. Plugise, Real Estate Coordinator
City of North Port
Department of Public Works
1100 N Chamberlain Blvd.
North Port, FL 34286

Re: Property: Nimbus Dr @ Woodbridge Ave
North Port, FL 34287
Borrower: N/A
File No.: 2025-NP-5/R-146

Opinion of Value: \$ 50,000
Effective Date: September 30, 2025

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,  esign.alamode.com/verify Serial:629A389D



G. Adrian Gonzalez, Jr., ASA, MRICS
ASA-REAL PROPERTY URBAN/RICS
License or Certification #: RZ1555
State: FL Expires: 11/30/2026
agonzalezandassociates@gmail.com


Serial# 629A389D
esign.alamode.com/verify

Client	City of North Port	File No.	2025-NP-5
Property Address	Nimbus Dr @ Woodbridge Ave		
City	North Port	County	Sarasota
State	FL	Zip Code	34287
Owner	Christopher L. Contreras		

TABLE OF CONTENTS



Letter of Transmittal	1
Table of Contents	2
GP Land	3
Additional Comparables 4-6	5
General Text Addendum	6
Statement of Limiting Conditions	8
USPAP Identification	10
Subject Photos	11
Location Map	12
Plot of Site	13
Sales Location Map	14
Comparable Photos 1-3	15
Comparable Photos 4-6	16
AG Qualifications	17

DESKTOP LAND APPRAISAL REPORT

SUBJECT	Property Address: <u>Nimbus Dr @ Woodbridge Ave</u> City: <u>North Port</u> State: <u>FL</u> Zip Code: <u>34287</u>																																																																																															
	County: <u>Sarasota</u> Legal Description: <u>LOT 19 BLK 391 10TH ADD TO PORT CHARLOTTE</u>																																																																																															
	Assessor's Parcel #: <u>0980039119</u> Tax Year: <u>2024</u> R.E. Taxes: \$ <u>987.71</u> Special Assessments: \$ <u>470.98</u>																																																																																															
ASSIGNMENT	Market Area Name: <u>Port Charlotte Sub 10</u> Map Reference: <u>35840</u> Census Tract: <u>0027.43</u>																																																																																															
	Current Owner of Record: <u>Christopher L. Contreras</u> Borrower (if applicable): <u>N/A</u>																																																																																															
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe) HOA: \$ <input type="checkbox"/> per year <input type="checkbox"/> per month																																																																																															
MARKET AREA DESCRIPTION	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable																																																																																															
	If Yes, give a brief description: _____																																																																																															
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																															
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																															
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																															
	Intended Use: <u>To estimate current market value.</u>																																																																																															
	Intended User(s) (by name or type): <u>The intended user is City of North Port and/or their assigns.</u>																																																																																															
	Client: <u>City of North Port</u> Address: <u>1100 N Chamberlain Blvd., North Port, FL 34286</u>																																																																																															
	Appraiser: <u>G. Adrian Gonzalez, Jr., ASA, MRICS</u> Address: <u>2040 Polk Street, Hollywood 33020</u>																																																																																															
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Characteristics</th> <th style="text-align: left;">Predominant Occupancy</th> <th style="text-align: left;">One-Unit Housing</th> <th style="text-align: left;">Present Land Use</th> <th style="text-align: left;">Change in Land Use</th> </tr> </thead> <tbody> <tr> <td>Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural</td> <td rowspan="5"><input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (>5%)</td> <td>PRICE AGE</td> <td>One-Unit 95 %</td> <td><input checked="" type="checkbox"/> Not Likely</td> </tr> <tr> <td>Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%</td> <td>\$ (000) (yrs)</td> <td>2-4 Unit 0 %</td> <td><input type="checkbox"/> Likely * <input type="checkbox"/> In Process *</td> </tr> <tr> <td>Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow</td> <td>165 Low 1</td> <td>Multi-Unit 0 %</td> <td>* To: _____</td> </tr> <tr> <td>Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining</td> <td>775 High 40</td> <td>Comm'l 5 %</td> <td></td> </tr> <tr> <td>Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply</td> <td>325 Pred 20</td> <td>%</td> <td></td> </tr> <tr> <td>Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.</td> <td></td> <td>%</td> <td></td> </tr> </tbody> </table>		Characteristics	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (>5%)	PRICE AGE	One-Unit 95 %	<input checked="" type="checkbox"/> Not Likely	Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	\$ (000) (yrs)	2-4 Unit 0 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	165 Low 1	Multi-Unit 0 %	* To: _____	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	775 High 40	Comm'l 5 %		Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	325 Pred 20	%		Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		%																																																																	
Characteristics	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use																																																																																												
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (>5%)	PRICE AGE	One-Unit 95 %	<input checked="" type="checkbox"/> Not Likely																																																																																												
Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		\$ (000) (yrs)	2-4 Unit 0 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *																																																																																												
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		165 Low 1	Multi-Unit 0 %	* To: _____																																																																																												
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		775 High 40	Comm'l 5 %																																																																																													
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		325 Pred 20	%																																																																																													
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		%																																																																																														
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="11" style="text-align: center;">Factors Affecting Marketability</th> </tr> <tr> <th style="text-align: left;">Item</th> <th>Good</th> <th>Average</th> <th>Fair</th> <th>Poor</th> <th>N/A</th> <th style="text-align: left;">Item</th> <th>Good</th> <th>Average</th> <th>Fair</th> <th>Poor</th> <th>N/A</th> </tr> </thead> <tbody> <tr> <td>Employment Stability</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Adequacy of Utilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Employment</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Property Compatibility</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Shopping</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Protection from Detrimental Conditions</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Schools</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Police and Fire Protection</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Public Transportation</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>General Appearance of Properties</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Recreational Facilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Appeal to Market</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>		Factors Affecting Marketability											Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Factors Affecting Marketability																																																																																																
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A																																																																																					
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																					
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																					
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																					
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																					
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																					
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																					
Market Area Comments: <u>In the case of the subject neighborhood, man made and natural barriers comprise all the boundaries north of Hillsborough Boulevard on the south, I-75 to the north, N Toledo Blade Boulevard the east and N Sumter Boulevard to the west. The subject is located within the central portion of North Port. The area is comprised of single family homes, multi-family development as well as minor commercial development. There are schools and parks located within this area. Some vacant lots in the subject neighborhood are being improved with single family homes. There are parks within close proximity to the subject site.</u>																																																																																																
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Dimensions: <u>Irregular</u> Site Area: <u>20,371 Sq.Ft.</u></td> </tr> <tr> <td>Zoning Classification: <u>RSF-2</u> Description: <u>Residential - Single Family</u></td> </tr> <tr> <td>Do present improvements comply with existing zoning requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No Improvements</td> </tr> <tr> <td>Uses allowed under current zoning: <u>Uses allows low density single family development.</u></td> </tr> </table>		Dimensions: <u>Irregular</u> Site Area: <u>20,371 Sq.Ft.</u>	Zoning Classification: <u>RSF-2</u> Description: <u>Residential - Single Family</u>	Do present improvements comply with existing zoning requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No Improvements	Uses allowed under current zoning: <u>Uses allows low density single family development.</u>																																																																																											
Dimensions: <u>Irregular</u> Site Area: <u>20,371 Sq.Ft.</u>																																																																																																
Zoning Classification: <u>RSF-2</u> Description: <u>Residential - Single Family</u>																																																																																																
Do present improvements comply with existing zoning requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No Improvements																																																																																																
Uses allowed under current zoning: <u>Uses allows low density single family development.</u>																																																																																																
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ _____ /																																																																																																
Comments: _____																																																																																																
Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) _____																																																																																																
Actual Use as of Effective Date: <u>Vacant</u> Use as appraised in this report: <u>Vacant</u>																																																																																																
Summary of Highest & Best Use: <u>The subject is zoned for single family residential. Thus, the highest and best use is for single family residential development.</u>																																																																																																
SITE DESCRIPTION	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Utilities</th> <th>Public</th> <th>Other</th> <th>Provider/Description</th> <th style="text-align: left;">Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th>Frontage</th> <th>Adequate</th> </tr> </thead> <tbody> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>FP&L</td> <td>Street</td> <td>Asphalt</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Topography</td> <td>Level at Road Grade</td> </tr> <tr> <td>Gas</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Width</td> <td></td> <td></td> <td></td> <td>Size</td> <td>20,371 Sq. Ft.</td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Municipal</td> <td>Surface</td> <td></td> <td></td> <td></td> <td>Shape</td> <td>Irregular</td> </tr> <tr> <td>Sanitary Sewer</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Curb/Gutter</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Drainage</td> <td>Appears Adequate</td> </tr> <tr> <td>Storm Sewer</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Sidewalk</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>View</td> <td>Residential Street/water</td> </tr> <tr> <td>Telephone</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Street Lights</td> <td>Electric</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Multimedia</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td>Alley</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> </tbody> </table>		Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Adequate	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FP&L	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Level at Road Grade	Gas	<input type="checkbox"/>	<input type="checkbox"/>		Width				Size	20,371 Sq. Ft.	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Surface				Shape	Irregular	Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate	Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Residential Street/water	Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>			Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>																
	Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Adequate																																																																																						
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FP&L	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Level at Road Grade																																																																																						
	Gas	<input type="checkbox"/>	<input type="checkbox"/>		Width				Size	20,371 Sq. Ft.																																																																																						
	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Surface				Shape	Irregular																																																																																						
	Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate																																																																																						
	Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Residential Street/water																																																																																						
	Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																								
	Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>																																																																																								
	Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																																																																																															
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <u>X</u> FEMA Map # <u>12115C0061G</u> FEMA Map Date <u>12/15/2022</u>																																																																																																
Site Comments: <u>The site area is irregular. The site is partially cleared. A drainage canal borders the northeasterly boundary of the site allowing a canal view but no access.</u>																																																																																																

DESKTOP LAND APPRAISAL REPORT

R-146
File No.: 2025-NP-5

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Public Records

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>The subject sold in January 2023 for \$35,000. Market conditions have changed since that time.</u>
Date: 1/26/2023	
Price: \$35,000	
Source(s): Public Records	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Nimbus Dr Woodbridge Ave North Port, FL 34287	Tucson Rd North Port, FL 34286		Ronald St North Port, FL 34286		Maccaughey Dr North Port, FL 34286	
Proximity to Subject		1.15 miles N		0.53 miles SE		2.05 miles S	
Sale Price	\$ N/A	\$	45,000	\$	45,000	\$	52,000
Price/ Sq.Ft.	\$	\$	4.68	\$	1.76	\$	2.60
Data Source(s)	Public Records	MLS#J990420		Public Records		MLS#C7503879 DOM: 95	
Verification Source(s)	Public Records	MLS/Public Records		Public Records/MapWise		Public Records/MapWise	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) % Adjust	DESCRIPTION	+(-) % Adjust	DESCRIPTION	+(-) % Adjust
Sales or Financing	N/A	Cash or		Cash or		Cash or	
Concessions	N/A	Equivalent		Equivalent		Equivalent	
Date of Sale/Time	N/A	06/25/2025		05/21/2025		04/28/2025	
Rights Appraised	Fee Simple	Same		Same		Same	
Location	Interior Lot/Av	Interior Lot/Av		Corner lot/Av		Interior Lot/Av	
Site Area (in Sq.Ft.)	20,371	9,613		25,561		20,000	
Topography	Level/at Grade	Level/at Grade		Level/at Grade		Level/at Grade	
Zoning	RSF2	Similar		Similar		Similar	
Other (Improvements)	None	None		None		None	
Access	2-LN-Paved	2-LN-Paved		Similar		Similar	
Canal Front/No Access	Yes	Yes		No		No	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Net Adjustment (Total, in % of S.P.)							
Adjusted Sale Price (in \$)		\$	45,000	\$	45,000	\$	52,000

Summary of Sales Comparison Approach The appraiser searched the subject and adjacent neighborhoods for the most recent sales of vacant land sites to have occurred. The sales on the above grid and included in this report were selected as having the greatest overall degree of similarity to the subject site from among the sales considered. All sales are within 0.53 to 2.24 miles of the subject. The listings range in price from \$28,750 to \$65,000. There are several listings near the subject having asking average prices of \$50,700 and there appear to many available lots for sale within the immediate area.

The unit of comparison derived from the following comparable sites was a price per build able lot. The appraiser concludes to a value of \$24,000 for the subject.

See Addendum

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project: _____

Describe common elements and recreational facilities: _____

Indicated Value by: Sales Comparison Approach \$ 50,000 **or \$** 2.45 **per Sq.Ft.**

Final Reconciliation Based on a per lot value the subject property's market value is \$50,000.

This appraisal is made "as is", or subject to the following conditions: _____

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is:
 \$ 50,000, as of: September 30, 2025, which is the effective date of this appraisal.
If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 17 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

Limiting Cond./Certifications Narrative Addendum Photograph Addenda Sketch Addendum Map Addenda

Additional Sales Cost Addendum Flood Addendum Manuf. House Addendum Hypothetical Conditions

Client Contact: Rita M. Puglisi, Real Estate Coordinator Client Name: City of North Port
 E-Mail: rpuglisi@northport.fl.gov Address: 1100 N Chamberlain Blvd., North Port, FL 34286
 E-Mail: rpuglisi@northport.fl.gov Address: 1100 N Chamberlain Blvd., North Port, FL 34286

<p>APPRAISER</p>  <p>Appraiser Name: <u>G. Adrian Gonzalez, Jr., ASA, MRICS</u> Company: <u>Adrian Gonzalez & Associates, PA</u> Phone: <u>954-916-3400</u> Fax: <u>954-239-5724</u> E-Mail: <u>agonzalezandassociates@gmail.com</u> Date of Report (Signature): <u>10/14/2025</u> License or Certification #: <u>RZ1555</u> State: <u>FL</u> Designation: <u>ASA-REAL PROPERTY URBAN/RICS</u> Expiration Date of License or Certification: <u>11/30/2026</u> Inspection of Subject: <input type="checkbox"/> Did Inspect <input checked="" type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: <u>None-Desktop</u></p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect Date of Inspection: _____</p>
--	--

Supplemental Addendum

File No. 2025-NP-5

Client	City of North Port						
Property Address	Nimbus Dr @ Woodbridge Ave						
City	North Port	County	Sarasota	State	FL	Zip Code	34287
Owner	Christopher L. Contreras						

• **Scope**

The appraiser has undertaken the appraisal assignment under the following scope:

The purpose of the appraisal was for purchase negotiation purposes;
The subject property and comparables were only by Google/Streetview;
The physical characteristics of the subject properties was considered;
The various laws and governmental policies regulating the use of the subject property were considered;
Reviewed any information provided by the owner, if any;
An opinion of the subject property's Highest and Best Use was formulated;
A search for sales in the general market area was conducted;
The terms and conditions of market data discovered were verified;
Market data was analyzed with respect to market trends and market values.
All comparable sales used were confirmed with a by public records or MLS, if available;
Public records were utilized to check the recording of deeds and easements;
The appropriate appraisal approaches to value was developed, in this case, only the Sales Comparison Approach to Value was considered;
The current market value of the subject property was estimated.

COMMENTS ON SALES COMPARISON APPROACH

The appraiser located 6 sales of vacant lots which transpired over the past seven months. The sales are located in what is considered comparable market area. The best units of comparison for vacant land is considered to be either the price per lot or price per square foot. In this case, the price per lot is considered the best indicator of value. These sales have an unadjusted range from \$37,000 to \$52,000 per lot.

Property Rights - The subject property is appraised in fee simple interest. The property rights conveyed for all of the sales are also fee simple and an adjustment for property rights is not warranted.

Financing – All the sales involved cash or cash equivalent. Financing adjustments are not necessary to these sales, since there was no unusual favorable financing.

Conditions of Sale - Adjustments for conditions of sale usually reflect the motivations of the buyer and the seller. Depending on the conditions of sale, the sales price can be significantly affected. Each of the sales included in this analysis were verified to be arm's length transactions.

Market Conditions - The sales occurred over a 7-month period from March 2025 to June 2025. During this time frame and to the date of value for this report, there is no evidence of appreciation in the subject's neighborhood and market area and the general tendency has been for stable land values. No time adjustment is warranted.

Location - The subject is located at the intersection (bend) of Woodbridge Drive and Nimbus Avenue. This area is mostly comprised of single family homes. All of the sales are located within similar residential location and similar neighborhood as the subject. Two have similar canal frontage/no access as the subject and one abuts a retention/drainage area. All of the sales are located between 0.53 to 2.27-mile radius of the subject. No adjustment could be abstracted.

Site Size - Utilizing the area provided by the client and/or Public Records, the subject site contains 20,371 square feet. Most of the sales contain between 20,000 to 25,561 square feet in size, which bracket the subject size. There is one sale that contains less than 10,000 square feet but is the most recent sale. No adjustment for size was abstracted.

Topography - The subject is partially cleared and near road grade.

Supplemental Addendum

File No. 2025-NP-5

Client	City of North Port				
Property Address	Nimbus Dr @ Woodbridge Ave				
City	North Port	County	Sarasota	State	FL Zip Code 34287
Owner	Christopher L. Contreras				

Zoning - The subject is RSF2, Residential-Single Family. All of the sales are zoned for similar development. The surrounding lots within these sales are improved with similar style single homes. Thus, in the appraiser's opinion, the sales do not require adjustments.

Access - The subject is located along a two-lane, neighborhood secondary road. All of the sales have similar access. Thus, no adjustment for access is warranted.

Opinion of Land Value

In correlating the sales into an estimate of the subject parcel's land value, a conclusion within the range of sales prices provides the best indication of value. The range is from \$37,000 to \$52,000 per lot. The sales included in this analysis were selected as having the greatest overall degree of similarity to the subject site from among all of the sales considered.

Consideration has been given to each sale in estimating a final value for the subject. In the appraiser's opinion, a conclusion within the above the middle of the range provided by the sales and the most recent sales, or at \$50,000 is the best indication of the land value of the subject property.

History of Sales:

Four of the five sales have had no prior sales within 3 years of the effective date of this report. Sale 6 sold in March 2022 for \$49,500.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the client and/or its designees; consultants; professional appraisal organizations. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The use of this report is subject to the requirements of the American Society of Appraisers and to review by its duly authorized representatives. In addition, the report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Board.

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. 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.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have not performed services, as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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 directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables. Adam Raad provided subject photos.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report). Adam Raad provided subject photos.
11. I have not revealed the findings or results of this appraisal to anyone other than the Client and/or Assigns and I will not do so until so authorized by Client, or until I am required by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
12. Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part hereof.
13. As of the date of this report G. Adrian Gonzalez, Jr. has completed the requirements of the continuing education program of the American Society of Appraisers. The undersigned appraiser currently holds the appropriate state certification (State-Certified General Real Estate Appraiser #RZ1555, expiration date November 30, 2026) allowing the performance of real estate appraisals in connection with federally related transactions in the state in which the subject property is located.
14. This is a Desktop Appraisal, whereas the appraiser only inspected from Google Earth and the Sarasota County Property website.

esign.alamode.com/verify Serial:629A389D

ADDRESS OF PROPERTY ANALYZED: Nimbus Dr @ Woodbridge Ave , North Port, FL 34287

APPRAISER:

Signature: 
Name: G. Adrian Gonzalez, Jr., ASA, MRICS
Title: ASA-REAL PROPERTY URBAN/RICS
State Certification #: RZ1555
or State License #: _____
State: FL Expiration Date of Certification or License: 11/30/2026
Date Signed: 10/14/2025

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date Signed: _____
 Did Did Not Inspect Property

Client	City of North Port	File No.	2025-NP-5
Property Address	Nimbus Dr @ Woodbridge Ave		
City	North Port	County	Sarasota
		State	FL
		Zip Code	34287
Owner	Christopher L. Contreras		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I 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.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, 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.
- I have no bias with respect to the property that is the subject of this report or the parties involved with 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 directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report. **No inspection was made, this is a Desktop Appraisal.**
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that 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.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 60-180 days

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

esign.alamode.com/verify Serial:629A389D

APPRAISER:

Signature: 

Name: G. Adrian Gonzalez, Jr., ASA, MRICS
ASA-REAL PROPERTY URBAN/RICS

State Certification #: RZ1555
or State License #: _____

State: FL Expiration Date of Certification or License: 11/30/2026

Date of Signature and Report: 10/14/2025

Effective Date of Appraisal: September 30, 2025

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____
or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Inter Exterior-Only

Date of Inspection (if applicable):  _____

Subject Photo Page

Client	City of North Port			
Property Address	Nimbus Dr @ Woodbridge Ave			
City	North Port	County Sarasota	State FL	Zip Code 34287
Owner	Christopher L. Contreras			

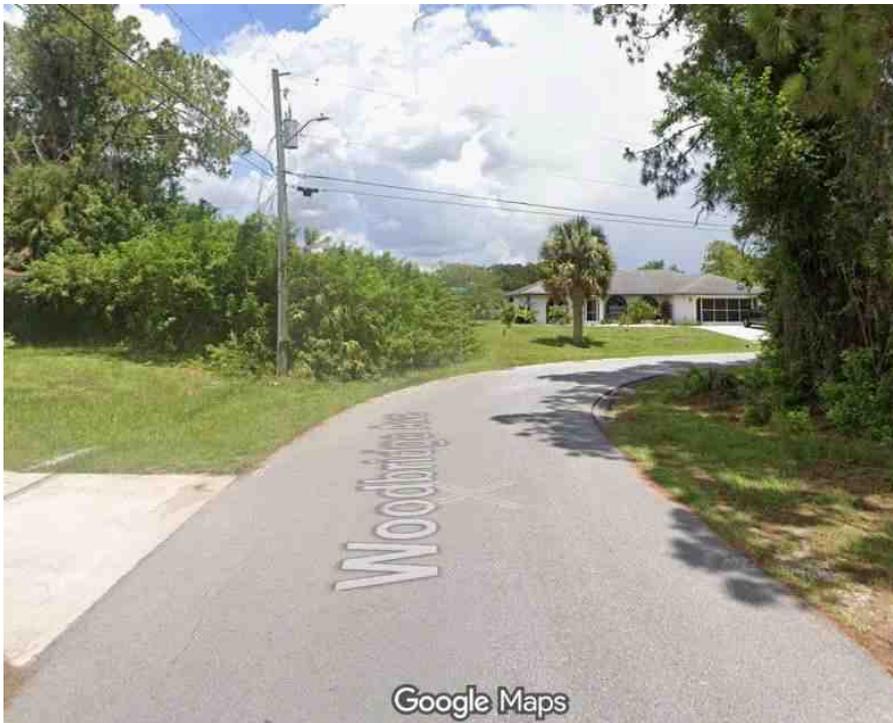
VIEW NE @ BOTH STREETS

Nimbus Dr Woodbridge Ave
 Sales Price N/A
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Interior Lot/Av
 View Average
 Site 20,371
 Quality
 Age



Google Maps

VIEW E NEAR BEND



Google Maps

STREET VIEW N NEAR BEND

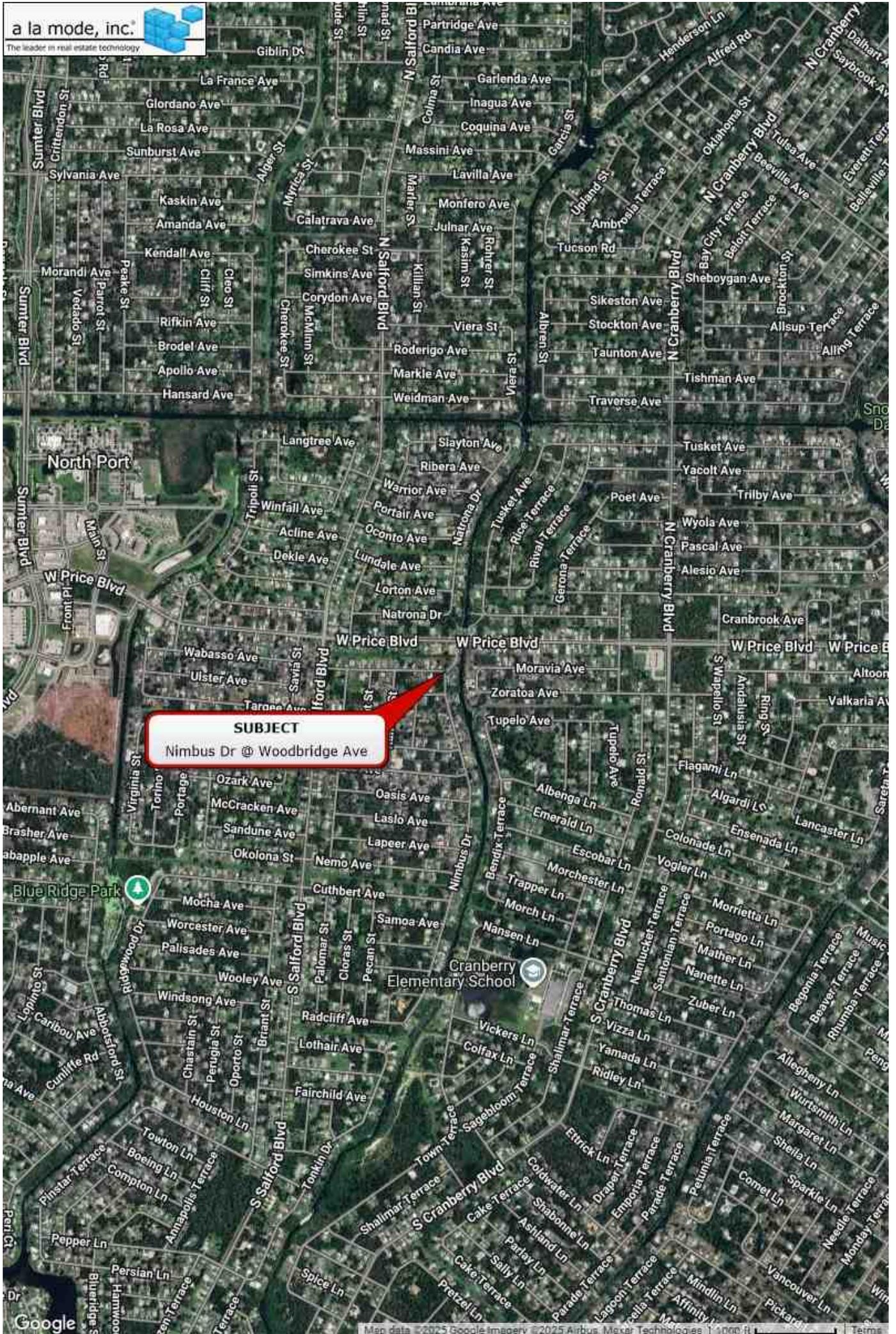


Google Maps

SCB

Location Map

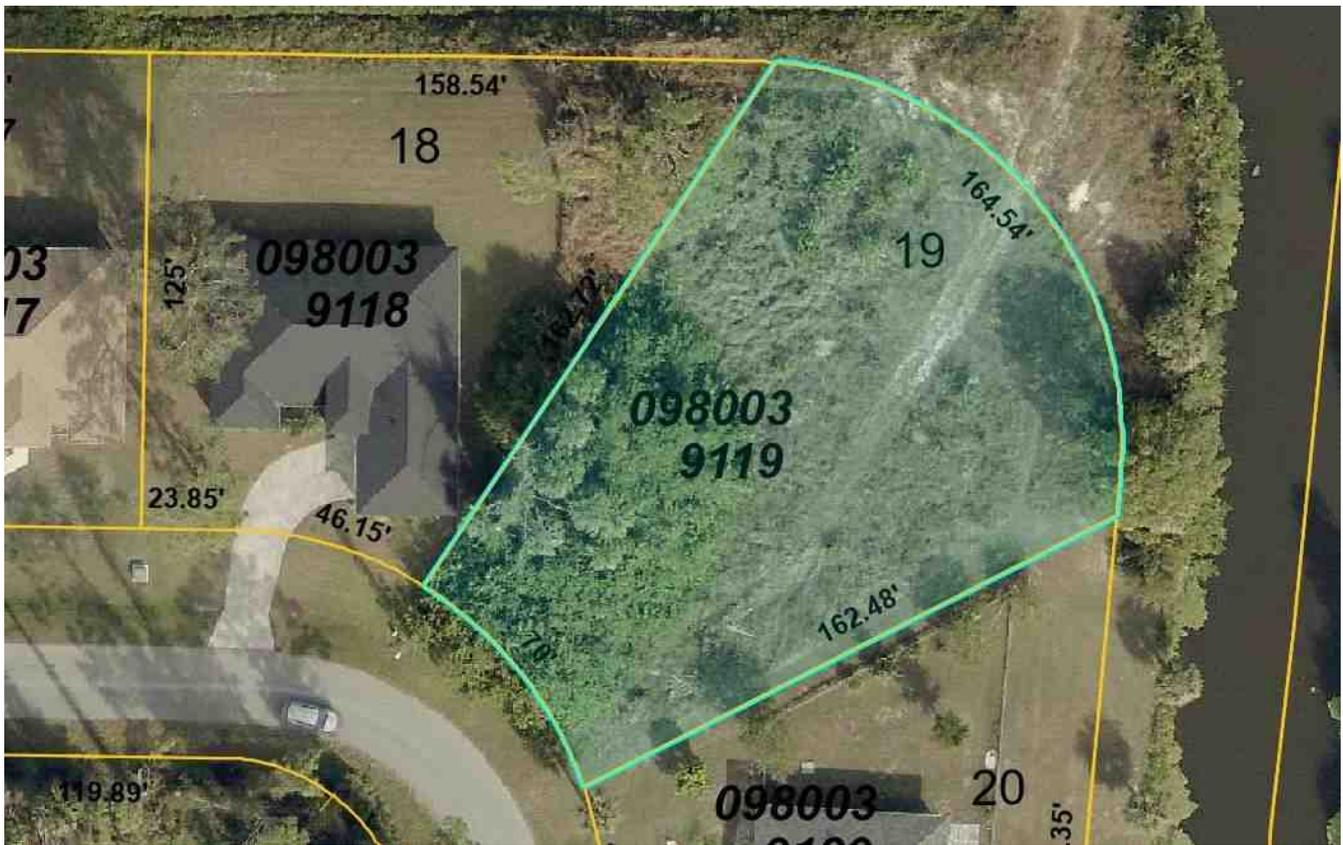
Client	City of North Port		
Property Address	Nimbus Dr @ Woodbridge Ave		
City	North Port	County Sarasota	State FL Zip Code 34287
Owner	Christopher L. Contreras		



SCB

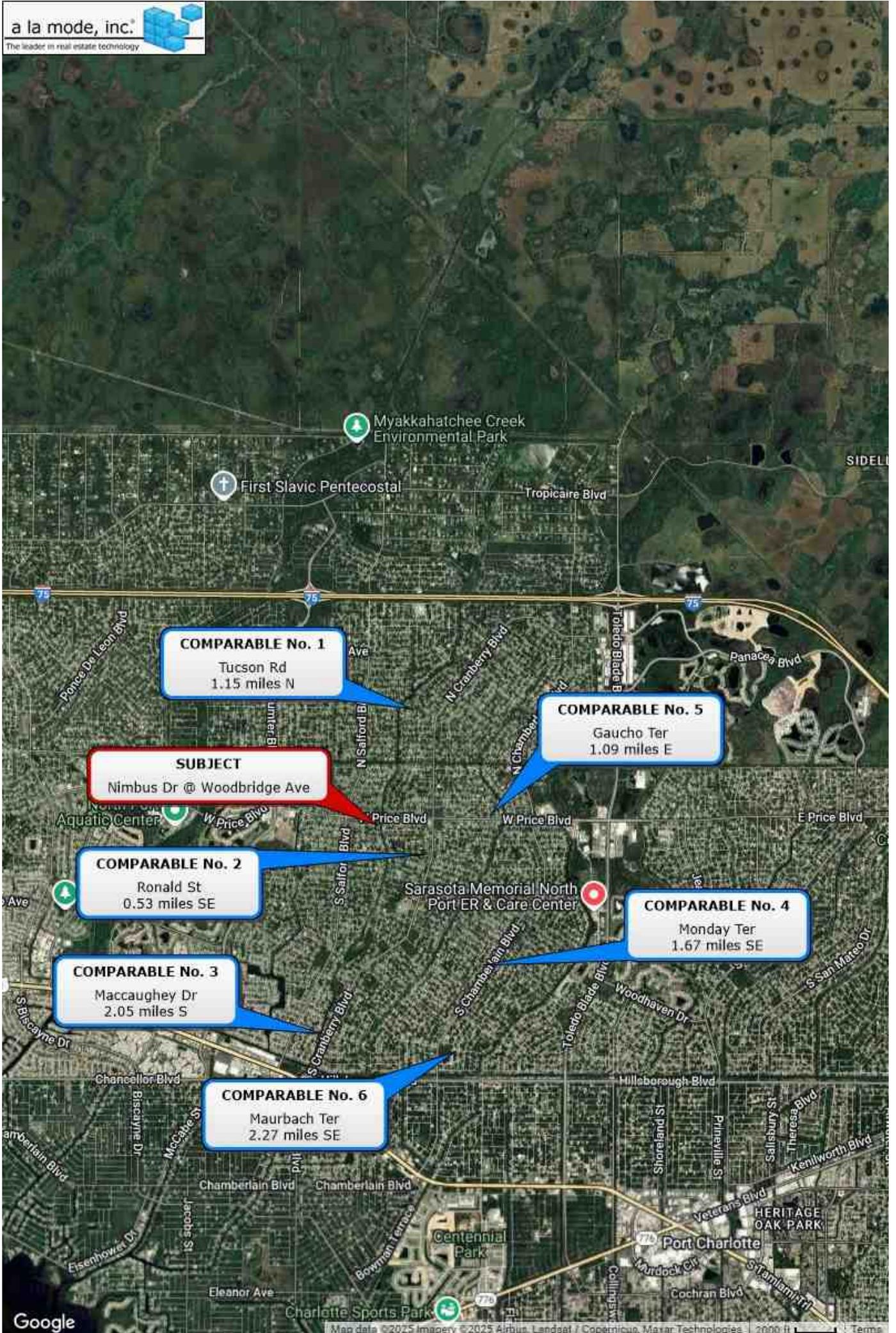
Plot of Site

Client	City of North Port				
Property Address	Nimbus Dr @ Woodbridge Ave				
City	North Port	County	Sarasota	State	FL Zip Code 34287
Owner	Christopher L. Contreras				



Sales Location Map

Client	City of North Port						
Property Address	Nimbus Dr @ Woodbridge Ave						
City	North Port	County	Sarasota	State	FL	Zip Code	34287
Owner	Christopher L. Contreras						



58921

Comparable Photo Page

Client	City of North Port						
Property Address	Nimbus Dr @ Woodbridge Ave						
City	North Port	County	Sarasota	State	FL	Zip Code	34287
Owner	Christopher L. Contreras						



Comparable 1

Tucson Rd
 Prox. to Subject 1.15 miles N
 Sale Price 45,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Interior Lot/Av
 View Average
 Site 9,613
 Quality
 Age



Comparable 2

Ronald St
 Prox. to Subject 0.53 miles SE
 Sale Price 45,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Corner lot/Av
 View Average
 Site 25,561
 Quality
 Age



Comparable 3

Maccaughey Dr
 Prox. to Subject 2.05 miles S
 Sale Price 52,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Interior Lot/Av
 View Average
 Site 20,000
 Quality
 Age

Handwritten signature

Comparable Photo Page

Client	City of North Port				
Property Address	Nimbus Dr @ Woodbridge Ave				
City	North Port	County	Sarasota	State	FL
Owner	Christopher L. Contreras			Zip Code	34287



Comparable 4

Monday Ter
 Prox. to Subject 1.67 miles SE
 Sale Price 52,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Interior Lot/Av
 View
 Site 20,000
 Quality
 Age



Comparable 5

Gaucho Ter
 Prox. to Subject 1.09 miles E
 Sale Price 45,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Interior Lot/Av
 View
 Site 24,507
 Quality
 Age



Comparable 6

Maurbach Ter
 Prox. to Subject 2.27 miles SE
 Sale Price 50,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Corner lot/Av
 View
 Site 20,491
 Quality
 Age

SPB

**APPRAISAL QUALIFICATIONS OF
G. ADRIAN GONZALEZ, JR., ASA, MRICS**

2040 Polk Street, Hollywood, Florida 33020
(954) 916-3400 FAX (954)-239-5724
1031 Ives Dairy Road, #228, Miami, Florida 33179
(786) 565-5358 FAX (954)-239-5724
Email: agonzalezandassociates@gmail.com

Website: agonzalezandassoc.com

Education: B.S. Degree - 1980 - University of Florida, Gainesville, Florida;
Business Administration with a major in Real Estate and Urban Analysis

Continuing Education:

Sample of additional Courses and Seminars provided by the Appraisal Institute and/or Others:

Uniform Standards for Federal Land Acquisition Seminar – 2003
Eminent Domain Super Conference Seminar – 2003
Appraisal Project Management – 2012
Methodology and Applications of the Sales Comparison Approach – 2014
FHA Property Analysis – 2016
The Cost Approach: Unnecessary or Vital to a Healthy Practice? - 2020
Appraisal Techniques for the Current Market – 2022
Cracking the Code-Demystifying Desktop and Hybrid Appraisals– 2024
Valuation of Residential Solar – 2024
Uniform Standards of Professional Appraisal Practice (USPAP) Update & Law – 2024

Licenses and Certifications:

1981 to 1984: Licensed Florida Real Estate Salesperson
1984 to Present: Licensed Florida Broker, License No. BK 353263 & CQ1022847
1992 to Present: State-certified general real estate appraiser, License No. RZ1555 (FL)

Professional Affiliations:

Senior Member, Real Property-American Society of Appraisers (ASA)
Chartered Valuation Surveyor, Royal Institution of Chartered Surveyors (MRICS)
International Right of Way Association
National and Florida Associations of Realtors
Rho Epsilon Real Estate Fraternity

Professional Other:

Qualified as an Expert Witness in Broward, Glades, Hendry, Hillsborough, Miami-Dade,
Palm Beach, Pasco & Sarasota Counties Circuit Courts
Qualified as an Expert Witness in Wilkinson County (MS) Circuit Court
Special Magistrate for Broward County Value Adjustment Board – 1994 – 2015, 2017-2024
Special Magistrate for Miami-Dade County Value Adjustment Board – 2004 – Present
Special Magistrate for Palm Beach County Value Adjustment Board – 2009 – 2012
Special Magistrate for Nassau County Value Adjustment Board – 2022 – Present
State of Florida Notary Public- Commission Number HH675073
Certified DBE-Florida Department of Transportation, Certified MBE-State of Florida
Certified SBE/MBE-Broward County

Professional Offices Held:

Secretary/Treasurer, Vice President, & President of South Florida Atlantic Chapter 1994-1997, 2013-2016
Governor - American Society of Appraisers – Region 2- 2017-2021
ASA International Secretary/Treasurer-2022-2023
ASA International Vice President-2023-2024
ASA International President-2024-2025

Appraisal Experience:

Adrian Gonzalez has over forty years of real estate experience with an emphasis on preparing and reviewing appraisal reports for governmental/condemning authorities and private property owners. He is a real estate appraiser/consultant and, for the past 26 years, President of Adrian Gonzalez & Associates, P.A., based in South Florida. His responsibilities revolve around all aspects of the appraisal function, including the preparation of individual real estate appraisal reports that conform to the stringent Federal Uniform Act, State of Florida requirements, Uniform Standards of Professional Appraisal Practice, the Uniform Appraisal Standards for Federal Land Acquisition requirements, and the International Valuation Standards. Also, he manages and administers appraisal assignments, appraisal/review functions, and litigation support for the firm. Additional duties include appraisal review of contracts and staff appraisers. Adrian is experienced in providing real estate appraisal, review, and consulting services throughout Florida and other states.



