

**HETTEMA  
SABA**

COMMERCIAL REAL ESTATE  
VALUATION ADVISORY SERVICES

In-Depth Insight  
Since 1977™

*An Appraisal of  
A 12,643 SF Residential Land Parcel  
Located on Hice Court  
North Port, Sarasota County, Florida*

*For*

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

*H.S. File No. 225C053*

---

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

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





COMMERCIAL REAL ESTATE  
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September 23, 2025

Arlena Dominick  
Consultant Project Manager  
Right of Way Acquisition Support Services

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

Dear Ms. Dominick:

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

The attached appraisal report contains the basic data, definitions, descriptions, and analyses used to formulate my opinion of value. Based on the known factors creating and affecting value, it is my opinion of the fee simple market value of the subject property as of September 14, 2025, was:

TWENTY-TWO THOUSAND, EIGHT HUNDRED DOLLARS  
(\$22,800)

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

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

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

## 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 .....	3
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 .....	4
Tax Information.....	4
Zoning and Other Legal Restrictions .....	4
History of Subject Property .....	7
Site Description .....	7
Environmental Hazards Statement .....	8
Area Analysis .....	9
Neighborhood Analysis .....	14
Market Analysis.....	17
Highest and Best or Most Probable Use.....	20
Exposure Time.....	21
Discussion of the Appraisal Process.....	21
Land Valuation – Sales Comparison Approach .....	22
Vacant Land Sales Comparison Chart.....	23
Summary and Analysis of Comparable Land Sales.....	24
Reconciliation and Opinion of Land Value .....	24

## **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: September 23, 2025

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

## GENERAL ASSUMPTIONS

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

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

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

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

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

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

## GENERAL LIMITING CONDITIONS

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

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

SUBJECT PHOTOS #1132212038



Front View



Rear View



Coco Plum Waterway looking South



Coco Plum Waterway looking North

## STREET SCENES



Hampshire Circle, Looking east

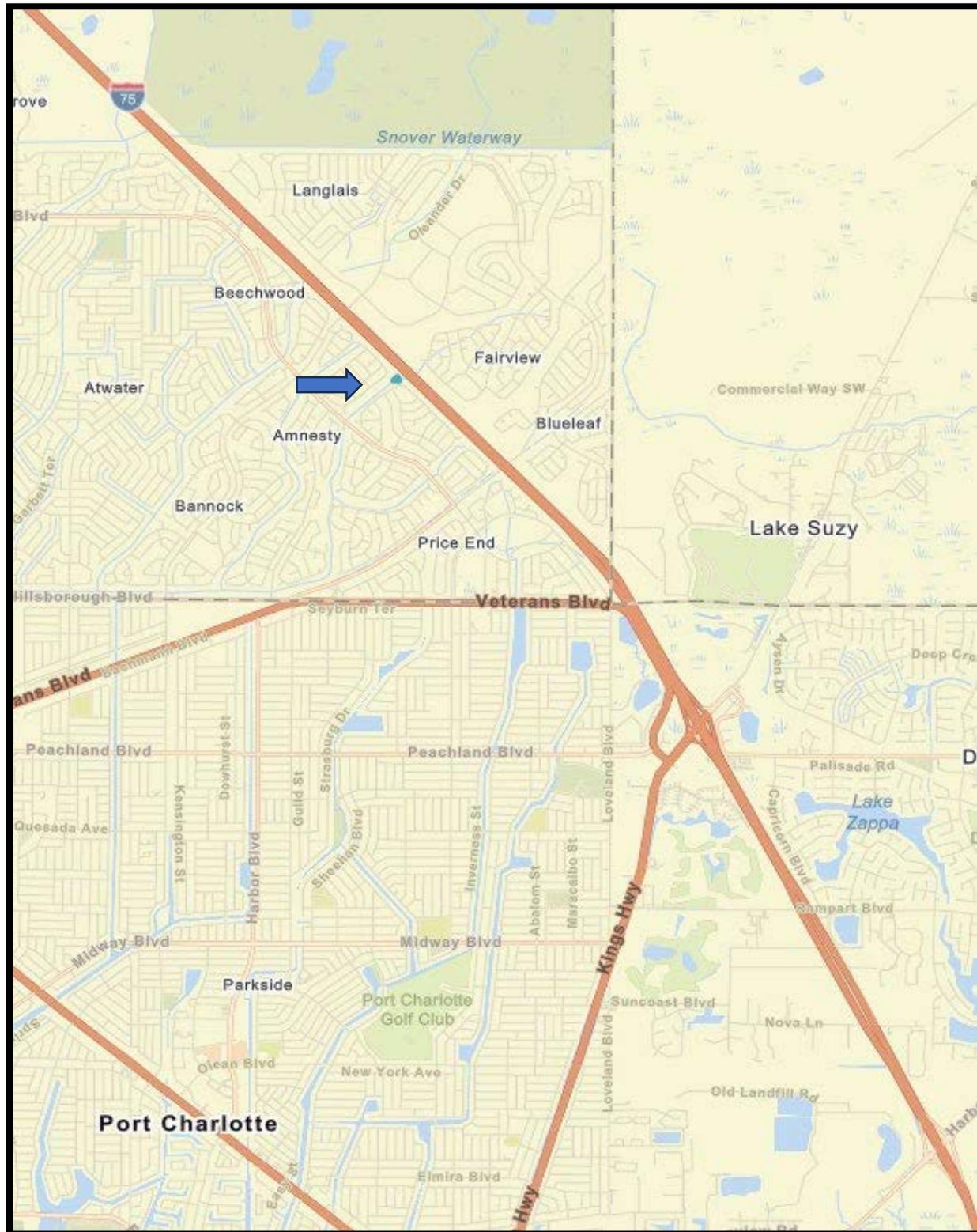


Hampshire Circle, Looking west

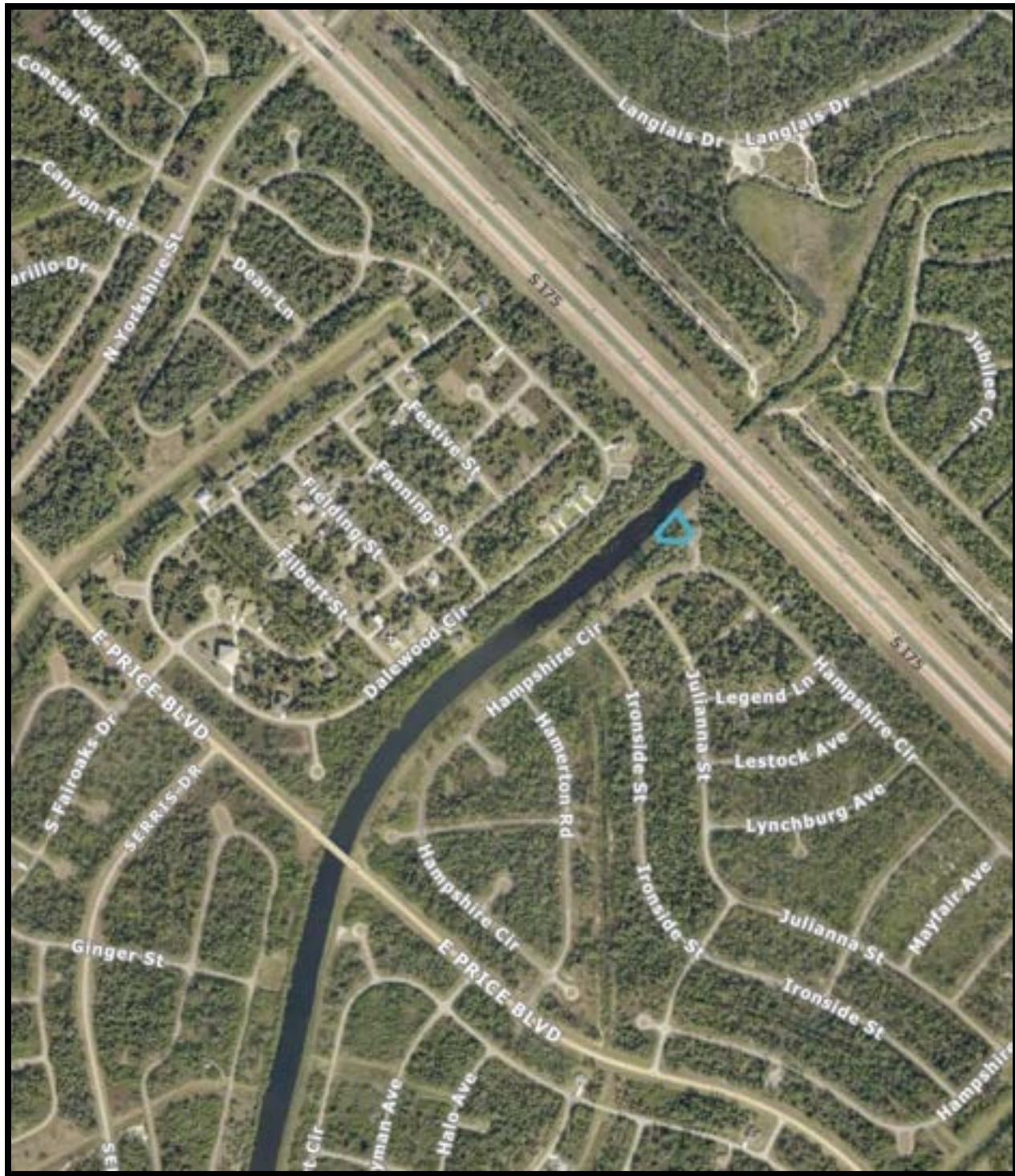


Hice Court

## SUBJECT MAPS



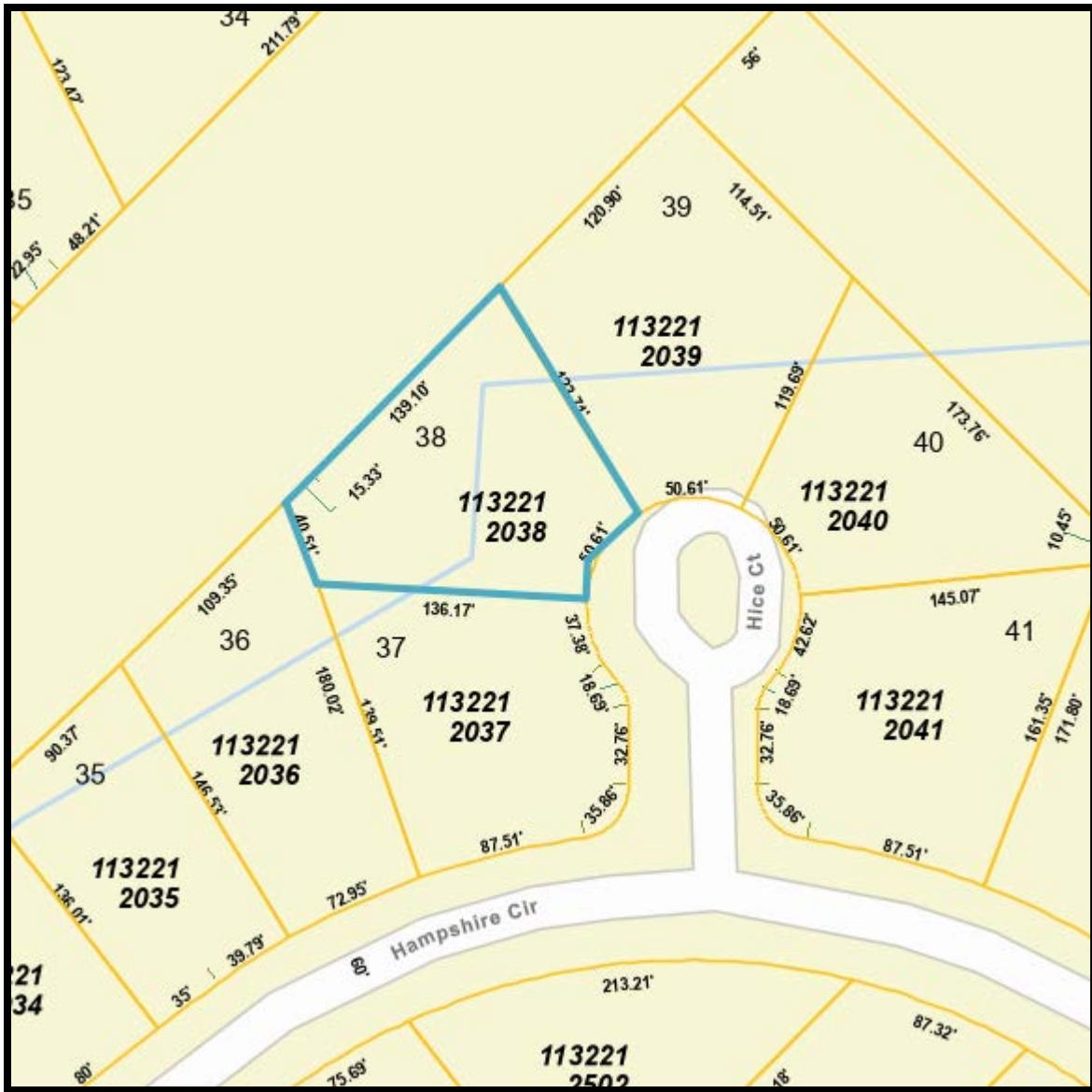
Location Map



Neighborhood Map



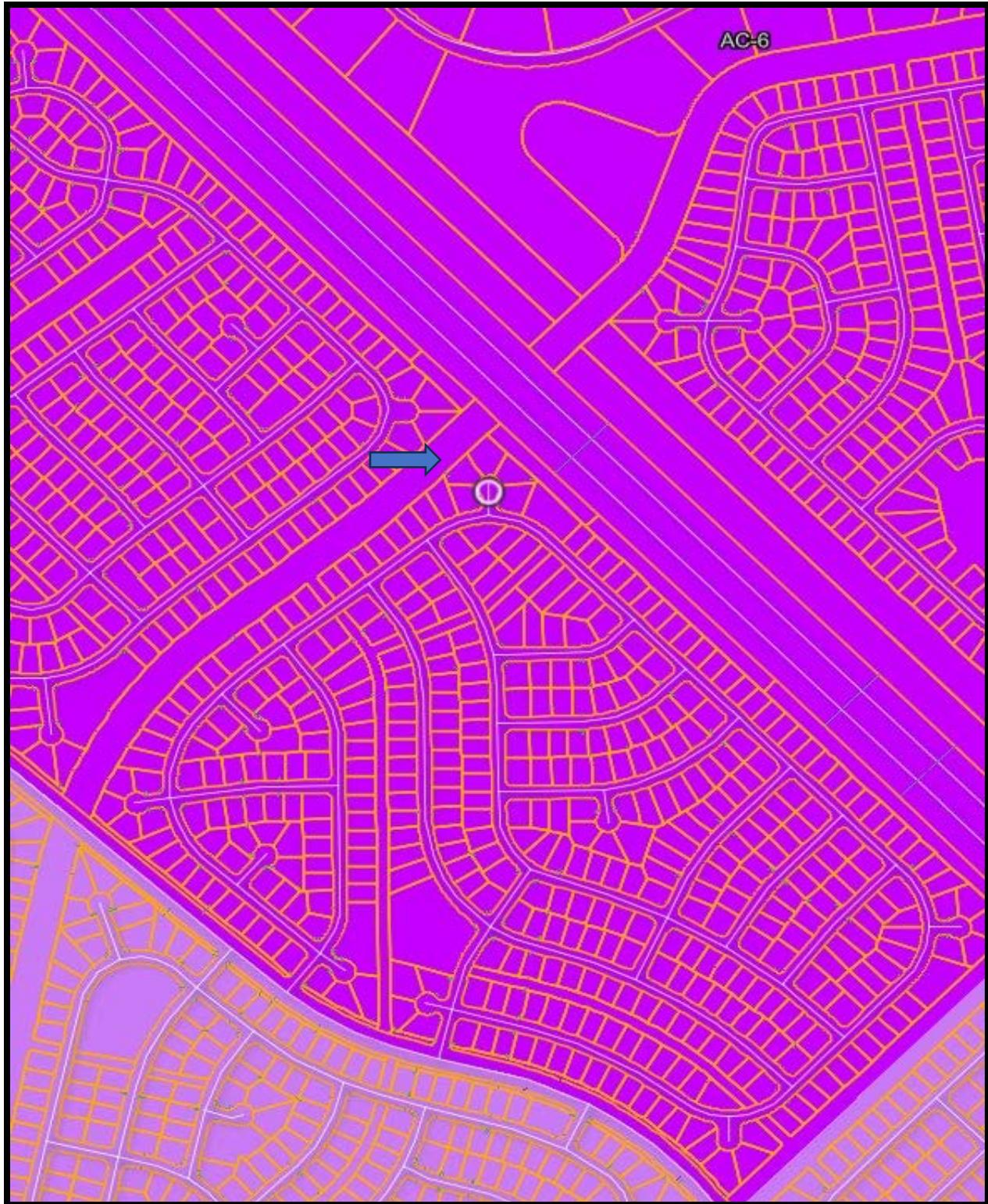
Aerial



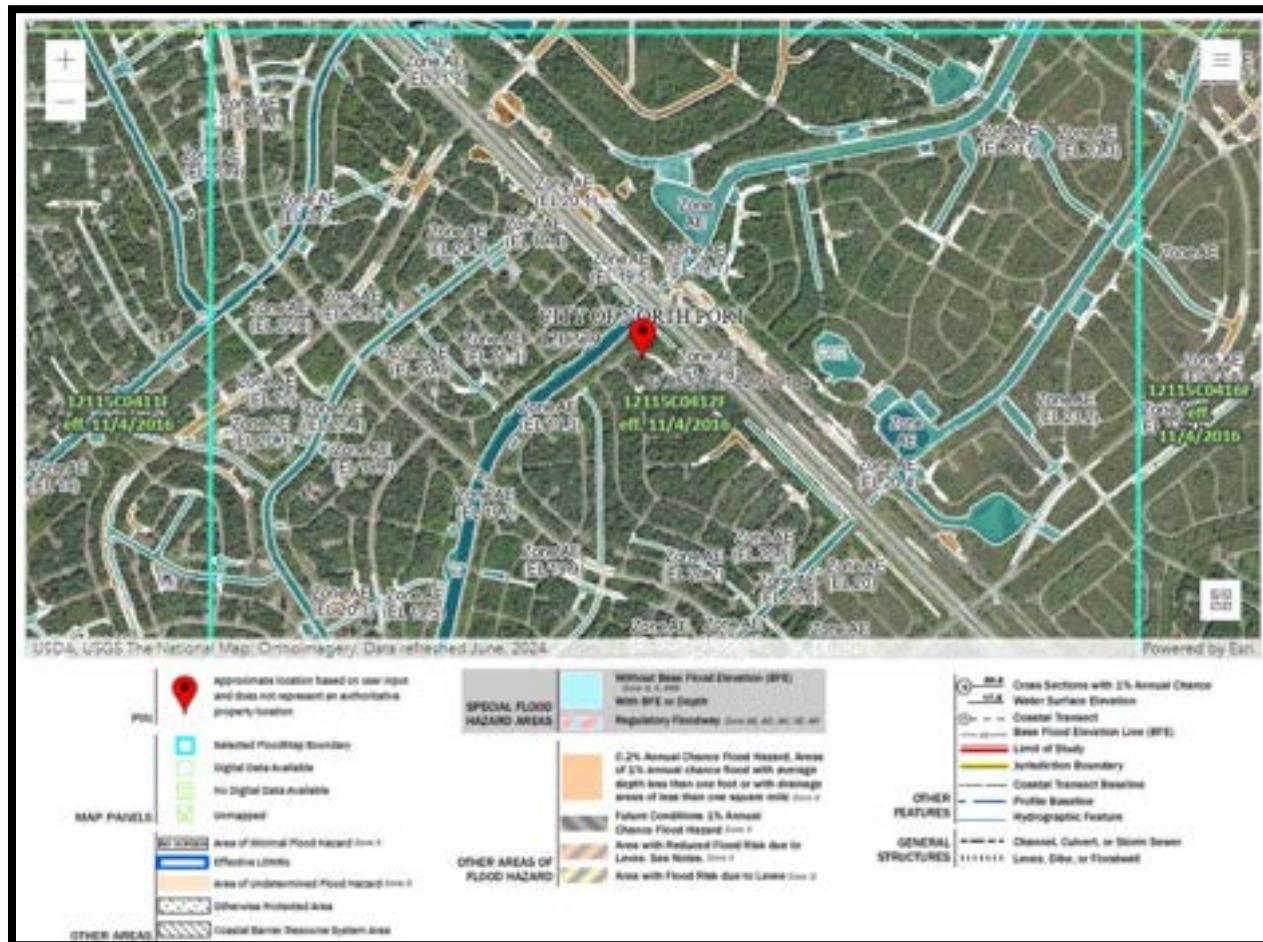
## Plat Map



Future Land Use Map



Zoning Map



Flood Zone Map  
Zone AE  
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 Hice Court, just north of East Price Boulevard and west of Interstate 75 in North Port, Florida. The subject site contains a total of 12,643 sf of land and is located on a Coco Plum Canal. The subject is zoned AC-6 (Activity Center 6) and is in the Activity Center 6 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 225C053

### APPARENT OWNER OF RECORD

Demetrios Karavitis  
Patti Karavitis  
49 Laslo Terrace  
Fairfield, CT, 06825-3663

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

### CLIENT AND INTENDED USER

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

#### Client

Arlena Dominick  
Consultant Project Manager  
Right of Way Acquisition Support Services

#### Other Intended User City of North Port

### SCOPE OF WORK

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

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

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

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

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

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

- The effective date of this analysis is September 14, 2025, the date of inspection.
- The area and neighborhood data are based on physical inspection of the surrounding neighborhood, as well as information available from the Wyattopia (Census Data), CoStar Analytics and Stellar MLS.
- The site description is based on physical inspection of the property and consultation of the Sarasota Property Appraisers records and the City of North Port Zoning Maps.
- The highest and best use analysis incorporates the four criteria described later herein. Land sales sharing the same highest and best use are selected and used. The value conclusion in this report is consistent with the subject property being used in accordance with its highest and best use.
- The subject's market area is North Port, with specific emphasis placed on the subject's neighborhood west of Interstate 75. These comparable sales are considered to have similar locational influences as the subject property.
- The land sales were assembled from the office database system, which is constantly updated, and through researching recent activity within the subject's market area. The sales information was verified with real estate agents through MLS and researching public records.
- The valuation technique used is the Sales Comparison Approach, and a detailed description of this approach is presented in the report.

## CONFORMANCE STATEMENT

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

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

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

## PROPERTY RIGHTS APPRAISED

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

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

## EFFECTIVE DATE OF APPRAISAL AND REPORT PREPARATION DATE

The effective date of this appraisal is September 14, 2025, the date of inspection of the subject property. The effective date establishes the date upon which research, analyses, and conclusions are based. The date this appraisal was prepared is the date the certification was signed.

## DEFINITION OF MARKET VALUE

“Market Value” is hereby defined and qualified as:

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

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

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

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

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

## LEGAL DESCRIPTION

The subject property is legally described as follows:

Lot 38, Block 2120, 45th Addition to Port Charlotte

## TAX INFORMATION

The subject property is identified on the Sarasota County Tax Roll under the following Property ID #1132212038. The total assessment and taxes for 2025/2024 are as follows:

Land:	\$18,800
Just:	\$18,800
Assessed:	\$3,721
Taxable:	\$3,721

Taxes (2024): \$622.71

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

## ZONING AND OTHER LEGAL RESTRICTIONS

### Activity Center 6

The AC-6 district supports commercial, light industrial, office and retail use to provide employment and amenities to the adjacent residential neighborhoods. One and two family residential is permissible in selective areas (Refer map later in this section).

Table 3.3.1.1: Density and Intensity		
ZONING DISTRICT	MAXIMUM DENSITY (UNIT PER ACRE)	INTENSITY (FAR)
AC-1	-	1.0
AC-2 <sup>1</sup>	-	1.0
AC-3	-	1.0
AC-4 <sup>2</sup>	-	1.0
AC-5	-	1.0
AC-6	-	1.0
AC-7	-	0.15
AC-7A	5:1	0.20
AC-7B	6:1	0.30
AC-8	15:1	0.55
AC-9	4 du/ac <sup>3</sup>	0.55
AC-10	-	1.0

**Table 3.3.1.2: Dimensional Standards**

Additional restrictions apply in the Conservation Restricted Overlay District, the Myakka River Protection Zone, and adjacent to wetlands per [Chapter 6, Article III, Chapter 6, Article VI](#), and [Chapter 6, Article VIII](#), of this ULDC.

ZONING DISTRICT	MINIMUM BUILDING FRONTAGE (%)	SETBACKS (FT) <sup>1</sup>				BUILDING HEIGHT (FT)	MAXIMUM IMPERVIOUS SURFACE RATIO (%) LOT	MAXIMUM IMPERVIOUS SURFACE RATIO (%) OVERALL <sup>4</sup>
		MAX. FRONT <sup>2</sup>	SIDE <sup>3</sup>	REAR <sup>3</sup>	WATERFRONT <sup>3</sup>			
AC-1	50	25	10	10	10	100	70	70
AC-2 <sup>5</sup>	65	15	10	20	10	100	70	70
AC-3	65	25	20	20	10	100	70	70
AC-4 <sup>6</sup>	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 <sup>7</sup>	70	70
AC-10	40	25	10	20	10	100	70	70

Permitted uses allowed assisted living facility, residential multi-family, animal boarding, veterinary office, automobile repair shop, banks, Bar or Nightclub carwash, conservation, daycare, earthmoving, essential services, food truck park, light and heavy industrial, laundromat, hospital, hotel medical/dental offices, office, parking lot, personal services, recreation facility, recreation, restaurant, retail sales, schools, social service, warehouse, communication tower.

## 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

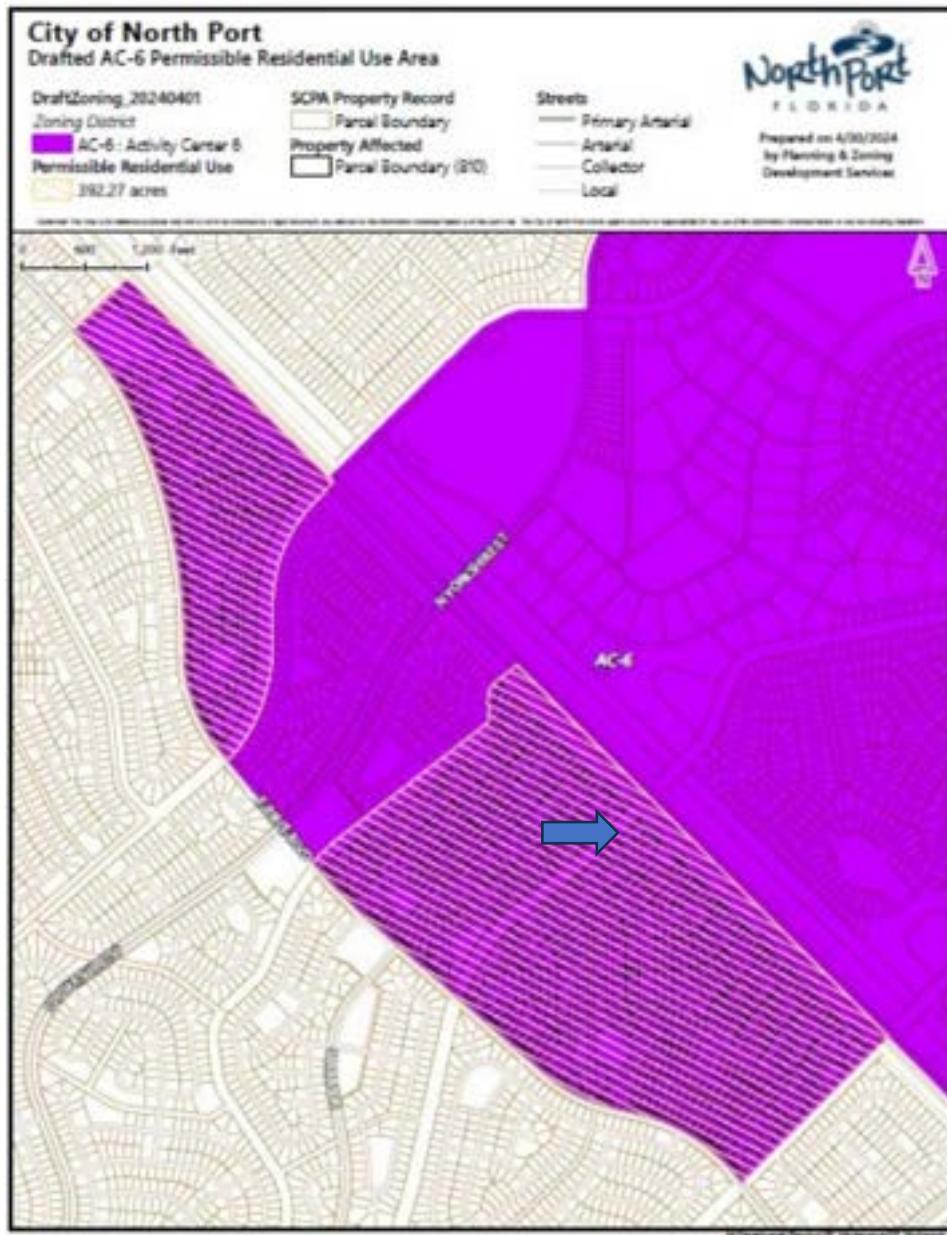
### Activity Center 6

FLUM Acronym	Future Land Use District	Description
AC 6	Activity Center 6	Activity Center 6, located in the southeastern corner of the City along Yorkshire Blvd and Interstate 75, is intended to be an employment epicenter. AC-6 supports intense commercial, industrial, and residential uses; limited one-and-two family is permissible on the west side of I-75 as further described herein and in the unified land development code. Environmental conservation and government uses, including public schools, shall also be allowed.

FLUM Acronym	Future Land Use District	Maximum Density	Maximum Intensity (FAR) (4)	Minimum Percentage Commercial, Office, or Industrial (5)	Minimum Open Space (6)	Maximum Impervious Surface Area (7)
AC1	Activity Center 1	-	1.0	25%	10%	80%
AC 2	Activity Center 2 (1)	-	1.0	25%	10%	80%
AC 3	Activity Center 3	-	1.0	25%	10%	80%
AC 4	Activity Center 4 (2)	-	1.0	25%	10%	80%
AC 5	Activity Center 5	-	1.0	25%	10%	80%
AC 6	Activity Center 6	4.3 du/ac (8)	1.0	25%	10%	80%
AC 7	Activity Center 7	-	0.15	-	60%	40%
AC 7A	Activity Center 7A	5 du/ac	0.20	25%	10%	40%
AC 7B	Activity Center 7B	6 du/ac	0.30	25%	10%	40%
AC 8	Activity Center 8	15 du/ac	0.55	44%	25%	80%
AC 9	Activity Center 9	4 du/ac (3)	0.55	15%	-	80%
AC 10	Activity Center 10	-	1.0	25%	10%	80%

FUTURE LAND USE		IMPLEMENTING ZONING
Activity Center 6		Activity Center 6 (AC-6) Environmental Conservation (EC) Government Use (GU)

In accordance with the following map the subject property is in a location where one and two family residential is permissible.



## 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 current sales agreement, option or listing covering the subject property.

## SITE DESCRIPTION

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

Location:	The subject is in the Hice Court Cul de sac off Hampshire Circle, north of East Price Boulevard and just west of Interstate in North Port, Florida.
Size:	12,643 SF
Shape:	Mostly Rectangular
Frontage:	50.61' on Hice Court
Access:	
Primary:	Hice Court
Secondary:	N/A
Easements & Encroachments:	None noted or known
Topography:	Flat and level with street grade, heavy vegetation of oak trees, pepper bushes, and cabbage palms
View:	Undeveloped single family residential neighborhood, canal
Drainage:	Appears to be adequate, canal along its western boundary line
Utilities and Proximity:	
Electric:	FPL
Water:	On-site Well
Sewer:	On-Site Septic
Telephone:	Verizon
Police & Fire Protection:	City of North Port
Flood Zone:	HUD Zone AE
<p><b>Zone AE and A1-A30</b>            Zones AE and A1-A30 are the flood insurance rate zones that correspond to the 1-percent annual chance floodplains that are determined in the Flood Insurance Study by detailed methods of analysis. In most instances, Base Flood Elevations derived from the detailed hydraulic analyses are shown at selected intervals within this zone. Mandatory flood insurance purchase requirements apply.</p>	
Community-Panel Map:	12115C0412F, Effective 11/4/2016
Nuisances and/or Hazards Affecting Value:	None noted.
Oil, Gas and Mineral Rights Included in Value:	N/A

### ENVIRONMENTAL HAZARDS STATEMENT

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

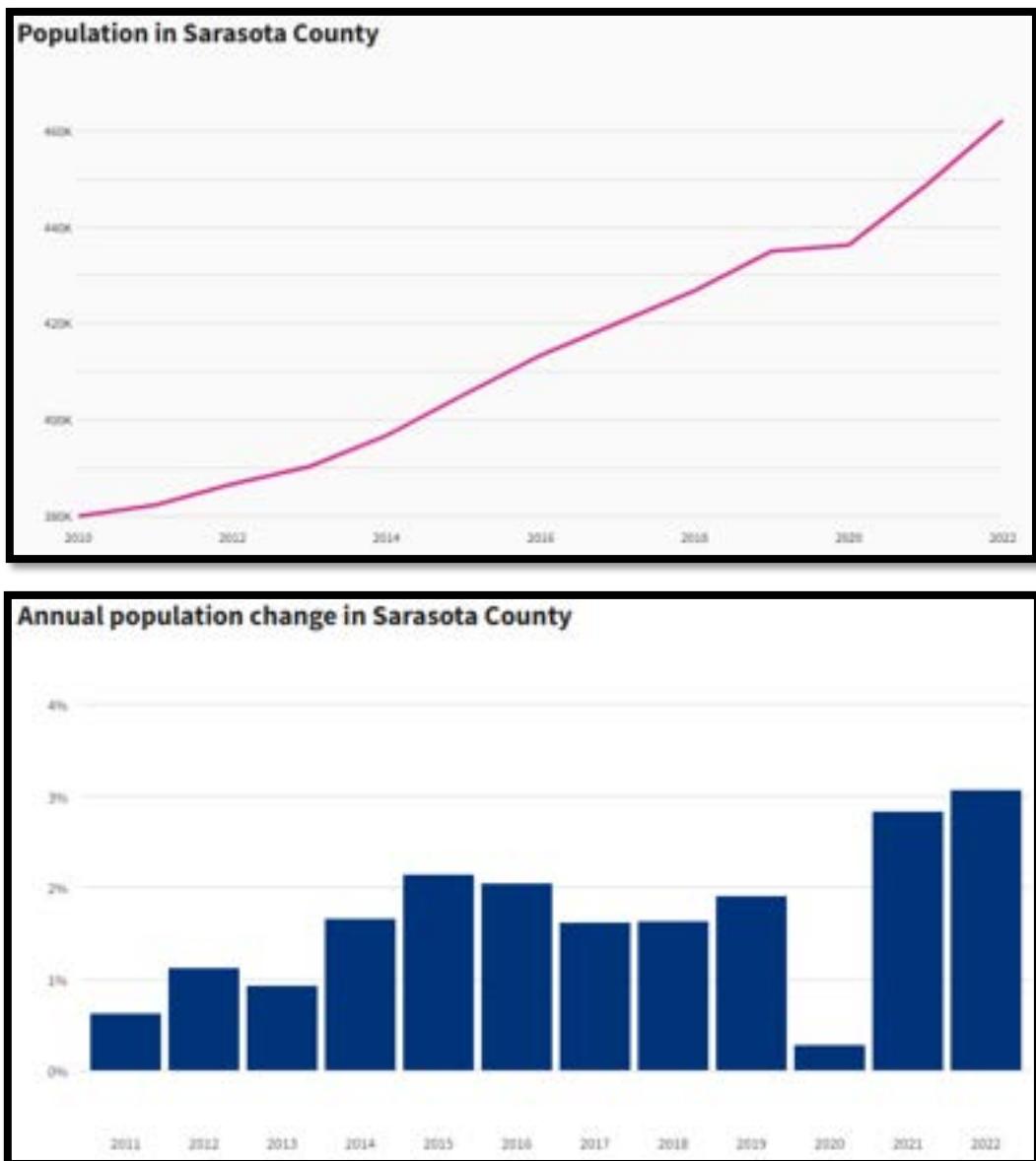
Therefore, the client is urged to retain an environmental engineer in this field, to provide an appropriate environmental audit. If hazardous environmental conditions were discovered on or in the subject land, their existence could adversely affect (lower) the market value concluded herein. If an environmental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

## AREA ANALYSIS

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

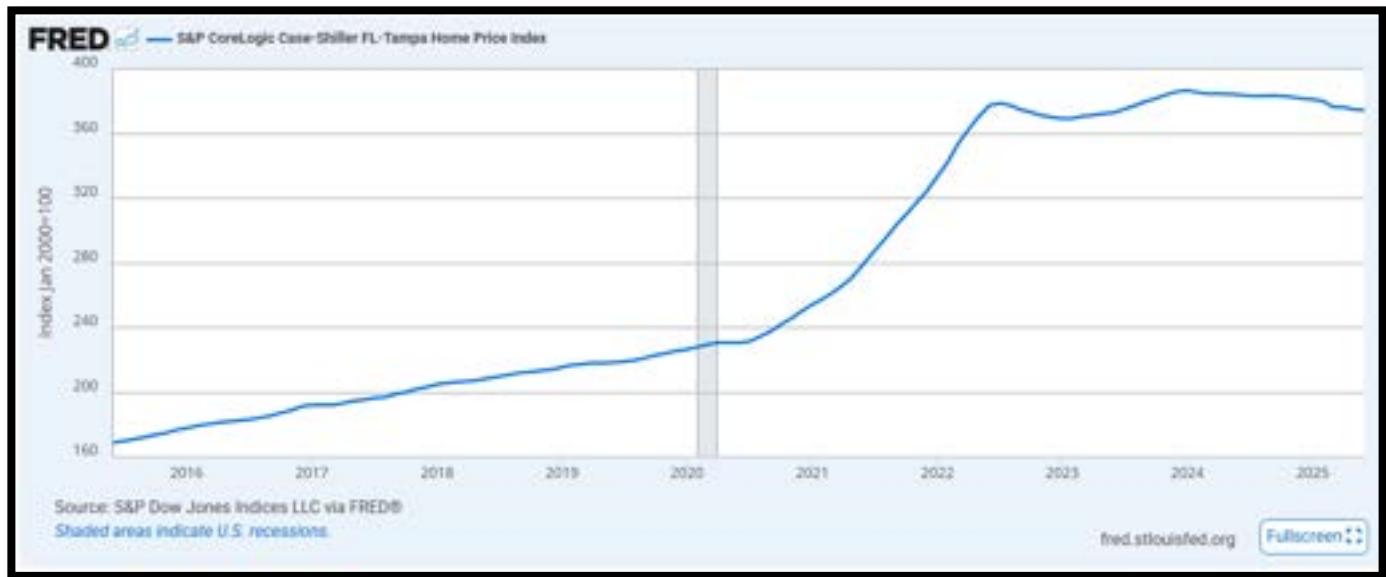
Sarasota County's attractive physical characteristics and climate have attracted large numbers of new residents, especially retirees. This fueled Sarasota's service and retail-related economy. The industrial sector of the economy is small and geared toward construction and other light manufacturing industries.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

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

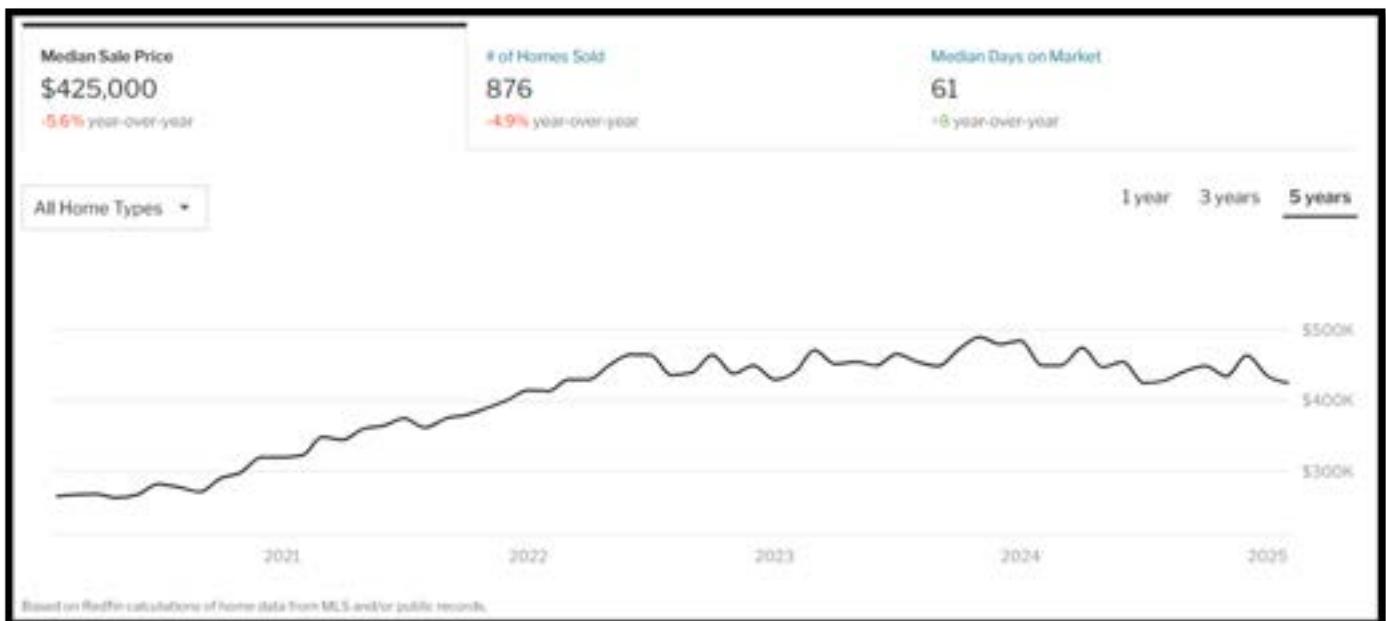


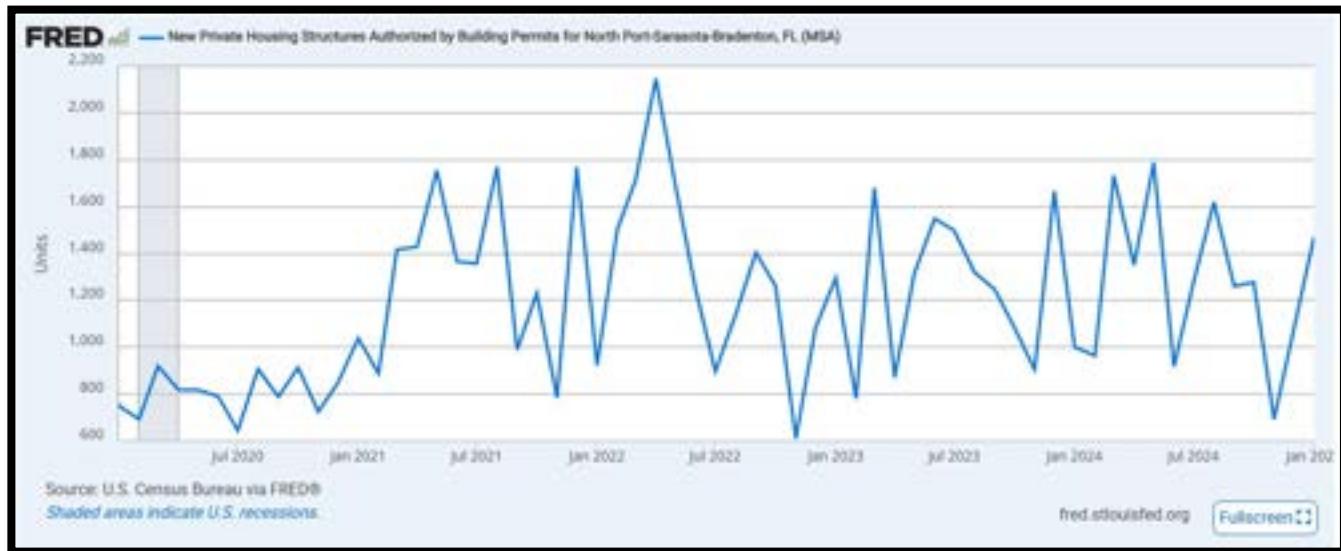
Sarasota County's population is estimated to be 491,800 in 2025.

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



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

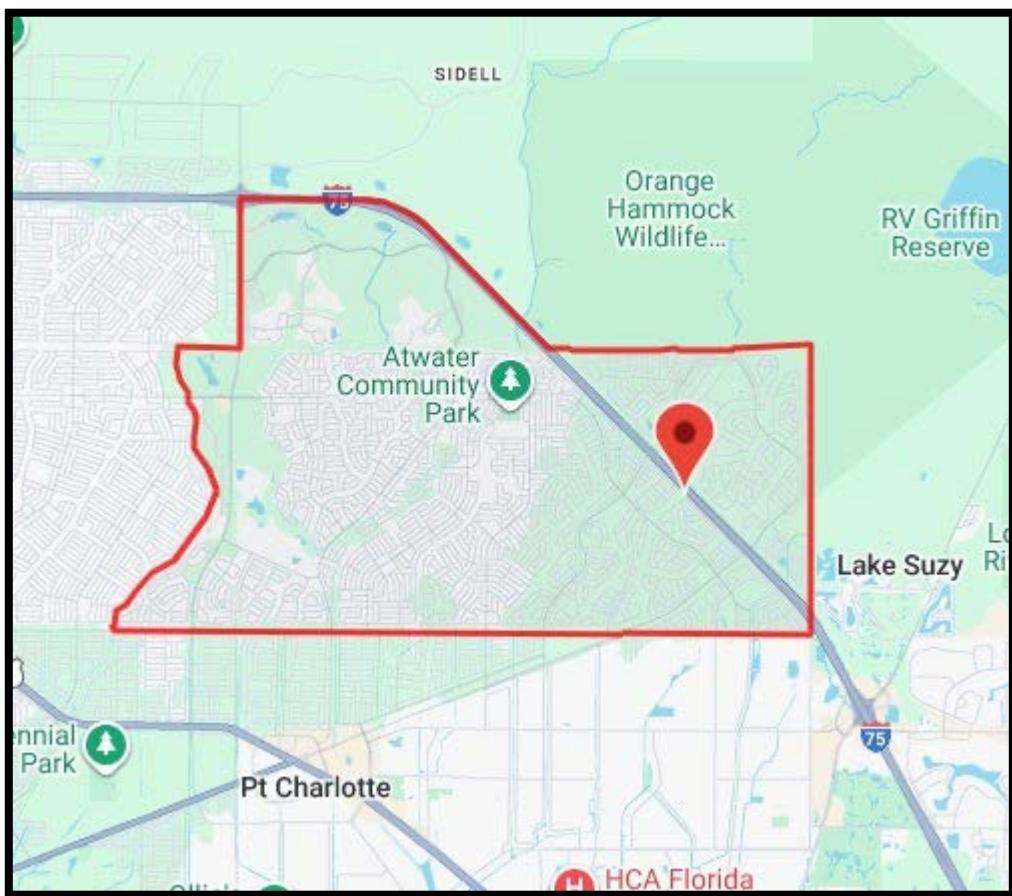




The chart above shows that along with price the new private housing structure permits have remained consistent since mid-2022 for the North Port, Sarasota FL. (MSA).

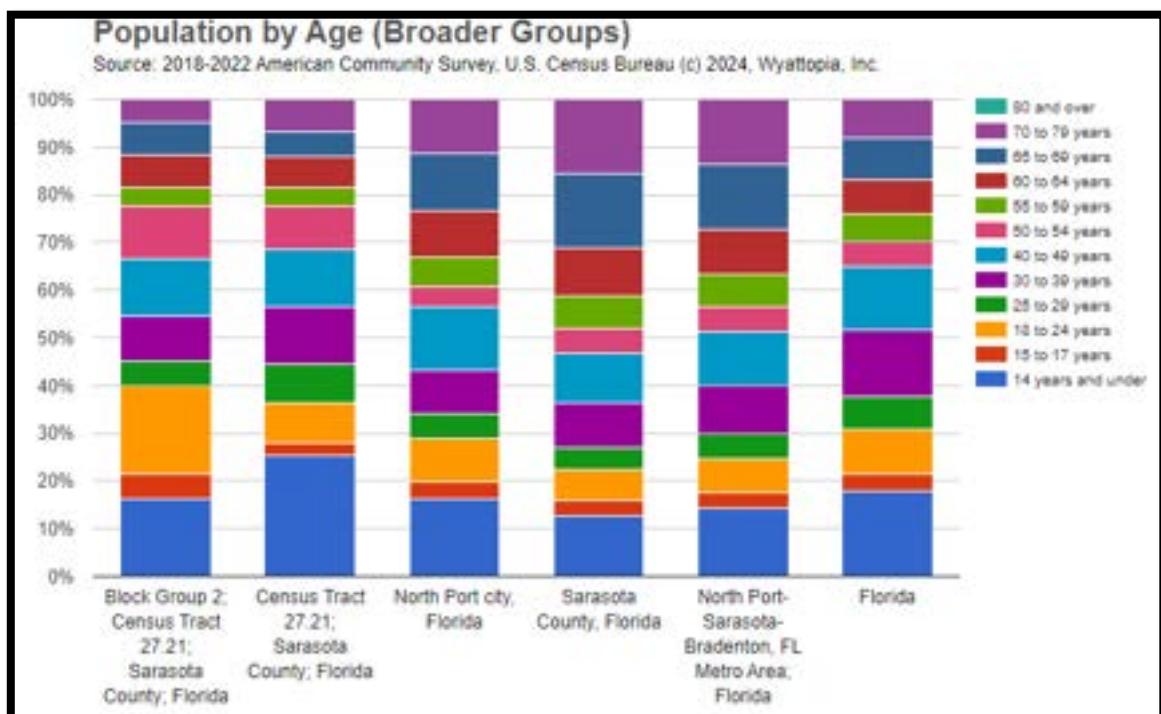
Presented next is demographic data of Sarasota County and the subject's Census Tract (27.46) provided by the U.S. Census Bureau:

Note: census tract 27.46 boundaries are as follows:



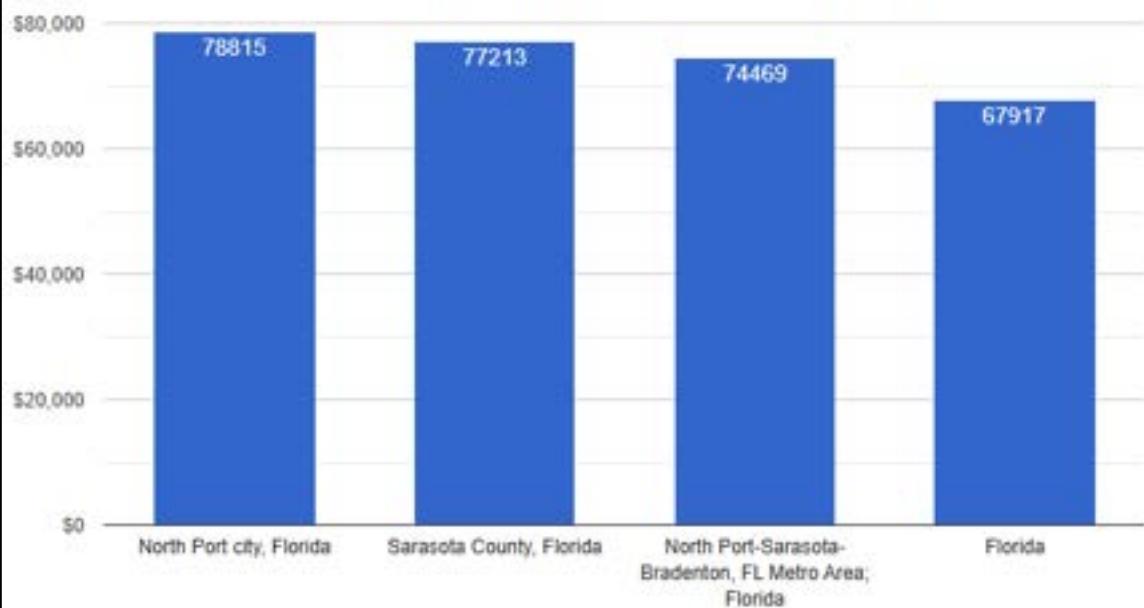
Total Population	Total Population
North Port city, Florida	76,975
Sarasota County, Florida	439,392
North Port-Sarasota-Bradenton, FL Metro Area; Florida	844,461
Florida	21,634,529

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



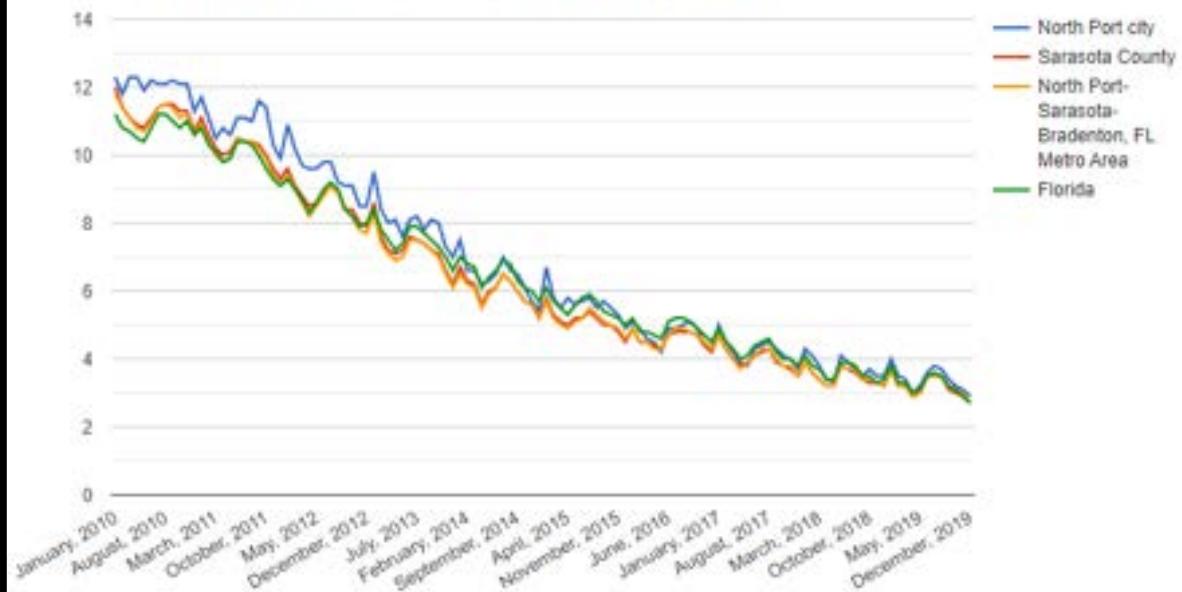
## Median Household Income in the Past 12 months

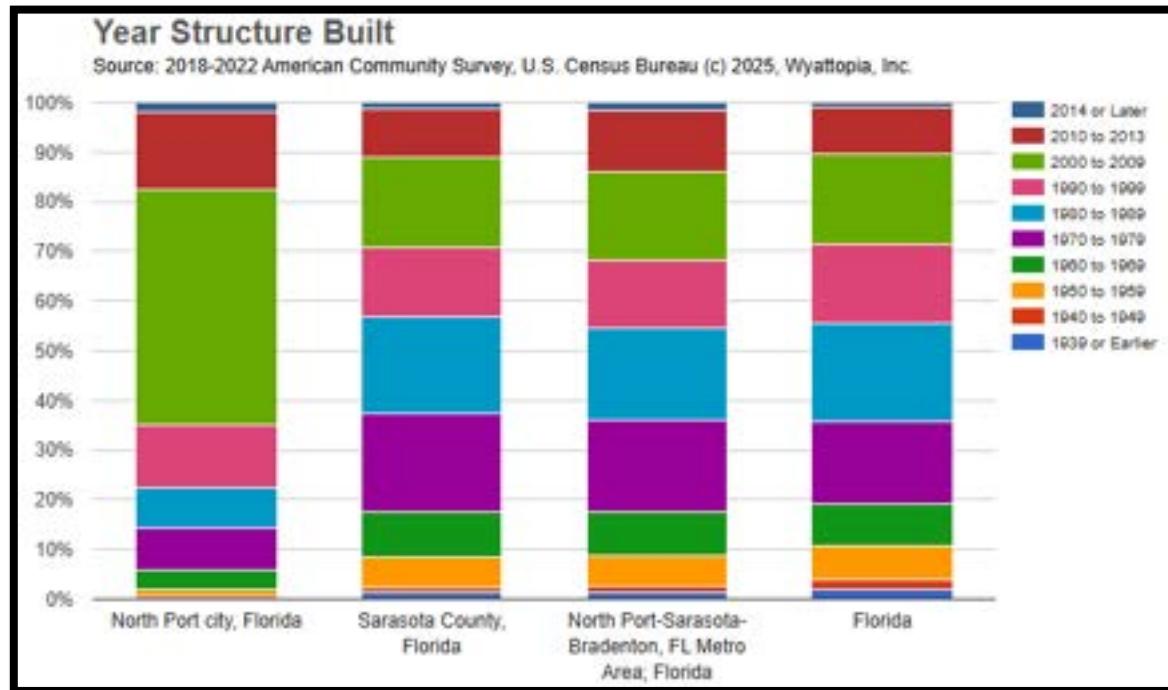
Source: 2018-2022 American Community Survey, U.S. Census Bureau (c) 2025, Wyattopia, Inc.



## Unemployment Rate

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





## NEIGHBORHOOD ANALYSIS

The subject's neighborhood is best described as the Sarasota County – North Port City Limits line to the north, east, and Interstate 75 to the west, which is also considered the subject's market area. The West Villages Improvement District (WVID) about 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 0.9 miles south of West Price Boulevard which provides convenient connections to Interstate-75 at Sumter Boulevard (2.0 miles to the east) opening access to all Southwest Florida.

### Background

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

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

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

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

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

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

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

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

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

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

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

Housing			
	1 mile	3 miles	5 miles
Median Home Value	\$292,763	\$258,656	\$247,672
Median Year Built	2007	2005	2002

Population			
	1 mile	3 miles	5 miles
2020 Population	3,765	25,377	62,453
2024 Population	4,763	28,202	65,504
2029 Population Projection	5,609	32,677	76,029
Annual Growth 2020-2024	6.6%	2.8%	1.2%
Annual Growth 2024-2029	3.6%	3.2%	3.2%
Median Age	42.6	42.2	45.2
Bachelor's Degree or Higher	29%	28%	22%
U.S. Armed Forces	0	0	33

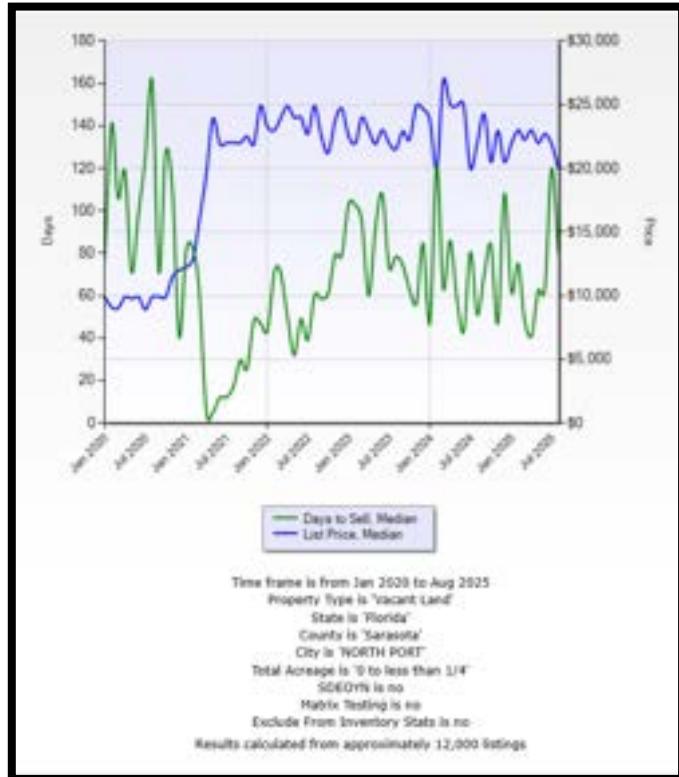
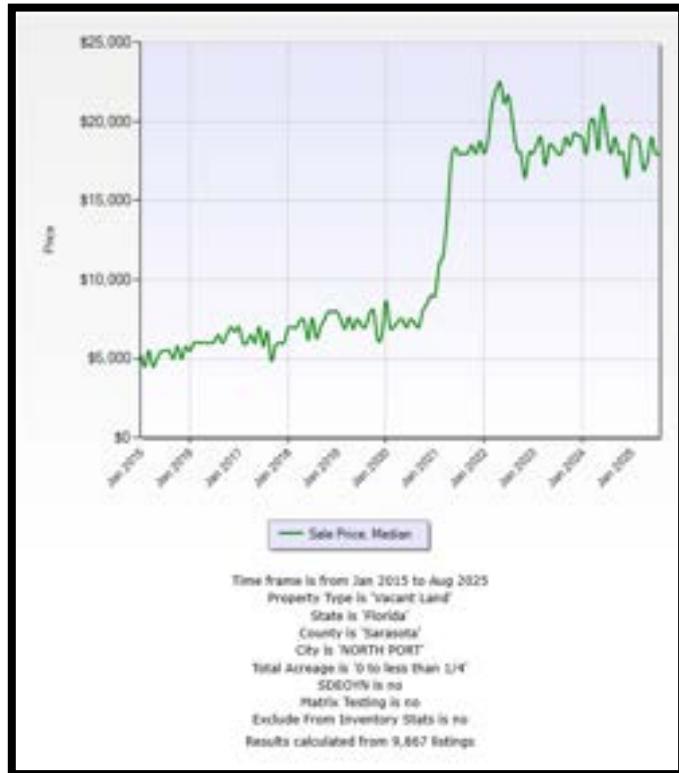
Households	1 mile	3 miles	5 miles
2020 Households	1,387	9,553	24,278
2024 Households	1,719	10,451	25,209
2029 Household Projection	2,023	12,104	29,300
Annual Growth 2020-2024	8.8%	4.1%	2.4%
Annual Growth 2024-2029	3.5%	3.2%	3.2%
Owner Occupied Households	1,762	9,907	23,894
Renter Occupied Households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

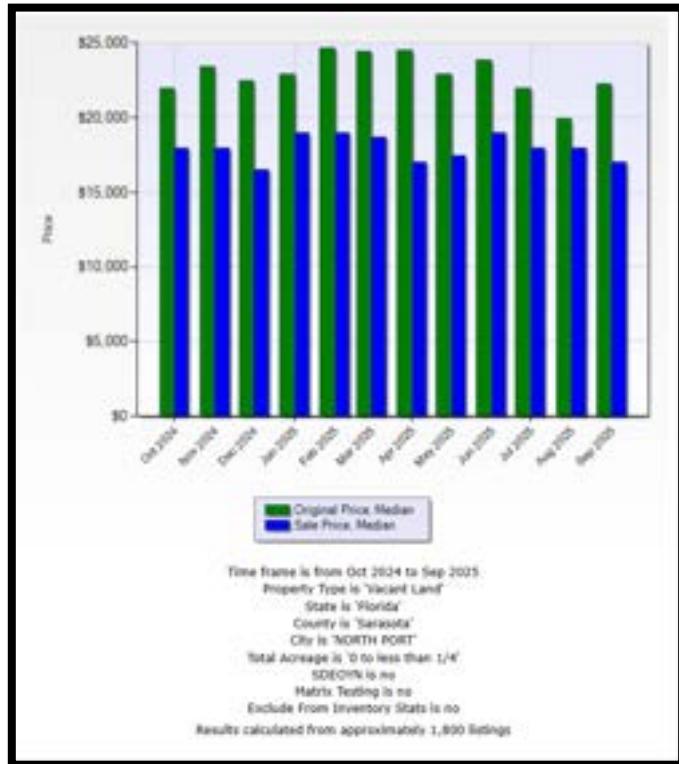
Income	1 mile	3 miles	5 miles
Avg Household Income	\$108,926	\$95,912	\$85,594
Median Household Income	\$105,486	\$84,679	\$70,118
< \$25,000	23	953	3,086
\$25,000 - 50,000	232	1,859	5,136
\$50,000 - 75,000	254	1,991	5,254
\$75,000 - 100,000	235	1,090	3,322
\$100,000 - 125,000	524	1,940	3,793
\$125,000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

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

## MARKET ANALYSIS

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





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

Historic Sales Price Trend	Peaked July 2024	\$19,313
	Aug-25	\$18,000
List Price (median)	Peaked April 2024	\$25,000
	Aug-25	\$19,950
Original Price Median Sales Price	Sep-25	\$22,250
	Sep-25	\$17,000

Presented next is the historical sales price trend chart, up until hurricane Helene and Milton (September 26 and October 9). From January through September 2024 the median lot price was \$19,195 per lot. In October through December, it dipped to \$17,500 and then recovered slightly, but still below pre hurricane average in 2024, in the eight months of 2025 to \$18,213 per lot.

Month	Sale Price, Median 2024	Sale Price, Median 2025
Jan	\$19,000	\$19,000
Feb	\$18,000	\$19,000
Mar	\$19,945	\$18,700
Apr	\$20,000	\$17,000
May	\$18,250	\$17,000
Jun	\$21,000	\$19,000
Jul	\$19,313	\$18,000
Aug	\$18,000	\$18,000
Sep	\$19,250	\$18,000
Oct	\$18,000	\$17,500
Nov	\$18,000	\$17,500
Dec	\$16,500	
AVG.	\$18,772	\$18,213
January to September 2024 Avg.		\$19,195
October to December 2024 Avg.		\$17,500

## HIGHEST AND BEST OR MOST PROBABLE USE

Highest and Best Use is defined as:

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

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

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

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

### Highest and Best Use, as Vacant

#### PHYSICALLY POSSIBLE:

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

The subject site comprises a total of 12,643 sf and is of sufficient size for a variety of developmental possibilities. It is mostly rectangular in configuration which does not appear to negatively affect the development potential of the site. The site is accessible via Hice Court and is located on coco Plum Canal. Water and sewer are provided by an onsite well and septic system. There are no apparent soil or subsoil conditions which have an adverse impact on developability (see Environmental Hazards Statement).

#### LEGALLY PERMISSIBLE:

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

The subject site is zoned AC-6 (Activity Center 6), by the City of North Port. This zoning allows a variety of commercial uses along with the subject being in an area designated to allow one to two residential units. The subject property is part of a residential neighborhood. There are no oppressive building codes, deed restrictions, or environmental regulations that restrict the development of the subject site. There is no apparent land lease on the site, so development is not restricted by any contractual obligations. New construction on the site will require the payment of impact fees which are set by the county.

## FINANCIALLY FEASIBLE:

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

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

## MAXIMALLY PRODUCTIVE:

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

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

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

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

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

## EXPOSURE TIME

Exposure time may be defined as follows:

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

The exposure time of sales in the neighborhood is 2 to 16 months. Based on these sales, my value conclusion suggests that the subject would have been exposed to the marketplace for a period of 2 to 16 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.

---

<sup>4</sup> USPAP 2009-2010 Edition, The Appraisal Foundation, Statement 6

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

## LAND VALUATION -- SALES COMPARISON APPROACH

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

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

FILE: 225C053

PLATE: Comparable Sales

SALE	SALE DATE	Instrument #:	PARCEL ID #	ADDRESS	LOCATION	ZONING	UTILITIES	SIZE (SF)	SALE PRICE	PRICE PER SF	COMMENTS
1	Jul-25	2025103036	1132210246	Dalewood Circle, North Port	North of E. Price Blvd, West of Interstate 75	AC-6	On-Site Well and Septic	10,000	\$18,500	\$1.85	Coco Plum Canal
2	Jul-25	2025111930	1132210252	Dalewood Circle, North Port	North of E. Price Blvd, West of Interstate 75	AC-6	On-Site Well and Septic	10,276	\$21,500	\$2.09	Coco Plum Canal
3	Apr-25	2025058237	1132212035	Hampshire Circle, North Port	North of E. Price Blvd, West of Interstate 75	AC-6	On-Site Well and Septic	10,611	\$16,000	\$1.51	Coco Plum Canal
4	Mar-25	2025039114	1149211736	Grenard Circle, North Port	South of E. Price Blvd.,West of Interstate 75.	AC-10	On-Site Well and Septic	10,265	\$18,000	\$1.75	Coco Plum Canal
			1132212038	Hice Court, North Port	North of E. Price Blvd, West of Interstate 75	AC-6	On-Site Well and Septic	12,643			Coco Plum Canal
INDICATED VALUE:				12,643	@ \$1.80 PER SF		\$22,757				
					ROUNDED		\$22,800				

## Summary and Analysis of Comparable Land Sales

Four residential lot sales in the subject's neighborhood are used in the Sales Comparison Approach. As presented in the Market Analysis section earlier in the report, vacant land in North Port increased dramatically in 2021 and then through March-May 2022. Since then, they have receded in price. Taking into consideration the current market conditions the market value opinion is \$22,800 as calculated in the chart above.

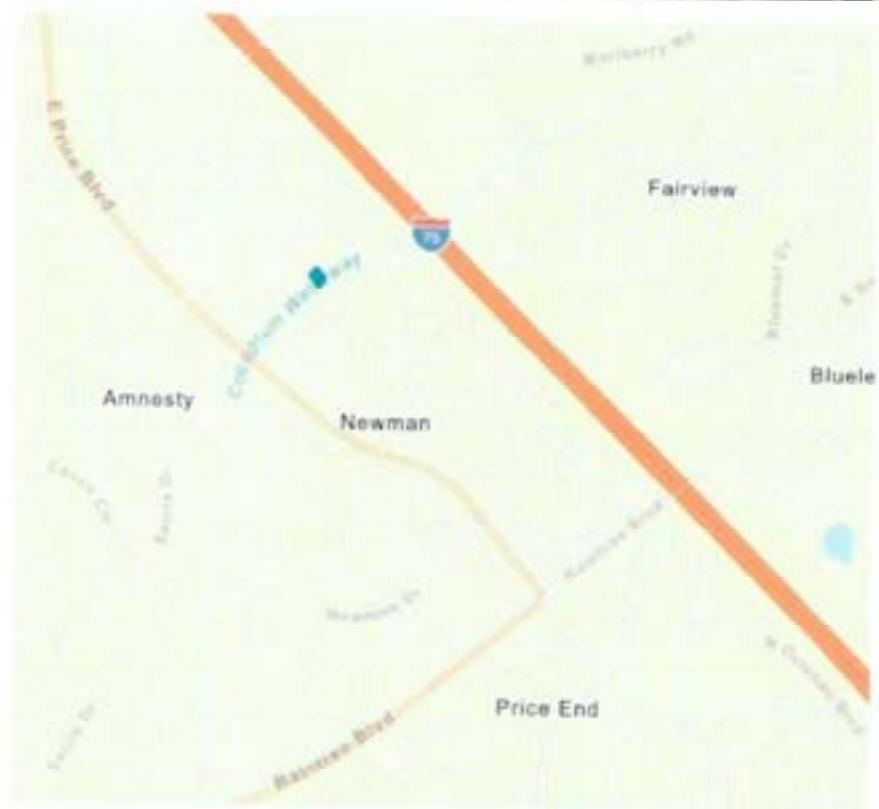
OPINION OF THE FEE SIMPLE MARKET VALUE, AS IS (VACANT),  
AS OF SEPTEMBER 14, 2025, WAS:

TWENTY-TWO THOUSAND, EIGHT HUNDRED DOLLARS  
(\$22,800)

**ADDENDUM**

## **LAND SALES**

## COMPARABLE LAND SALE 1





**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 1132210246**

**Ownership:**

DO DINH BINH  
 16361 SE 94TH TER, SUMMERFIELD, FL, 34491-5863

**Situs Address:**

DALEWOOD CIR NORTH PORT, FL, 34288

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

**Municipality:** City of North Port

**Subdivision:** 1771 - PORT CHARLOTTE SUB 45

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

**Status** OPEN

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

**Census:** 121150027462

**Zoning:** AC6 - ACTIVITY CENTER 6

**Total Living Units:** 0

**Parcel Description:** LOT 46 BLK 2102 45TH ADD TO PORT CHARLOTTE

## Buildings

Vacant Land

## Extra Features

There are no extra features associated with this parcel.

## Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Car.
2025	\$16,000	\$0	\$0	\$16,000	\$16,000	\$0	\$16,000	\$0
2024	\$17,100	\$0	\$0	\$17,100	\$17,100	\$0	\$17,100	\$0
2023	\$14,200	\$0	\$0	\$14,200	\$5,845	\$0	\$5,845	\$8,355
2022	\$10,500	\$0	\$0	\$10,500	\$5,314	\$0	\$5,314	\$5,186
2021	\$6,200	\$0	\$0	\$6,200	\$4,831	\$0	\$4,831	\$1,369
2020	\$5,800	\$0	\$0	\$5,800	\$4,392	\$0	\$4,392	\$1,408
2019	\$5,700	\$0	\$0	\$5,700	\$3,993	\$0	\$3,993	\$1,707
2018	\$6,300	\$0	\$0	\$6,300	\$3,630	\$0	\$3,630	\$2,670
2017	\$4,100	\$0	\$0	\$4,100	\$3,300	\$0	\$3,300	\$800
2016	\$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
7/2/2025	\$18,500	2025103036	01	SMITH JENNIFER	WD
10/18/2023	\$18,500	2023158598	01	GLABAIVLADISLAV	WD
7/6/2004	\$30,000	2004160237	01	RISPOLI,JOSEPH M	WD
7/5/2004	\$100	2004160236	11	RISPOLI,CARMELA	QC
1/1/1983	\$4,300	1561/1512	11		NA

## Associated Tangible Accounts

There are no associated tangible accounts for this parcel.

## FEMA Flood Zone Information provided by Sarasota County Government

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

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

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

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

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

FEMA Flood Zone Data provided by Sarasota County Government as of 9/15/2025

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

Prepared by:  
Meg Storey  
Affiliated Title of Central Florida, Ltd.  
10935 SE 177th Place, Suite 302  
Summerfield, Florida 34491  
File Number: 25-1263

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2025103036 2 PG(S)  
7/8/2025 1:50 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3365340  
Doc Stamp-Deed: \$129.50

## General Warranty Deed

Made this July 2, 2025 A.D. By **William Soltau and Jennifer Smith**, hereinafter called the grantor, to **Dinh Binh Do**, whose address is: 16361 SE 94th Terrace, Summerfield, Florida 34491, hereinafter called the grantee:

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

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

Lot 46, Block 2102 of FORTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof as recorded in Plat Book 19, Page(s) 38, of the current public Records of SARASOTA County, Florida.

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

**Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members 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 December 31, 2024.

Prepared by:  
Meg Storey  
Affiliated Title of Central Florida, Ltd.  
10935 SE 177th Place, Suite 302  
Summerfield, Florida 34491  
File Number: 25-1263

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

*Signed, sealed and delivered in our presence:*

William Soltan  
Witness (1) Signature:

Hungeline A. Florri  
Witness (1) Printed Name:

2515 NW Federal Hwy  
Witness (1) Address line 1:

Stuart FL 34994  
Witness (1) Address line 2:

William Soltan  
William Soltan

3830 NE Indian River Drive, Lot 249, Jensen Beach, FL 34957  
Address :

Jennifer Smith  
Jennifer Smith

3830 NE Indian River Drive, Lot 249, Jensen Beach, FL 34957  
Address:

Robin L Lienhardt  
Witness (2) Signature:

Robin L Lienhardt  
Witness (2) Printed Name:

2515 NW Federal Hwy  
Witness (2) Address line 1:

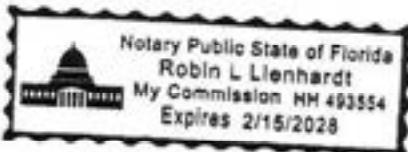
Stuart FL 34994  
Witness (2) Address line 2:

State of Florida County of Martin

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this  
29 day of June, 2025, by William Soltan and Jennifer Smith, who is/are  personally known to me or  
who  produced driver's license(s) as identification and who did take an oath.

Robin L Lienhardt  
Notary Signature  
Notary Printed Name: Robin L Lienhardt  
My Commission Expires: 02/15/2028

(Notary Seal)



## C7504713 DALEWOOD CIR, NORTH PORT, FL 34288



**County:** Sarasota **Status:** Sold  
**Subdiv:** PORT CHARLOTTE SUB 45 **Backups Requested:** Yes  
**Subdiv/Condo:** **List Price:** \$19,500  
**Style:** Unimproved Land **Designated Builder:** No  
**Total Acreage:** 0 to less than 1/4 **On Market Date:** 02/07/2025  
**Price Per Acre:** \$80,435 **Special Sale:** None  
**LP/SqFt:** \$2 **ADOM:** 124  
**For Lease:** No **CDOM:** 124  
**Lease Rate:**   
**Sold Price:** \$18,500 **Pets:** Yes  
**Sold Date:** 07/02/2025 **Lease Price Per Acre:**  
**Total Annual Assoc Fees:** \$0.00  
**Average Monthly Fees:** \$0.00

Create your ideal home in the rapidly growing community of North Port! This spacious 10,000 sq. ft. lot on a fresh water canal offers ample room for a stunning pool. With no HOA fees or restrictions, you can even keep a boat right on your property. Enjoy easy access to fishing, kayaking or canoe in your backyard or neighborhood peers and boat ramps that lead into major rivers flowing into Charlotte Harbor and the Gulf of Mexico. Gorgeous beaches are just a short 35-minute drive away, while golf courses, restaurants, shopping are all within close reach! Located centrally between Ft. Myers and Sarasota, this lot opens up a world of lifestyle possibilities. With affordable land, you'll have more flexibility to invest in building your dream home.

## Land, Site, and Tax Information

**Legal Desc:** LOT 46 BLK 2102 45TH ADD TO PORT CHARLOTTE

**Tax ID:** 1132210246

**Taxes:** \$713

**Tax Year:** 2024

**Ownership:** Fee Simple

**Homestead:**

**SE/TP/RG:** 26-395-22E

**Other Exemptions:**

**Block/Parcel:** 2102

**Book/Page:** 19-38

**Lot #:** 46

**Alt Key/Folio #:**

**Flood Zone Panel:**

**Subdivision #:**

**Flood Zone Date:**

**Between US 1 & River:**

**Flood Zone:** X

**Legal Subdivision Name:** PORT CHARLOTTE SUB 45

**Census Block:**

**Front Footage:** 80

**Complex/Comm Name:**

**Lot Dimensions:** 80x125

**Census Tract:**

**Lot Size Acres:** 0.23

**Add Parcel:** No **# of Parcels:** **Additional Tax IDs:** **Property Access:**

**Lot Size:** 10,000 SqFt / 929 SqM

**AG Exemption YN:**

**Front Footage:** 80

**Auction:** No **Auction Type:** **Buyers Premium:**

**Lot Dimensions:** 80x125

**Auction Firm/Website:**

**Lot Size Acres:** 0.23

**SW Subd Condo#:**

**Lot Size:** 10,000 SqFt / 929 SqM

**Development:**

**SW Subd Name:** Port Charlotte Sub

**Min Lease:**

**# Times per Year:**

**View:** Water

## Water Information:

**Water Frontage:** Yes-Canal - Freshwater

**Waterfront Ft:** 80

**Water Frontage Lengths (in feet):**

**Canal - Fresh Water** 80

**Water Access:** Yes-Canal - Freshwater

**Water Name:** COCOPLUM WATERWAY

**Water View:** Yes-Canal

**Water Extras:** No

**Addtl Water Info:**

**Parcel:**

**CDD:**

**Annual CDD Fee:**

**Future Land Use:**

**State Land Use:**

**County Land Use:**

**State Prop Use:**

**County Prop Use:**

**Planned Unit Dev:**

## Site Information

**Easements:**

**Front Exposure:** Northwest

**Road Frontage:**

**Lot Features:** In County, Street Paved, Wooded

**Other Structures:**

**Current Adjacent Use:**

**Security Feat:**

**Utilities:** Electricity Available

**Other Equipment:**

**Vegetation:** Wooded

**Water:** Well

**Sewer:** Septic Needed

**Fences:**

**Barn Features:**

**Farm Type:**

**Horse Amenities:**

**# of Stalls:**

**# Paddocks/Pastures:**

**# of Wells:**

**# of Septics:**

**Road Surface Type:** Asphalt

**Road Responsibility:** Public Maintained Road

## Green Features

**Green Certifications:**

**Green Energy Features:**

**Green Water Features:**

**Green Landscaping:**

**Indoor Air Quality:**

**Disaster Mitigation:**

## Community Information

**Community Features:**

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](#)

Master Assn Ph:

Assn/Manager Email:

Assn/Manager URL:

**List Agent:** [Christopher Grant](#)E-mail: [chris@grant-team.com](mailto:chris@grant-team.com)

List Agent 2:

List Agent 2 Email:

List Office 2:

List Agent ID: 274505823

List Agent Fax:

List Agent 2 ID:

List Agent Direct: 941-205-8481

List Agent Cell: 941-205-8481

List Agent 2 Phone:

Office: [GRANT TEAM REAL ESTATE, LLC](#)

Office Fax: 941-205-2012

Office Phone: 941-267-0261

Original Price: \$20,500

Previous Price: \$20,000

On Market Date: 02/07/2025

Price Change: 06/09/2025

List Office ID:

Call Center #:

Office ID: 258036002

LP/SqFt: \$2

Expiration Date:

Delayed Distribution YN No

Delayed Dist. Date

**Seller Representation:** Transaction Broker

Possession: Close Of Escrow

Owner: ON FILE

Financing Avail: Cash, Conventional

Contract Status: Inspections

Contract: 06/11/2025

Owner Phone:

Financing Terms:

Listing Type: Exclusive Right To Sell

Lease Terms:

Selling Agent: [Tom Tran](#)

Exp Cisg Date: 07/02/2025

Selling Agent 2:

Sold Date: 07/02/2025

SP/SqFt: \$2

Sell Office 2:

Sell Offc 2 Phone:

Sold Remarks:

Terms: Cash

Listing Service Type: Full Service

Inter Office Info:

Realtor Info:

Confidential Info: Go To Site

Showing Time:

Showing Instructions: Go Direct

Showing Considerations:

Driving Directions: Toledo Blade turn left onto W Price Blvd, left on Fair Oaks Dr, left on Dalewood

Realtor Remarks: - Buyer to pick and pay title. - Buyer is responsible for performing all due diligence including, but not limited to, availability of utilities, scrub-jay, wetlands, and tortoise restrictions and lot dimensions. - In order to answer your questions quickly and effectively, please refer to possible attachments located on the MLS or email me: [home@grant-team.com](mailto:home@grant-team.com) - Please allow the sellers 48 hours response time if submitting on the weekend and send to [chris@grant-team.com](mailto:chris@grant-team.com)**Seller's Preferred Closing Agent**

Closing Agent Name:

Phone:

Email:

Fax:

Address: , Florida

Closing Company Name:

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**Accessibility Issues?**

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**Search Criteria**

Property Type is 'Vacant Land'

Office Exclusive With Temporary Exclusion YN is no

Status is 'Sold'

Street Name is like 'dalewood\*\*'

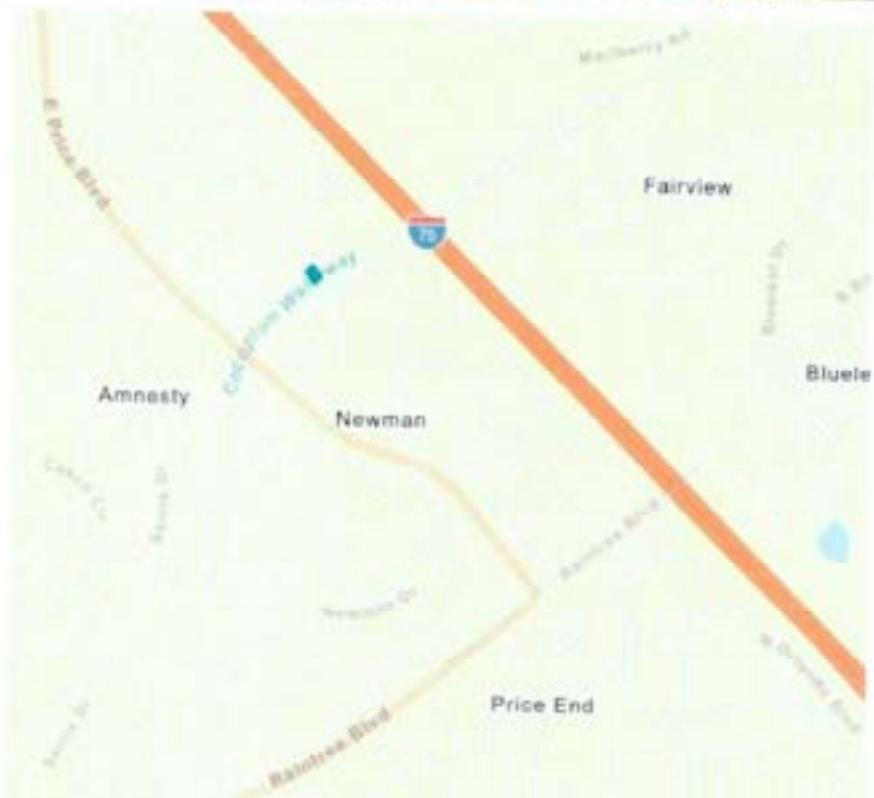
Street Type is 'CIRCLE'

State is 'Florida'

County is 'Sarasota'

Selected 1 of 54 results.

## COMPARABLE LAND SALE 2





**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

Property Record Information for 1132210252

**Ownership:**

DE SOUZA RICARDO AGUSTO RIBEIRO  
 960 FARMINGDALE RD, JACKSON, NJ, 08527-1369

**Situs Address:**

DALEWOOD CIR NORTH PORT, FL, 34288

**Land Area:** 10,276 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1771 - PORT CHARLOTTE SUB 45

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

**Status:** OPEN

**Sec/Twp/Rge:** 28-39S-22E

**Census:** 121150027462

**Zoning:** AC6 - ACTIVITY CENTER 6

**Total Living Units:** 0

**Parcel Description:** LOT 52 BLK 2102 45TH ADD TO PORT CHARLOTTE

## Buildings

Vacant Land

## Extra Features

There are no extra features associated with this parcel

## Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Car.
2025	\$16,400	\$0	\$0	\$16,400	\$16,400	\$0	\$16,400	\$0
2024	\$17,500	\$0	\$0	\$17,500	\$6,645	\$0	\$6,645	\$10,855
2023	\$14,500	\$0	\$0	\$14,500	\$6,041	\$0	\$6,041	\$8,459
2022	\$10,700	\$0	\$0	\$10,700	\$5,492	\$0	\$5,492	\$5,208
2021	\$6,300	\$0	\$0	\$6,300	\$4,993	\$0	\$4,993	\$1,307
2020	\$6,000	\$0	\$0	\$6,000	\$4,539	\$0	\$4,539	\$1,461
2019	\$5,800	\$0	\$0	\$5,800	\$4,126	\$0	\$4,126	\$1,674
2018	\$6,400	\$0	\$0	\$6,400	\$3,751	\$0	\$3,751	\$2,649
2017	\$4,200	\$0	\$0	\$4,200	\$3,410	\$0	\$3,410	\$790
2016	\$3,100	\$0	\$0	\$3,100	\$3,100	\$0	\$3,100	\$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
7/23/2025	\$21,500	2025111930	01	LANDSUN PROPERTIES LLC	WD
2/26/2024	\$17,000	2024025098	01	MICHAEL J SMITH & LAURA J SMITH REVOC LIVING TR	WD
7/14/2004	\$100	2004146646	11	SMITH TTEE,GERALD L	QC
12/18/2003	\$100	2003254801	X2	SMITH, GERALD L	QC
6/19/2003	\$3,000	2003130434	01	WIRTZ TTEE,LA VERNE	WD
8/15/2002	\$100	2003130433	11	WIRTZ JAMES E,	OT
1/12/1999	\$100	1999017229	11	WIRTZ JAMES E & LAVERNE H	QC
1/24/1990	\$6,300	2187/332	15	GENERAL DEVELOPMENT CORP	WD

## Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 9/15/2025

## FEMA Flood Zone Information provided by Sarasota County Government

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

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

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

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

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

FEMA Flood Zone Data provided by Sarasota County Government as of 9/15/2025

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

7/24/2025 4:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3373177



Prepared by and Return to:

Ranee Polis, an employee of  
First International Title, LLC  
992 Tamiami Trl, Unit G  
Port Charlotte, FL 33953

Doc Stamp-Deed: \$150.50

File No.: 257173-95

## WARRANTY DEED

23<sup>SD</sup>

This indenture made on **July 24, 2025** by **Landsun Properties LLC, a Florida limited liability company**, whose address is: 5292 Royal Poinciana Way, North Port, FL 34291 hereinafter called the "grantor", to **Ricardo Agusto Ribeiro de Souza, a single man**, whose address is: 960 Farmingdale Road, Jackson, NJ 08527, 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 52, Block 2102, FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 19, Page(s) 33, 33A through 33W, inclusive, of the Public Records of Sarasota County, Florida.**  
Parcel Identification Number: 1132210252

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

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

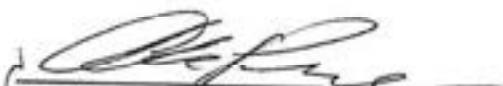
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2024.

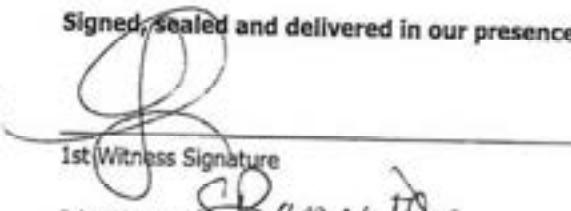
In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Landsun Properties LLC, a Florida limited liability company



By Albert Piecuch, Manager

Signed, sealed and delivered in our presence:



1st Witness Signature

Print Name: Ranee

Address: 992 Tamiami Trail #G  
Port Charlotte, FL 33953

State of FL

County of Charlotte



Stephanie Drexler

2nd Witness Signature

Print Name: Stephanie Drexler

Address: 992 Tam. am. Trail Un. #G  
Port Charlotte, FL 33953

The foregoing instrument was acknowledged before me by means of (  ) physical presence or (  ) online notarization on 7/23/2015, by Albert Piecuch, Manager of Landsun Properties LLC, a Florida limited liability company, who (  ) is/are personally known to me or who (  ) produced a valid

DR license as identification.

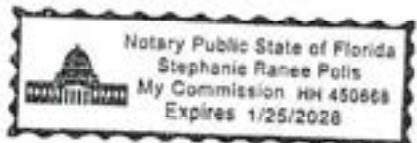


Notary Public Signature

Printed Name:

My Commission Expires:

(NOTARY SEAL)



A4601991

DALEWOOD CIR, NORTH PORT, FL 34288



County: Sarasota	Status: Sold
Subdiv: PORT CHARLOTTE SUB 45	Backups Requested: No
Subdiv/Condo:	List Price: \$22,900
Style: Unimproved Land	Designated Builder:
Total Acreage: 0 to less than 1/4	On Market Date: 03/03/2024
Price Per Acre: \$89,583	Special Sale: None
LP/SqFt: \$2	ADOM: 478
For Lease: No	CDOM: 478
Lease Rate:	Pets:
Sold Price: \$21,500	Lease Price Per Acre:
Sold Date: 07/24/2025	
Total Annual Assoc Fees: 0.00	
Average Monthly Fees: 0.00	

New 1 or 2 Family Zoning. Located on the Cocoplum Waterway. Buyer to verify any utility easements and/or building restrictions(if any) and specifications with the city or county. Possible Owner financing. Seller has multiple lots. - Lot pkgs available for 2-55 lots.

#### Land, Site, and Tax Information

Legal Desc: LOT 52 BLK 2102 45TH ADD TO PORT CHARLOTTE	Homestead:	SE/TP/RG: 26-395-22E
Tax ID: 1132210252	Other Exemptions:	Block/Parcel: 2102
Taxes: \$563	Zoning Comp:	Book/Page: 19-36
Tax Year: 2023	Zoning: AC6	Lot #: 52
Ownership: Fee Simple	Census Block:	Flood Zone Panel:
Alt Key/Folio #:	Additional Tax IDs:	Flood Zone Date:
Subdivision #:	Buyers Premium:	Flood Zone: X-AE
Between US 1 & River:	SW Subd Name: Port Charlotte Sub	Front Footage: 81
Legal Subdivision Name: PORT CHARLOTTE SUB 45	# Times per Year:	Lot Dimensions: 81x125x79x125
Complex/Comm Name:	Water Information:	Lot Size Acres: 0.24
Census Tract:	Waterfront Ft: 79	Lot Size: 10,276 SqFt / 955 SqM
Add Parcel: No	Water Name:	Property Access:
AG Exemption YN:	Water Extras: No	
Auction: No	Parcel:	
Auction Firm/Website:	Annual CDD Fee:	
SW Subd Condo#:	State Land Use:	
Development:	State Prop Use:	
Min Lease:	Planned Unit Dev:	
View:	Site Information	
Water Frontage: Yes-Canal - Freshwater	Front Exposure:	
Water Frontage Lengths (in feet):	Lot Features: In City Limits, In County, Street Paved, Wooded	
Canal - Brackish Water 79	Current Adjacent Use:	
Water Access: Yes-Canal - Freshwater	Utilities: BB/HS Internet Available, BB/HS Internet Capable, Cable	
Water View: Yes-Canal	Available, Electricity Available	
Addtl Water Info:	Vegetation:	
CDD:	Sewer: None	
Future Land Use:	Barn Features:	
County Land Use:	Horse Amenities:	
County Prop Use:	# Paddocks/Pastures:	
Easements:	# of Septics:	
Road Frontage:		
Other Structures:		
Security Feat:		
Other Equipment:		
Water: None		
Fences:		
Farm Type:		
# of Stalls:		
# of Wells:		
Road Surface Types: Asphalt, Paved		
Road Responsibility:		

#### Green Features

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

Community Features:
Comm/Assoc Water Feat:
Association Amenities:

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

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

**Master Assn Ph:**

**List Agent:** [Albert Piecuch, Jr.](#)  
**E-mail:** [alpiecuch@yahoo.com](mailto:alpiecuch@yahoo.com)  
**List Agent 2:**  
**List Agent 2 Email:**  
**List Office 2:**

**Assn/Manager Email:**  
**Assn/Manager URL:**

**Office:** [MAPP REALTY & INVESTMENT CO](#)

**Office Fax:** 941-366-9675      **Office Phone:** 941-379-2448  
**Original Price:** \$24,900  
**Previous Price:** \$24,900

**List Agent ID:** 597510687  
**List Agent Fax:** 941-366-9675  
**List Agent 2 ID:**

**List Agent Direct:** 603-930-0718  
**List Agent Cell:** 603-930-0718  
**List Agent 2 Phone:**

#### Seller Representation:

**Owner:** LANDSUN PROPERTIES LLC  
**Financing Avail:** Cash, Conventional, FHA, Owner Financing, USDA

Loan, VA Loan

**Contract Status:** Inspections

**Selling Agent:** [Mariana Rascassi](#)

**Selling Agent 2:** [Larissa Smith](#)

**Sold Date:** 07/24/2025

**Sold Remarks:**

Terms: Cash

**Listing Service Type:** Full Service

**Inter Office Info:**

**Realtor Info:** List Agent is Owner, Owner Will Consider Financing

**Confidential Info:** Go To Site

**Showing Time:**

**Showing Instructions:** Call Listing Agent

**Showing Considerations:** See Remarks

**Driving Directions:** E Price to N on Fair Oaks to R on Dalewood. Across from 6551 Dalewood Cir.

**Realtor Remarks:** List Agent is Owner.

**Documents and Disclosures**

**Seller Property Disclosure**

**Owner Phone:**

**Financing Terms:**

**Days to Cont:** 478

**Office:** [TOP FLORIDA HOMES](#)

**Sell Office 2:** [TOP FLORIDA HOMES](#)

**Sold Price:** \$21,500

**Seller Credit:** \$0.00

**Listing Type:** Exclusive Right To Sell

**Lease Terms:**

**Exp Cisg Date:** 07/24/2025

**Sell Offc 2 Phone:** 855-919-0458

**Days to Closed:** 508

**SP/LP Ratio:** 94

#### Status of Documents and Disclosures

#### Seller's Preferred Closing Agent

**Closing Agent Name:**

**Email:**

**Address:** , Florida

**Closing Company Name:**

**Phone:**

**Fax:**

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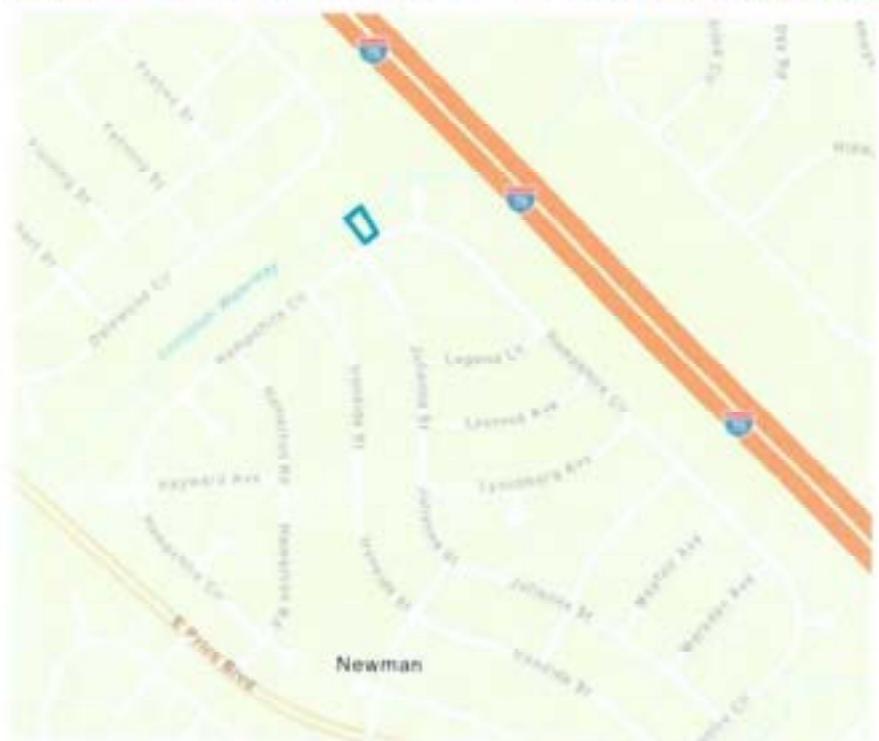
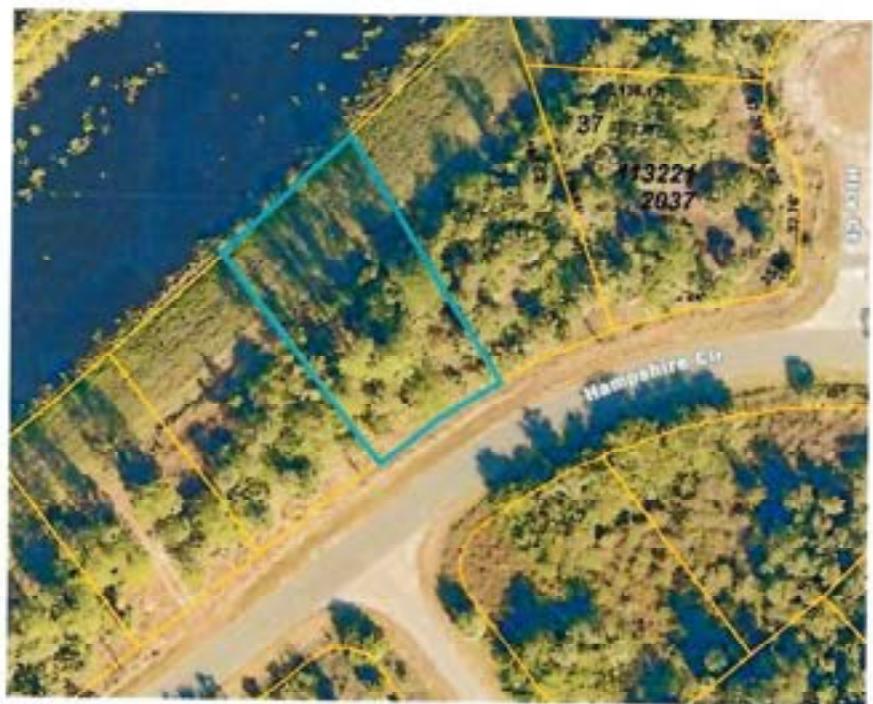
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#### Search Criteria

Property Type is 'Vacant Land'  
 Office Exclusive With Temporary Exclusion YN is no  
 Status is 'Sold'  
 Street Name is like 'dalewood\*'  
 Street Type is 'CIRCLE'  
 State is 'Florida'  
 County is 'Sarasota'  
 Selected 1 of 54 results.

## COMPARABLE LAND SALE 3





**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 1132212035**

**Ownership:**

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

**Situs Address:**

HAMPSHIRE CIR NORTH PORT, FL, 34288

**Land Area:** 10,611 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1771 - PORT CHARLOTTE SUB 45

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

**Status:** OPEN

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

**Census:** 121150027462

**Zoning:** AC6 - ACTIVITY CENTER 6

**Total Living Units:** 0

**Parcel Description:** LOT 35 BLK 2120 45TH ADD TO PORT CHARLOTTE

## Buildings

Vacant Land

## Extra Features

There are no extra features associated with this parcel.

## Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2025	\$15,300	\$0	\$0	\$15,300	\$15,300	\$0	\$15,300	\$0
2024	\$15,400	\$0	\$0	\$15,400	\$15,400	\$0	\$15,400	\$0
2023	\$15,300	\$0	\$0	\$15,300	\$15,300	\$0	\$15,300	\$0
2022	\$9,100	\$0	\$0	\$9,100	\$4,400	\$0	\$4,400	\$4,700
2021	\$4,000	\$0	\$0	\$4,000	\$4,000	\$0	\$4,000	\$0
2020	\$4,100	\$0	\$0	\$4,100	\$4,100	\$0	\$4,100	\$0
2019	\$4,200	\$0	\$0	\$4,200	\$3,993	\$0	\$3,993	\$207
2018	\$6,300	\$0	\$0	\$6,300	\$3,630	\$0	\$3,630	\$2,670
2017	\$4,000	\$0	\$0	\$4,000	\$3,300	\$0	\$3,300	\$700
2016	\$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
4/10/2025	\$16,000	2025058237	01	EMCO PROPERTY MANAGEMENT LLC	WD
5/10/2024	\$26,500	2024068543	05	MACKERT JOSEPH A	WD
2/14/2023	\$31,000	2023024463	05	DENNIS E KUTY LLC	WD
9/23/2022	\$56,200	2022154314	05	INTERNATIONAL BARTER EXCHANGE INC	WD
6/24/2010	\$13,600	2010076800	05	LANDAMERICA INC,	WD
3/8/2010	\$6,000	2010031203	05	SW FLORIDA LAND INC,	WD
2/26/2003	\$100	2003037232	X2	WEAVER, RON	WD
3/15/2002	\$800	2002045961	11	SAMII MOHAMMED R,	TD
11/14/1994	\$16,300	2692/2379	15	N C N B NATIONAL BANK	TR
12/29/1989	\$100	2178/1526	11	GENERAL DEVELOPMENT CORP	WD

## Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 9/15/2025

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

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

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

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

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

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

FEMA Flood Zone Data provided by Sarasota County Government as of 9/15/2025

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

4/16/2025 12:34 PM

KAREN E. RUSHING

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

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3327090

Doc Stamp-Deed: \$112.00

Order No.: 2025-50340JLW

Property Appraiser's Parcel I.D. (folio) Number:  
1132212035

## WARRANTY DEED

THIS WARRANTY DEED dated April 21, 2025, by EMCO PROPERTY MANAGEMENT LLC, a Florida limited liability company, whose post office address is 1202 TETON DRIVE, Kissimmee, Florida 34744 (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 35, Block 2120, Forty-Fifth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Page 38, 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.

Grantor does hereby affirm that neither the Grantor nor any member of Grantor has filed bankruptcy since obtaining title to the subject 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: 2024.

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:

① Hil Mots  
Witness Signature

EMCO PROPERTY MANAGEMENT LLC,  
a Florida limited liability company

Gicel Gutierrez  
Printed Name of First Witness

BY: ALVARO A. COVARRUBIAS, as Manager

1475 E Osceola Pkwy, #101  
Address of First Witness Kissimmee FL 34744

BY: EMILY N. ROSADO, as Manager

② Anabella L  
Witness Signature

Anabella Lavarrena  
Printed Name of Second Witness

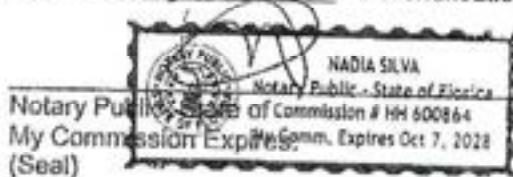
Grantor Address:  
1202 TETON DRIVE

1475 E. OSCEOLA PKWY, KISSIMMEE  
Address of Second Witness Kissimmee, FL 34744

STATE OF FL

✓ COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10 day of APRIL, 2025 by ALVARO A. COVARRUBIAS and EMILY N. ROSADO, as Managers of EMCO PROPERTY MANAGEMENT LLC, a Florida limited liability company, who is/are personally known to me or who has/have produced FL-NL as identification and who did take an oath.



## C7502440 LOT 35 HAMPSHIRE CIR, NORTH PORT, FL 34288



County: Sarasota  
 Subdiv: PORT CHARLOTTE SUB 45  
 Subdiv/Condo:  
 Style: Unimproved Land  
 Total Acreage: 0 to less than 1/4  
 Price Per Acre: 66,667  
 LP/SqFt: \$2  
 For Lease: No  
 Lease Rate:  
 Sold Price: \$16,000  
 Sold Date: 04/16/2025  
 Total Annual Assoc Fees: 0.00  
 Average Monthly Fees: 0.00

Status: Sold  
 Backups Requested: No  
 List Price: \$17,999  
 Designated Builder: No  
 On Market Date: 12/27/2024  
 Special Sale: None  
 ADOM: 88  
 CDOM: 275  
 Pets:  
 Lease Price Per Acre:

Great residential lot in a rapidly growing area of North Port! Located in an X Flood Zone, this is an ideal spot for your future home or an investment. Enjoy close proximity to beautiful beaches, state parks, baseball training facilities, shopping, dining, and entertainment options.

## Land, Site, and Tax Information

Legal Desc: LOT 35 BLK 2120 45TH ADD TO PORT CHARLOTTE

Tax ID: 1132212035

Taxes: \$674

Tax Year: 2024

Ownership: Fee Simple

Alt Key/Folio #: 1132212035

Subdivision #:

Between US 1 & River:

Legal Subdivision Name: PORT CHARLOTTE SUB 45

Complex/Comm Name:

Census Tract: 27.46

Homestead:

Other Exemptions:

SE/TP/RG: 26-39-22

Block/Parcel: 2120

Book/Page: 19-38

Lot #: 35

Zoning Comp:

Zoning: RSF2

Flood Zone Panel: 12115C0412F

Flood Zone Date: 11/04/2016

Flood Zone: X

Census Block:

Front Footage: 80

Lot Dimensions: 75 x 147 x

80 x 136

Lot Size Acres: 0.24

Lot Size: 10,611 SqFt / 986 SqM

Property Access:

Add Parcel: No

# of Parcels:

Additional Tax IDs:

AG Exemption YN:

Buyers Premium:

SW Subd Name: North Port

# Times per Year:

## Water Information:

Waterfront Ft: 0

Water Name:

Water Extras: No

Parcel:

Annual CDD Fee:

State Land Use:

State Prop Use:

Planned Unit Dev:

## Site Information

Front Exposure: Southeast

Lot Features:

Current Adjacent Use:

Utilities: Other

Vegetation:

Sewer: Septic Needed

Barn Features:

Horse Amenities:

# Paddocks/Pastures:

# of Septics:

CDD:

Future Land Use:

County Land Use:

County Prop Use:

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:

## 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:

9/16/25, 11:00 AM

**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:**

Matrix

**Mo Maint\$(add HOA):**  
**Master Assn Fee:**  
**Other Fee:**  
**Fee Includes:**  
**# of Pets:**  
**Pet Restrictions:**  
**Middle School:** [Woodland Middle School](#)

**Master Assn Ph:**

**Assn/Manager Email:**  
**Assn/Manager URL:**

**Realtor Information**

**List Agent:** [Brandon Applegate](#)  
**E-mail:** [brandonapplegate1@gmail.com](mailto:brandonapplegate1@gmail.com)  
**List Agent 2:** [Melissa McThenia](#)  
**List Agent 2 Email:** [melissamcthenia@kw.com](mailto:melissamcthenia@kw.com)  
**List Office 2:** [KW PEACE RIVER PARTNERS](#)  
**Listing Team:** [\(TM42109055\) Sunset Point Home Team](#)

**List Agent ID:** 274510556  
**List Agent Fax:** 941-347-8712  
**List Agent 2 ID:** 274507119

**List Agent Direct:** 941-730-6964  
**List Agent Cell:**  
**List Agent 2 Phone:** 941-306-9240

**List Office ID:** 274501116

**Office:** [KW PEACE RIVER PARTNERS](#)  
**Office Fax:** 941-347-8712  
**Original Price:** \$20,000  
**Previous Price:** \$19,000

**Office Phone:** 941-875-9060

**On Market Date:** 12/27/2024  
**Price Change:** 03/26/2025

**Office ID:** 274501116

**LP/SqFt:** \$2  
**Expiration Date:**  
**Delayed Distribution YN:** No  
**Delayed Dist. Date:**

**Seller Representation:** Transaction Broker  
**Owner:** EMCO PROPERTY MANAGEMENT LLC  
**Financing Avail:**  
**Contract Status:**  
**Selling Agent:** [Lucy Fenton](#)  
**Selling Agent 2:**  
**Sold Date:** 04/16/2025  
**Sold Remarks:**  
**Terms:** Cash  
**Listing Service Type:** Full Service  
**Inter Office Info:**  
**Realtor Info:**  
**Confidential Info:** Go To Site  
**Showing Time:**  
**Showing Instructions:** Go Direct  
**Showing Considerations:** See Remarks  
**Driving Directions:** From Veterans Blvd, turn left onto Atwater St, right onto Hillsborough Blvd, continue onto Raintree Blvd, turn left onto Marwood Ave.

**Realtor Remarks:** Buyer is responsible for verifying lot dimensions, utilities, zoning, and all other due diligence items, including suitability for intended use. Please confirm all property details before proceeding.

**Documents and Disclosures**  
**Seller Property Disclosure**

**Status of Documents and Disclosures**  
Attached

**Listing Type:** Exclusive Right To Sell  
**Lease Terms:**  
**Exp Cisg Date:** 04/21/2025  
**Office:** [CENTURY 21 AZTEC & ASSOCIATES](#)  
**Sell Office 2:**  
**Sold Price:** \$16,000  
**Seller Credit:** \$0.00  
**SP/LP Ratio:** 89

**Seller's Preferred Closing Agent**

**Closing Agent Name:** Amy Prvulov  
**Email:** [Amy@atypicaltitleLLC.com](mailto:Amy@atypicaltitleLLC.com)  
**Address:** 411 Ocean Ave Melbourne Beach, Florida 32951  
**Closing Company Name:** Atypical Title LLC

**Phone:** (321) 622-2302  
**Fax:**

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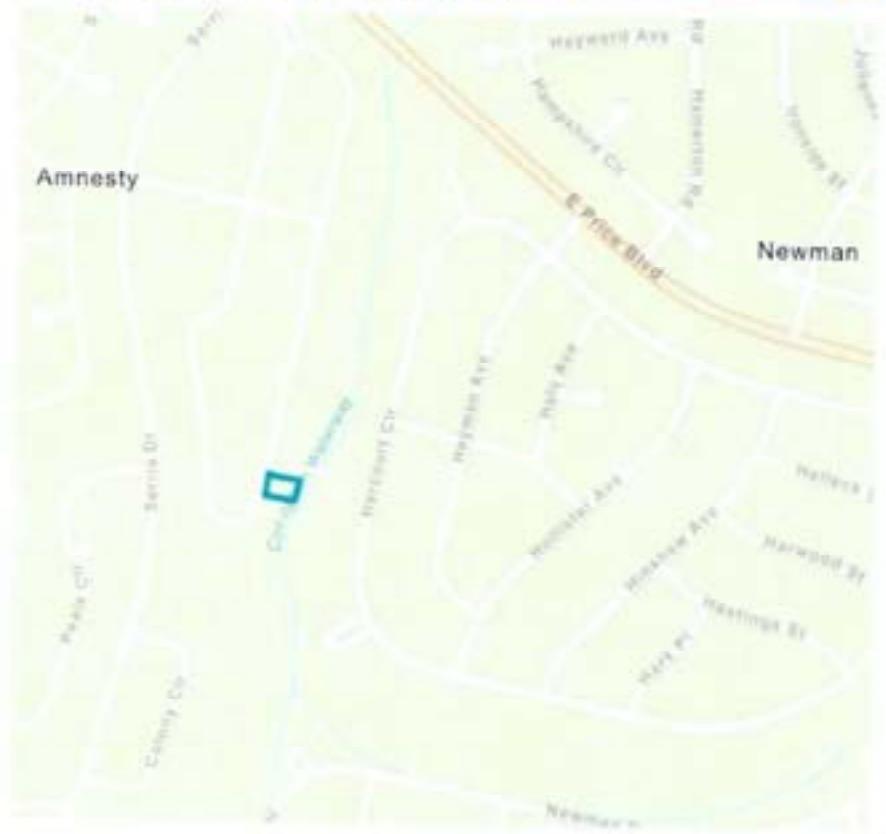
**Accessibility Issues?**

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

**Search Criteria**

Property Type is 'Vacant Land'  
Office Exclusive With Temporary Exclusion YN is no  
Status is 'Sold'  
Street Name is like 'hampshire\*\*'  
Street Type is 'CIRCLE'  
State is 'Florida'  
County is 'Sarasota'  
Selected 1 of 44 results.

## COMPARABLE LAND SALE 4





**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 1149211736**

**Ownership:**

HEIDEMAN CHRISTOPHER M  
 HEIDEMAN JENNIFER J  
 69584 MANSKE RD, NEW LONDON, WI, 54961-8941  
**Situs Address:**  
 GRENARD CIR NORTH PORT, FL, 34288

**Land Area:** 10,625 Sq.Ft.  
**Municipality:** City of North Port  
**Subdivision:** 1771 - PORT CHARLOTTE SUB 45  
**Property Use:** 0000 - Residential vacant site  
**Status:** OPEN  
**Sec/Twp/Rge:** 35-39S-22E  
**Census:** 121150027462  
**Zoning:** AC10 - ACTIVITY CENTER 10  
**Total Living Units:** 0  
**Parcel Description:** LOT 36 BLK 2117 45TH ADD TO PORT CHARLOTTE

**Buildings**

Vacant Land

**Extra Features**

There are no extra features associated with this parcel

**Values**

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Car.
2025	\$18,500	\$0	\$0	\$18,500	\$6,149	\$0	\$6,149	\$12,351
2024	\$19,700	\$0	\$0	\$19,700	\$5,590	\$0	\$5,590	\$14,110
2023	\$17,100	\$0	\$0	\$17,100	\$5,082	\$0	\$5,082	\$12,018
2022	\$10,400	\$0	\$0	\$10,400	\$4,620	\$0	\$4,620	\$5,780
2021	\$4,200	\$0	\$0	\$4,200	\$4,200	\$0	\$4,200	\$0
2020	\$4,300	\$0	\$0	\$4,300	\$4,300	\$0	\$4,300	\$0
2019	\$4,400	\$0	\$0	\$4,400	\$4,259	\$0	\$4,259	\$141
2018	\$6,600	\$0	\$0	\$6,600	\$3,872	\$0	\$3,872	\$2,728
2017	\$4,300	\$0	\$0	\$4,300	\$3,520	\$0	\$3,520	\$780
2016	\$3,200	\$0	\$0	\$3,200	\$3,200	\$0	\$3,200	\$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
3/11/2025	\$18,000	2025039114	01	PLATINUM POINT PROPERTIES LLC	WD
4/28/2008	\$100	2006101898	X2	ROSTAD,RICHARD	QC
7/16/2004	\$30,000	2004146295	01	SUNSTYLES USA LLC,	WD
2/19/2004	\$22,000	2004046171	01	MUELLER,JOHN D	WD
8/20/2002	\$1,600	2002147061	01	SPENCE,GERALDINE M	WD
4/19/2000	\$100	2002147059	11	SPENCE,WILLIAM C,	OT
11/1/1984	\$4,400	1739/778	11		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 9/15/2025

## 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](#).

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

\*\* For more information on flood and flood related issues specific to this property, call (941) 240-8060

\*\*\* 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 9/15/2025

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

3/13/2025 11:21 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3310527

Prepared by and return to:  
Heather Satterfield  
Lyons Title & Trust  
20020 Veterans Boulevard  
Unit 11  
Port Charlotte, FL 33954

File No 25-4460-8

Parcel Identification No 1149211736

Doc Stamp-Deed: \$126.00

[Space Above This Line For Recording Date]

**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 11<sup>th</sup> day of March, 2025 between Platinum Point Properties LLC, a Wisconsin Limited Liability Company, whose post office address is 4609 West Madero Drive, Mequon, WI 53092, of the County of Ozaukee, Wisconsin, Grantor, to Christopher M. Heideman and Jennifer J. Heideman, husband and wife, as joint tenants with right of survivorship, whose post office address is E9584 Manske Road, New London, WI 54961, of the County of Waupaca, Wisconsin, Grantee:

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

Lot 36, Block 2117, FORTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the map or plat thereof, as recorded in Plat Book 19, Page 38, of the Public Records of Sarasota County, Florida.

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

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

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

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

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

Platinum Point Properties LLC, a Wisconsin Limited Liability Company

By: Kathleen Houseman-Rostad  
Kathleen Houseman-Rostad, Managing Member

6500 NW Cloverdale Ave  
PSL, FL 34987  
WITNESS 1 ADDRESS

6500 NW Cloverdale Ave  
PSL, FL 34987  
WITNESS 2 ADDRESS

WITNESS Timothy J. Donahue  
PRINT NAME: Donahue

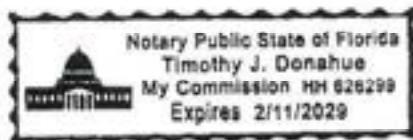
Laurie McIntosh  
WITNESS Laurie  
PRINT NAME: McIntosh

STATE OF FLORIDA.  
COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 11 day of March, 2025 by Kathleen Houseman-Rostad, Managing Member of Platinum Point Properties LLC, a WI Limited Liability Company, on behalf of the company, who is/are ( ) personally known to me or who (X) has/have produced driver's license as identification.

Signature of Notary Public

Timothy J. Donahue  
Print, Type/Stamp Name of Notary



United States of America

State of Wisconsin

DEPARTMENT OF FINANCIAL INSTITUTIONS

Division of Corporate & Consumer Services



To All to Whom These Presents Shall Come, Greeting:

I, Kristie Pulvermacher, Administrator of the Division of Corporate and Consumer Services, Department of Financial Institutions, do hereby certify that

**PLATINUM POINT PROPERTIES, LLC**

is a domestic corporation or a domestic limited liability company organized under the laws of this state and that its date of incorporation or organization is June 20, 2005.

I further certify that said corporation or limited liability company has, within its most recently completed report year, filed an annual report required under ss. 180.1622, 180.1921, 181.0214 or 183.0212 Wis. Stats., but that it has not filed a statement or articles of dissolution.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of the Department on March 10, 2025.

KRISTIE PULVERMACHER, Administrator  
Division of Corporate and Consumer Services  
Department of Financial Institutions

---

DFI/Corp/33

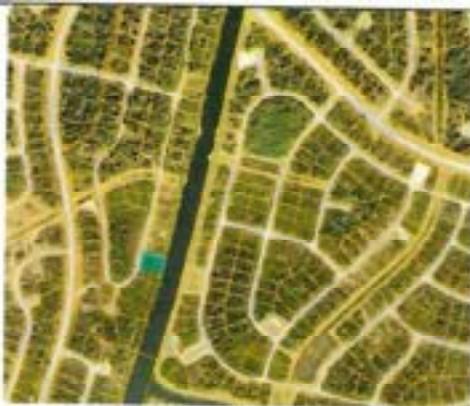
**To validate the authenticity of this certificate**

Visit this web address: <https://apps.dfi.wi.gov/apps/ccs/verify/>

Enter this code: 413060-EA6F2652

C7504856

GRENDAR CIR, NORTH PORT, FL 34288



**County:** Sarasota      **Status:** Sold  
**Subdiv:** PORT CHARLOTTE SUB 45      **Backups Requested:** Yes  
**Subdiv/Condo:**      **List Price:** \$18,900  
**Style:** Residential      **Designated Builder:** No  
**Total Acreage:** 0 to less than 1/4      **On Market Date:** 02/07/2025  
**Price Per Acre:** 75,000      **Special Sale:** None  
**LP/SqFt:** \$2      **ADOM:** 11  
**For Leaser:** No      **CDOM:** 11  
**Lease Rate:**  
**Sold Price:** \$18,000  
**Sold Date:** 03/12/2025  
**Total Annual Assoc Fees:** 0.00  
**Average Monthly Fees:** 0.00

**LOOKING TO BUILD ON THE PERFECT SITE? THIS PROPERTY WILL CHANGE YOUR LIFE!**

## **WELCOME TO YOUR PICTURE PERFECT HOMESITE!**

**A beautiful place to build your new Florida home!** This .24-acre lot (85x125) is located in a beautiful setting, close to shopping, dining with access to the CocoPlum canal. This setting is ideal to design your dream home, take in all that nature gives you and create lasting memories.

**COCOPLUM CANAL ACCESS WITH PRIVACY, MATURE LANDSCAPE** This rare property offers both seclusion and a sense of community, surrounded by mature landscaping, privacy and serenity abounding. Enjoy canoeing, kayaking, fishing right from your backyard. Whether you envision a modern style home or something more classic, the spacious lot and waterfront appeal provide endless opportunities to bring your vision to life.

**EMBRACE THE ULTIMATE SW FLA LIFESTYLE!** Secure this prime lot in one of North Port's most desirable locations. If you're starting fresh, raising a family, or seeking a peaceful retirement escape, this property offers the perfect combination of privacy, potential, and the vibrant energy of Florida's Gulf Coast.

**Don't miss your chance to build a legacy and live the dream in Southwest Florida!**

### **Land, Site, and Tax Information**

**Legal Desc:** LOT 36 BLK 2117 45TH ADD TO PORT CHARLOTTE

**Tax ID:** 1149211736

**Taxes:** \$639

**Tax Year:** 2024

**Ownership:** Fee Simple

**Alt Key/Folio #:** 1149211736

**Subdivision #:**

**Between US 1 & River:**

**Legal Subdivision Name:** PORT CHARLOTTE SUB 45

**Complex/Comm Name:**

**Census Tract:** 27.46

**Homestead:**

**Other Exemptions:**

**SE/TP/RG:** 35-39-22

**Block/Parcel:** 2117

**Book/Page:** 19-38

**Lot #:** 36

**Zoning Comp:**

**Zoning:** RSF2

**Flood Zone Panel:** 12115C0412F

**Flood Zone Date:** 11/04/2016

**Flood Zone:** X

**Census Block:**

**Front Footage:** 88

**Lot Dimensions:**

88x125x85x123

**Lot Size Acres:** 0.24

**Lot Size:** 10,625 SqFt / 987 SqM

**Property Access:**

**Add Parcel:** No

**# of Parcels:**

**Additional Tax IDs:**

**AG Exemption YN:**

**Buyers Premium:**

**SW Subd Name:** North Port

**Auction:**No      **Auction Type:**

**Auction Firm/Website:**

**SW Subd Condo#:**

**Development:**

**Min Lease:**

**View:**

**# Times per Year:**

### **Water Information:**

**Water Frontage:** Yes-Canal - Brackish

**Waterfront Ft:** 0

**Water Frontage Lengths (in feet):**

**Water Name:**

**Water Access:** Yes-Canal - Brackish

**Water Extras:** Yes-Boat Ramp - Private

**Water View:** Yes-Canal

**Parcel:**

**Addtl Water Info:**

**Annual CDD Fee:**

**CDD:**

**State Land Use:**

**Future Land Use:**

**State Prop Use:**

**County Land Use:**

**Planned Unit Dev:**

**County Prop Use:**

Site Information			
Easements:	Front Exposure:		
Road Frontage:	Lot Features:		
Other Structures:	Current Adjacent Use:		
Security Feat:	Utilities: Electrical Nearby		
Other Equipment:	Vegetation:		
Water: Well Required	Sewer: Septic Needed		
Fences:	Barn Features:		
Farm Type:	Horse Amenities:		
# of Stalls:	# Paddocks/Pastures:		
# of Wells:	# of Septics:		
Road Surface Type: Asphalt			
Road Responsibility:			
Green Features			
Green Certifications:			
Green Energy Features:			
Green Water Features:			
Green Landscaping:			
Indoor Air Quality:			
Disaster Mitigation:			
Community Information			
Community Features:	HOA Fee:		
Comm/Assoc Water Feat:	Mo Maint\$(add HOA):		
Association Amenities:	Master Assn Fee:	Master Assn Ph:	
Amenities w/ Addnl Fees:	Other Fee:		
HOA / Comm Assn: No	Fee Includes:		
HOA Pmt Sched:	# of Pets:		
Master Assn/Name: No	Pet Restrictions:		
Condo Fee:	Middle School:		
Other Fee Term:	Assn/Manager Email:		
Pet Size:	Assn/Manager URL:		
Max Pet Wt:			
Elementary School:			
High School:			
Assn/Manager Name:			
Assn/Manager Phone:			
Realtor Information			
List Agent: <a href="#">Kathy Schober</a>	List Agent ID: 378500339	List Agent Direct: 708-703-8899	
E-mail: <a href="mailto:kathy.schober@chsunstar.com">kathy.schober@chsunstar.com</a>	List Agent Fax: 941-627-3321	List Agent Cell:	
List Agent 2:	List Agent 2 ID:	List Agent 2 Phone:	
List Agent 2 Email:			
List Office 2:			
Office: <a href="#">COLDWELL BANKER SUNSTAR REALTY</a>	On Market Date: 02/07/2025	List Office ID:	
Office Fax: 941-627-3321		Call Center #:	
Original Price: \$18,900		Office ID: 274501553	
Seller Representation: Transaction Broker	Owner Phone:	LP/SqFt: \$2	
Owner: PLATINUM POINT PROPERTIES LLC	Financing Terms:	Delayed Distribution YN No	
Financing Avail:	Days to Cont: 13	Delayed Dist. Date	
Contract Status:	Office: <a href="#">COLDWELL BANKER SUNSTAR REALTY</a>		
Selling Agent: <a href="#">Kathy Schober</a>	Sell Office 2:	Sell Offc 2 Phone:	
Selling Agent 2:	Sold Price: \$18,000	Days to Closed: 33	
Sold Date: 03/12/2025	Seller Credit: \$0.00	SP/LP Ratio: 95	
Sold Remarks:			
Terms: Cash			
Listing Service Type: Full Service			
Inter Office Info:			
Realtor Info:			
Confidential Info:			
Showing Time:			
Showing Instructions: Go Direct			
Showing Considerations:			
Driving Directions: Price Blvd to Serris Dr L to Ginger L to Grenard Circle, R.			
Realtor Remarks:			
Seller's Preferred Closing Agent			
Closing Agent Name:	Phone:		
Email:	Fax:		
Address: , Florida			
Closing Company Name:			

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## 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, Phillipi Creek septic system replacement utility easement, Border Road, Catfish Creek storm water easement project, and Piper Road Extension Project in Charlotte County.

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

### Professional Affiliations/Accreditations:

Designated Member of the Appraisal Institute (MAI), Certificate 10,294

State Certified General Real Estate Appraiser by the Florida Real Estate Commission, RZ2213

Qualified Expert Witness to Sarasota and Charlotte County Circuit Courts

Special Hearing Magistrate, Sarasota County Value Adjustment Board, past

Licensed Real Estate Person – State of Florida

### Education:

Florida State University

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

Appraisal Institute Courses/Seminars

Appraisal Institute Comprehensive Appraisal Examination and Demonstration Appraisal Report

Continuing Education Courses/Seminars:

Uniform Standards of Professional Practice, Florida Law, Business Practices and Ethics, Expert Witness, Litigation, Condemnation, Wetland Valuation, Uniform Appraisal Standards for Federal Land Acquisition and Partial Interest Valuation.

### Professional and Community Organizations:

Board of Directors, Westcoast Florida Chapter of the Appraisal Institute, past

Region X Alternate, Westcoast Florida Chapter of the Appraisal Institute, past

President, Life of Riley Foundation, which provides awareness and research for pediatric brain tumors and support for their families.

Ronald M. Saba, MAI (Continued)



Ron DeSantis, Governor

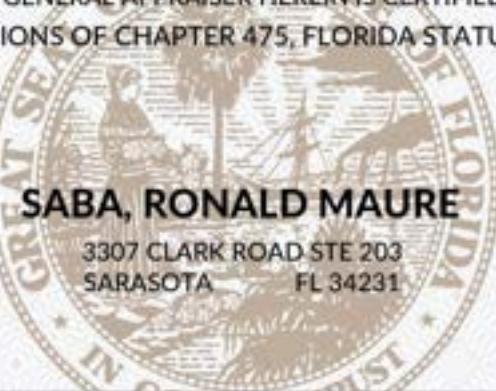
Melanie S. Griffin, Secretary



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

**FLORIDA REAL ESTATE APPRAISAL BD**

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



**SABA, RONALD MAURE**

3307 CLARK ROAD STE 203  
SARASOTA FL 34231

**LICENSE NUMBER: RZ2213**

**EXPIRATION DATE: NOVEMBER 30, 2026**

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

ISSUED: 11/13/2024

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