

# ADRIAN GONZALEZ & ASSOCIATES, P.A.

REAL ESTATE APPRAISERS • CONSULTANTS • LICENSED BROKER

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

1/15/2025

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

Re: Property: Town Terr-WCS-121  
North Port, FL 34287  
Borrower: N/A  
File No.: 2025-NP-1

Opinion of Value: \$ 25,000  
Effective Date: January 15, 2025

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

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

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

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

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

Sincerely,  [esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:A9BBB796



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

  
Serial# A9BBB796  
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SUMMARY REPORT

SUBJECT

ASSIGNMENT

MARKET AREA DESCRIPTION

SITE DESCRIPTION

Property Address: 26XX Town TerrCity: North PortState: FLZip Code: 34287

County: SarasotaLegal Description: LOT 18 BLK 300 5TH ADD TO PORT CHARLOTTE

Assessor's Parcel #: 0980-03-0018Tax Year: 2024R.E. Taxes: \$ 241.46Special Assessments: \$ 470.98

Market Area Name: Port Charlotte Sub 05Map Reference: 35840Census Tract: 0027.43

Current Owner of Record: Upstate Enterprises, LLCBorrower (if applicable): N/A

Project Type (if applicable): ☐ PUD ☐ De Minimis PUD ☐ Other (describe)HOA: \$ ☐ per year ☐ per month

Are there any existing improvements to the property? ☒ No ☐ YesIf Yes, indicate current occupancy: ☐ Owner ☐ Tenant ☒ Vacant ☐ Not habitable

If Yes, give a brief description:

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)

This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective

Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)

Intended Use: To estimate current market value.

Intended User(s) (by name or type): The intended user is City of North Port and/or their assigns.

Client: City of North PortAddress: 1100 N Chamberlain Blvd., North Port, FL 34286

Appraiser: G. Adrian Gonzalez, Jr., ASA, MRICSAddress: 2040 Polk Street, Hollywood 33020

Characteristics

Predominant Occupancy

One-Unit Housing

Present Land Use

Change in Land Use

Location: ☐ Urban ☒ Suburban ☐ Rural

Built up: ☒ Over 75% ☐ 25-75% ☐ Under 25%

Growth rate: ☐ Rapid ☒ Stable ☐ Slow

Property values: ☐ Increasing ☒ Stable ☐ Declining

Demand/supply: ☐ Shortage ☒ In Balance ☐ Over Supply

Marketing time: ☐ Under 3 Mos. ☒ 3-6 Mos. ☐ Over 6 Mos.

☒ Owner

☐ Tenant

☐ Vacant (0-5%)

☒ Vacant (>5%)

PRICE

AGE

270

Low

1

695

High

45

350

Pred

30

One-Unit

95 %

2-4 Unit

0 %

Multi-Unit

0 %

Comm'l

5 %

%

%

☒ Not Likely

☐ Likely \*

☐ In Process \*

\* To:

Factors Affecting Marketability

Item

Good

Average

Fair

Poor

N/A

Employment Stability

Convenience to Employment

Convenience to Shopping

Convenience to Schools

Adequacy of Public Transportation

Recreational Facilities

Item

Good

Average

Fair

Poor

N/A

Adequacy of Utilities

Property Compatibility

Protection from Detrimental Conditions

Police and Fire Protection

General Appearance of Properties

Appeal to Market

Market Area Comments:

In the case of the subject neighborhood, man made and natural barriers comprise all the boundaries north of Tamiami Trail on the south, a drainage canal lying north of W Price Boulevard to the north, S Cranberry Boulevard to the east and S Sumter Boulevard to the west. The subject is located near the center portion of North Port. The area is comprised of single family homes, multi-family development as well as minor commercial development. There are schools and parks located within this area. Some vacant lots in the subject neighborhood are being improved with single family homes. There are parks within close proximity to the subject site.

Dimensions: 80 X 125Site Area: 10,000 Sq.Ft.

Zoning Classification: RSF2Description: Residential - Single Family

Do present improvements comply with existing zoning requirements? ☒ Yes ☐ No ☐ No Improvements

Uses allowed under current zoning: Uses allows single family and multi- family (duplex) development.

Are CC&Rs applicable? ☐ Yes ☒ No ☐ UnknownHave the documents been reviewed? ☐ Yes ☐ NoGround Rent (if applicable) \$ /

Comments:

Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)

Actual Use as of Effective Date: VacantUse as appraised in this report: Vacant

Summary of Highest & Best Use: The subject is zoned for single family residential. Thus, the highest and best use is for single family residential development.

Utilities

Public

Other

Provider/Description

Off-site Improvements

Type

Public

Private

Frontage

Adequate

Electricity

☒

☐

FP& L

Street

Asphalt

☒

☐

Topography

Level at Road Grade

Gas

☐

☐

Width

Size

10,000 Sq. Ft.

Water

☒

☐

Municipal

Surface

Shape

Irregular

Sanitary Sewer

☐

☐

Curb/Gutter

None

☐

☐

Drainage

Appears Adequate

Storm Sewer

☐

☐

Sidewalk

None

☐

☐

View

Average

Telephone

☒

☐

Street Lights

Electric

☒

☐

Multimedia

☐

☐

Alley

None

☐

☐

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☐ Yes ☒ NoFEMA Flood Zone XFEMA Map # 12115C0387GFEMA Map Date 3/27/2024

Site Comments: The site area is rectangular. The site is mostly cleared. A drainage canal borders the westerly boundary of the site.

GPLAND

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TRANSFER HISTORY

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

Data Source(s): Public Records

1st Prior Subject Sale/Transfer

Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject has sold in October 2024 via a Tax Deed. Sale 6 had a previous sale on 05/02/2021 for \$25,000 (warranty deed). Sales 1-5 have no prior sales within 3 years to the effective date of this report.

Date:

Price:

Source(s): Public Records

2nd Prior Subject Sale/Transfer

Date:

Price:

Source(s):

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	26XX Town Ter North Port, FL 34287	Petunia Ter North Port, FL 34286		Nimbus Dr North Port, FL 34287		Natrona Dr North Port, FL 34286	
Proximity to Subject		0.73 miles SE		0.34 miles N		1.19 miles N	
Sale Price	\$ N/A		\$ 20,000		\$ 18,000		\$ 19,000
Price/ Sq.Ft.	\$	\$ 2.00		\$ 1.80		\$ 1.90	
Data Source(s)	Public Records	MLS# N6125562		Public Records		Public Records	
Verification Source(s)	Public Records	Public Records/MapWise		Public Records/MapWise		Public Records/Real Quest	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) % Adjust	DESCRIPTION	+ (-) % Adjust	DESCRIPTION	+ (-) % Adjust
Sales or Financing	N/A	Cash or		Cash or		Cash or	
Concessions	N/A	Equivalent		Equivalent		Equivalent	
Date of Sale/Time	N/A	12/20/2024		12/12/2024		12/4/2024	
Rights Appraised	Fee Simple	Same		Same		Same	
Location	Interior Lot/Av	Interior Lot/Av		Interior Lot/Av		Interior Lot/Av	
Site Area (in Sq.Ft.)	10,000	10,000		10,000		10,000	
Topography	Level/at Grade	Level/at Grade		Level/at Grade		Level/at Grade	
Zoning	RSF2	Similar		Similar		Similar	
Other (Improvements)	None	None		None		None	
Access	2-LNG-Paved	Similar		Similar		Similar	
Canal Frontage	Yes	Yes		Yes		Yes	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Net Adjustment (Total, in % of S.P.)							
Adjusted Sale Price (in \$)		\$ 20,000		\$ 18,000		\$ 19,000	
Summary of Sales Comparison Approach The appraiser searched the subject and adjacent neighborhoods for the most recent sales of vacant land sites to have occurred. The sales on the above grid and included in this report were selected as having the greatest overall degree of similarity to the subject site from among the sales considered. All sales are within 1.2 miles of the subject. Additional consideration has been given to listings in the subject market. The listings range in price from \$17,000 to \$45,000.							
The unit of comparison derived from the following comparable sites was a price per build able lot. The appraiser concludes to a value of \$25,000 for the subject.							
See Addendum							

PUD

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

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 25,000 2.5

Final Reconciliation Based on a per lot value the subject property's market value is \$25,000.

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

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

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 25,000 , as of: January 15, 2025 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☒ Scope of Work ☒ Limiting Cond./Certifications ☒ Narrative Addendum ☒ Photograph Addenda ☐ Sketch Addendum ☒ Map Addenda ☐ Additional Sales ☐ Cost Addendum ☐ Flood Addendum ☐ Manuf. House Addendum ☐ Hypothetical Conditions

SIGNATURES

Client Contact: Rita M. Puglise, Real Estate Coordinator  
E-Mail: rpuglise@northport.fl.gov  
design.alamode.com/verify Serial: A9BBB796

Client Name: City of North Port  
Address: 1100 N Chamberlain Blvd., North Port, FL 34286

APPRaiser

Appraiser Name: G. Adrian Gonzalez, Jr., ASA, MRICS

Company: Adrian Gonzalez & Associates, PA

Phone: 954-916-3400 Fax: 954-239-5724

E-Mail: agonzalezandassociates@gmail.com

Date of Report (Signature): 1/15/2025

License or Certification #: RZ1555 State: FL

Designation: ASA-REAL PROPERTY URBAN/RICS

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

Inspection of Subject: ☐ Did Inspect ☒ Did Not Inspect (Desktop)

Date of Inspection: January 15, 2025

SUPERVISORY APPRAISER (if required)  
or CO-APPRAISER (if applicable)

Supervisory or  
Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect

Date of Inspection:

GP LAND

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acknowledged and credited.  
3/2007

FEATURE		SUBJECT PROPERTY		COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address 26XX Town Ter North Port, FL 34287		Natrona Dr North Port, FL 34286		Town Ter North Port, FL 34287		Natrona Dr North Port, FL 34286			
Proximity to Subject		1.18 miles N		0.12 miles S		0.95 miles N			
Sale Price		\$ 21,300		\$ 16,200		\$ 29,000			
Price/ Sq.Ft.		\$ 2.13		\$ 1.62		\$ 2.90			
Data Source(s)		Public Records		Public Records		Public Records			
Verification Source(s)		Public Records		Public Records/MapWise		Public Records/MapWise		Public Records	
VALUE ADJUSTMENT		DESCRIPTION		+(-) % Adjust		DESCRIPTION		+(-) % Adjust	
Sales or Financing		N/A		Cash or		Cash or		Cash or	
Concessions		N/A		Equivalent		Equivalent		Equivalent	
Date of Sale/Time		09/18/2024		08/07/2024		07/24/2024			
Rights Appraised		Fee Simple		Same		Same		Same	
Location		Interior Lot/Av		Interior Lot/Av		Interior Lot/Av		Interior Lot/Av	
Site Area (in Sq.Ft.)		10,000		10,000		10,000		10,000	
Topography		Level/at Grade		Level/at Grade		Level/at Grade		Level/at Grade	
Zoning		RSF2		Similar		Similar		Similar	
Other (Improvements)		None		None		None		None	
Access		2-LNG-Paved		2-LN-Paved		2-LN-Paved		2-LN-Paved	
Canal Frontage		Yes		Yes		Yes		Yes	
Net Adjustment (Total, in \$)		<div><div></div><div>+</div><div></div><div>-</div></div> \$		<div><div></div><div>+</div><div></div><div>-</div></div> \$		<div><div></div><div>+</div><div></div><div>-</div></div> \$			
Net Adjustment (Total, in % of S.P.)									
Adjusted Sale Price (in \$)		\$ 21,300		\$ 16,200		\$ 29,000			
Summary of Sales Comparison Approach See comments on Page 2.									



Supplemental Addendum

File No. 2025-NP-1

Client	City of North Port				
Property Address	26XX Town Terr				
City	North Port	County	Sarasota	State	FL Zip Code 34287
Owner	Upstate Enterprises, LLC				

• Scope

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

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

COMMENTS ON SALES COMPARISON APPROACH

The appraiser located 6 sales of vacant lots which transpired over the past ten months. The sales are located in what is considered comparable market area. The best units of comparison for vacant land is considered to be either the price per lot or price per square foot. In this case, the price per lot is considered the best indicator of value. These sales have an unadjusted range from \$16,200 to \$27,500 per lot.

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

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

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

**Market Conditions** - The sales occurred over a 6-month period from July 2024 to December 2024. During this time frame and to the date of value for this report, there is no evidence of appreciation in the subject’s neighborhood and market area and the general tendency has been for stable land values. No time adjustment is warranted.

**Location** - The subject is located along Town Terrace. This area is mostly comprised of single family homes. All of the sales are located within similar residential location and similar neighborhood as the subject. All have similar canal frontage. Thus, no adjustment was warranted.

**Site Size** - Utilizing the area provided by the client and/or Public Records, the subject site contains 10,000 square feet. All of the sales contain 10,000 square feet in size. Thus, no adjustment is necessary for size.

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

SR21

Supplemental Addendum

File No. 2025-NP-1

Client	City of North Port				
Property Address	26XX Town Terr				
City	North Port	County	Sarasota	State	FL Zip Code 34287
Owner	Upstate Enterprises, LLC				

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

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

Opinion of Land Value

In correlating the sales into an estimate of the subject parcel’s land value, a conclusion within the range of adjusted sales prices provides the best indication of value. After adjustments, the range is from \$16,200 to \$29,000 per lot. The sales included in this analysis were selected as having the greatest overall degree of similarity to the subject site from among all of the sales considered.

Consideration has been given to each sale in estimating a final value for the subject. In the appraiser’s opinion, a conclusion within the range provided by the sales, or at \$25,000 is the best indication of the land value of the subject property.

SRZ/1

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

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

## STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

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

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



**CERTIFICATION:** The appraiser certifies and agrees that:

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

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**ADDRESS OF PROPERTY ANALYZED:** 26XX Town Terr , North Port, FL 34287

**APPRAISER:**

Signature: \_\_\_\_\_  
 Name: G. Adrian Gonzalez, Jr., ASA, MRICS  
 Title: ASA-REAL PROPERTY URBAN/RICS  
 State Certification #: RZ1555  
 or State License #: \_\_\_\_\_  
 State: FL Expiration Date of Certification or License: 11/30/2026  
 Date Signed: 1/15/2025

**SUPERVISORY or CO-APPRAISER (if applicable):**

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

Client	City of North Port		File No.	2025-NP-1
Property Address	26XX Town Terr			
City	North Port	County	Sarasota	State FL Zip Code 34287
Owner	Upstate Enterprises, LLC			

## APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

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

## Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report. **No inspection was made, this is a Desktop Appraisal.**
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

## Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)


My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 60-120 days

## Comments on Appraisal and Report Identification

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

[esign.alamode.com/verify](https://esign.alamode.com/verify) Serial: A9BBB796

### APPRAISER:

Signature: 

Name: G. Adrian Gonzalez, Jr., ASA, MRICS

ASA-REAL PROPERTY URBAN/RICS

State Certification #: RZ1555

or State License #: \_\_\_\_\_

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

Date of Signature and Report: 1/15/2025

Effective Date of Appraisal: January 15, 2025

Inspection of Subject: ☒ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): January 15, 2025

### SUPERVISORY or CO-APPRAISER (if applicable):

Signature: \_\_\_\_\_

Name: \_\_\_\_\_


State Certification #: \_\_\_\_\_

or State License #: \_\_\_\_\_

State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_

Date of Signature: \_\_\_\_\_

Inspection of Subject: ☐ None ☐ Interior ☐ Exterior-Only

Date of Inspection (if applicable):  \_\_\_\_\_

Subject Photo Page

Client	City of North Port					
Property Address	26XX Town Terr					
City	North Port	County	Sarasota	State	FL	Zip Code 34287
Owner	Upstate Enterprises, LLC					



VIEW SW FROM NE CORNER

26XX Town Ter	
Sales Price	N/A
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Interior Lot/Av
View	Average
Site	10,000
Quality	
Age	



VIEW NW NEAR SE CORNER



STREET VIEW N-TOWN TERR

58321



Subject Photo Page

Client	City of North Port					
Property Address	26XX Town Terr					
City	North Port	County	Sarasota	State	FL	Zip Code 34287
Owner	Upstate Enterprises, LLC					



VIEW S FROM NEC OF LOT

26XX Town Ter  
Sales Price N/A  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location Interior Lot/Av  
View Average  
Site 10,000  
Quality  
Age



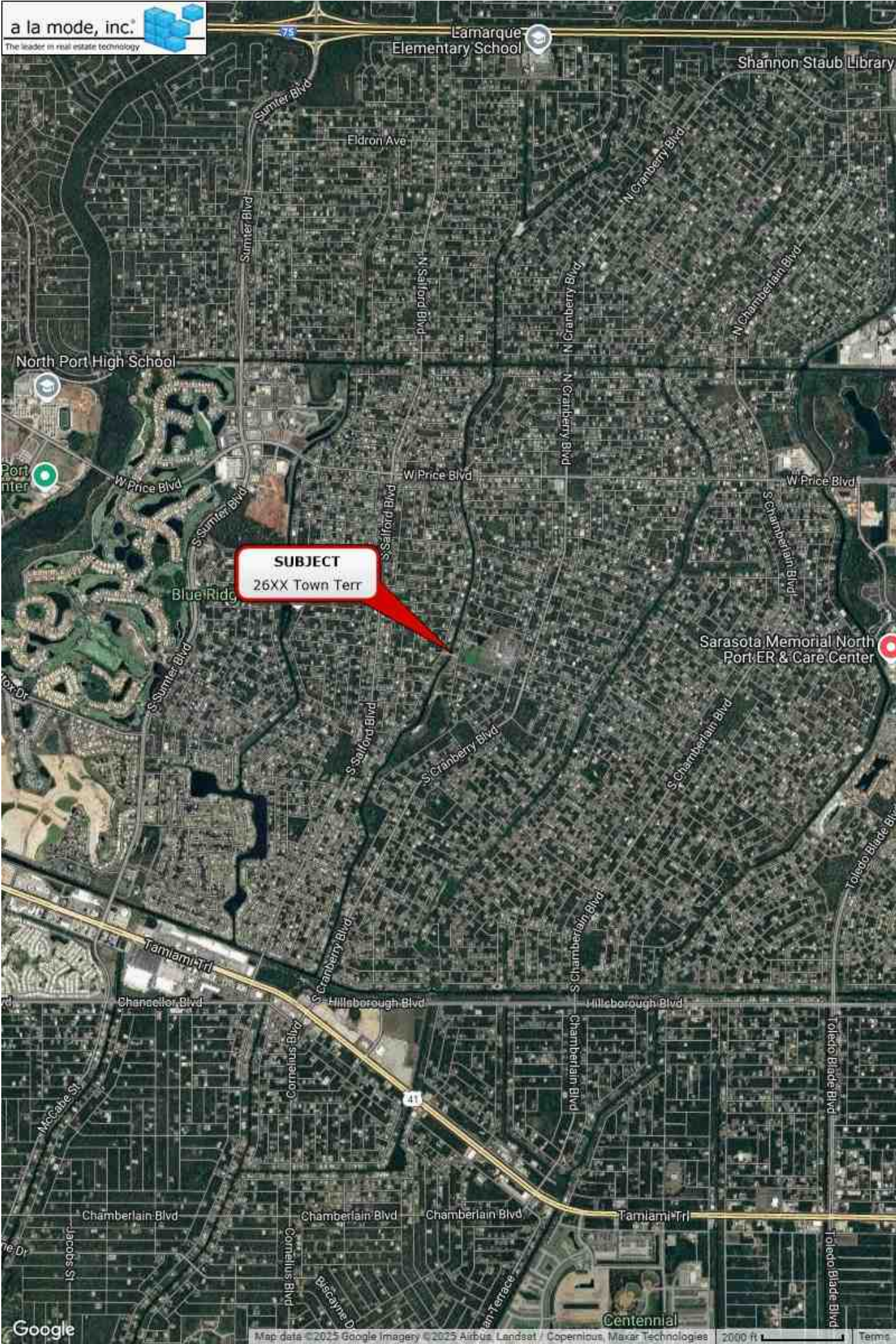
VIEW NEAR SWC TO STREET

SR21



Location Map

Client	City of North Port				
Property Address	26XX Town Terr				
City	North Port	County	Sarasota	State	FL
Owner	Upstate Enterprises, LLC				
				Zip Code	34287





## Plot of Site

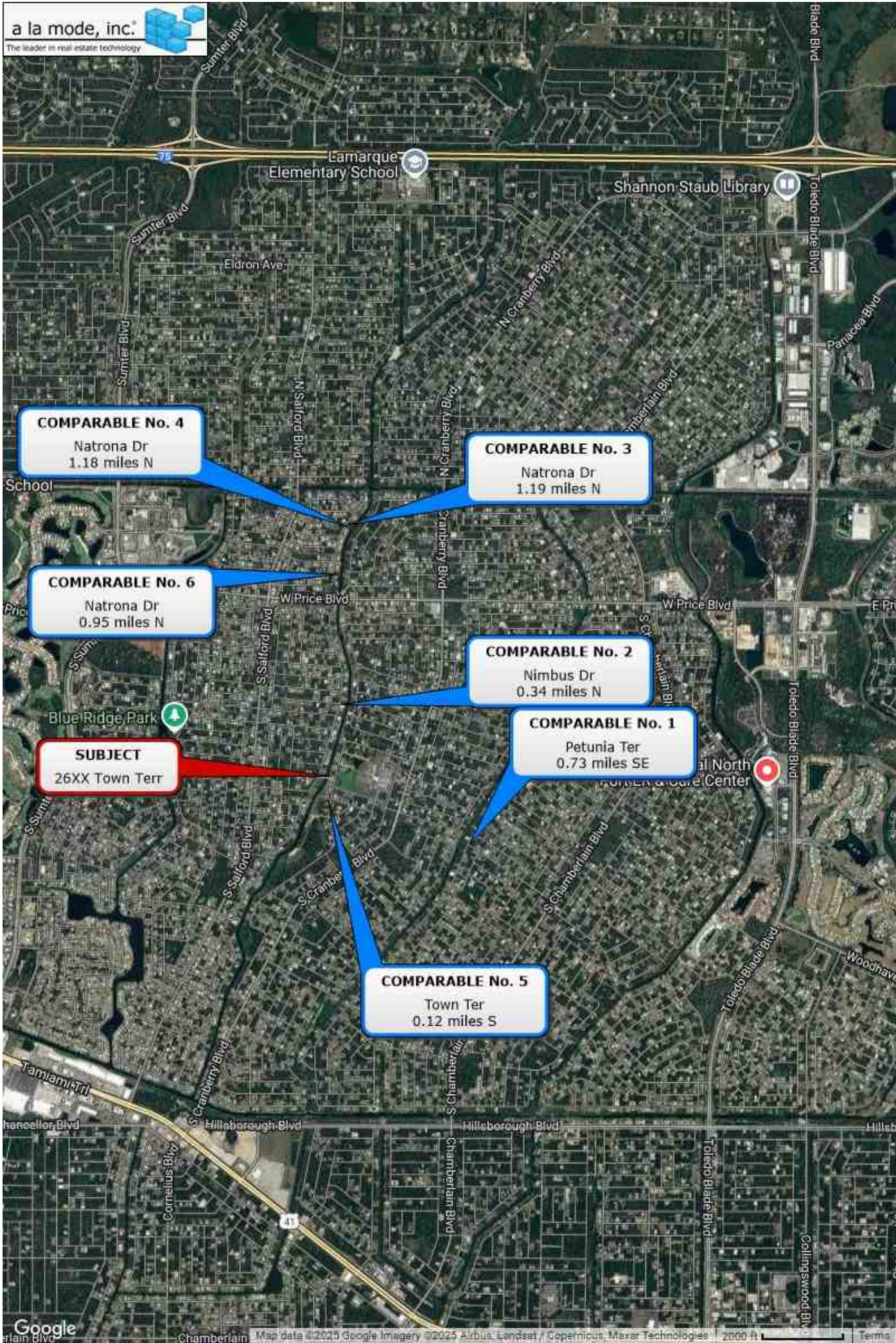
Client	City of North Port				
Property Address	26XX Town Terr				
City	North Port	County	Sarasota	State	FL Zip Code 34287
Owner	Upstate Enterprises, LLC				





Sales Location Map

Client	City of North Port				
Property Address	26XX Town Terr				
City	North Port	County	Sarasota	State	FL Zip Code 34287
Owner	Upstate Enterprises, LLC				



58921



Comparable Photo Page

Client	City of North Port					
Property Address	26XX Town Terr					
City	North Port	County	Sarasota	State	FL	Zip Code 34287
Owner	Upstate Enterprises, LLC					



Comparable 1

Petunia Ter	
Prox. to Subject	0.73 miles SE
Sale Price	20,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Interior Lot/Av
View	Average
Site	10,000
Quality	
Age	



Comparable 2

Nimbus Dr	
Prox. to Subject	0.34 miles N
Sale Price	18,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Interior Lot/Av
View	Average
Site	10,000
Quality	
Age	



Comparable 3

Natrona Dr	
Prox. to Subject	1.19 miles N
Sale Price	19,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Interior Lot/Av
View	Average
Site	10,000
Quality	
Age	

58921



Comparable Photo Page

Client	City of North Port					
Property Address	26XX Town Terr					
City	North Port	County	Sarasota	State	FL	Zip Code 34287
Owner	Upstate Enterprises, LLC					



Comparable 4

Natrona Dr	
Prox. to Subject	1.18 miles N
Sale Price	21,300
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Interior Lot/Av
View	
Site	10,000
Quality	
Age	



Comparable 5

Town Ter	
Prox. to Subject	0.12 miles S
Sale Price	16,200
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Interior Lot/Av
View	
Site	10,000
Quality	
Age	



Comparable 6

Natrona Dr	
Prox. to Subject	0.95 miles N
Sale Price	29,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Interior Lot/Av
View	
Site	10,000
Quality	
Age	

58321



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

2040 Polk Street, Hollywood, Florida 33020  
(954) 916-3400 FAX (954)-239-5724  
1031 Ives Dairy Road, #228, Miami, Florida 33179  
(786) 664-8510 FAX (954)-239-5724  
Email: [agonzalezandassociates@gmail.com](mailto:agonzalezandassociates@gmail.com)

Website: [agonzalezandassoc.com](http://agonzalezandassoc.com)

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

**Continuing Education:**

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

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

**Licenses and Certifications:**

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

**Professional Affiliations:**

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

**Professional Other:**

Qualified as an Expert Witness in Broward, Glades, Hendry, Hillsborough, Miami Dade,  
Palm Beach, Pasco & Sarasota Counties Circuit Courts  
Qualified as an Expert Witness in Wilkinson County (MS) Circuit Court  
Special Magistrate for Broward County Value Adjustment Board – 1994 – 2015, 2017-2023  
Special Magistrate for Miami-Dade County Value Adjustment Board – 2004 – Present  
Special Magistrate for Palm Beach County Value Adjustment Board – 2009 – 2012  
Special Magistrate for Nassau County Value Adjustment Board – 2022 – Present  
State of Florida Notary Public- Commission Number HH122265  
Certified DBE-Florida Department of Transportation, Certified MBE-State of Florida  
Certified SBE/MBE-Broward County

**Professional Offices Held:**

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

**Appraisal Experience:**

Adrian Gonzalez has over forty years of real estate experience with an emphasis on preparing and reviewing appraisal reports for governmental/condemning authorities and private property owners. He is a real estate appraiser/consultant and, for the past 25 years, President of Adrian Gonzalez & Associates, P.A., based in South Florida. His responsibilities revolve around all aspects of the appraisal function, including the preparation of individual real estate appraisal reports that conform to the stringent Federal Uniform Act, State of Florida requirements, Uniform Standards of Professional Appraisal Practice, the Uniform Appraisal Standards for Federal Land Acquisition requirements and the International Valuation Standards. Also, he manages and administers appraisal assignments, appraisal/review functions, and litigation support for the firm. Additional duties include appraisal review of contracts and staff appraisers. Adrian is experienced in providing real estate appraisal, review, and consulting services throughout Florida and other states.

*AG*

