

# ADRIAN GONZALEZ & ASSOCIATES, P.A.

REAL ESTATE APPRAISERS • CONSULTANTS • LICENSED BROKER

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11/7/2025

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

Re: Property: Lancewood Rd  
North Port, FL 34288  
Borrower: N/A  
File No.: 7414

Opinion of Value: \$ 9,000  
Effective Date: October 27, 2025

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

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:90990FDB

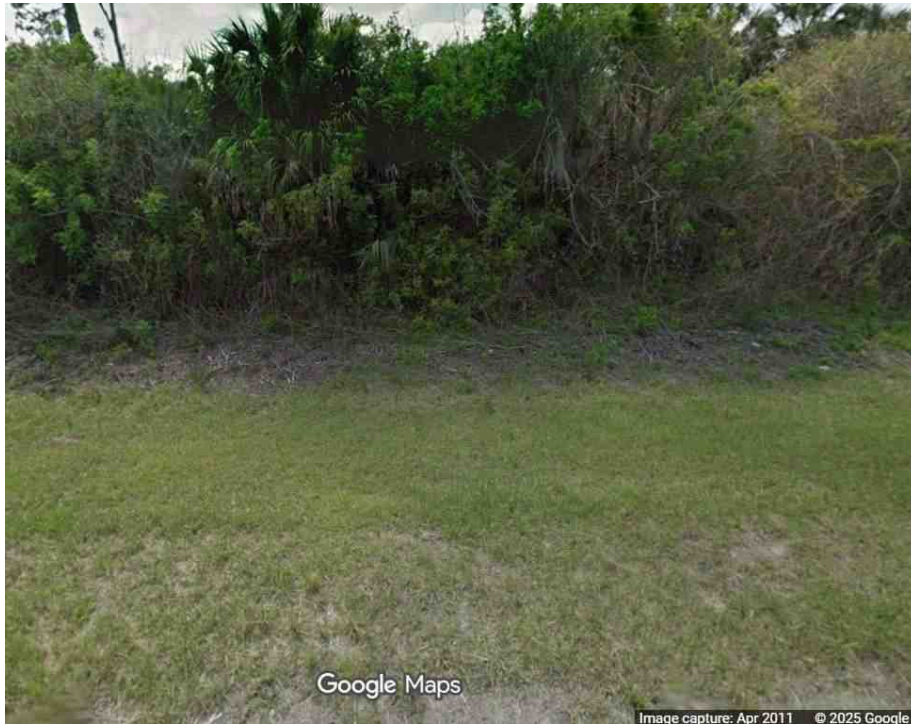


G. Adrian Gonzalez, Jr., ASA, MRICS  
ASA-RP URBAN/RICS-CHARTERED SURVEYOR  
License or Certification #: RZ1555  
State: FL Expires: 11/30/2026  
agonzalezandassociates@gmail.com

  
Serial# 90990FDB  
[esign.alamode.com/verify](https://esign.alamode.com/verify)

Client	City of North Port	File No.	2025-NP-8
Property Address	Lancewood Rd		
City	North Port	County	Sarasota
		State	FL
Owner	Mirko & Olga Trpkovski	Zip Code	34288

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# DESKTOP LAND APPRAISAL REPORT

File No.: 2025-NP-8

Property Address: <b>Lancewood Rd</b>	City: <b>North Port</b>	State: <b>FL</b>	Zip Code: <b>34288</b>
County: <b>Sarasota</b>		Legal Description: <b>LOT 14 BLK 2274 47TH ADD TO PORT CHARLOTTE</b>	
Assessor's Parcel #: <b>1128227414</b>	Tax Year: <b>2025</b>	R.E. Taxes: \$ <b>65.27</b>	Special Assessments: \$ <b>411.05</b>
Market Area Name: <b>Port Charlotte Sub 47</b>	Map Reference: <b>35840</b>	Census Tract: <b>0027.36</b>	
Current Owner of Record: <b>Mirko &amp; Olga Trpkovski</b>	Borrower (if applicable): <b>N/A</b>		
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)	HOA: \$ <input type="checkbox"/> per year <input type="checkbox"/> per month		
Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable			
If Yes, give a brief description:			

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective		
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)	Intended Use: <u>To estimate current market value.</u>		
Intended User(s) (by name or type): <u>The intended user is City of North Port and/or their assigns.</u>			
Client: <b>City of North Port</b>	Address: <b>1100 N Chamberlain Blvd., North Port, FL 34286</b>		
Appraiser: <b>G. Adrian Gonzalez, Jr., ASA, MRICS</b>	Address: <b>2040 Polk Street, Hollywood 33020</b>		

Characteristics	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (>5%)	PRICE \$ (000)	One-Unit 95 %	<input checked="" type="checkbox"/> Not Likely
Built up: <input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Under 25%		AGE (yrs)	2-4 Unit 0 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Slow		190 Low 2	Multi-Unit 0 %	* To: _____
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		450 High 45	Comm'l 5 %	
Demand/supply: <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Over Supply	350 Pred 30	%		
Marketing time: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos.		%		

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: In the case of the subject neighborhood, man made and natural barriers comprise all the boundaries I-75 on the southwest, Yorkshire Street to the southeast, Snover waterway to the north and the DeSoto County line to the east. The subject is located near the northeast portion of North Port. The area is nearly all vacant along the northeasterly side of I-75. The description in the first section of the Market Area description refers to the section located southwest of I-75. Based on the review of the Sarasota County Property Appraiser's Office website, there appears to be only one improved lot in the subject's immediate neighborhood. The unincorporated area of Lake Suzy, located southeast of the subject, is comprised of single family homes, multi-family development as well as minor commercial development. There are schools and parks located within those areas.

Dimensions: <b>Rectangular</b>	Site Area: <b>10,000 Sq.Ft.</b>
Zoning Classification: <b>RSF2</b>	Description: <b>Residential - Single Family Moderate-Low density</b>
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements	
Uses allowed under current zoning: <u>Uses allows single family and multi- family (duplex) development.</u>	

Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No	Ground Rent (if applicable) \$ _____ /
Comments:		
Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) <u>N/A</u>		
Actual Use as of Effective Date: <u>Vacant</u>	Use as appraised in this report: <u>Vacant</u>	
Summary of Highest & Best Use: <u>The subject is zoned for single family moderate-low density residential. Thus, the highest and best use is for single family residential development.</u>		

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Adequate
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FP& L/Unknown	Street	Asphalt-partial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Level at Road Grade
Gas	<input type="checkbox"/>	<input type="checkbox"/>		Width				Size	10,000 Sq. Ft.
Water	<input type="checkbox"/>	<input type="checkbox"/>		Surface				Shape	Rectangular
Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Average
Telephone	<input type="checkbox"/>	<input type="checkbox"/>		Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <b>X</b> FEMA Map # <b>12115C0379F</b> FEMA Map Date <b>11/4/2016</b>
Site Comments: <u>The site area is rectangular. The site needs clearing. Based on the Google Street View maps, the roads area in need of repair in this section of North Port.</u>



# DESKTOP LAND APPRAISAL REPORT

File No.: 2025-NP-8

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: There have been no arm's length transfer of the property over the past three years. Sale 2 had a previous sale on 5/27/2025 for \$14,000 (per warranty deed), but this transaction included a total of four lots. Sales 1, 3, 4, 5 and 6 have no prior arm's length 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):	

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Lancewood Rd North Port, FL 34288	Lancewood Rd North Port, FL 34288		Copernicus Rd North Port, FL 34288		Fiveleaf Rd North Port, FL 34288	
Proximity to Subject		0.44 miles N		0.43 miles SE		0.60 miles SE	
Sale Price	\$ N/A	\$	8,500	\$	8,500	\$	9,000
Price/ Sq.Ft.	\$	\$	0.90	\$	0.85	\$	0.90
Data Source(s)	Public Records	MLS#NS1085160 DOM:110		MLS#C7510542 DOM:123		MLS#C7509449 DOM:146	
Verification Source(s)	Public Records	Public Records/MLS		Public Records/MLS		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	09/29/2025		9/29/2025		9/26/2025	
Rights Appraised	Fee Simple	Same		Same		Same	
Location	Interior Lot/Av	Interior Lot/Av		Interior Lot/Av		Interior Lot/Av	0
Site Area (in Sq.Ft.)	10,000	9,466		10,000	0	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	1-LNG-Paved	Similar		Similar		Similar	
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 \$)		\$	8,500	\$	8,500	\$	9,000

Summary of Sales Comparison Approach The appraiser searched the subject neighborhood 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+ miles of the subject. Additional consideration has been given to listings in the subject market. There are many listings range in price from \$11,700 to \$30,000. The upper end may include more than one lot. Based on evidence from the multiple listing service, it appears that there has been downward trend in sales prices for 10,000 square foot lots in this area of North Port.

The unit of comparison derived from the following comparable sites was a price per build able lot. The appraiser concludes to a value of \$9,000 for the subject.

**See Addendum**

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

Legal Name of Project: \_\_\_\_\_

Describe common elements and recreational facilities: \_\_\_\_\_

Indicated Value by: Sales Comparison Approach \$ 9,000 or \$ 0.9 per Sq.Ft.

Final Reconciliation Based on a per lot value the subject property's market value is \$9,000.

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: \$ 9,000, as of: October 27, 2025, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 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:

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

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

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

<p>APPRaiser</p>  <p>Appraiser Name: G. Adrian Gonzalez, Jr., ASA, MRICS Company: Adrian Gonzalez &amp; Associates, PA Phone: 954-916-3400 Fax: 954-239-5724 E-Mail: agonzalezandassociates@gmail.com Date of Report (Signature): 11/4/2025 License or Certification #: RZ1555 State: FL Designation: ASA-REAL PROPERTY URBAN/RISC Expiration Date of License or Certification: 11/30/2026 Inspection of Subject: <input type="checkbox"/> Did Inspect <input checked="" type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: None-Desktop</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Did Inspect <input checked="" type="checkbox"/> Did Not Inspect Date of Inspection: _____</p>
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# ADDITIONAL COMPARABLE SALES

File No.: 2025-NP-8

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	Lancewood Rd North Port, FL 34288	Largeleaf Rd North Port, FL 34288		Weld Ct North Port, FL 34288		Button St North Port, FL 34288	
Proximity to Subject		0.37 miles NE		0.60 miles SE		1.35 miles W	
Sale Price	\$ N/A		\$ 12,000		\$ 9,000		\$ 9,000
Price/ Sq.Ft.	\$	\$ 1.13		\$ 0.70		\$ 0.85	
Data Source(s) Verification Source(s)	Public Records	MLS#A4644692 DOM:133 Public Records/MLS		MLS#NS1081865 DOM: 388 Public Records/MLS		MLS#A4632872 DOM: 203 Public Records/MLS	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) % Adjust	DESCRIPTION	+ (-) % Adjust	DESCRIPTION	+ (-) % Adjust
Sales or Financing Concessions	N/A	Cash or Equivalent		Cash or Equivalent		Cash or Equivalent	
Date of Sale/Time	N/A	07/17/2025		07/11/2025		07/11/2025	
Rights Appraised	Fee Simple	Same		Same		Same	
Location	Interior Lot/Av	Interior Lot/Av		Cul-de-sac/Av		Corner lot/Av	
Site Area (in Sq.Ft.)	10,000	10,660	0	12,812	0	10,625	
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	1-LNG-Paved	Similar		Similar		Similar	
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 \$)			\$ 12,000		\$ 9,000		\$ 9,000

Summary of Sales Comparison Approach See comments on Page 2.

SALES COMPARISON APPROACH

## Supplemental Addendum

File No. 2025-NP-8

Client	City of North Port						
Property Address	Lancewood Rd						
City	North Port	County	Sarasota	State	FL	Zip Code	34288
Owner	Mirko & Olga Trpkovski						

### • 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 was inspected via Google and photographed by others;  
The physical characteristics of the subject properties was considered;  
The various laws and governmental policies regulating the use of the subject property were considered;  
Reviewed any information provided by the owner, if any;  
An opinion of the subject property's Highest and Best Use was formulated;  
A search for sales in the general market area was conducted;  
The terms and conditions of market data discovered were verified;  
Market data was analyzed with respect to market trends and market values.  
All comparable sales used were confirmed with a 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 twelve 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 \$8,500 to \$12,000 per lot.

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

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

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

**Market Conditions** - The sales occurred over a 3-month period from July 2025 to September 2025. During this time frame and to the date of value for this report, there is no evidence of appreciation in the subject's neighborhood and market area and the general tendency has been for mostly stable land values, but they recently appear to be on a downward trend. Since the sales occurred over a three-month time period, no time adjustment is warranted.

**Location** - The subject is located along Lancewood Road. This area is mostly comprised of vacant single family lots. All of the sales are located within similar residential location and similar neighborhood as the subject. 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. The sales range in size from 9,466 to 12,812 square feet. Typically, smaller lots sell for more on a price/square foot basis. However, when comparing the sales on a per lot basis the researched sales this may or may not apply. Site size will be considered in the reconciliation of values.

**Topography** - The subject needs clearing and near road grade, similar to all of the sales.

**Supplemental Addendum**

File No. 2025-NP-8

Client	City of North Port				
Property Address	Lancewood Rd				
City	North Port	County	Sarasota	State	FL Zip Code 34288
Owner	Mirko & Olga Trpkovski				

**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 one or 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 arriving at no adjustments, the range is from \$8,500 to \$12,000 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 \$9,000 is the best indication of the land value of the subject property.

**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. I did not make 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. This is a desktop appraisal.
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.

[esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:90990FDB

**ADDRESS OF PROPERTY ANALYZED:** Lancewood Rd, North Port, FL 34288

**APPRAISER:**

Signature:   
 Name: G. Adrian Gonzalez, Jr., ASA, MRICS  
 Title: ASA-RP URBAN/RICS-CHARTERED SURVEYOR  
 State Certification #: RZ1555  
 or State License #: \_\_\_\_\_  
 State: FL Expiration Date of Certification or License: 11/30/2026  
 Date Signed: 11/7/2025

**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-8
Property Address	Lancewood Rd		
City	North Port	County	Sarasota
		State	FL
		Zip Code	34288
Owner	Mirko & Olga Trpkovski		

### 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: 120-290 days  
 Based on 23 sales over the last 7 months, with average days on the market of 168.

### 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:90990FDB

#### APPRAISER:

Signature:   
 Name: G. Adrian Gonzalez, Jr., ASA, MRICS  
ASA-RP URBAN/RICS-CHARTERED SURVEYOR  
 State Certification #: RZ1555  
 or State License #: \_\_\_\_\_  
 State: FL Expiration Date of Certification or License: 11/30/2026  
 Date of Signature and Report: 11/7/2025  
 Effective Date of Appraisal: October 27, 2025  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): None-Desktop

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

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date of Signature: \_\_\_\_\_  
 Inspection of Subject:  None  Inter  Exterior-Only  
 Date of Inspection (if applicable): 

## Subject Photo Page

Client	City of North Port			
Property Address	Lancewood Rd			
City	North Port	County Sarasota	State FL	Zip Code 34288
Owner	Mirko & Olga Trpkovski			



### VIEW SW FROM NE CORNER

Lancewood Rd  
 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 FROM SE CORNER

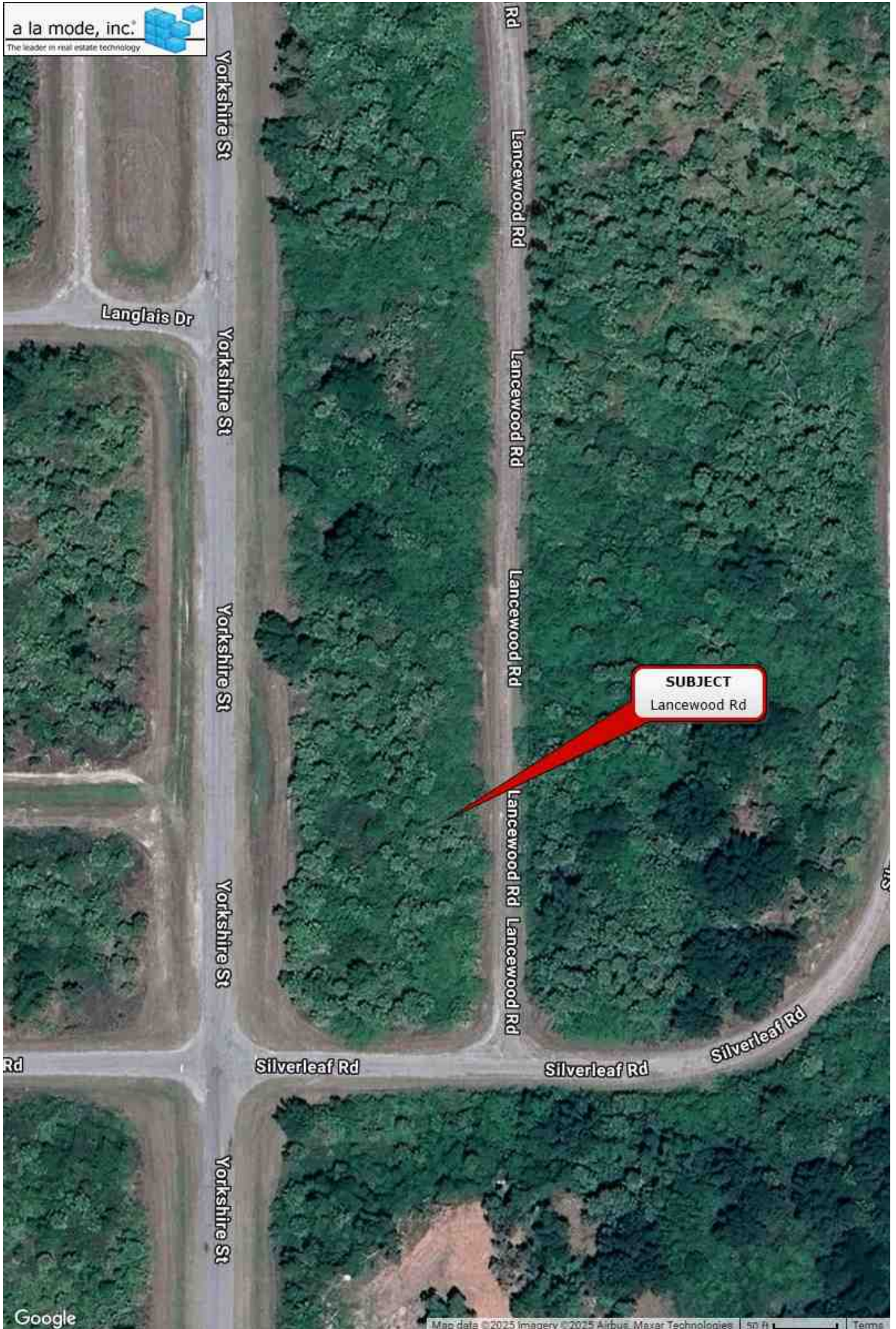


### STREET VIEW-NE FROM LANCEWOOD RD

*SR*

# Location Map

Client	City of North Port				
Property Address	Lancewood Rd				
City	North Port	County	Sarasota	State	FL Zip Code 34288
Owner	Mirko & Olga Trpkovski				



# Location Map

Client	City of North Port						
Property Address	Lancewood Rd						
City	North Port	County	Sarasota	State	FL	Zip Code	34288
Owner	Mirko & Olga Trpkovski						



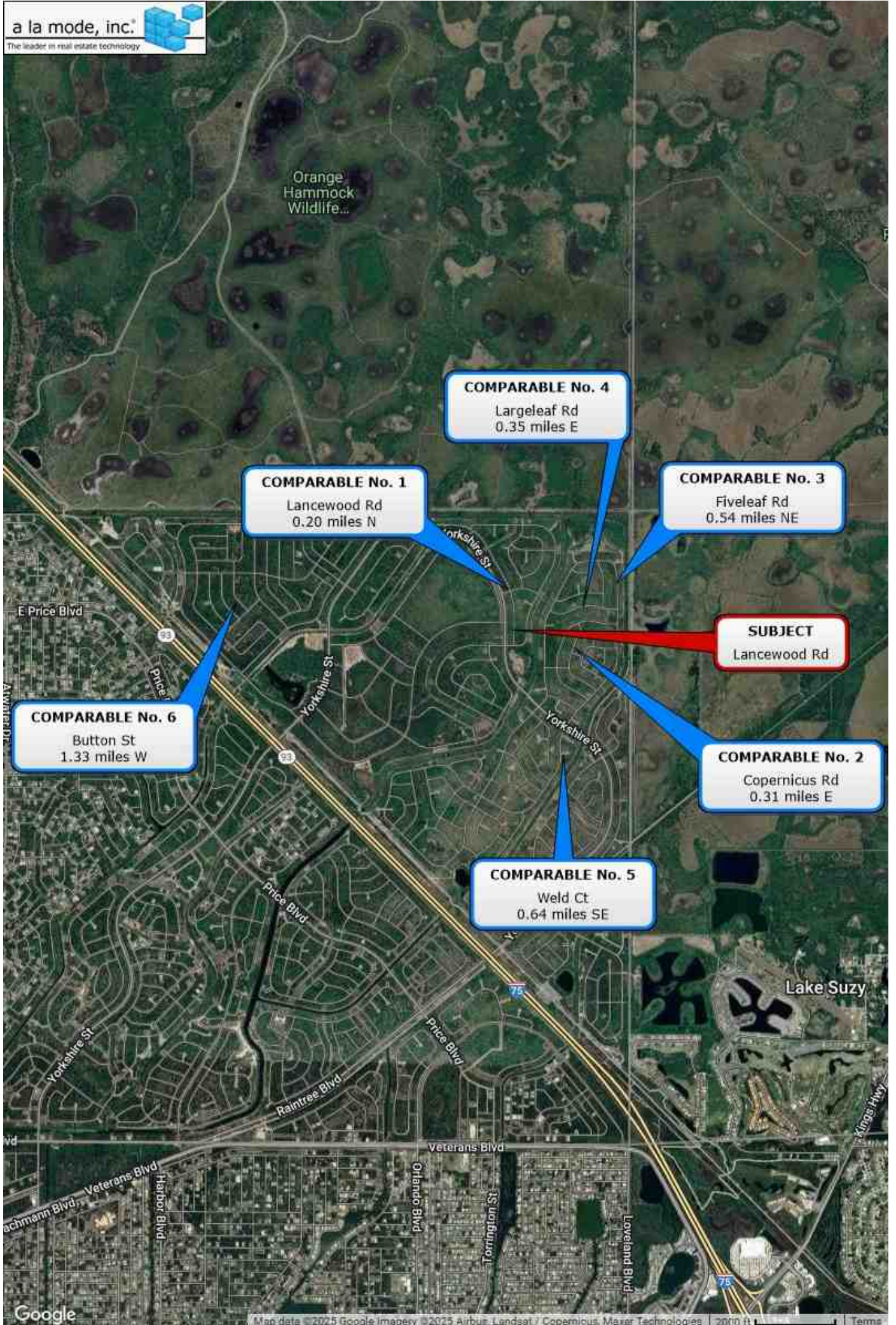
# Plot of Site

Client	City of North Port				
Property Address	Lancewood Rd				
City	North Port	County	Sarasota	State	FL Zip Code 34288
Owner	Mirko & Olga Trpkovski				



## Sales Location Map

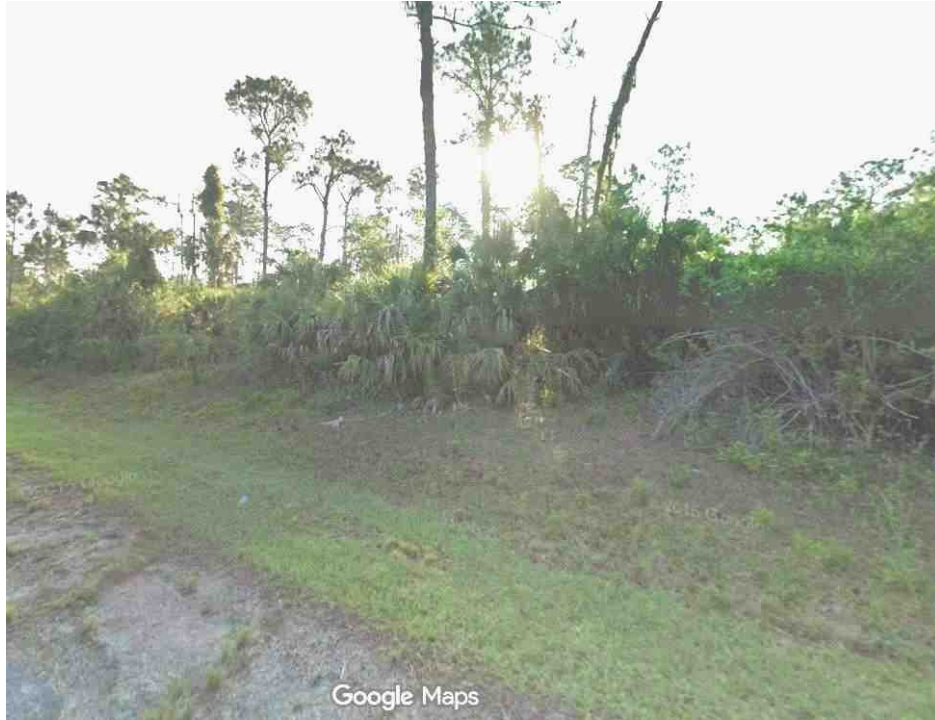
Client	City of North Port			
Property Address	Lancewood Rd			
City	North Port	County Sarasota	State FL	Zip Code 34288
Owner	Mirko & Olga Trpkovski			



*SRP*

## Comparable Photo Page

Client	City of North Port			
Property Address	Lancewood Rd			
City	North Port	County Sarasota	State FL	Zip Code 34288
Owner	Mirko & Olga Trpkovski			



### Comparable 1

Copernicus (from Google Street View)  
 Prox. to Subject 0.44 miles N  
 Sale Price 8,500  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Interior Lot/Av  
 View Average  
 Site 9,466  
 Quality  
 Age

(2 lots)



### Comparable 2

Lancewood Rd (from Google Street View)  
 Prox. to Subject 0.43 miles SE  
 Sale Price 8,500  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Interior Lot/Av  
 View Average  
 Site 10,000  
 Quality  
 Age



### Comparable 3

Fiveleaf Rd (from Google Street)  
 Prox. to Subject 0.60 miles SE  
 Sale Price 9,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Interior Lot/Av  
 View Average  
 Site 10,000  
 Quality  
 Age

*SR*

## Comparable Photo Page

Client	City of North Port			
Property Address	Lancewood Rd			
City	North Port	County Sarasota	State FL	Zip Code 34288
Owner	Mirko & Olga Trpkovski			



### Comparable 4

Largeleaf Rd (from Google Street View)  
 Prox. to Subject 0.37 miles NE  
 Sale Price 12,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Interior Lot/Av  
 View  
 Site 10,660  
 Quality  
 Age



### Comparable 5

Weld Ct (from Google Street View)  
 Prox. to Subject 0.60 miles SE  
 Sale Price 9,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Cul-de-sac/Av  
 View  
 Site 12,812  
 Quality  
 Age



### Comparable 6

Button St  
 Prox. to Subject 1.35 miles W  
 Sale Price 9,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Corner lot/Av  
 View  
 Site 10,625  
 Quality  
 Age

*SR*

**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)

**Education:** B.S. Degree - 1980 - University of Florida, Gainesville, Florida;  
Business Administration with 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  
Uniform Standards of Professional Appraisal Practice (USPAP) Update & Law – 2022

**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, 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-Present  
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 HH6750073  
Certified DBE-Florida Department of Transportation  
Certified MBE-State of Florida  
Certified SBE/MBE-Broward County

**Professional Offices Held:**

Secretary - American Society of Appraisers South Florida-Atlantic Chapter 1994-1995  
Vice President - American Society of Appraisers South Florida-Atlantic Chapter 1995-1996 & 2013  
President - American Society of Appraisers South Florida-Atlantic Chapter 1996-1997&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 and with an emphasis in preparing and reviewing appraisal reports for governmental/condemning authorities and private property owners. Currently, he is a real estate appraiser/consultant and for the past 26 years President of Adrian Gonzalez & Associates, P.A. based in South Florida. His responsibilities revolve around all aspects of the appraisal function including the preparation of individual real estate appraisal reports which 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 is involved in the management and administration of appraisal assignments, appraisal/review functions and litigation support for the firm. Additional duties include appraisal review of contract and staff appraisers. Adrian is experienced in providing real estate appraisal and consulting services throughout the State of Florida and other states.

