



In-Depth Insight
Since 1977™

COMMERCIAL REAL ESTATE
VALUATION ADVISORY SERVICES

*An Appraisal of
A 30,941 SF Land Parcel
Located on E. Price Boulevard
North Port, Sarasota County, Florida*

For

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

H.S. File No. 225C019

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

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





In-Depth Insight
Since 1977™

COMMERCIAL REAL ESTATE
VALUATION ADVISORY SERVICES

Hettema Saba, LC
3307 Clark Road, Suite 203
Sarasota, Florida 34231-8419

941.926.0800 t
941.926.2880 f
www.hettemasaba.com w

April 30, 2025

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

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

Dear Ms. Dominick:

As requested, I have performed an appraisal of a parcel of land located on E. Price Boulevard, 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 to establish the sales price of the subject property.

The attached appraisal report contains the basic data, definitions, descriptions, and analyses used to formulate my opinion of value. Based on the known factors creating and affecting value, it is my opinion of the fee simple market value of the subject property as of April 25, 2025, was:

FOURTEEN THOUSAND, EIGHT HUNDRED DOLLARS
(\$14,800)

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

A handwritten signature in blue ink that reads "Ronald M. Saba".

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

Table of Contents

Letter of Transmittal

Certification

General Assumptions and Limiting Conditions

Subject Photographs & Location Maps

Subject Property	1
Appraisal File Number	1
Current Owner of Record	1
Client & Intended User.....	1
Scope of Work	1
Conformance Statement	2
Purpose, Function, and Intended Use of the Appraisal	3
Property Rights Appraised	3
Effective Date of Appraisal and Report Preparation Date	3
Definition of Market Value	3
Legal Description	3
Tax Information.....	4
Zoning and Other Legal Restrictions	4
History of Subject Property	8
Site Description	8
Environmental Hazards Statement	9
Area Analysis	10
Neighborhood Analysis.....	13
Highest and Best or Most Probable Use.....	17
Exposure Time.....	19
Discussion of the Appraisal Process.....	19
Land Valuation – Sales Comparison Approach	19
Vacant Land Sales Comparison Chart.....	20
Summary and Analysis of Comparable Land Sales.....	21
Reconciliation and Opinion of Land Value	22

Addendum

Comparable Land Sales

Appraiser's Qualifications & Evidence of State Licensure

Certification

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and 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: April 30, 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 of the property is assumed to be good and marketable unless otherwise stated. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated. Responsible ownership and competent property management are assumed.

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

It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report. It is assumed that the appropriate governing authority will allow the property to be used or developed in accordance with zoning and use regulations. It is assumed that all required licenses, Certificates of Occupancy, consents or other legislative or administrative authorities 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 to the contrary and should an error in the survey sufficiently alter the subject property, this appraisal is considered invalid.

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

GENERAL LIMITING CONDITIONS

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

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right to publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with the proper written qualifications, and only in its entirety.
3. The appraiser herein, by reason of this appraisal, is not required to give further consultation, testimony or be in attendance in court with reference to the property in question unless arrangements have been 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



Northern Portion



South Portion



Drainage right of way, looking east from E. Price Boulevard



Drainage right of way, along the eastern boundary in the southern portion of the site

Street Scenes

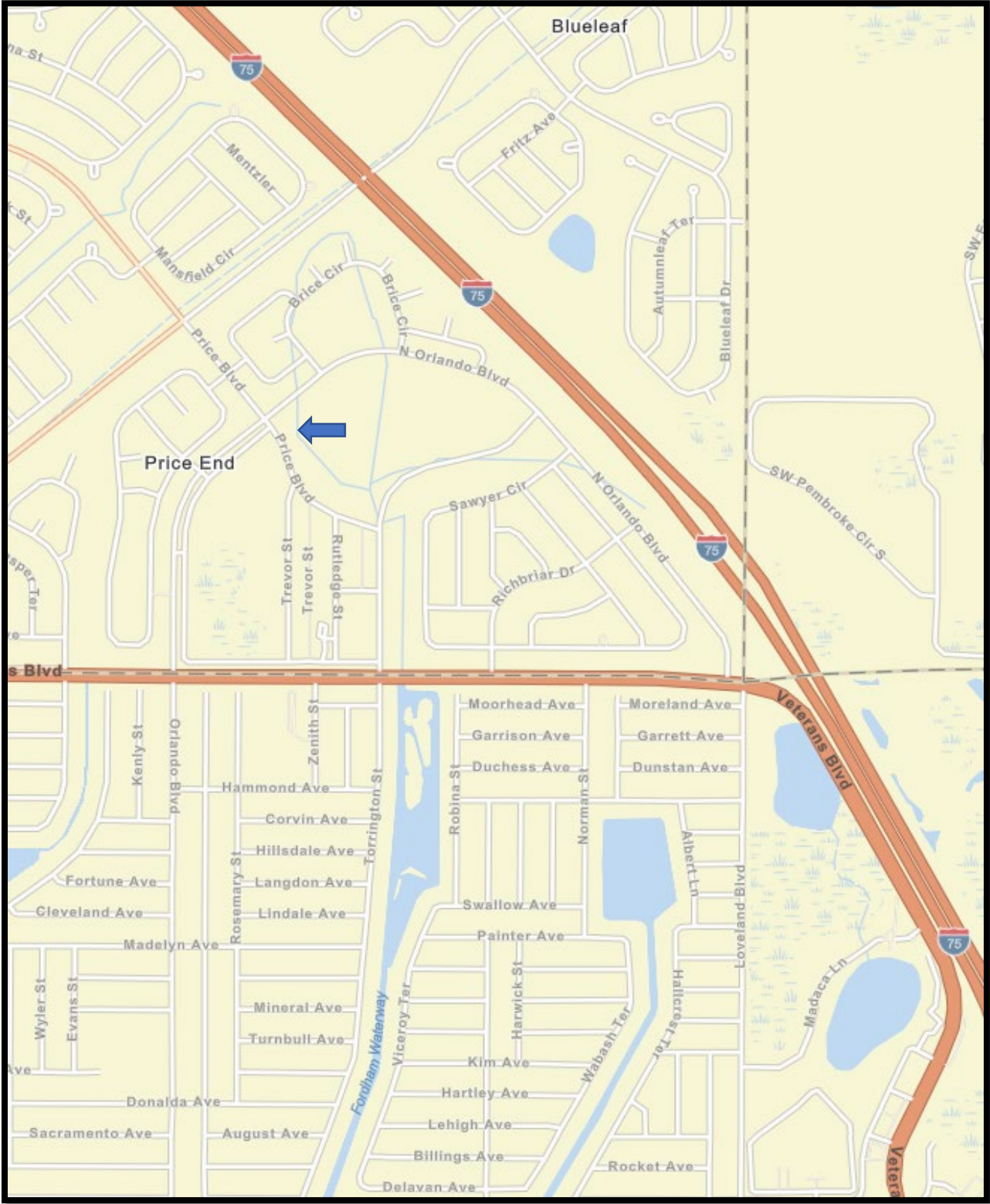


E. Price Boulevard, looking north

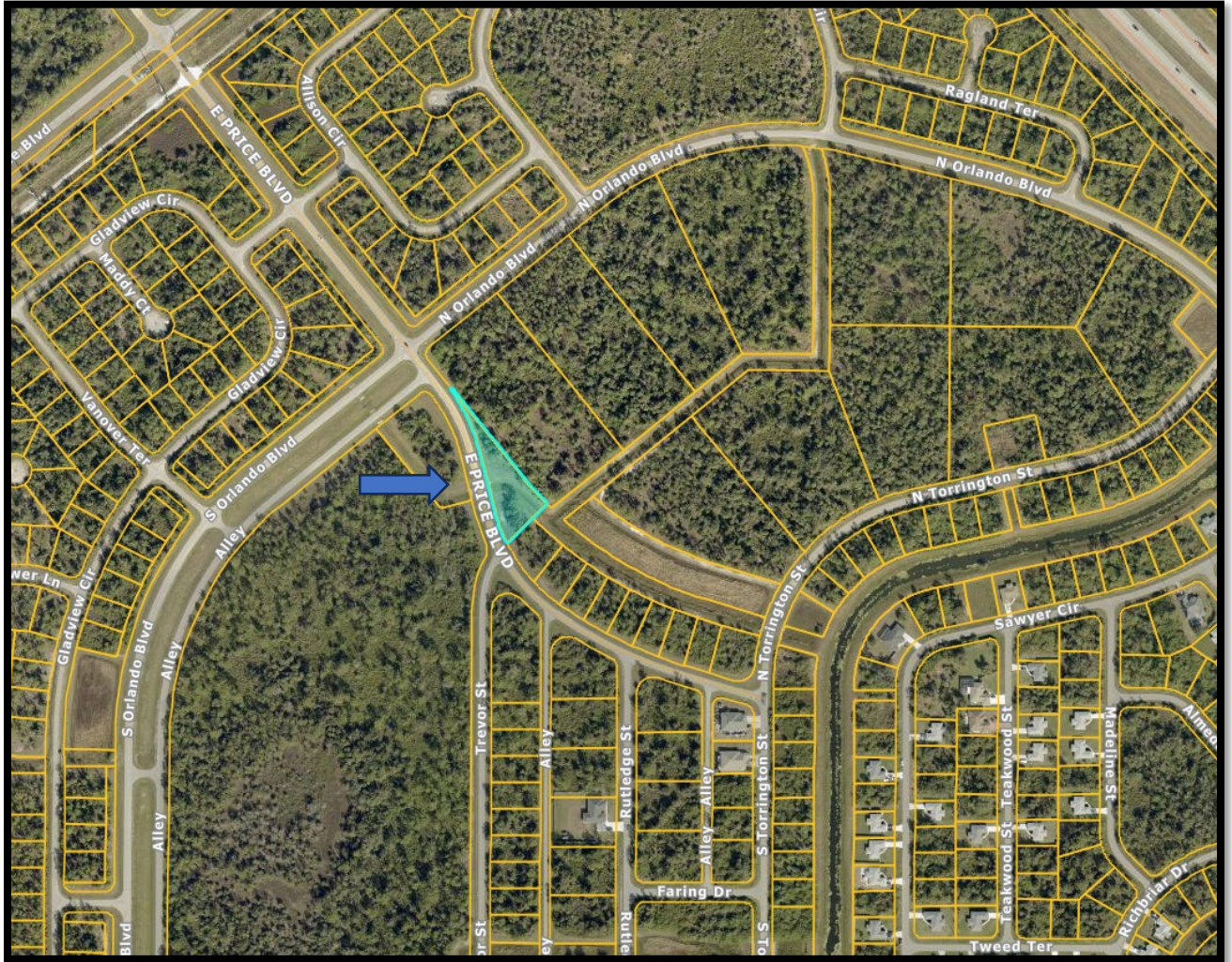


E. Price Boulevard, looking south

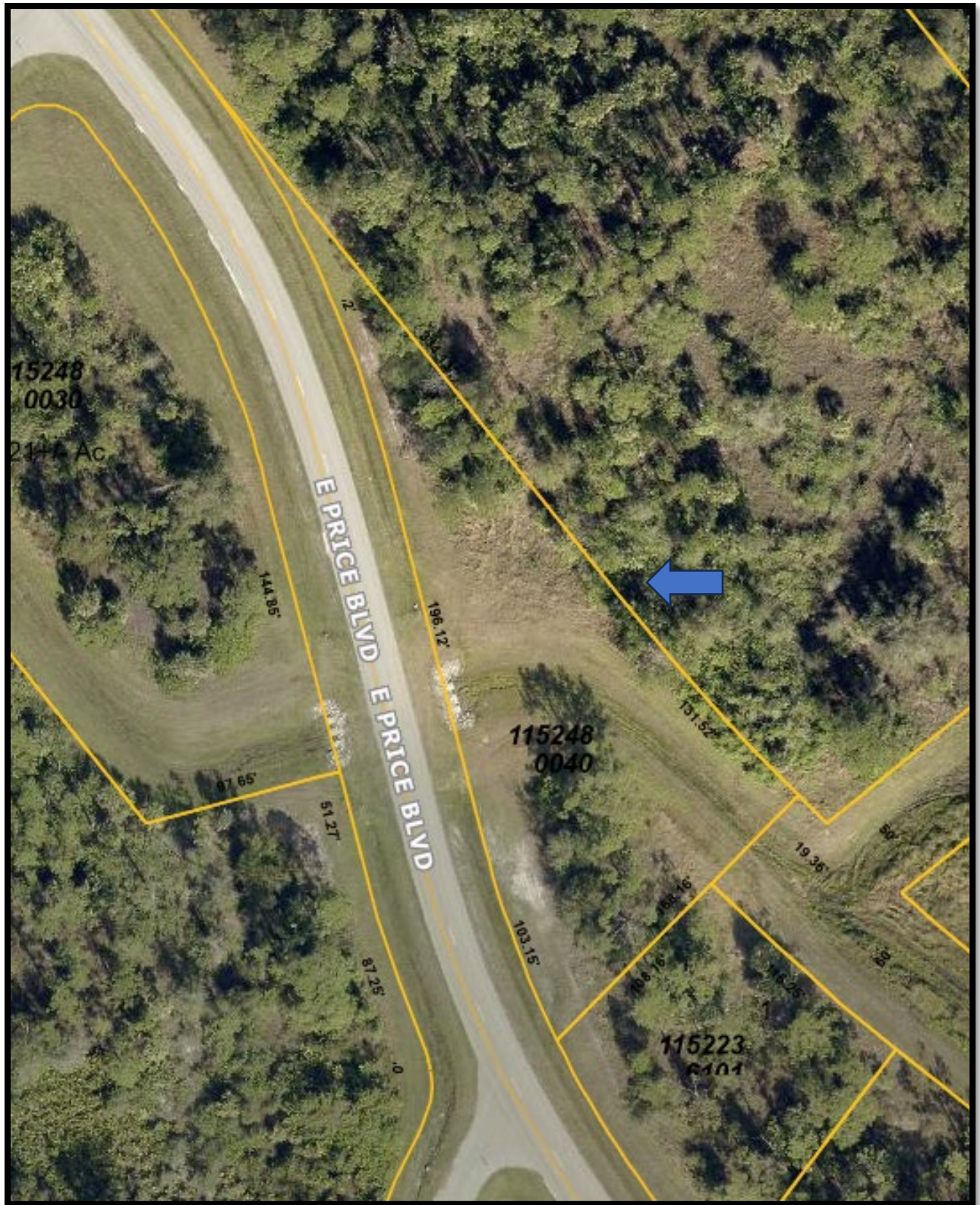
SUBJECT MAPS



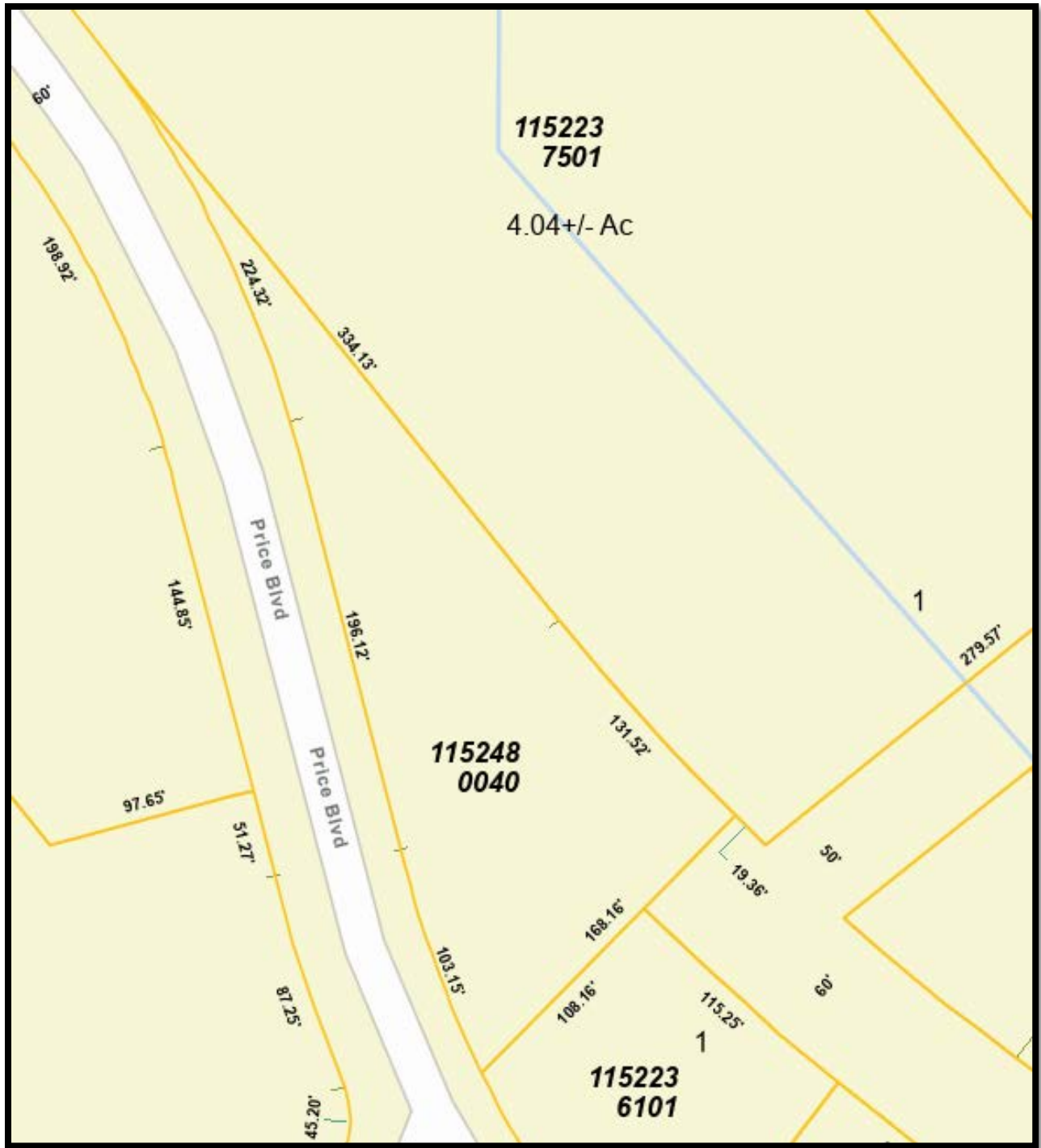
Location Map



Neighborhood Map



Aerial



Plat Map

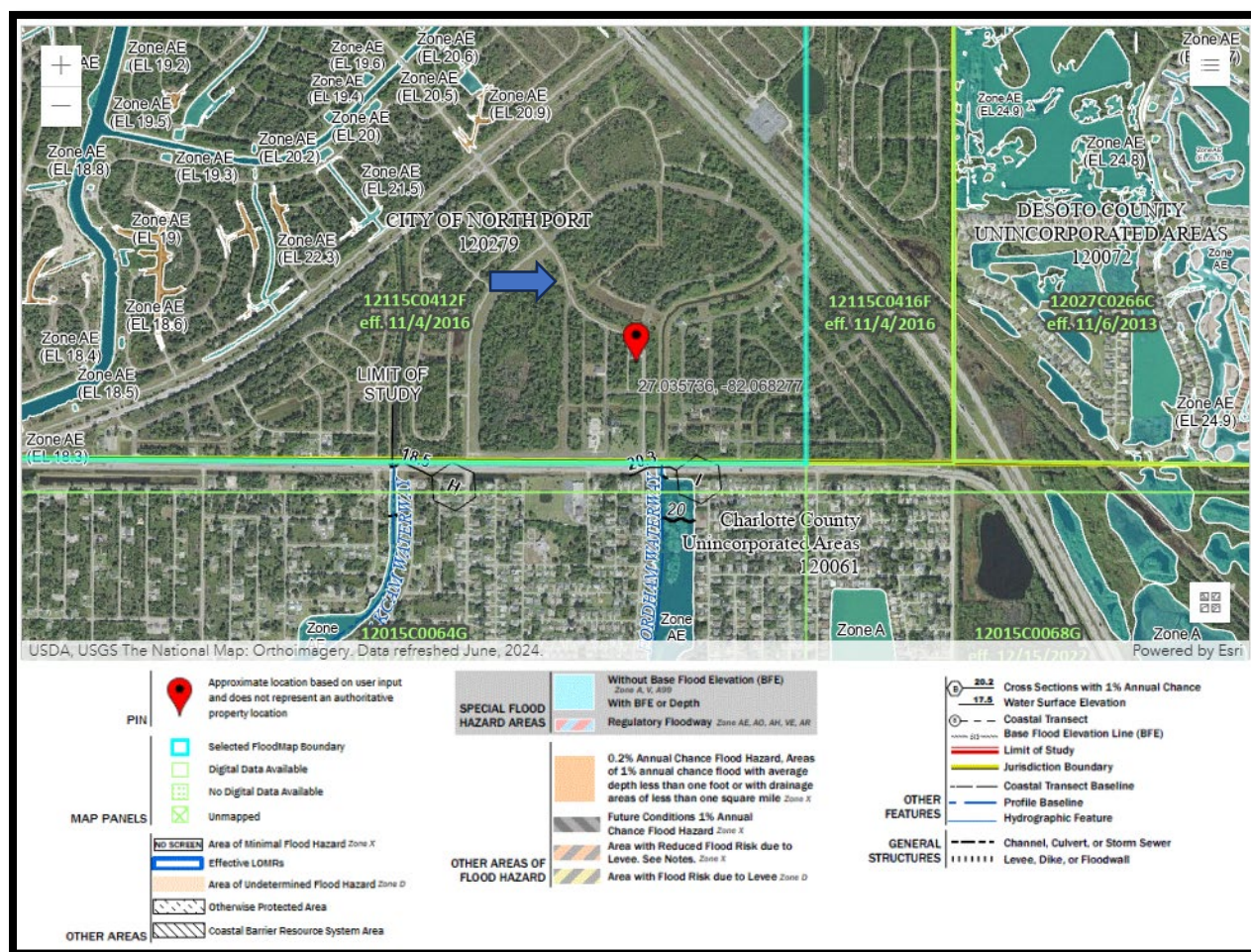


Activity Center 10

Future Land Use Map



City of North Port
Zoning Map



Flood Zone Map

Zone X

12115C0412F, 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 E. Price Boulevard, just south of N. Orlando Boulevard in North Port, Florida. The subject site contains a total of 30,941 sf of land and is zoned AC10 (Activity Center 10) and is in the Activity Center 10 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 225C019

APPARENT OWNER OF RECORD

813 Insurance Agency
19046 Bruce B Downs Boulevard, Suite B6 PMB 813
Tampa Palms, Fl. 33647-2434

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
American Acquisition Group

Other Intended User

City of North Port

SCOPE OF WORK

The scope of the appraisal requires compliance with the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Standards Board of the Appraisal Foundation. The standards contain rules that must be followed and specific guidelines that deal with the procedures to be followed in developing an appraisal, analysis, or opinion. These uniform standards set the requirements to communicate the appraisers' analyses, opinions, and conclusions in a manner that will be meaningful and not misleading in the marketplace.

The subject property data such as size, location, quality, and zoning are considered. Market data, including comparable land sales dating from the period of January 2023 forward, were searched in the preparation of this appraisal report. The data is used to consider the highest and best use of the subject property and to conclude an opinion of the subject's market value.

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

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

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

- The effective date of this analysis is April 25, 2025, the date of inspection.
- The area and neighborhood data are based on physical inspection of the surrounding neighborhood, as well as information available from the Wyattopia (Census Data) and Stellar MLS.
- The site description is based on physical inspection of the property and consultation of the Sarasota Property Appraisers records and the City of North Port Zoning Maps.
- The highest and best use analysis incorporates the four criteria described later herein. Land sales sharing the same highest and best use are selected and used. The value conclusion in this report is consistent with the subject property being used in accordance with its highest and best use.
- The subject's market area is North Port, with specific emphasis placed on the subject's neighborhood south of Interstate 75. These comparable sales are considered to have similar locational influences as the subject property.
- The land sales were assembled from the office database system, which is constantly updated, and through researching recent activity within the subject's market area. The sales information was verified with real estate agents through MLS and researching public records.
- The valuation technique used is the Sales Comparison Approach, and a detailed description of this approach is presented in the report.

CONFORMANCE STATEMENT

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

PURPOSE, FUNCTION, AND INTENDED USE OF THE APPRAISAL

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

PROPERTY RIGHTS APPRAISED

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

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

EFFECTIVE DATE OF APPRAISAL AND REPORT PREPARATION DATE

The effective date of this appraisal is April 25, 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*

LEGAL DESCRIPTION

The subject property is legally described as follows:

Tract D containing 0.73 acres m/l, 48th Addition to Port Charlotte

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

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

TAX INFORMATION

The subject property is identified on the Sarasota County Tax Roll under the following Property ID #1152480040. The total assessment and taxes for 2024 are as follows:

Land: \$42,100
 Just: \$42,100
 Assessed: \$33,330
 Taxable: \$33,330

Taxes (2024): \$1,009.87

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

ZONING AND OTHER LEGAL RESTRICTIONS

Activity Center 10

According to the City of North Port Zoning and Planning Department the new code (Unified Land Development Code) was adopted on October 28, 2024. The subject's zoning designation is now Activity Center 10.

Activity Center 10 is located at the southeast corner of the city along the border with Charlotte County, near Interstate 75. AC-10 supports a variety of commercial and industrial uses, as well as limited residential uses.

Dimensional Standards:

ZONING DISTRICT	MINIMUM BUILDING FRONTAGE (%)	SETBACKS (FT) ¹				BUILDING HEIGHT (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO (%) LOT	MAXIMUM IMPERVIOUS SURFACE RATIO (%) OVERALL ⁴
		MAX. FRONT ²	SIDE ²	REAR ²	WATERFRONT ³			
AC-1	50	25	10	10	10	100	70	70
AC-2 ⁵	65	15	10	20	10	100	70	70
AC-3	65	25	20	20	10	100	70	70
AC-4 ⁶	65	15	10	20	10	100	70	70
AC-5	65	15	10	20	10	100	70	70
AC-6	40	25	10	20	10	100	70	70
AC-7	-	-	25	-	50	40	30	30
AC-7A	50	15	10	10	20	40	70	30
AC-7B	-	-	25	40	10	40	70	30
AC-8	100	Per the West River Villages Development Master Plan DMP-22-093				70	70	70
AC-9	100	Per the Central Parc Planned Community Development Pattern Plan Exhibit C to Ordinance 2019-09				30 ⁷	70	70
AC-10	40	25	10	20	10	100	70	70

Use Tables:

Use	AC-1	AC-2	AC-3	AC-4	AC-5	AC-6	AC-7	AC-7A	AC-7B	AC-8	AC-9	AC-10
Adult Arcades	X	X	X	X	X	X	X	X	X	X	X	X
Agriculture	X	X	X	X	X	X	X	X	X	X	X	X
Agriculture, Industrial	X	X	X	X	X	P	X	X	X	X	X	P
Agritourism and Ecotourism	X	X	X	X	X	X	P	P	P	X	X	X
Animal Boarding ¹	P	P	P	P	P	P	X	X	X	P	SE	P
Animal Daycare	P	P	P	P	P	P	X	SE	X	P	SE	P
Animal Hospitals & Veterinary Offices ¹	P	P	P	P	P	P	X	X	X	P	SE	P
Animal Sanctuaries & Rescues ¹	X	P	X	P	P	X	X	X	X	P	P	X
Automobile Junkyards	X	X	X	X	X	P	X	X	X	X	X	P
Automobile Repair Shops, Major	X	X	P	P	X	P	X	X	X	X	X	P
Automobile Repair Shops, Minor	P	P	P	P	P	P	X	X	X	X	X	P
Banks and Financial Institutions	P	P	P	P	P	P	X	P	X	P	P ³	P
Bar or Nightclub	P	P	P	P	P	P	X	P	SE	SE	SE	P
Bed and Breakfast	X	X	X	X	X	X	X	P	X	X	X	X
Borrow Pit, General or Minor	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Borrow Pit, Major or Conceptual	X	X	X	X	X	SE	X	X	X	X	X	SE

Use	AC-1	AC-2	AC-3	AC-4	AC-5	AC-6	AC-7	AC-7A	AC-7B	AC-8	AC-9	AC-10
Campground or Retreat	X	X	X	X	X	X	X	X	X	X	X	X
Car Wash ¹	P	P	P	P	P	P	X	X	X	SE	SE	P
Cemeteries	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	X	X	X	X	X	X
Community Gardens	P	P	P	P	P	P	P	P	P	P	P	P
Conservation	P	P	P	P	P	P	P	P	P	P	P	P
Craft Brewery, Distillery, Winery	P	P	P	P	P	P	X	SE	SE	P	SE	P
Crematories	SE	SE	SE	SE	SE	SE	X	X	X	X	X	SE
Daycare Facilities, All Ages ⁵	P	P	P	P	P	P	X	P	P	P	P	P
Dealership, Automobile Sales and Rental	CU	CU	SE	CU	CU	X	X	X	X	SE	X	X
Dealership, Boats and Recreational Vehicles Sales and Rentals	CU	CU	SE	CU	CU	CU	X	X	X	SE	X	P
Earthmoving, incidental, Dredging, and Stockpiling, limited per Section 4.5.3.C .	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station, Public ¹	A	A	A	A	A	A	A	A	A	A	A	A
Equestrian Stables and Boarding	SE	SE	SE	SE	SE	SE	X	X	X	X	X	X
Essential Services - Major	P	P	P	P	P	P	X	X	X	P	P	P
Essential Services - Minor	P	P	P	P	P	P	P	P	P	P	P	P

Use	AC-1	AC-2	AC-3	AC-4	AC-5	AC-6	AC-7	AC-7A	AC-7B	AC-8	AC-9	AC-10
Farmer's Markets	X	P	X	P	P	X	P	P	P	P	X	X
Food Truck Park ¹	P	X	P	SE	SE	P	X	P	X	X	X	P
Funeral Homes	P	P	SE	P	SE	X	X	X	X	P	X	X
Game Reserves, Public or Private	X	X	X	X	X	X	X	X	X	X	X	X
Golf Course	SE	P	SE	SE	SE	X	X	X	X	SE	SE	X
Golf, Driving Range	P	P	P	P	P	X	X	X	X	P	SE	X
Golf, Miniature	P	P	P	P	P	X	X	P	P	P	SE	X
Heavy Machinery Repair and Rental	X	X	X	P	X	P	X	X	X	SE	X	P
Heavy Machinery Sales	X	X	X	P	X	P	X	X	X	SE	X	P
Helipads ^{1,2}	SE	SE	SE	P	P	P	X	X	SE	SE	SE	P
Hospital	P	P	P	P	P	X	X	X	X	P	SE	X
Hotel	P	P	P	P	P	P	X	X	P	P	SE	X
Incinerators	SE	X	X	SE	SE	P	X	X	X	X	X	SE
Industrial, Heavy	X	X	X	SE	X	P	X	X	X	X	X	P
Industrial, Light	P	X	X	P	P	P	X	X	X	X	X	P
Laboratories, Research, Medical, Testing	SE	P	P	P	P	P	X	X	X	SE	SE	P
Laundromat/Dry Cleaning Store	P	P	P	P	P	P	X	X	X	P	P	P
Medical and Dental Offices	P	P	P	P	P	P	X	P	P	P	P	P
Mining	X	X	X	X	X	X	X	X	X	X	X	X

Use	AC-1	AC-2	AC-3	AC-4	AC-5	AC-6	AC-7	AC-7A	AC-7B	AC-8	AC-9	AC-10
Mobile Food Vendor	P	P	P	P	P	P	P	P	P	P	P	P
Model Homes ¹	SE	CU	SE	CU	SE	X	X	SE	SE	SE	CU	X
Museums and Galleries	P	P	SE	P	P	X	P	P	P	P	P	X
Office, No Outdoor Storage	P	P	P	P	P	P	P	P	P	P	P	P
Office, Outdoor Storage	P	P	SE	P	SE	P	X	X	X	P	P	P
Oil or Natural Gas Exploration or Production	X	X	X	X	X	X	X	X	X	X	X	X
Pain Management Clinics	SE	P	SE	P	P	SE	X	X	X	SE	SE	SE
Parking, Offsite or Commercial ¹	SE	P	P	P	P	P	X	X	X	X	SE	P
Personal Services	P	P	P	P	P	P	P	P	P	P	P	P
Personal Storage Facilities ¹	P	X	X	P	P	X	X	X	X	P	P	X
Phosphate Mining	X	X	X	X	X	X	X	X	X	X	X	X
Places of Assembly, Small Scale	P	P	P	P	P	X	P	P	P	P	P	X
Places of Assembly, Large Scale	P	P	P	P	P	X	P	X	P	P	P	X
Radio and TV Stations	SE	SE	X	P	P	SE	X	P	X	SE	X	SE
Recreation Facilities, Public or Private	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Commercial	P	P	P	P	P	X	P	P	P	P	X	X
Recreation, Passive	P	P	P	P	P	P	P	P	P	P	P	P

Use	AC-1	AC-2	AC-3	AC-4	AC-5	AC-6	AC-7	AC-7A	AC-7B	AC-8	AC-9	AC-10
Recreation, Pocket Park	P	P	P	P	P	P	P	P	P	P	P	P
Refineries	X	X	X	X	X	SE	X	X	X	X	X	SE
Residential, Accessory Dwelling Units	CU	CU	CU	CU	CU	L ⁶ , CU	X	CU	CU	CU	CU	X
Residential, Assisted Living Facilities, and Group Homes, ≤ 6 beds	X	X	X	X	X	X	X	X	X	X	X	X
Residential, Assisted Living Facilities, and Group Homes, <6 beds	P	P	P	SE	X	X	X	X	X	P	P	X
Residential, Assisted Living Facilities, 50+ Beds	P	P	P	P	P	X	X	X	X	P	P	X
Residential, Cluster Housing	SE	P	SE	P	P	L ⁶	X	P	P	P	P	X
Residential, Manufactured Homes	X	X	X	X	X	X	X	X	X	X	X	X
Residential, Multi-family	P	P	SE	P	P	P	X	P	P	P	P	P
Residential, Single-Family Detached	X	P	X	P	X	L ⁶	X	X	X	X	P	X
Residential, Single-Family Attached	SE	P	SE	P	P	L ⁶	X	P	P	X	P	SE
Resort	P	P	SE	SE	P	X	X	SE	P	P	SE	X
Restaurant	P	P	P	P	P	P	P	P	P	P	P ³	P
Retail Sales and Services	P	P	P	P	P	P	P	P	P	P	P	P
RV Resort	P	X	X	X	X	X	X	X	SE	SE	SE	X
Schools, Post Secondary Institutions	P	P	P	P	P	SE	X	X	X	P	SE	SE

Use	AC-1	AC-2	AC-3	AC-4	AC-5	AC-6	AC-7	AC-7A	AC-7B	AC-8	AC-9	AC-10
Schools, Public or Private (Pre-K through 12)	P	P	P	P	P	P	X	P	P	P	P	P
Sexually Oriented Business	X	X	X	X	X	P	X	X	X	X	X	P
Shooting Range/Archery – Indoor	P	P	P	P	P	SE	X	P	SE	X	SE	SE
Shooting Range/Archery – Outdoor	X	X	X	SE	X	SE	X	X	SE	X	X	SE
Slaughterhouse	X	X	X	X	X	X	X	X	X	X	X	X
Social Services	P	P	P	P	P	X	X	X	X	X	X	X
Solar Arrays and Floatovoltaics	A	A	A	A	A	A	A	A	A	X	A	P
Stadiums and Commercial Sports Complexes	P	P	P	P	P	X	X	X	X	X	X	X
Tasting Room	P	P	P	P	P	X	P	P	P	P	P	X
Theatres, Auditoriums, and Performance Halls	P	P	P	P	P	X	SE	SE	SE	P	SE	X
Transportation Terminals	P	P	P	P	X	P	X	P	P	SE	SE	P
Travel Center	X	X	P	P	X	P	X	X	X	X	X	P
Truck Stop	X	X	P	P	X	P	X	X	X	X	X	P
Vehicle Fueling Station ¹	P	P	P	P	P	P	X	X	X	SE	SE	P
Warehouse and Wholesale	X	X	X	P	X	P	X	X	X	X	X	P
Well Stimulation (any production using)	X	X	X	X	X	X	X	X	X	X	X	X

Use	AC-1	AC-2	AC-3	AC-4	AC-5	AC-6	AC-7	AC-7A	AC-7B	AC-8	AC-9	AC-10
Wireless Communication Tower, Camouflaged ¹	P	P	P	P	P	P	X	X	X	P	P	P
Wireless Communication Tower ¹	SE	SE	SE	SE	SE	SE	X	X	X	SE	SE	SE

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 - ACTIVITY CENTER 10

FUTURE LAND USE	IMPLEMENTING ZONING
Activity Center 10	Activity Center 10 (AC-10) 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. Research on the subject property uncovered no title transfers over the previous three-year period. There is no option or listing covering the subject property. The City of North Port has an agreement with the owner to purchase the property for \$13,550. Based on the analysis presented in the report this price is at market levels.

SITE DESCRIPTION

The following description of the subject site, including the dimensions and land area, is based on physical inspection of the property, and consulting the recorded plat of the subject property (Plat book 20, Page 5L), Sarasota County Tax and City of North Port Zoning Maps. The dimensions and land area are believed to be correct, but a survey would most accurately depict the exact dimensions of the site. Should a survey be available later showing different dimensions or size than that depicted, I reserve the right to review and modify the analyses and value opinions accordingly.

Location:	The subject is located on the east side of E. Price Boulevard, just south of N. Orlando Boulevard in North Port, Florida.
Size:	30,941 SF
Uplands:	21,394 SF
Drainage ROW (canal)	9,547 SF
Shape:	Triangular
Frontage:	523.59' on Price Boulevard

Access:	
Primary:	Price Boulevard
Secondary:	N/A
Easements & Encroachments:	Drainage right of way easement bisects the property and runs along the eastern boundary in the southern portion of the site (canal).
Topography:	Flat and level with street grade, heavy vegetation of pine trees, pepper bushes and cabbage palms
View:	Vacant land, canal
Drainage:	Appears to be adequate, drainage canal easement bisecting the property
Utilities and Proximity:	
Electric:	FPL in the area
Water:	On-site Well
Sewer:	On-Site Septic
Telephone:	Verizon
Police & Fire Protection:	City of North Port
Flood Zone:	HUD Zone X
Zones B, C, and X Zones B, C, and X are the flood insurance rate zones that correspond to areas outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1-percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.	
Community-Panel Map:	12115C0412F (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 within the soil requiring environmental clean-up and/or protection may adversely affect the value of the property. There are no signs of debris on the site. Therefore, the client is urged to retain an environmental engineer in this field, to provide an appropriate environmental audit. If hazardous environmental conditions were discovered on or in the subject land, their existence could adversely affect (lower) the market value concluded herein. If an environmental audit reveals the existence of any hazardous materials and/or conditions, I reserve the right to alter, amend, revise, or rescind the value conclusions in the appraisal. This report has been prepared assuming no such conditions exist.

AREA ANALYSIS

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

This fueled Sarasota's service and retail-related economy. The industrial sector of the economy is small and geared toward construction and other light manufacturing industries.

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

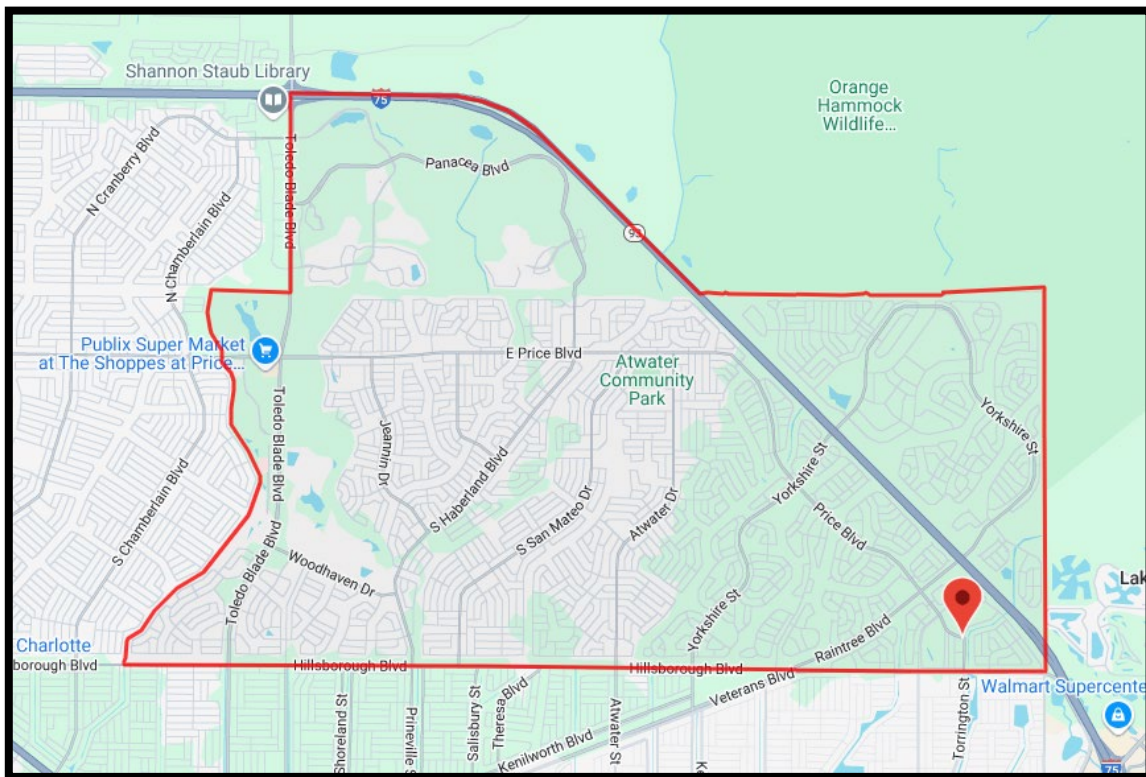
Since 2010 the residential sectors with competitively priced homes have been selling with the supply of listings dropping. Home prices, after taking their hits initially, have shown steady improvement and growth over the last few years. There have been several large investors that bought up subdivision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

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

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

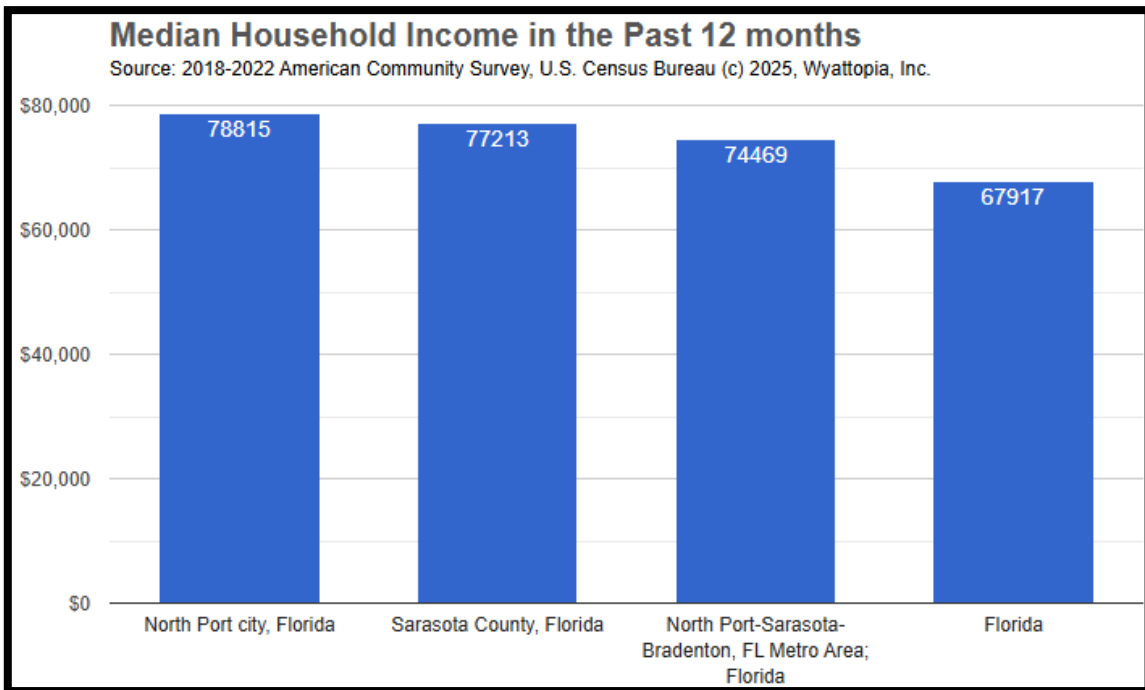
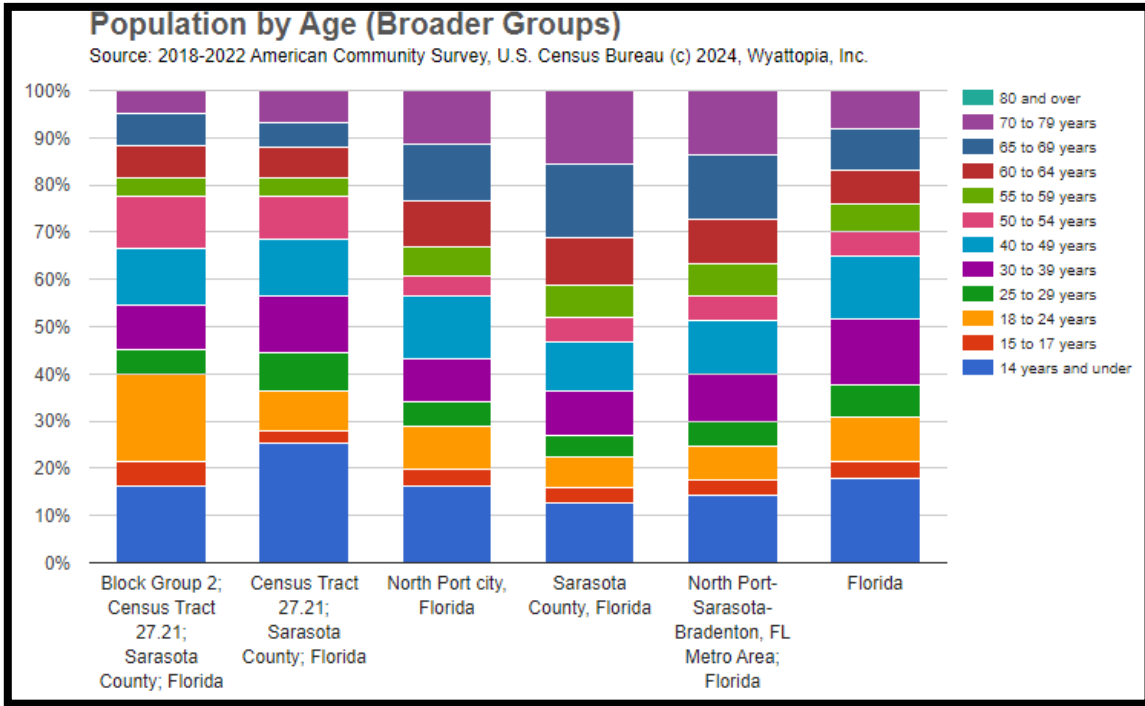
Presented next is demographic data of Sarasota County and the subject's Census Tract (27.46) provided by the U.S. Census Bureau:

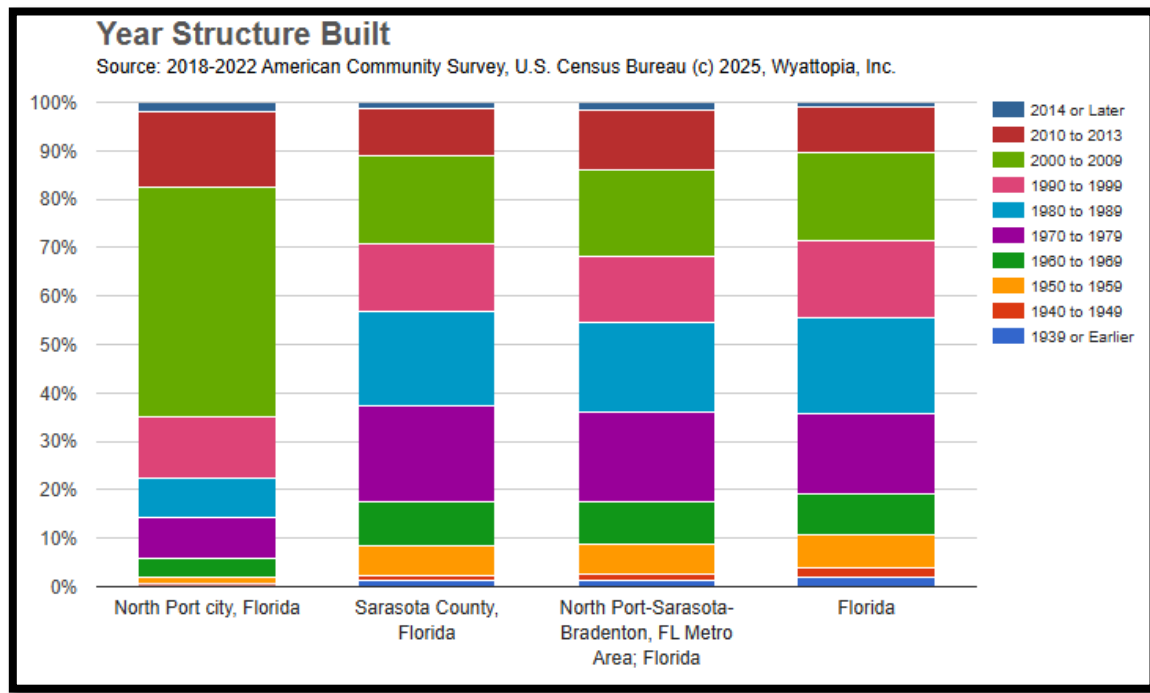
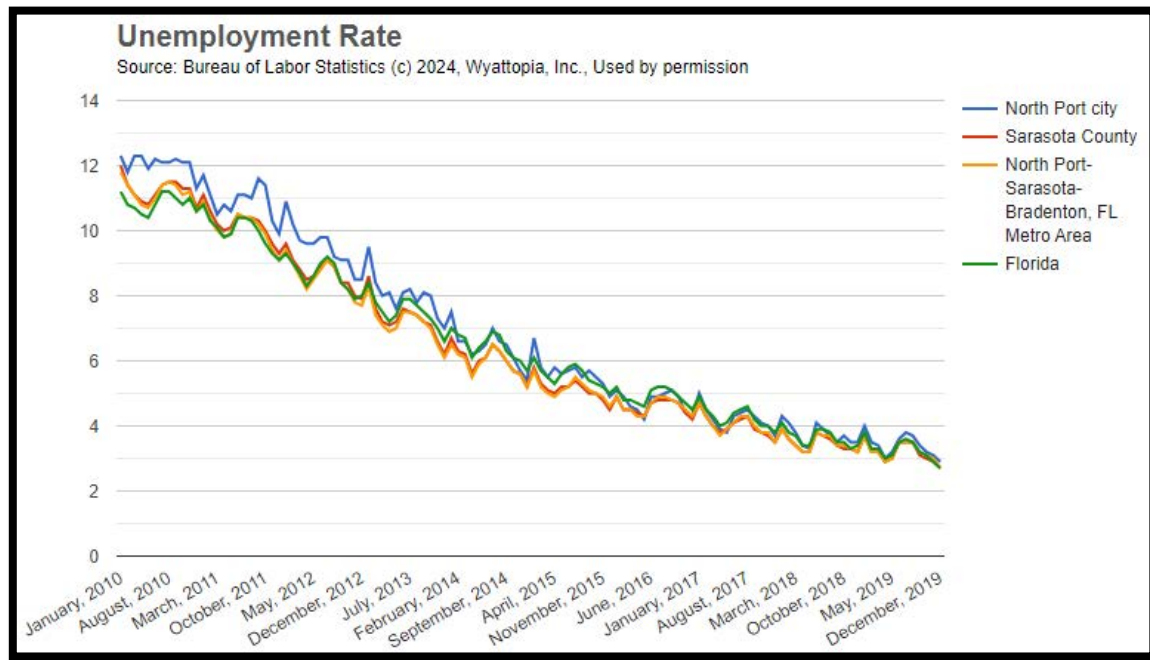
Note: census tract 27.46 boundaries are as follows:



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 seventeen miles west of the subject property consisting of 6,022 acres is the largest area under single ownership within the City of North Port. It will be an area of significant growth over the next 25 years.

The subject is 6.5 miles west of S. Toledo Blade Boulevard, which provides convenient connections to Interstate-75 (2.0 miles to the north) 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 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			
	2 miles	5 miles	10 miles
Median Home Value	\$247,075	\$222,695	\$251,551
Median Year Built	1996	1987	1992

Population			
	2 miles	5 miles	10 miles
2020 Population	13,982	76,447	168,495
2024 Population	14,867	81,266	180,559
2029 Population Projection	17,538	96,433	213,297
Annual Growth 2020-2024	1.6%	1.6%	1.8%
Annual Growth 2024-2029	3.6%	3.7%	3.6%
Median Age	60.1	54.3	54.5
Bachelor's Degree or Higher	25%	22%	23%
U.S. Armed Forces	0	21	61

Households			
	2 miles	5 miles	10 miles
2020 Households	6,421	33,419	72,977
2024 Households	6,916	35,701	78,173
2029 Household Projection	8,185	42,511	92,669
Annual Growth 2020-2024	1.3%	1.4%	1.7%
Annual Growth 2024-2029	3.7%	3.8%	3.7%
Owner Occupied Households	6,607	32,547	73,225
Renter Occupied Households	1,577	9,964	19,444
Avg Household Size	2.1	2.2	2.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$199.3M	\$980.9M	\$2.3B

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$82,953	\$72,858	\$78,251
Median Household Income	\$65,688	\$57,126	\$60,764
< \$25,000	804	6,633	13,290
\$25,000 - 50,000	1,570	9,200	18,652
\$50,000 - 75,000	1,766	7,427	15,714
\$75,000 - 100,000	1,026	4,629	10,641
\$100,000 - 125,000	754	3,327	8,126
\$125,000 - 150,000	385	1,192	3,559
\$150,000 - 200,000	194	2,004	4,705
\$200,000+	419	1,289	3,485

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

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.

3 The Appraisal of Real Estate, 13th Edition, (Chicago, IL, 2008), page 277-278

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 30,941 sf and is of sufficient size for a variety of developmental possibilities. It is triangular in configuration which appears to negatively affect the development potential of the site. The site is accessible via Price Boulevard and has a canal (drainage easement) bisecting the middle portion of the site. 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 AC10 (Activity Center 10), by the City of North Port. This zoning allows for a variety of residential, industrial, office and retail uses. The subject property is in middle of a commercial district of office/warehouse, with minor highway retail development. The subject property is part of a residential neighborhood. The subject is encumbered by a drainage right of way which bisects the property and runs along the eastern boundary in the southern portion of the site. This easement further restricts the development of the subject (refer to plat book 20-page 5L in the beginning of the report). 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, the site is considered unbuildable. Therefore, the most financially feasible use possible uses are now limited to assemblage with the adjacent property or open space.

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 assemblage with adjacent property or open space. 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 assemblage with the adjacent property or open space.

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 6 to 24 months. Based on these sales, my value conclusion suggests that the subject would have been exposed to the marketplace for a period of 6 to 24 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.

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 as follows, with the individual information on each sale located in the addendum:

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

FILE: 225C019

PLATE: Comparable Sales

SALE	SALE DATE	Instrument #:	PARCEL ID #	ADDRESS	LOCATION	ZONING	UTILITIES	SIZE (SF)	SALE PRICE	PRICE PER SF	COMMENTS
1	Jul-24	2024095077	1152236109	E. Price Boulevard, North Port	Intersection with N. Torrington Street	AC10	On-Site Well and Septic	18,610	\$60,000	\$3.22	Buildable
2	Jun-24	2024084668	1152480130	Veterans Boulevard, North Port	Intersection with N. Orlando Boulevard	AC10	On-Site Well and Septic	64,001	\$200,000	\$3.12	Buildable
3	Dec-23	2023188450	1152235907	Rutledge Street, North Port	South of E. Price Boulevard	AC10	On-Site Well and Septic	30,000	\$64,000	\$2.13	Buildable
4	Mar-23	2023048372	1152236104	E. Price Boulevard, North Port	North of N. Torrington Street	AC10	On-Site Well and Septic	13,758	\$40,000	\$2.91	Buildable
			1152480040	E Price Boulevard, North Port	South of N. Orlando Boulevard	AC10	On-Site Well and Septic	30,941			Non-Buildable
			INDICATED VALUE:								
			30,941	@ \$3.20 PER SF X 15%	\$14,852						
			ROUNDED			\$14,800					

Summary and Analysis of Comparable Land Sales

Four commercial land sales in the subject's market area are used in the Sales Comparison Approach. As mentioned previously, the subject property is triangular and is encumbered by a drainage right of way easement, which restricts the use to assemble with the adjacent property or open space. The sales used in the analysis are superior to the subject properties in having single-family residential development capabilities. Presented next are paired sales analysis comparing buildable properties with non-buildable properties:

	PAIRING "A"		PAIRING "B"		PAIRING "C"	
	BUILDABLE SITE	NON-BUILDABLE SITE All Wetland	BUILDABLE SITE	NON-BUILDABLE SITE Designated Open Space	BUILDABLE SITE	NON-BUILDABLE SITE
Tax ID #	23804.0020/6	23802.1035/7 + others	7465.0185/7	7465.0315/0	0080-24-0031	0393-00-1008
Grantee	Eric & Debra Larson	Steven Johnson	Charles Gregory	Covered Bridge East, Inc.		Embry, Shroyer, Butler, Johnson
Grantor	OZI Associates	Mirage Developments, LLC	Petz Homes	Curtis Petzoldt		Sarasota County
SALES PRICE (TOTAL)	\$275,000	\$134,100	\$89,900	\$60,000	Appraised Value	\$227,700
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	Fee Simple	Fee Simple	N/A	Fee Simple
ADJUSTMENT	\$0	\$0	\$0	\$0	\$0	\$0
FINANCING TERMS	Cash Equivalent	Cash Equivalent	Cash Equivalent	Cash Equivalent	N/A	Cash Equivalent
ADJUSTMENT	\$0	\$0	\$0	\$0	\$0	\$0
CASH EQUIVALENT SALES PRICE	\$275,000	\$134,100	\$89,900	\$60,000	\$1,470,000	\$227,700
CONDITIONS OF SALE	Arms-Length	Arms-Length	Arms-Length	Arms-Length	\$0	Arms-Length
ADJUSTMENT	\$0	\$0	\$0	\$0	\$0	\$0
CONDITIONS OF SALE ADJ. PRICE	\$275,000	\$134,100	\$89,900	\$60,000	\$1,470,000	\$227,700
DATE OF SALE	August, 2005	February, 2005	June, 2004	March, 2004	June, 2008	June, 2007
	0%	0%	0%	0%	0%	0%
MKT. CONDITIONS ADJ. PRICE	\$275,000	\$134,100	\$89,900	\$60,000	\$1,470,000	\$227,700
UNIT PRICE PER ACRE	\$410,448	\$44,849	\$336,704	\$51,724	\$8,166,667	\$1,265,000
LOCATION	615 40th Street West Palmetto, FL	630 40th Street West Palmetto, FL	3767 59th Ave Cir E Oak Creek Sub, Ellenton, FL	South of Oak Creek Drive Oak Creek Sub, Ellenton, FL	136 Beach Road, Siesta Key, Sarasota	136 Beach Road, Siesta Key, Sarasota
ADJUSTMENT		0%		0%		0%
PHYSICAL CHARACTERISTICS						
Size (Acre)	0.67	2.99	0.27	1.16	0.18	0.18
Site Shape	Irregular	Irregular	Irregular	Irregular	Rectangular	Rectangular
OVERALL ADJUSTMENT	0%	0%	0%	0%	0%	0%
WATER/SEWER SERVICE	Central Water & Sewer Avail	Central Water & Sewer Avail	Central Water & Sewer	Central Water & Sewer	Central Water & Sewer	Central Water & Sewer
ADJUSTMENT		0%		0%		0%
ZONING	RDD4.5	RDD4.5	RSF-3	RSF-3	RM F-1/SKOD	RM F-1/SKOD
HIGHEST & BEST USE	Single Family Residence	Unusable Wetlands	Single Family Residential Lot	Designated Open Space	Single Family Residential Development	Single Family Residential Development
CURRENT USE/PROPOSED USE	Vacant at Purchase	View & Open Space	Vacant at Purchase	Passive Open Space	Recreation/Public Beach Access	Recreation/Public Beach Access
OVERALL ADJUSTMENT	0%	0%	0%	0%	0%	0%
NET ADJUSTMENT		0%		0%		0%
SALES PRICE / ACRE	\$410,448	\$44,849	\$336,704	\$51,724	\$8,166,667	\$1,265,000
VALUE FACTOR FOR NON-BUILDABLE USE		10.9%		15.4%		15.5%

	PAIRING "D"		PAIRING "E"	
	BUILDABLE SITE Lots 19 & 20 Phase II Fully Buildable Lots	NON-BUILDABLE SITE Adjacent Site For Enhancement & Accessory Uses	BUILDABLE SITE Lots 21 & 22 Phase II Fully Buildable Lots	NON-BUILDABLE SITE Adjacent Site For Enhancement & Accessory Uses
Tax ID #	331936989	331938109	331937139	331210559
Grantee	LDG Sarasota CII, LLC	Ernest M. Hodge	Kimberly R. Miller, Trustee	Kimberly R. Miller, Trustee
Grantor	Concession Land Dev LLC	Concession Land Dev LLC	Concession Land Dev LLC	Concession Land Dev LLC
SALES PRICE (TOTAL)	\$860,000	\$27,900	\$530,000	\$15,000
PROPERTY RIGHTS CONVEYED	Fee Simple	Restrictions	Fee Simple	Restrictions
ADJUSTMENT	\$0	\$0	\$0	\$0
FINANCING TERMS	Cash Equivalent	Cash Equivalent	Cash Equivalent	Cash Equivalent
ADJUSTMENT	\$0	\$0	\$0	\$0
CASH EQUIVALENT SALES PRICE	\$860,000	\$27,900	\$530,000	\$15,000
CONDITIONS OF SALE	Arms-Length	Arms-Length	Arms-Length	Arms-Length
ADJUSTMENT	\$0	\$0	\$0	\$0
CONDITIONS OF SALE ADJ. PRICE	\$860,000	\$27,900	\$530,000	\$15,000
DATE OF SALE	July, 2005	November, 2011	March, 2012	June, 2012
	-38%	0%	0%	0%
MKT. CONDITIONS ADJ. PRICE	\$530,620	\$27,900	\$530,000	\$15,000
UNIT PRICE PER SF	\$11.72	\$1.46	\$11.94	\$2.27
LOCATION	18804 Ganton Ave The Concession Manatee County, FL	Contiguous to 18804 The Concession Manatee County, FL	18807 Ganton Ave The Concession Manatee County, FL	Contiguous to 18807 The Concession Manatee County, FL
PHYSICAL CHARACTERISTICS				
Size (SF)	45,259	19,123	44,385	6,598
Site Shape	Rectangular	Rectangular	Rectangular	Triangular
WATER/SEWER SERVICE	Water & Sewer	Same	Water & Sewer	Same
HIGHEST & BEST USE	Residential Estate	Enhancement & Guest House	Residential Estate	Enhancement
CURRENT USE/PROPOSED USE	Hold for Future Use	Assemble w/Lots 19 & 20	Hold for Future Use	Assemble w/Lots 21 & 22
SALES PRICE / SF	\$11.72	\$1.46	\$11.94	\$2.27
VALUE FACTOR FOR LIMITED-USE		12.4%		19.0%

	SALE F	SALE G	SALE H
	BUILDABLE SITE Lots 25, 26, & 27, Blk 59 Whitfield Estates Subdivision Fully Buildable - No Restrictions	BUILDABLE SITE Lot 8 & 31.2 ft of Lot 9, Blk 62 Whitfield Estates Subdivision Fully Buildable - No Restrictions	NON-BUILDABLE SITE (1) Lot 6 & N 1/2 of Lot 7, Blk 62 Whitfield Estates Subdivision Restricted to Access Use Only (1)
Tax ID #: Grantee: Grantor:	6764100001 Herrig Enterprises Cedar Hammock Fire District	6764100001 Cedar Hammock Fire District Sarasota Manatee Airport Authority	6760600004 Sarasota Manatee Airport Authority Cedar Hammock Fire District
SALES PRICE (TOTAL)	\$253,000	\$253,000	\$24,000
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	Restrictions
ADJUSTMENT	\$0	\$0	\$0
FINANCING TERMS	Cash Equivalent	Cash Equivalent	Cash Equivalent
ADJUSTMENT	\$0	\$0	\$0
CASH EQUIVALENT SALES PRICE	\$225,000	\$253,000	\$24,000
CONDITIONS OF SALE	Arms-Length	Arms-Length	Arms-Length
ADJUSTMENT	\$0	\$0	\$0
CONDITIONS OF SALE ADJ. PRICE	\$225,000	\$253,000	\$24,000
DATE OF SALE	April, 2010	April, 2010	November, 2009
	0%	0%	0%
MKT CONDITIONS ADJ. PRICE	\$225,000	\$253,000	\$24,000
UNIT PRICE PER SF	\$9.26	\$18.14	\$1.96
LOCATION	Manatee Street First Lots Off US 41 Manatee County, FL	Manatee Street First Lots Off US 41 Manatee County, FL	Manatee Street Contiguous to Sale A Manatee County, FL
PHYSICAL CHARACTERISTICS			
Size (SF)	24,300	13,946	12,215
Site Shape	Rectangular	Irregular	Rectangular
WATER/SEWER SERVICE	Water & Sewer	Water & Sewer	Same
HIGHEST & BEST USE	Office	Office - Retail	Office
CURRENT USE/ PROPOSED USE	Site of Fire Station	Future Fire Station	Access Only for Sale F
SALES PRICE / SF	\$9.26	\$18.14	\$1.96
PAIRING SALE H WITH SALE F			21.2%
PAIRING SALE H WITH SALE G			10.8%

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

The pairings indicate value factors for non-buildable use ranging from 10.8% to 21.2% of buildable properties. Based on this analysis and the restrictive uses of the subject properties I have concluded a value factor of 15%. Considering these factors and locational characteristics the market value opinion is \$0.48 per sf or \$14,800 (rounded) as calculated in the chart above.

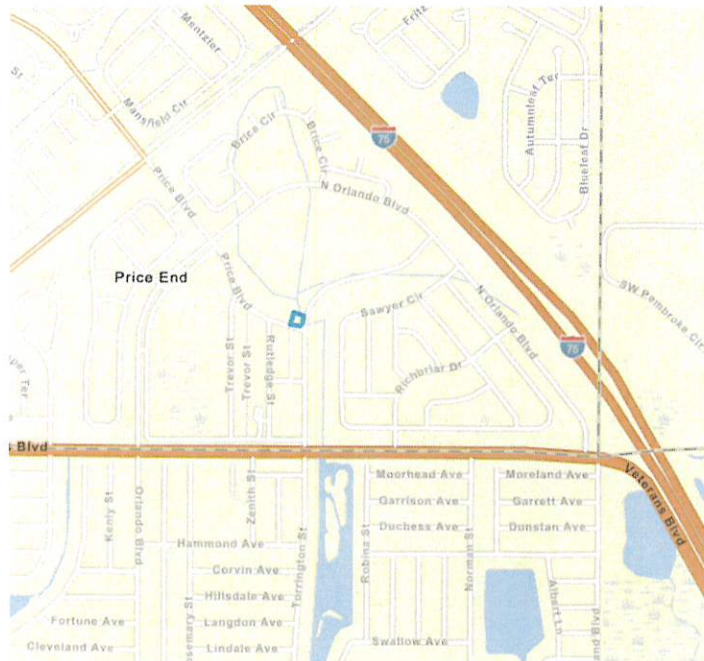
**OPINION OF THE FEE SIMPLE MARKET VALUE, AS IS (VACANT),
AS OF APRIL 25, 2025, WAS:**

**FOURTEEN THOUSAND, EIGHT HUNDRED DOLLARS
(\$14,800)**

ADDENDUM

LAND SALES

COMPARABLE LAND SALE 1





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1152236109

Ownership:

NEW VISTA PROPERTIES INC
1750 SW 4TH AVE, MIAMI, FL, 33129-1003

Situs Address:

E PRICE BLVD NORTH PORT, FL, 34288

Land Area: 18,610 Sq.Ft.

Municipality: City of North Port

Subdivision: 1784 - PORT CHARLOTTE SUB 48

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 36-39S-22E

Census: 121150027462

Zoning: AC10 - ACTIVITY CENTER 10

Total Living Units: 0

Parcel Description: LOT 9 BLK 2361 48TH 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
2024	\$38,100	\$0	\$0	\$38,100	\$3,807	\$0	\$3,807	\$34,293
2023	\$11,600	\$0	\$0	\$11,600	\$3,461	\$0	\$3,461	\$8,139
2022	\$10,800	\$0	\$0	\$10,800	\$3,146	\$0	\$3,146	\$7,654
2021	\$3,900	\$0	\$0	\$3,900	\$2,860	\$0	\$2,860	\$1,040
2020	\$2,600	\$0	\$0	\$2,600	\$2,600	\$0	\$2,600	\$0
2019	\$2,700	\$0	\$0	\$2,700	\$2,700	\$0	\$2,700	\$0
2018	\$3,700	\$0	\$0	\$3,700	\$3,700	\$0	\$3,700	\$0
2017	\$3,500	\$0	\$0	\$3,500	\$3,500	\$0	\$3,500	\$0
2016	\$3,500	\$0	\$0	\$3,500	\$3,190	\$0	\$3,190	\$310
2015	\$2,900	\$0	\$0	\$2,900	\$2,900	\$0	\$2,900	\$0

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

Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.

Sales & Transfers


Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
7/10/2024	\$60,000	2024095077	01	JOINT VENTURE TRUST AGREEMENT DATED 6/17/1997	WD
3/13/1997	\$417,900	2983/2238	X2	ATLANTIC GULF COMMUNITIES CORP	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/27/2025

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>
0412F	OUT	OUT	X	120279		OUT

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

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

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

FEMA Flood Zone Data provided by Sarasota County Government as of 4/28/2025

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

7/10/2024 10:43 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM

Attn: John L. Wideikis, Esq.

3195 S. Access Road

Englewood, FL 34224

SIMPLIFILE

Receipt # 3207530

Doc Stamp-Deed: \$420.00

Order No.: 2024-50600JLW

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

1152236109

WARRANTY DEED

THIS WARRANTY DEED dated July 10, 2024, by **MARY JO SANDERS WALKER**, a single woman, individually, and as **Successor Trustee of the JOINT VENTURE TRUST AGREEMENT DATED JUNE 17, 1997**, whose post office address is 1412 Royal Palm Square Blvd. Unit 102, FT Myers, Florida 33919 (the "Grantor"), to **NEW VISTA PROPERTIES, INC.**, a Florida corporation, whose post office address is 1750 SW 4th Ave., Miami, FL 33129 (the "Grantee").

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

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of Sarasota, State of Florida, viz:

Lot 9, Block 2361, Forty-Eighth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 20, Page 5, of the Public Records of Sarasota County, Florida.

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

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

Grantor herein covenants that the above-described property is vacant, unimproved land and is not contiguous to Grantor's homestead or residence, nor to that of Grantor's spouse.

Neither the Grantor Trustees named herein, nor the spouses thereof, nor anyone for whose support they are responsible reside on or adjacent to the property herein described and said property is not therefore their homestead property.

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: 2023.

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

Signed, sealed and delivered in presence of:

Ciara Acker
Witness Signature

Ciara Acker
Printed Name of First Witness

2400 Lippincott Rd, Alva FL
Address of First Witness 33920

Jennifer Valles
Witness Signature

Jennifer Valles
Printed Name of Second Witness

1480 Royal Palm Sq Blvd #101
Address of Second Witness Fort Myers, FL
33919

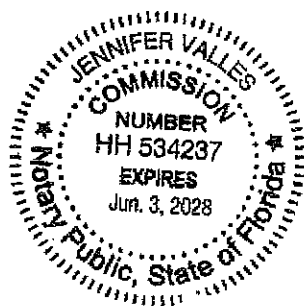
STATE OF Florida

COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of July, 2024 by MARY JO SANDERS WALKER, Individually and as Successor Trustee of the JOINT VENTURE TRUST AGREEMENT DATED JUNE 17, 1997, who is/are personally known to me or who has/have produced FL DL as identification and who did take an oath.

BY: Mary Jo Sanders Walker
MARY JO SANDERS WALKER, Individually
and as Successor Trustee of the JOINT
VENTURE TRUST AGREEMENT DATED
JUNE 17, 1997

Grantor Address:
1412 Royal Palm Square Blvd. Unit 102
FT Myers, FL 33919



Jennifer Valles
Notary Public, State of
My Commission Expires:
(Seal)

D6125857**E PRICE BLVD, NORTH PORT, FL 34288****County:** Sarasota**Subdiv:** PORT CHARLOTTE SUB 48**Subdiv/Condo:****Style:** Residential**Total Acreage:** 1/4 to less than 1/2**Price Per Acre:** 139,535**LP/SqFt:** \$4**For Lease:** No**Lease Rate:****Sold Price:** \$60,000**Sold Date:** 07/10/2024**Total Annual Assoc Fees:** 0.00**Average Monthly Fees:** 0.00**Status:** Sold**Backups Requested:** No**List Price:** \$80,750**Designated Builder:****On Market Date:** 05/31/2022**Special Sale:** None**ADOM:** 736**CDOM:** 736**Pets:****Lease Price Per Acre:**

Much sought after North Port! Here is your chance to own an oversized lot zoned multifamily! Build your own home or a multi-family house to generate income. Close to Veterans Blvd and I-75!

Land, Site, and Tax Information**Legal Desc:** LOT 9 BLK 2361 48TH ADD TO PORT CHARLOTTE**Tax ID:** [1152236109](#)**Taxes:** \$364**Tax Year:** 2021**Ownership:** Fee Simple**Homestead:****Other Exemptions:****SE/TP/RG:** 36-39-22**Block/Parcel:** 2361**Book/Page:** 20-5**Lot #:** 9**Alt Key/Folio #:****Subdivision #:****Between US 1 & River:****Legal Subdivision Name:** PORT CHARLOTTE SUB 48**Complex/Comm Name:****Census Tract:** 27.46**Census Block:****Flood Zone Panel:** 12115C0412F**Flood Zone Date:** 11/04/2016**Flood Zone:** X**Add Parcel:** No**# of Parcels:****Additional Tax IDs:****AG Exemption YN:****Front Footage:** 82**Lot Dimensions:**

82x150x120x91x88

Lot Size Acres: 0.43**Lot Size:** 18,610 SqFt / 1,729 SqM**Property Access:****Auction:** No**Auction Type:****Buyers Premium:****Auction Firm/Website:****SW Subd Name:** Port Charlotte Sub**SW Subd Condo#:****Development:****Min Lease:****View:****# Times per Year:****Water Information:****Water Frontage:** No**Waterfront Ft:** 0**Water Name:****Water Extras:** No**Water Access:** No**Water View:** No**Addl Water Info:****Parcel:****Annual CDD Fee:****State Land Use:****State Prop Use:****Planned Unit Dev:****CDD:****Future Land Use:****County Land Use:****County Prop Use:****Site Information****Easements:****Road Frontage:****Other Structures:****Security Feat:****Other Equipment:****Water:** None**Fences:****Farm Type:****# of Stalls:****# of Wells:****Road Surface Type:** Paved**Road Responsibility:****Front Exposure:****Lot Features:****Current Adjacent Use:****Utilities:** Other**Vegetation:****Sewer:** None**Barn Features:****Horse Amenities:****# Paddocks/Pastures:****# of Septics:****Green Features****Green Certifications:****Green Energy Features:****Green Water Features:****Green Landscaping:****Indoor Air Quality:****Disaster Mitigation:****Community Information****Community Features:****Comm/Assoc Water Feat:****Association Amenities:****Amenities w/Addnl Fees:****HOA / Comm Assn:** No**HOA Fee:**

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

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

Master Assn Ph:

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

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

List Agent ID: 256023343
 List Agent Fax:
 List Agent 2 ID:

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

List Office ID:
 Call Center #:

Office: [PARADISE EXCLUSIVE INC](#)

Office Fax:

Office Phone: 941-698-0303

Original Price: \$80,750

On Market Date: 05/31/2022

Office ID: 256030010
 LP/SqFt: \$4

Seller Representation:

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

Owner Phone:

Listing Type: Exclusive Right To Sell

Financing Avail:

Contract Status:

Contract: 06/07/2024

Financing Terms:

Lease Terms:

Selling Agent: [Lucy Fenton](#)

Selling Agent 2:

Office: [CENTURY 21 AZTEC & ASSOCIATES](#)

Exp Clsg Date: 07/10/2024

Sold Date: 07/10/2024

SP/SqFt: \$3

Sell Office 2:

Sell Offc 2 Phone:

Sold Remarks:

Sold Price: \$60,000

Days to Closed: 776

Terms: Cash

Seller Credit: \$0.00

SP/LP Ratio: 74

Listing Service Type: Full Service

Inter Office Info:

Realtor Info:

Confidential Info:

Showing Time:

Showing Instructions: Go Direct

Showing Considerations:

Driving Directions: From Veterans Blvd, North on Torrington St, left on Price Blvd, lot on right; corner of Price Blvd and Torrington St.

Realtor Remarks:

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

Closing Agent Name:

Email:

Phone:

Address: , Florida

Fax:

Closing Company Name:

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative.

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 'price*'

State is 'Florida'

County is 'Sarasota'

City is 'NORTH PORT'

Selected 1 of 134 results.

COMPARABLE LAND SALE 2





Bill Furst SARASOTA COUNTY PROPERTY APPRAISER

Property Record Information for 1152480130

Ownership:

JBCC VETERANS BLVD LLC

1858 RINGLING BLVD STE 200, SARASOTA, FL, 34236-5917

Situs Address:

VETERANS BLVD NORTH PORT, FL, 34288

Land Area: 64,001 Sq.Ft.

Municipality: City of North Port

Subdivision: 1784 - PORT CHARLOTTE SUB 48

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 36-39S-22E

Census: 121150027462

Zoning: AC10 - ACTIVITY CENTER 10

Total Living Units: 0

Parcel Description: TRACT M CONTAINING 1.29 AC M/L 48TH 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
2024	\$49,100	\$0	\$0	\$49,100	\$27,282	\$0	\$27,282	\$21,818
2023	\$44,300	\$0	\$0	\$44,300	\$24,802	\$0	\$24,802	\$19,498
2022	\$58,900	\$0	\$0	\$58,900	\$22,547	\$0	\$22,547	\$36,353
2021	\$23,800	\$0	\$0	\$23,800	\$20,497	\$0	\$20,497	\$3,303
2020	\$25,900	\$0	\$0	\$25,900	\$18,634	\$0	\$18,634	\$7,266
2019	\$21,600	\$0	\$0	\$21,600	\$16,940	\$0	\$16,940	\$4,660
2018	\$15,400	\$0	\$0	\$15,400	\$15,400	\$0	\$15,400	\$0
2017	\$14,800	\$0	\$0	\$14,800	\$14,800	\$0	\$14,800	\$0
2016	\$17,100	\$0	\$0	\$17,100	\$15,226	\$0	\$15,226	\$1,874
2015	\$14,000	\$0	\$0	\$14,000	\$13,842	\$0	\$13,842	\$158

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
6/17/2024	\$200,000	2024084668	01	JOINT VENTURE TRUST AGREEMENT DATED 6/17/1997	WD
3/13/1997	\$417,900	2983/2238	X2	ATLANTIC GULF COMMUNITIES CORP	WD

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

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>
0416F	OUT	OUT	X	120279		OUT

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

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

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

FEMA Flood Zone Data provided by Sarasota County Government as of 4/28/2025

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

6/18/2024 3:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3198823

Doc Stamp-Deed: \$1,400.00

PREPARED BY AND RETURN TO:

DAVID H. ROSENBERG, ESQUIRE
Florida Bar #: 0124753
DHR LAW, PLLC
2639 Fruitville Road
Second Floor, Suite 203
Sarasota, Florida 34237
(941) 361-1153 PH.
(941) 827-9818 FX.

SPECIAL WARRANTY DEED

This Special Warranty Deed is made by **Mary Jo Sanders Walker, individually and as Successor Trustee of that Joint Venture Trust Agreement dated June 17, 1997**, whose post office address is: 4958 Oyster Pearl Street, Lakewood Ranch, FL 34211, hereinafter collectively referred to as "Grantor", to **JBCC VETERANS BLVD LLC**, a Florida limited liability company, whose post office address is: 1858 Ringling Blvd Suite 200 Sarasota, FL 34236, collectively referred to as "Grantee".

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in **Sarasota County, Florida**:

Tract M, 48TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 20, Page 5, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number of the above-described real property is 1152480130.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor herein covenants that this property is not the homestead of Grantor, nor is it contiguous with or adjacent to the homestead of the Grantor.

Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrants the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Executed on this 17 day of June, 2024.

WITNESSES:

Jennifer Valles
Print Name: Jennifer Valles

Address: 229 SE 1st St
CAPE CORAL, FL 3399D

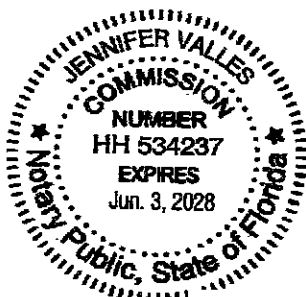
Mary Jo Sanders Walker, Trustee
Mary Jo Sanders Walker,
Individually and as Successor
Trustee of that Joint Venture
Trust Agreement dated
June 17, 1997

Cierra Alexson
Print Name: Cierra Alexson

Address: 2400 Lippincott Rd
Alva, FL 33920

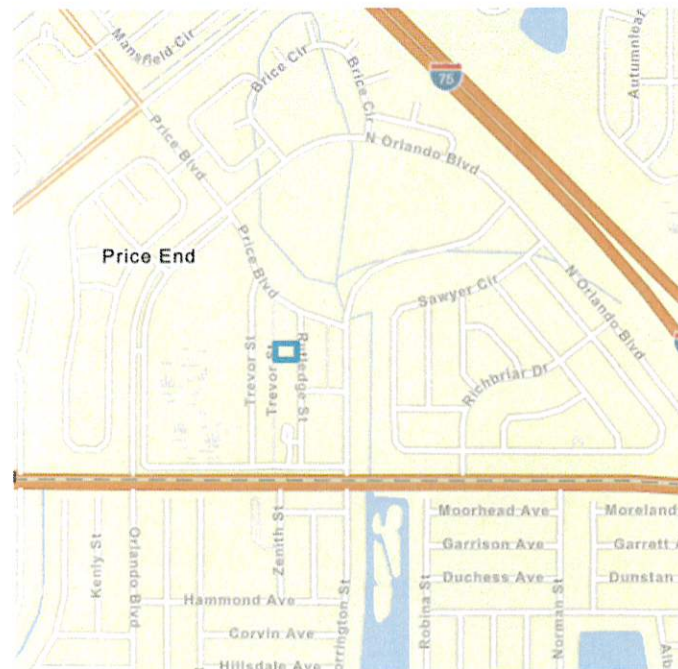
STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of JUNE, 2024, by **Mary Jo Sanders Walker, Individually and as Successor Trustee of that Joint Venture Trust Agreement dated June 17, 1997**, who is (Notary choose one) ☐ personally known to me, or ☒ who has produced FL DL as identification.



Jennifer Valles
Notary Public
Print Name:
My Commission Expires:

COMPARABLE LAND SALE 3





Bill Furst SARASOTA COUNTY PROPERTY APPRAISER

Property Record Information for 1152235907

Ownership:

VESPIA MARK

3971 WENONA DR, NORTH PORT, FL, 34288-1465

Situs Address:

0 RUTLEDGE ST NORTH PORT, FL, 34288

Land Area: 30,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1784 - PORT CHARLOTTE SUB 48

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 36-39S-22E

Census: 121150027462

Zoning: AC10 - ACTIVITY CENTER 10

Total Living Units: 0

Parcel Description: LOT 7 BLK 2359 48TH 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
2024	\$50,200	\$0	\$0	\$50,200	\$50,200	\$0	\$50,200	\$0
2023	\$22,800	\$0	\$0	\$22,800	\$8,918	\$0	\$8,918	\$13,882
2022	\$24,300	\$0	\$0	\$24,300	\$8,107	\$0	\$8,107	\$16,193
2021	\$8,400	\$0	\$0	\$8,400	\$7,370	\$0	\$7,370	\$1,030
2020	\$6,700	\$0	\$0	\$6,700	\$6,700	\$0	\$6,700	\$0
2019	\$6,200	\$0	\$0	\$6,200	\$6,200	\$0	\$6,200	\$0
2018	\$4,900	\$0	\$0	\$4,900	\$3,993	\$0	\$3,993	\$907
2017	\$3,800	\$0	\$0	\$3,800	\$3,630	\$0	\$3,630	\$170
2016	\$3,800	\$0	\$0	\$3,800	\$3,300	\$0	\$3,300	\$500
2015	\$3,000	\$0	\$0	\$3,000	\$3,000	\$0	\$3,000	\$0

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

Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.


Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
12/21/2023	\$64,000	2023188450	01	PETTY JUDITH LEAH	WD
4/6/2023	\$0	2023061881	11	PETTY JEFFREY	QC
6/27/2018	\$8,000	2018087545	01	PEEL ROBERT D	WD
4/1/1986	\$10,300	1856/2626	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

FEMA Flood Zone Information provided by Sarasota County Government

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

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

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

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

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

FEMA Flood Zone Data provided by Sarasota County Government as of 4/28/2025

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

12/21/2023 1:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3123155



Prepared by and Return to:
Jeannie Stambaugh, an employee of
First International Title
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

Doc Stamp-Deed: \$448.00

File No.: 238093-95

WARRANTY DEED

This indenture made on **December 21, 2023** by **Judith Leah Petty a/k/a Judith L. Petty, a married woman**, whose address is: 31 Lee Miller Rd, Crawfordville, FL 32327 hereinafter called the "grantor", to **Mark Vespia, a single man**, whose address is: 3971 Wenona Dr, North Port, FL 34288, hereinafter called the "grantee":

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

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

Lot 7, Block 2359, FORTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 20, Page 5, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1152235907

Grantor covenants the above described property is and was vacant land at the time of deed recorded in Instrument # 202306881.

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 2023.

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

Judith Leah Petty aka Judith L Petty

Judith Leah Petty a/k/a Judith L. Petty

Signed, sealed and delivered in our presence:

[Signature]

1st Witness Signature

Print Name: Turnisha Akins as witness

Address: 3571 Clay Brick Rd
Harmony, FL 34773

State of Florida

County of Osceola

Christine Gainwell

2nd Witness Signature

Print Name: Christine Gainwell

Address: 1015 Green Pine Blvd A2
West Palm Beach, FL 33407

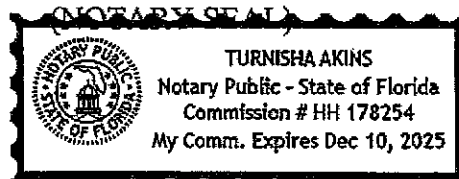
The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (X) online notarization on 12/20/2023, by Judith Leah Petty a/k/a Judith L. Petty, who () is/are personally known to me or who (X) produced a valid FL Driver's License as identification.

[Signature]

Notary Public Signature

Printed Name: Turnisha Akins
My Commission Expires: 12/10/2025

Turnisha Akins- Notary Public State of Florida
Commission Number: HH178254
Commission Expires: 12/10/2025



This Notarization was conducted using audio/video technology provided by eNotaryLog, LLC

D6131493 0 RUTLEDGE ST, NORTH PORT, FL 34288**County:** Sarasota**Subdiv:** PORT CHARLOTTE SUB 48**Subdiv/Condo:****Style:** Residential**Total Acreage:** 1/2 to less than 1**Price Per Acre:** 92,754**LP/SqFt:** \$3**For Lease:** No**Lease Rate:****Sold Price:** \$64,000**Sold Date:** 12/21/2023**Total Annual Assoc Fees:** 0.00**Average Monthly Fees:** 0.00**Status:** Sold**Backups Requested:** No**List Price:** \$89,999**Designated Builder:****On Market Date:** 07/15/2023**Special Sale:** None**ADOM:** 139**CDOM:** 139**Pets:****Lease Price Per Acre:**

Outstanding RMF RESIDENTIAL MULTI-FAMILY zoned property with 150' of frontage and a paved alley access road behind, central to Veterans Highway and Interstate I-75, perfect for building your new custom Multi-Plex. You will be able to easily access fast growing North Port, downtown Port Charlotte, Punta Gorda and the Sunseeker Resort, Gulf Beaches, World Class Fishing, over a dozen public golf courses and so much more! The rental market is strong, and storage facilities are being constructed just off I-75 to keep up with demand. Here is a huge opportunity for the right investor! The lot is zoned X, and is 150' wide by 200' deep, with mature trees and nature views all around, and an alley road behind for easy access or overflow guest parking! Imagine the possibilities! Call today for more information.

Land, Site, and Tax Information**Legal Desc:** LOT 7 BLK 2359 48TH ADD TO PORT CHARLOTTE**Tax ID:** [1152235907](#)**Taxes:** \$522**Tax Year:** 2022**Ownership:** Fee Simple**Homestead:****Other Exemptions:****Zoning Comp:****Zoning:** RMF**SE/TP/RG:** 36-39-22**Block/Parcel:** 2359**Book/Page:** 20-5**Lot #:** 7**Alt Key/Folio #:****Subdivision #:****Between US 1 & River:****Legal Subdivision Name:** PORT CHARLOTTE SUB 48**Complex/Comm Name:****Census Tract:** 27.46**Flood Zone Panel:** 12115C0412F**Flood Zone Date:** 11/04/2016**Flood Zone:** X**Census Block:****Add Parcel:** No**# of Parcels:****Additional Tax IDs:****AG Exemption YN:****Front Footage:** 150**Lot Dimensions:** 150x200**Lot Size Acres:** 0.69**Lot Size:** 30,000 SqFt / 2,787 SqM**Property Access:****Auction:** No**Auction Type:****Buyers Premium:****Auction Firm/Website:****SW Subd Condo#:****Development:****Min Lease:****View:** Trees/Woods**SW Subd Name:** Not Applicable**# Times per Year:****Water Information:****Water Frontage:** No**Waterfront Ft:** 0**Water Name:****Water Extras:** No**Water Access:** No**Water View:** No**Addtl Water Info:****Parcel:****Annual CDD Fee:****State Land Use:****State Prop Use:****Planned Unit Dev:****CDD:****Future Land Use:****County Land Use:****County Prop Use:****Site Information****Easements:****Road Frontage:****Other Structures:****Security Feat:****Other Equipment:****Water:** Well Required**Fences:****Farm Type:****# of Stalls:****# of Wells:****Road Surface Type:** Paved**Road Responsibility:** Public Maintained Road**Front Exposure:** East**Lot Features:** Other, Street Paved**Current Adjacent Use:** Residential**Utilities:** Electrical Nearby**Vegetation:****Sewer:** Septic Needed**Barn Features:****Horse Amenities:****# Paddocks/Pastures:****# of Septics:****Green Features****Green Certifications:****Green Energy Features:****Green Water Features:****Green Landscaping:****Indoor Air Quality:****Disaster Mitigation:****Community Information****Community Features:****Comm/Assoc Water Feat:**

Association Amenities:**Amenities w/Addnl Fees:**

HOA / Comm Assn: No

HOA Pmt Sched:

Master Assn/Name:No

Condo Fee:

Other Fee Term:

Pet Size:

Max Pet Wt:

Elementary School: [Atwater Bay Elementary](#)High School: [North Port High](#)

Assn/Manager Name:

Assn/Manager Phone:

HOA Fee:

Mo Maint\$(add HOA):

Master Assn Fee:

Other Fee:

Fee Includes:

of Pets:

Pet Restrictions:

Middle School: [Woodland Middle School](#)

Assn/Manager Email:

Assn/Manager URL:

Master Assn Ph:

Realtor InformationList Agent: [Denise Heath](#)E-mail: denise.heath@exprealty.comList Agent 2: [Jay Heath](#)List Agent 2 Email: jay.heath@exprealty.comList Office 2: [EXP REALTY LLC](#)

List Agent ID: 256060198

List Agent Fax: 800-603-8101

List Agent 2 ID: 256023226

List Agent Direct: 941-525-2250

List Agent Cell: 941-525-2250

List Agent 2 Phone: 888-883-8509

List Office ID: 261010944

Call Center #:

Office: [EXP REALTY LLC](#)

Office Fax: 941-315-8557

Original Price: \$99,000

Previous Price: \$99,000

Seller Representation:

Possession:Close Of Escrow

Owner: JUDITH L PETTY

Financing Avail: Cash

Contract Status: Inspections

Selling Agent: [Denise Heath](#)

Selling Agent 2:

Sold Date: 12/21/2023

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Inter Office Info:

Realtor Info: As-Is

Confidential Info: Go To Site

Showing Time:

Showing Instructions: Go Direct

Showing Considerations:

Driving Directions: From I-75, take Kings Highway, turn right onto Veterans Highway, right on Torrington Street, quick left on access road, turn right onto Rutledge, lot is on the left. Trevor is the name of the alley access road behind the lot.

Realtor Remarks: Based on info available, parcel is not designated in scrub jay permit zone. Buyer and Buyer's Agent to verify all info provided.

Documents and Disclosures

Land Sales Disclosure

Status of Documents and Disclosures

Office Phone: 888-883-8509

On Market Date: 07/15/2023

Price Change: 10/30/2023

Office ID: 261010944

LP/SqFt: \$3

Expiration Date:

Contract: 12/01/2023

Owner Phone:

Financing Terms:

Days to Cont: 141

Office: [EXP REALTY LLC](#)

Sell Office 2:

Sold Price: \$64,000

Seller Credit: \$0.00

Listing Type: Exclusive Right To Sell

Lease Terms:

Exp Clsg Date: 12/21/2023

Sell Offc 2 Phone:

Days to Closed: 161

SP/LP Ratio: 71

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative.

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 'rutledge*'

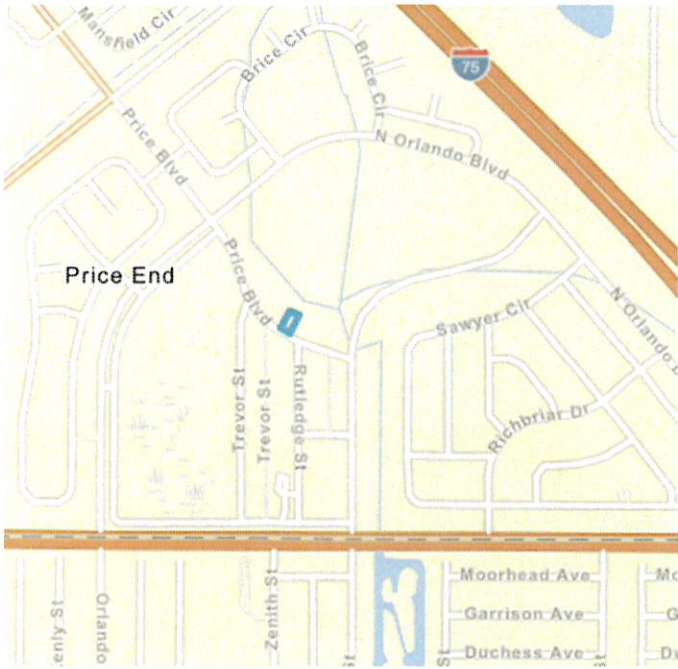
State is 'Florida'

County is 'Sarasota'

City is 'NORTH PORT'

Selected 1 of 3 results.

COMPARABLE LAND SALE 4





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1152236104

Ownership:

LANDSUN PROPERTIES 3 LLC
5292 ROYAL POINCIANA WAY, NORTH PORT, FL, 34291-8001

Situs Address:

E PRICE BLVD NORTH PORT, FL, 34288

Land Area: 13,758 Sq.Ft.

Municipality: City of North Port

Subdivision: 1784 - PORT CHARLOTTE SUB 48

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 36-39S-22E

Census: 121150027462

Zoning: AC10 - ACTIVITY CENTER 10

Total Living Units: 0

Parcel Description: LOT 4, BLK 2361, 48TH 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
2024	\$32,400	\$0	\$0	\$32,400	\$32,400	\$0	\$32,400	\$0
2023	\$10,200	\$0	\$0	\$10,200	\$3,194	\$0	\$3,194	\$7,006
2022	\$9,100	\$0	\$0	\$9,100	\$2,904	\$0	\$2,904	\$6,196
2021	\$3,400	\$0	\$0	\$3,400	\$2,640	\$0	\$2,640	\$760
2020	\$2,400	\$0	\$0	\$2,400	\$2,400	\$0	\$2,400	\$0
2019	\$2,500	\$0	\$0	\$2,500	\$2,500	\$0	\$2,500	\$0
2018	\$3,300	\$0	\$0	\$3,300	\$3,300	\$0	\$3,300	\$0
2017	\$3,300	\$0	\$0	\$3,300	\$3,300	\$0	\$3,300	\$0
2016	\$3,300	\$0	\$0	\$3,300	\$3,080	\$0	\$3,080	\$220
2015	\$2,800	\$0	\$0	\$2,800	\$2,800	\$0	\$2,800	\$0

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

Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.

Sales & Transfers


Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
3/24/2023	\$40,000	2023048372	01	KUNITSA PETER	WD
7/15/2018	\$100	2018110497	11	MM3 LLC	QC
4/26/2018	\$100	2018056063	11	EXCLUSIVE HOME DESIGN LLC	QC
3/3/2017	\$2,700	2017027390	38	VASSALLO ALBERT JR	WD
6/2/2004	\$25,000	2004108042	01	JOLEO ENTERPRISES INC,	WD
3/13/2004	\$6,500	2004060144	01	KOLKE, SHAUN G	WD
8/28/2002	\$100	2002140986	11	JOHNSON LARRY L,	QC
1/15/1992	\$100	2368/1883	11	SLOAN ANNA M	WD
2/1/1987	\$0	1929/2727	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/27/2025

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>
0412F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the [Flood Zone Map](#) to determine if the building footprint is within the flood area.
** For more information on flood and flood related issues specific to this property, call (941) 240-8050
*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.
FEMA Flood Zone Data provided by Sarasota County Government as of 4/28/2025
For general questions regarding the flood map, call (941) 861-5000.

After Recording Return to:
Lauren Alcazar
Siesta Title and Escrow Services, LLC
866 Tamiami Tr
Unit 1
Port Charlotte, FL 33963

This Instrument Prepared by:
Lauren Alcazar
Siesta Title and Escrow Services, LLC
866 Tamiami Tr
Unit 1
Port Charlotte, FL 33963
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

3/27/2023 2:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3005363

Doc Stamp-Deed: \$280.00

Property Appraisers Parcel I.D. (Folio) Number(s):
1152236104
File No.: 20235909

WARRANTY DEED

This Warranty Deed, Made the 24th day of March, 2023, by PETER KUNITSA, a single man, whose post office address is: 1849 NAMATKA, NORTH PORT, FL 34288, hereinafter called the "Grantor", to LANDSUN PROPERTIES 3, LLC, a FLORIDA LIMITED LIABILITY COMPANY, whose post office address is: 5292 ROYAL POINCIANA WAY, NORTH PORT, FL 34291, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida, to wit:

LOT 4, BLOCK 2361, of FORTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to Plat thereof, as recorded in Plat Book 20, Pages 5, 5A through 5R, inclusive, of the Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

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

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

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature:
Printed Name:

Peter Kunitza
PETER KUNITSA

Witness Signature:
Printed Name:

Dawn Randin
DAWN RANDIN

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of March, 2023 by PETER KUNITSA. He/She/They is/are ☐ Personally Known OR ☒ Produced as Identification.

Notary Public Signature
Printed Name: Lauren Alcazar
My Commission Expires:

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



LAUREN ALCAZAR
Commission # GG 964030
Expires March 25, 2024
Bonded Thru Budget Notary Services

C7465676**E PRICE BLVD, NORTH PORT, FL 34288****County:** Sarasota**Subdiv:** PORT CHARLOTTE SUB 48**Subdiv/Condo:****Style:** Residential**Total Acreage:** 1/4 to less than 1/2**Price Per Acre:** 125,000**LP/SqFt:** \$3**For Lease:** No**Lease Rate:****Sold Price:** \$40,000**Sold Date:** 03/29/2023**Total Annual Assoc Fees:** 0.00**Average Monthly Fees:** 0.00**Status:** Sold**Backups Requested:** No**List Price:** \$42,000**Designated Builder:****On Market Date:** 08/31/2022**Special Sale:** None**ADOM:** 180**CDOM:** 180**Pets:****Lease Price Per Acre:**

OVERSIZED DUPLEX/Single Family Residence LOT.. Not in a Flood zone, No Wetlands as per FWS and not in a Scrub Jay Zone as per Sarasota County.. The Lots next door is also for sale, so you can buy 3 Lots Side by Side, combined is almost an Acre.. Large easement in rear from property line. Close to Shopping, Restaurants and Beaches.. Call Today!!

Land, Site, and Tax Information**Legal Desc:** LOT 4, BLK 2361, 48TH ADD TO PORT CHARLOTTE**Tax ID:** [1152236104](#)**Taxes:** \$359**Tax Year:** 2021**Ownership:** Fee Simple**Homestead:****Other Exemptions:****Zoning Comp:****Zoning:** RMF**SE/TP/RG:** 36-39-22**Block/Parcel:** 2361**Book/Page:** 20-5**Lot #:** 4**Alt Key/Folio #:****Subdivision #:****Between US 1 & River:****Legal Subdivision Name:** PORT CHARLOTTE SUB 48**Complex/Comm Name:****Census Tract:** 27.46**Flood Zone Panel:** 12115C0412F**Flood Zone Date:** 11/04/2016**Flood Zone:** X**Add Parcel:** No**# of Parcels:****AG Exemption YN:****Census Block:****Additional Tax IDs:****Front Footage:** 85**Lot Dimensions:** 85x150x75**Lot Size Acres:** 0.32**Lot Size:** 13,758 SqFt / 1,278 SqM**Property Access:****Auction:** No**Auction Type:****Buyers Premium:****Auction Firm/Website:****SW Subd Condo#:****Development:****Min Lease:****View:****SW Subd Name:** Port Charlotte Sub**# Times per Year:****Water Information:****Water Frontage:** No**Water Access:** No**Water View:** No**Addtl Water Info:****Waterfront Ft:** 0**Water Name:****Water Extras:** No**Parcel:****Annual CDD Fee:****State Land Use:****State Prop Use:****Planned Unit Dev:****CDD:****Future Land Use:****County Land Use:****County Prop Use:****Site Information****Easements:****Road Frontage:****Other Structures:****Security Feat:****Other Equipment:****Water:** Well Required**Fences:****Farm Type:****# of Stalls:****# of Wells:****Road Surface Type:** Asphalt**Road Responsibility:****Front Exposure:****Lot Features:** Drainage Canal, Greenbelt**Current Adjacent Use:****Utilities:** Electrical Nearby**Vegetation:****Sewer:** Septic Needed**Barn Features:****Horse Amenities:****# Paddocks/Pastures:****# of Septics:****Green Features****Green Certifications:****Green Energy Features:****Green Water Features:****Green Landscaping:****Indoor Air Quality:****Disaster Mitigation:****Community Information****Community Features:****Comm/Assoc Water Feat:****Association Amenities:****Amenities w/Addnl Fees:****HOA / Comm Assn:** No**HOA Fee:**

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

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

Master Assn Ph:

Realtor Information

List Agent: [Agnesa Margitich](#)
 E-mail: Agnesa.realtor@gmail.com
 List Agent 2:
 List Agent 2 Email:
 List Office 2:

List Agent ID: 274506716
 List Agent Fax: 941-625-6201
 List Agent 2 ID:

List Agent Direct: 941-202-9324
 List Agent Cell:
 List Agent 2 Phone:

List Office ID:
 Call Center #:

Office: [REAL ESTATE MAINSTREAM](#)

Office Fax: 941-625-6201

Office Phone: 941-625-6200

Original Price: \$42,000

On Market Date: 08/31/2022

Office ID: 274500801

Previous Price:

Price Change: 08/31/2022

LP/SqFt: \$3
 Expiration Date:

Seller Representation:

Owner: PETER KUNITSA

Owner Phone:

Listing Type: Exclusive Agency

Financing Avail: Cash

Financing Terms:

Lease Terms:

Contract Status: Inspections

Contract: 02/27/2023

Days to Cont: 180

Exp Clsg Date: 03/24/2023

Selling Agent: [Albert Piecuch, Jr.](#)Office: [G & E REALTY GROUP, INC](#)

Selling Agent 2:

Sell Office 2:

Sell Offc 2 Phone:

Sold Date: 03/29/2023

SP/SqFt: \$3

Sold Price: \$40,000

Days to Closed: 210

Sold Remarks:

Seller Credit: \$0.00

SP/LP Ratio: 95

Terms: Cash

Listing Service Type: Full Service

Inter Office Info:

Realtor Info:

Confidential Info:

Showing Time:

Showing Instructions: Go Direct

Showing Considerations:

Driving Directions: S Tamiami Trail/US Hwy 41 S, Turn left onto S Cranberry Blvd, Turn right onto W Price Blvd

Realtor Remarks:

Seller's Preferred Closing Agent

Closing Agent Name:

Phone:

Email:

Fax:

Address: , Florida

Closing Company Name:

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative.

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 'price*'

State is 'Florida'

County is 'Sarasota'

City is 'NORTH PORT'

Selected 1 of 134 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

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

