

**PROPERTY**

**GRACE MARKETPLACE  
3055 NORTHEAST 28<sup>TH</sup> DRIVE  
GAINESVILLE, ALACHUA COUNTY, FLORIDA 32609**

**DATE OF VALUATION: OCTOBER 21, 2024**

# Emerson

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## Appraisal

Emerson Appraisal Company, Inc.  
Appraisers • Consultants • Market Analysts

2025 662B  
Don Emerson, Jr., MAI, SRA  
CERT. GEN. RZ101

Charles Emerson  
CERT. GEN. RZ236

William Emerson, MAI  
CERT. GEN. RZ248

October 29, 2024

Ms. Kara Brecken  
CITY OF Gainesville  
405 Northwest 39<sup>th</sup> Avenue  
Gainesville, FL 32609

RE: APPRAISAL OF GRACE MARKETPLACE, 3055 NORTHEAST 28<sup>TH</sup> DRIVE, GAINESVILLE,  
ALACHUA COUNTY, FLORIDA 32609.

Dear Ms. Brecken:

According to your request, I have completed an appraisal of the above property, which is more fully located and described in the body of this appraisal report. This appraisal analysis is made and communicated using the "Appraisal Report" option consistent with the Uniform Standards of Professional Appraisal Practice (USPAP).

As part of the analysis, I personally viewed the property and the property is appraised on a fee simple ownership basis. The appraisal provides a current "as is" market value for the property as of the most recent date of viewing on October 21, 2024. The value estimate is for the real estate only, but does include built-in fixtures and equipment. The appraisal does not include any portable furniture, fixtures, or equipment. The analysis is made contingent upon a Special Appraisal Assumption relating to 1) survey/title search information, as well as, the General Assumptions and Limiting Conditions and Appraisal Certification.

As a result of my investigation and data collected to support the estimate of value, in my opinion, the property has an estimated value as follows:

**Estimated Market Value** **\$4,600,000.00**  
**("As Is" Condition, October 21, 2024)**

Further information relating to the subject property, the appraisal process and analysis applied is presented in the enclosed appraisal and related attachments.

If I can be of any further assistance, please feel free to call.

Sincerely,



William Emerson, MAI  
State Certified General Real Estate Appraiser RZ248

WE/jp  
Attachments

2024-101  
Grace Marketplace

## Property Summary and Appraisal Conclusions



Property	Grace Marketplace 3055 NE 28th Drive Gainesville, Florida 32609
Apparent Owner:	City of Gainesville
Tax Code No.:	08197-009-000 08197-011-000 (part of)
Current Use:	Homeless shelter
Land Area:	27.10 Acres± 1,180,345 SF+/-
Building Area:	77,327 SF± GBA
Building Year Built:	1991-2008
Condition:	Average to fair
Site B/L Ratio:	6.6%
Zoning:	PS , Public Services and Operations
Land Use Plan:	Public Facilities
Land Use Jurisdiction:	City of Gainesville
<u>Highest And Best Use:</u>	
As Vacant:	Industrial/commercial use
As Improved:	Homeless shelter and/or alternative industrial/commercial use

### Appraisal Conclusions:

Indicated Value by Cost Approach		\$4,600,000
Indicated Value by Income Approach		Not applied
Indicated Value by Sales Comparison Approach	\$4,300,000 to	\$4,900,000

**Estimated Market Value** **\$4,600,000**  
**(As Is condition)**

Date of Value	10/21/2024
Property Interest Appraised	Fee Simple

<u>Generally separated as follows (Approximate):</u>	%	
Land	16.8%	\$775,000
Improvements ( inc. built-in items)	83.2%	\$3,825,000
FF & E	0.0%	\$0
Business Value (Not included)	0.0%	\$0
Total	100.0%	\$4,600,000

**TABLE OF CONTENTS**

**LETTER OF TRANSMITTAL**

**PROPERTY SUMMARY AND APPRAISAL CONCLUSIONS**

**TABLE OF CONTENTS**

APPRAISAL DATA AND SCOPE OF WORK.....	1
AREA DATA.....	5
NEIGHBORHOOD DATA.....	5
LOCATION MAP.....	6
NEIGHBORHOOD MAP.....	7
APPARENT OWNER AND RECENT SALES HISTORY.....	8
LEGAL DESCRIPTION.....	8
ZONING INFORMATION.....	8
ZONING MAP.....	9
LAND USE MAP.....	10
TAX DATA.....	11
ASSESSED VALUE AND TAX TABLE.....	11
PROPERTY DESCRIPTION.....	11
PROPERTY PHOTOGRAPHS (7).....	12
PROPERTY SUMMARY TABLE.....	19
IMPROVEMENT SUMMARY TABLES (2).....	20
TAX PARCEL MAP.....	22
AERIAL PHOTOGRAPHS (2).....	23
FLOOD MAP.....	25
SITE PLAN.....	26
LAND SURVEY – DEES 2024 (2).....	27
LAND SURVEY – DEGROVE 2013 (9).....	29
HIGHEST AND BEST USE.....	39
HIGHEST AND BEST USE AS IF VACANT.....	40
HIGHEST AND BEST USE AS IMPROVED.....	40
APPRAISAL PROCESS.....	41
COST APPROACH.....	41
LAND VALUE.....	41
LAND SALES MAP.....	42
LAND SALES ANALYSIS.....	43
COST APPROACH SUMMARY.....	44
LAND SALES TABLE.....	46
LAND SALES ADJUSTMENT GRID.....	47
COST APPROACH SUMMARY.....	48
INCOME APPROACH.....	49
SALES COMPARISON APPROACH.....	49
MARKET SALES MAP.....	50
SALES ANALYSIS.....	51
MARKET SALES TABLE.....	52
SALES COMPARISON SUMMARY TABLE.....	53

**TABLE OF CONTENTS**

**TABLE OF CONTENTS (CONT'D)**

RECONCILIATION AND FINAL VALUE CONCLUSION..... 54  
    VALUATION SUMMARY TABLE..... 55  
APPRAISAL CERTIFICATION ..... 56  
SPECIAL APPRAISAL ASSUMPTIONS..... 57  
GENERAL ASSUMPTIONS AND LIMITING CONDITIONS..... 58

**ADDENDA**

- Land Sales Sheets
- Market Sales Data Sheets
- Deed
- Building Sketches (8)
- Tax Roll Data
- Zoning Information
- Appraiser Qualifications: William Emerson, MAI
- Gainesville/Alachua County Area Analysis

APPRAISAL DATA AND SCOPE OF WORK

## Problem Identification:

## Subject Property:

The subject property is the Grace Marketplace facility located at 3055 Northeast 28<sup>th</sup> Drive, Gainesville, Alachua County, Florida 32609.

## Existing Use of Real Estate as of Date of Value:

Grace Marketplace is a one stop shop for people without housing, providing food, shelter and services, with the intended goal to end homelessness.

## Use of Real Estate Reflected in the Appraisal:

Grace Marketplace is a one stop shop for people without housing, providing food, shelter and services, with the intended goal to end homelessness.

## Relevant Characteristics:

The Grace Marketplace property consists of the old Gainesville Correctional Institute, which has been converted into a one-stop shop for people, without housing, providing food, shelter and services, with the intended goal to end homelessness in the local area. Grace Marketplace is a fairly large facility encompassing 15 single-story buildings containing a total of about 77,327± square feet of building area situated on a 27.097± acre parcel of land. The property was originally developed in 1991 as a State of Florida correctional institute, which was declared surplus property by the state in 2013 and sold to the City of Gainesville. Grace Marketplace opened in 2014 and has been operating at the facility since that time. The appraisal analysis is for the real estate only, but does include built in fixtures and equipment. The appraisal analysis does not include any portable furniture, fixtures, or equipment. The appraisal provides a fee simple market value for the subject property in "as is" condition as the most recent date of viewing on October 21, 2024.

The appraisal has been completed contingent upon a Special Appraisal Assumptions relating to 1) survey/title search information, as well as, the General Assumptions and Limiting Condition and Appraisal Certification. See the Special Appraisal Assumptions section of this report for more detailed description.

Date of Report: October 29, 2024

Effective Date of Appraisal  
(Date of Value): "As Is": October 21, 2024

Date(s) of Viewing: October 21, 2024

## Client:

City of Gainesville, c/o Ms. Kara Brecken.

## Intended User:

City of Gainesville, c/o Ms. Kara Brecken. There are no other intended users.

## APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

### Intended Use of Report:

This appraisal is being performed to assist the client and intended users in making a business/asset decision. There are no other intended uses.

### Property Interest Appraised:

Fee simple market value for the real estate only, including built-in fixtures and mechanical systems. The appraisal does not include any portable furniture, fixtures and/or equipment.

### Type and Definition of Value:

The "type" of value estimated in this report is market value. The definition of market value is as follows:

#### 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 and 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 interest.
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.

The definition of market value used is from Federal Register "12", CFR Part 34 and is the typical definition of market value used for most appraisal assignments and for lending purposes.

### Assignment Conditions:

This assignment is made considering Special Appraisal Assumptions relating to hypothetical conditions and/or extraordinary assumptions, as described in the report. No hypothetical assumptions are made for the appraisal analysis. An extraordinary assumption is made relating to 1) survey/title search information. Also, the appraisal is made contingent upon the enclosed General Assumptions and Limiting Conditions and Appraisal Certification.

### Appraisal Solution:

The appraisal solution for the subject property considers all applicable methods or approaches in estimating market value for the subject property and no restrictions have been placed on the scope of work by the client. The type of appraisal analysis applied and report type are described in the following scope of work information.

APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

## Property Identification Scope:

## Extent Property is Identified:

- Physical      At time of appraisal, the physical property description was based upon available public records data and information provided by the City of Gainesville for the legal description or other information provided by the property owner/client, together with a viewing of the property.
- Legal          The legal description is from available public records data sources for the subject property primarily provided by the Alachua County Property Appraiser's Office and from a land survey provided by the client. No documentation relating to title search information was available. (See Special Appraisal Assumption 1.)
- Economic      Current economic conditions are considered for the "as is" market value estimate.

## Extent Property Viewed:

William Emerson, MAI, performed an interior and exterior viewing of the property on October 21, 2024.

## Type of Appraisal Analysis Applied:

The appraisal solution identified application of the Cost and Sales Comparison Approaches in estimating market value for the subject property. In the appraiser's opinion, the application of the Cost and Sales Comparison Approaches will result in credible assignment conclusions for the appraisal analysis.

## Type and Extent of Data Researched:

## Type of Data:

Market data was collected sufficient to support the approaches to value used in the appraisal solution above. This includes physical data relating to land, buildings and mechanical systems through a viewing of the property and other available information sources. Research was conducted as to the applicable tax data, zoning and land use information, flood zone data, area demographics, current market trends, income/expense data, leases, comparable listing data, sales and rentals as appropriate for the approaches applied in the analysis. This includes sufficient information to support the approaches to values applied and the conclusions and opinions of the appraiser.

## Time Frame:

This appraisal provides a current value conclusion for the subject property. To the extent possible, the most recent and relevant data is included in the analysis as deemed essential to support the value conclusions. Typically, this is a subset of available sales data in the area of the subject property that is the most applicable and/or pertinent to the valuation or solution at hand.

## APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

### Geographical Scope:

The subject property is the Grace Marketplace, which provides social services for the community and is located along Northeast 39<sup>th</sup> Avenue in an established commercial and industrial district of Northeast Gainesville near the Gainesville Regional Airport. The geographical scope of coverage considers the subject neighborhood as well as competing industrial and commercial districts in other areas of Gainesville and Central and North Florida. This geographical scope of coverage is consistent with the size, magnitude and other property characteristics of the subject real estate.

### Level of Confirmation and/or Verification:

All sales information in this appraisal has been confirmed as a minimum from public record sources. In many cases, market sales have been confirmed by public record sources, a principal to the transaction, sales agent or other verification in addition to public records information. All rental information is confirmed by an owner, leasing agent or other source believed to be reliable. Any cost, income and expense data provided by the client and/or property owner is assumed to be accurate as provided and no attempt was made by the appraiser to "audit" or otherwise verify accuracy of information provided. The appraiser or other associates with Emerson Appraisal Company have made cursory exterior viewings of most sales and/or rental properties included in the analysis. However, some properties may have been viewed through information collected from MLS data, online photographs or other data sources without a field viewing.

### Report Format/Scope:

This communication is an "Appraisal Report" transmitted using the appraisal report criteria of USPAP. The report provides a summary of the data and analysis considered by the appraiser. This appraisal is transmitted using the "Appraisal Report" criteria of USPAP and is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file for this assignment and is incorporated by reference. Further, the information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

### Scope of Work Acceptability:

The above scope of work and defined research and analysis, in the opinion of the appraiser, will develop credible assignment results given the character of the property, the intended use and other aspects of scope of work defined above. Also, the appraiser(s) have the appropriate knowledge and experience to complete the appraisal assignment competently, consistent with the competency provisions of USPAP.

## AREA DATA

Alachua County is located in the approximate center of the State of Florida, midway between the Atlantic Ocean and the Gulf of Mexico, and midway between Miami and Pensacola. It is 72 miles southwest of Jacksonville, 100 miles northeast of Tampa/St. Petersburg and 143 miles southeast of Tallahassee, the state capitol. Gainesville is located in approximately the center of Alachua County and is the largest city and county seat and home to the University of Florida, Santa Fe College and UF Health Regional Medical Center. Alachua County has a 2020 Census population of about 278,468 people and is the natural retail center for an eight county area in North Central Florida along the I-75 corridor. The 2025 estimate is 283,035 persons. The continuous support of the University of Florida, UF Health Regional Medical Center, Santa Fe College and numerous other state funded agencies has contributed greatly to the stability and growth of the economic base in the Gainesville/Alachua County area with over 47 percent of the local employment in the governmental sector. This governmental influx of funds has enabled Alachua County to continue growing economically, even during mild downward trends and recessions in the national economy. For a more detailed description of the Alachua County area, including demographics, see the "Alachua County Area Analysis Information" in the addenda of the appraisal report.

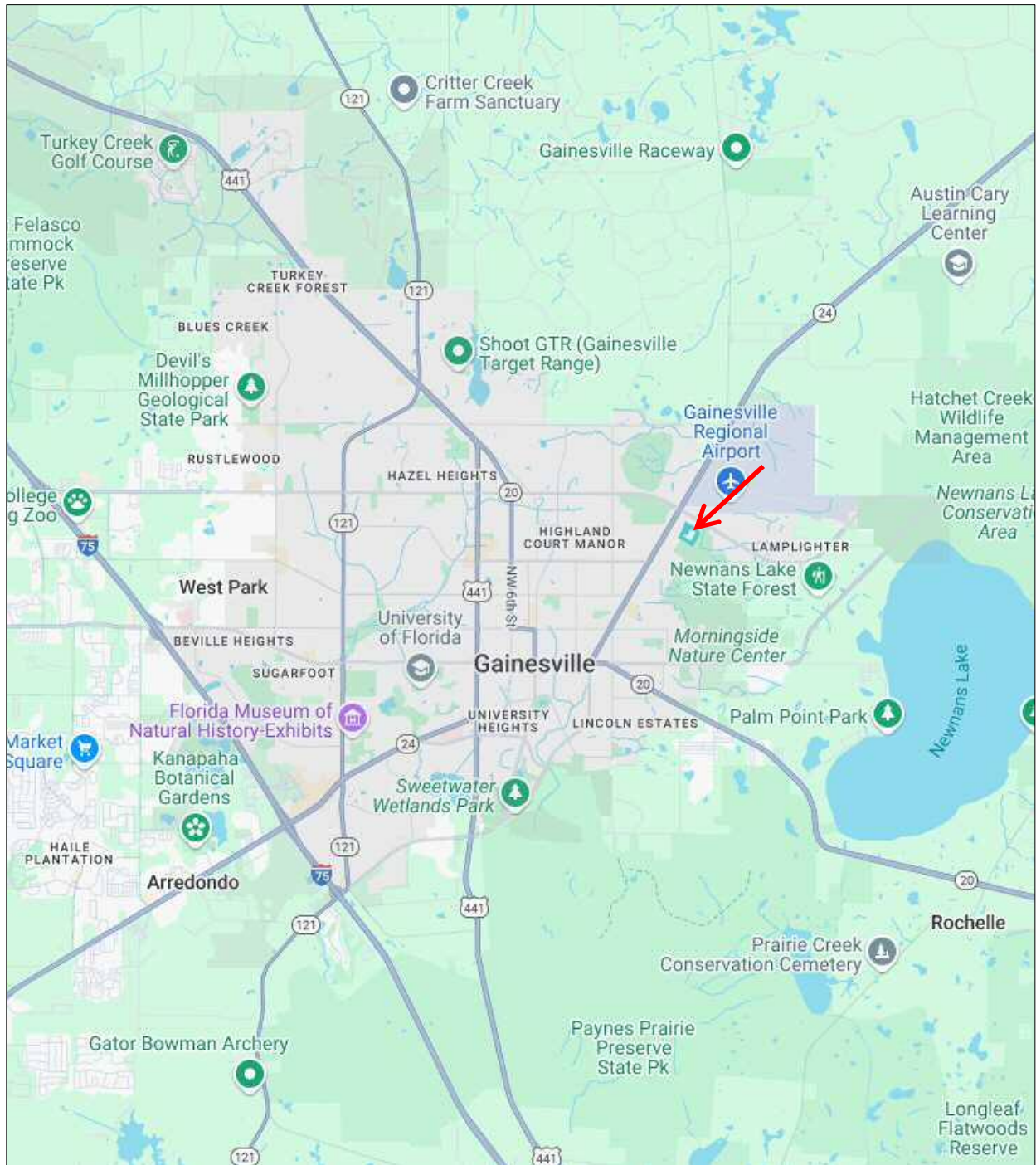
## NEIGHBORHOOD DATA

The subject property is located in the northeast quadrant of the City of Gainesville in proximity and immediately south of the Gainesville Regional Airport facility at 3055 Northeast 28<sup>th</sup> Drive. The subject property is located in approximately the middle of the subject neighborhood with access off of Northeast 39<sup>th</sup> Avenue just south of the airport along Northeast 28<sup>th</sup> Drive, which appears to be a private easement roadway.

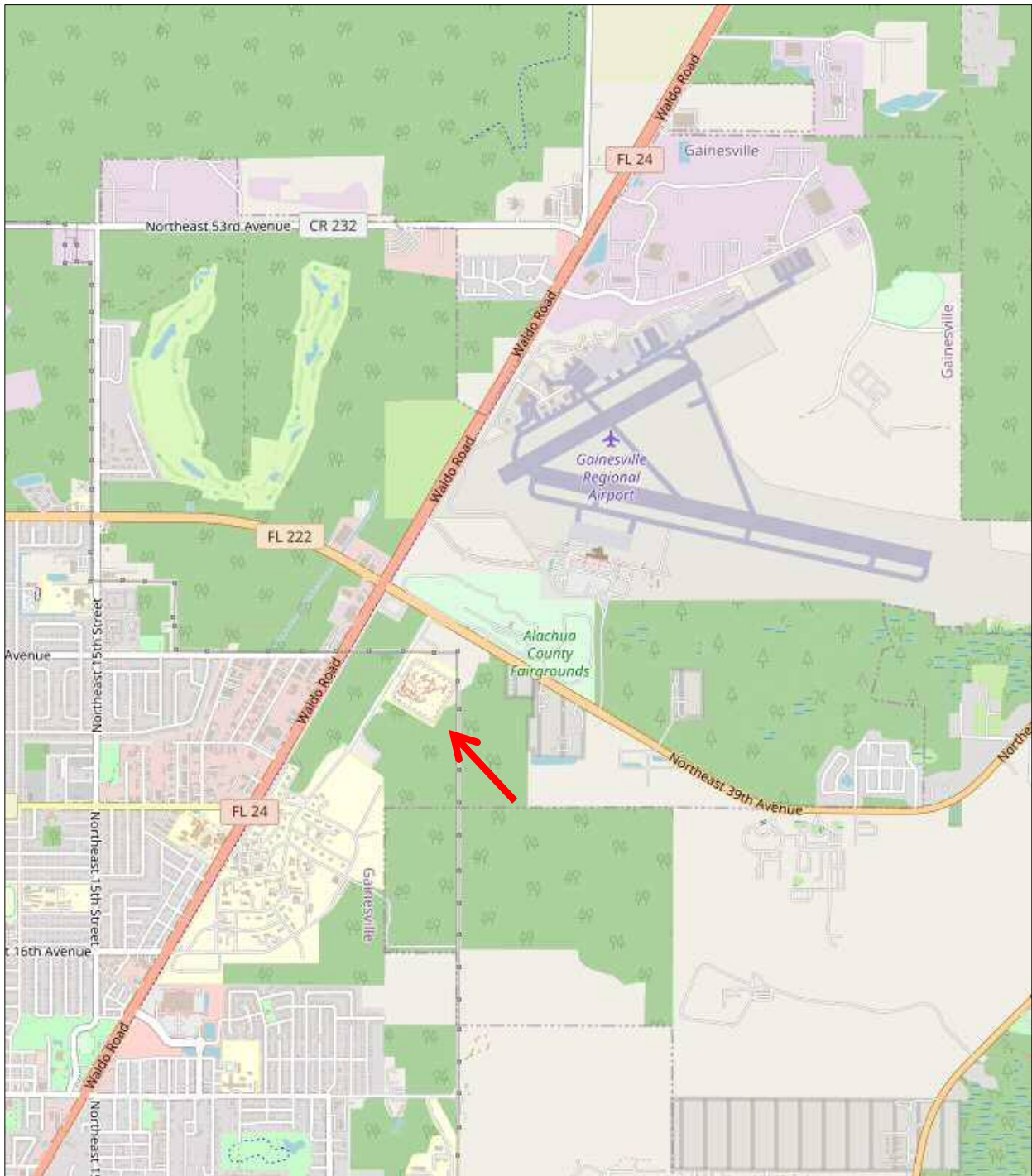
The subject neighborhood is primarily a commercial, industrial, and residential district of Northeast Gainesville oriented along the Waldo Road corridor, which extends in a southeasterly to northeasterly direction through the northeast area of the city. The commercial and industrial portion of the neighborhood is mostly oriented along Waldo Road north of Northeast 23<sup>rd</sup> Avenue, which generally establishes the southern boundary of the subject commercial and industrial district. The northern boundary is generally the Northeast 53<sup>rd</sup> Avenue corridor and rural residential uses further to the north along Waldo Road. The eastern boundary is defined by rural residential uses and vacant land east of Gainesville and the western boundary defined by North Main Street. In this area, the main activity center is the Gainesville Regional Airport and related industrial parks northwest and southwest of the airport facility. Major north/south access is provided by Waldo Road, which is a four-lane divided highway, with major east/west access provided by Northeast 23<sup>rd</sup> Avenue, Northeast 39<sup>th</sup> Avenue and Northeast 53<sup>rd</sup> Avenue.

In addition to the retail, commercial and industrial uses oriented off of Waldo Road, there are also numerous government oriented facilities along Waldo Road and Northeast 39<sup>th</sup> Avenue in proximity to the airport and the subject property. These include the Tacachale Care facility, which is a community for Floridians with development disabilities. The Tacachale Center is situated on a large 240+ acre campus located just south of the subject property. Uses along Northeast 39<sup>th</sup> Avenue include the Florida Department of Corrections facility just north of the subject property and, further east along Northeast 39<sup>th</sup> Avenue, the agency for people with disabilities, the Alachua County jail, the Santa Fe College Institute of public safety, and the Florida Department of Transportation State Materials Office. Land uses further east include the Lamplighter mobile home park and rural residential home sites. Land uses north of 39<sup>th</sup> Avenue include the Gainesville Regional Airport and, further north, the Airport Industrial Park off of Waldo Road. Land uses to the west of Waldo Road include a mix of residential and commercial properties, including the Ironwood Golf Course owned by the City of Gainesville and various residential neighborhoods between Waldo Road and North Main Street, including the Highland Court Manor and Deborah Heights.

Overall, most of the neighborhood is serviced by central water, sewer and electric utilities and no major detrimental conditions were noted. See attached "Location Map" and "Neighborhood Map".



## Location Map



## Neighborhood Map

### APPARENT OWNER AND RECENT SALES HISTORY

Based on information from the Alachua County tax records, the subject property is described as all or part of two Alachua County tax code parcels, which are owned by the City of Gainesville, whose tax address is PO Box 490, MS 58, Gainesville, Florida 32627. The City of Gainesville appears to have acquired title to the property in a Quit Claim Deed, dated November 19, 2013 and recorded in Official Record Book 4244, Page 131 of the public records of Alachua County, Florida. This deed was between the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, grantor, to the City of Gainesville, a Florida Municipal Corporation, grantee. Documentary stamps placed on the deed indicate consideration of \$1,384,600 for the property. This deed included all of the subject property, as well as additional land area surrounding the former correctional institute.

Based on a review of the Alachua County Property Appraiser's Records, it appears that there have been no other sales transactions concerning the property within the last three years. As of the date of appraisal, I am not aware of any other sales and/or listing agreements concerning the subject property within the last three years. However, I have not been provided with a detailed title search, which may reveal other transactions and/or encumbrances for the property.

### LEGAL DESCRIPTION

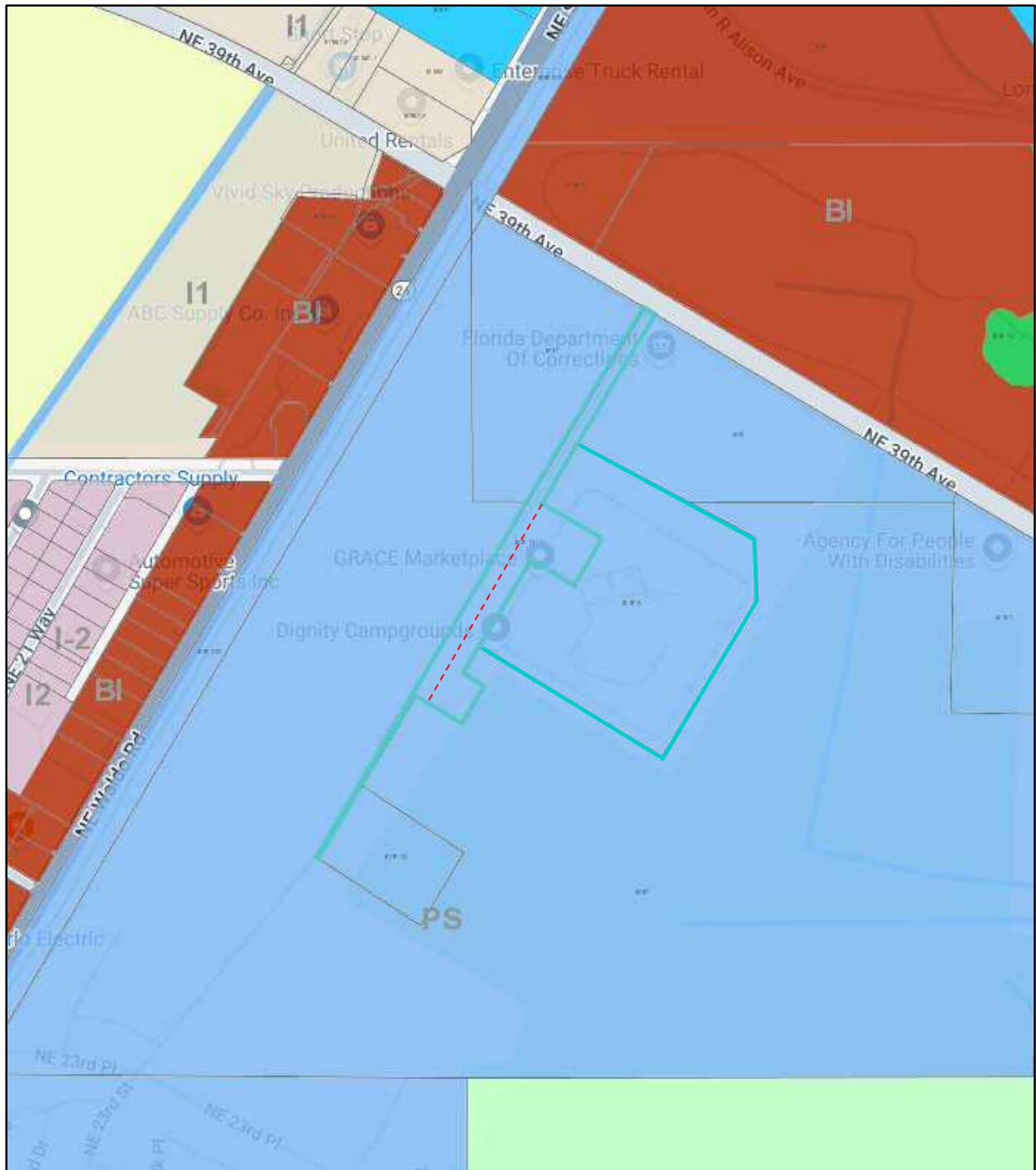
The legal description for the subject property was provided by the City of Gainesville with the description of the property provided by a "Boundary Survey", prepared by William Dee's Land Surveyor, dated July 23, 2024. This land survey consists of two pages, with a legal description page and sketch of the site, a copy of which is included in the property description section of the appraisal report. The subject property is generally described as all or a portion of Alachua County Tax Code Parcels 08197-009-000 and 08197-011-000 and as follows.

See the legal description on the "Boundary Survey" prepared by William Dees Land Surveyor, a copy of which is included into the property description section of the appraisal report.

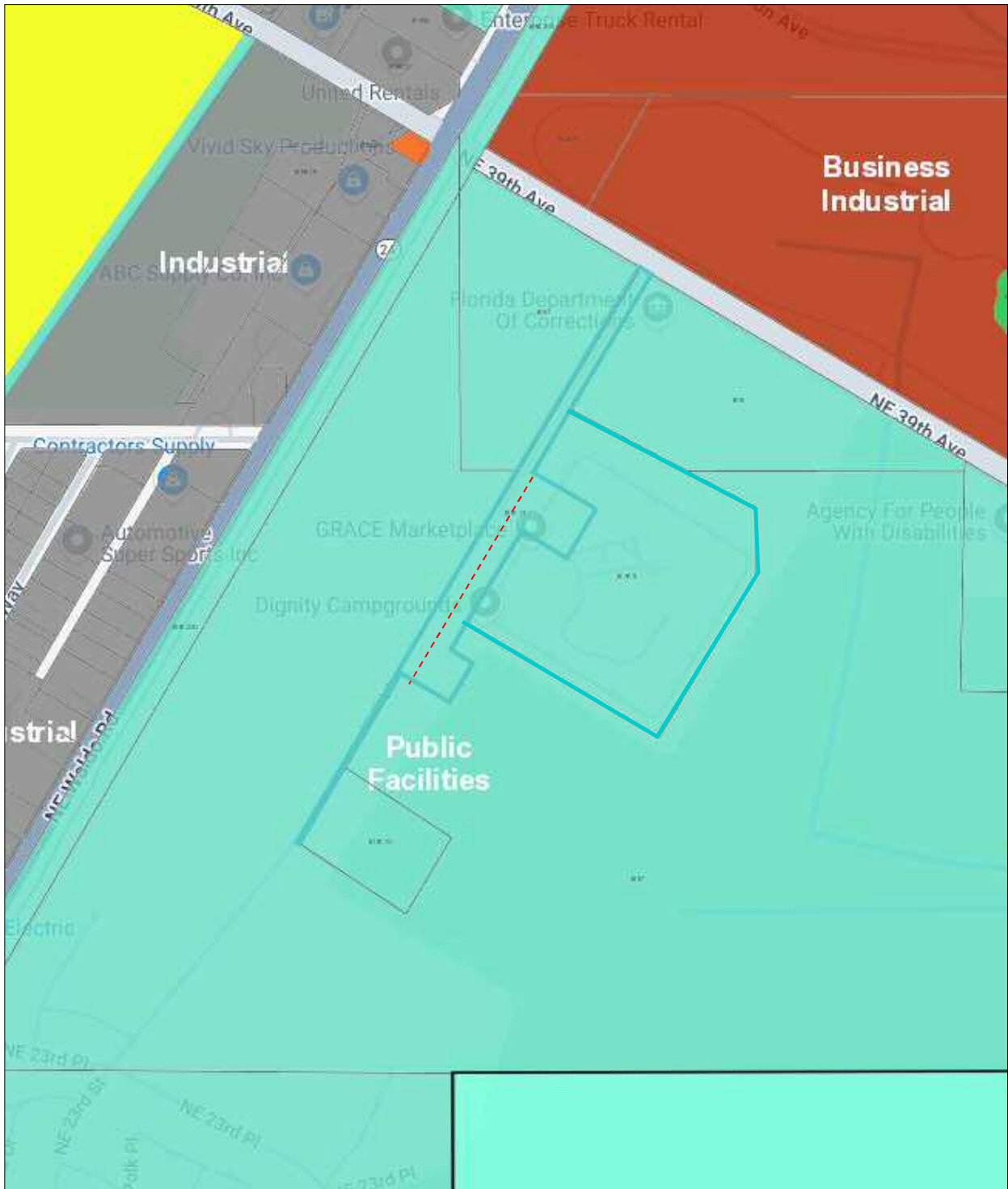
### ZONING INFORMATION

Based upon information from the City of Gainesville Planning Department, the subject Grace Marketplace Property has a "PS" (Public Services) zoning by the City of Gainesville. The property also has a future land use designation of "PF" (Public Facilities) by the City of Gainesville. This is a limited zoning and land use for the property, which only allows public service uses of the subject buildings and land. This zoning is appropriate for the former Gainesville Correctional Institute use and the current Grace Marketplace use of the property and is typical of most government owned property within the City of Gainesville. The purpose of the "PS" zoning district is to provide suitable locations for the necessary public and private utilities and recreational activities that service and/or are used directly by the public for their own benefit and are necessary to the normal conduct of the community's activities. For detailed description of the uses permitted and other requirements of the "PS" zoning district, see the "Zoning Information" in the addenda of the report.

To the extent possible, the appraisal is completed on an "as is" market value basis, but takes into consideration the most probable or likely zoning that the property would be rezoned to if it were no longer zoned for "Public Service" use. Essentially, if the property will no longer be used by the City of Gainesville or other government entity for public purposes, then the most likely use would be for an alternative private sector use. As such, the existing "PS" (Public Services) zoning would not be applicable for private sector uses of the property.



## Zoning Map



## Land Use Map

## ZONING INFORMATION (CONT'D)

Typically, when a property is no longer used for public service uses, the City of Gainesville goes through a zoning and land-use change to establish the new zoning for the property usually consistent with the surrounding land uses. The subject property has similar governmental zoning or "Public Services" zoning to the south and east, south of Northeast 39<sup>th</sup> Avenue, with "BI" (Business Industrial) zoning to the north across 39<sup>th</sup> Avenue and west of Waldo Road. In addition, further west is Industrial zoning ("I-2") and to the north in the Airport Industrial Park, also "I-2" (Industrial) zoning. Given the location of the subject property just south and east of industrial uses, most probably, the most appropriate zoning would be either the "BI" (Business Industrial) district or "I-2" (General Industrial) district zoning within the City of Gainesville. Both of these zonings would allow for a wide range of commercial and industrial uses for the site, with detailed information for both of the zoning categories included in the addenda of the appraisal report.

For a detailed description of the "PS", "BI" and "I-2" zoning categories, see the "Zoning Information" in the addenda of this report.

## TAX DATA

The subject property is currently assessed as all or part of two Alachua County tax code parcels that have current assessed value and taxes, as shown on the following "Assessed Value and Taxes Table". As shown, the two tax parcels have a current assessed value of \$4,830,408 with real estate taxes and fees of \$0 for the 2023 tax year. The subject property is owned by the City of Gainesville and is receiving a 100 percent exemption.

See the following "Assessed Value and Taxes Table" and the tax information sheets in the addenda of the appraisal report.

### Grace Marketplace Assessed Value and Taxes

Tax Parcel	Owner	Assessed Value - 2023					Exemption	Taxable	2023 Taxes
		Land	Improvements	Misc.	Total				
08197-009-000	City of Gainesville	\$36,800	\$4,782,024	\$0	\$4,818,824	\$4,818,824	\$0	\$0.00	
08197-011-000 (part of)	City of Gainesville	\$11,584	\$0	\$0	\$11,584	\$11,584	\$0	\$0.00	
Total		\$48,384	\$4,782,024	\$0	\$4,830,408	\$4,830,408	\$0	\$0.00	
Other Fees: Solid waste, stormwater and fire								\$0.00	
Total Taxes & Fees								\$0.00	
Rounded								\$0	

Note: The property is tax exempt because it is owned by the City of Gainesville

## PROPERTY DESCRIPTION

The subject Grace Marketplace is a 77,327± square foot social services facility situated on a 27.097± acre parcel of land located along the east side of Northeast 28<sup>th</sup> Drive. Northeast 28<sup>th</sup> Drive appears to be a two lane private easement roadway providing access from Northeast 39<sup>th</sup> Avenue to the north to the northwestern boundary of the subject property.

See attached "Property Summary Table", "Improvement Summary Table", maps, drawings and "Photographs".

# Grace Marketplace – Gainesville, Florida (10/21/2024)



Northeast 28<sup>th</sup> Drive facing SW



Northeast 28<sup>th</sup> Drive facing Northeast



Front parking lot area



Central entrance drive facing SW



Building 1 Safety & Advancement



Building 2 Medical/Classification

Photographs Page 1 of 7

# Grace Marketplace – Gainesville, Florida (10/21/2024)



Buildings 3,4,6 and 15 dorms



Typical dorm building



Typical dorm building



Building 7 Community Services Center (CSC)



Building 13 Pharmacy & Severe Weather Shelter



Building 14 dog kennel pavilion

# Grace Marketplace – Gainesville, Florida (10/21/2024)



Building 14 Dog kennel pavilion



Building 12 veterans dorm



Building 11 café 131/food services



Building 9 storage/former laundry



Building 10 storage



Building 8 training

Photographs Page 3 of 7

# Grace Marketplace – Gainesville, Florida (10/21/2024)



Sports court and parking area



Typical site view



Typical site view



Typical site view



Typical site view perimeter fencing



Typical view SE area of site

Photographs Page 4 of 7

# Grace Marketplace – Gainesville, Florida (10/21/2024)



Former baseball field



Powerline north of site



Building 1 Safety & Advancement



Building 1 typical office



Building 13 Severe Weather Dorm



Building 13 typical restroom

# Grace Marketplace – Gainesville, Florida (10/21/2024)



Building 12 veterans dorm



Building 12 typical restroom



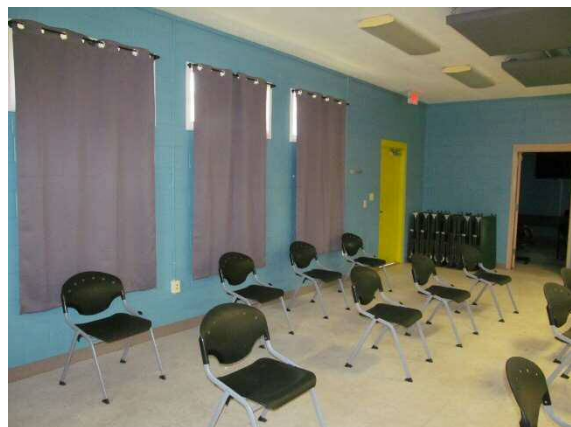
Building 11 café dining



Building 11 kitchen area



Building 11 kitchen area



Building 8 training

Photographs Page 6 of 7

## Grace Marketplace – Gainesville, Florida (10/21/2024)



Building 7 Community Services Center



Building 7

## Grace Marketplace Property Summary

### Property

Grace Marketplace  
3055 NE 28th Drive  
Gainesville, Florida 32609

Tax Parcel: 08197-009-000  
08197-011-000 (part of)

### Site Characteristics

Site Area	(Source: land Survey)	1,180,345 SF ± or	27.097 Acres ±
Total Site		1,180,345 SF ± or	27.097 Acres ±
Parking - Asphalt/Grass (Approximate)	Front Parking lot	72 Spaces or	1,074 SF/Space
		Plus open concrete/grass parking areas	
Building Area		77,327 SF±	
Building to Land Area Ratio		6.6%	
Flood Map		12001C0316D	
Effective Date		6/16/2006	
Zone		Zone "X" - Area of minimal flood hazard	

### Building Characteristics

Occupancy	Designed	Prison
	Current	Homeless shelter
		Single Tenant Facility
Year Built		1991-2008
Condition		Average to fair

Buildings:	SF±	%	Year Built	Age Yrs.	Use
1 Safety & Advancement	2,432	3.1%	1991	33	Offices
2 Medical/Classification	5,459	7.1%	1991	33	Vacant
3 Dorm C	9,617	12.4%	1991	33	Vacant
4 Dorm B	9,617	12.4%	1991	33	Vacant
5 Recreation Pavilion	3,040	3.9%	1991	33	Laundry
6 Dorm A	9,617	12.4%	1991	33	Vacant
7 Community Services Center (CSC)	7,947	10.3%	1991	33	Services
8 Training Building	1,606	2.1%	1991	33	Services
9 Storage/former laundry	1,242	1.6%	1991	33	Storage
10 Storage	353	0.5%	1991	33	Storage
11 Café 131/Food Services	5,502	7.1%	1991	33	Food Services
12 Veterans Dorm	4,151	5.4%	1991	33	Dorm
13 Pharmacy & Severe Weather Shelter	3,808	4.9%	1991	33	Services/Shelter
14 Dog Kennel Pavilion	3,200	4.1%	2001	23	Kennel Pavilion
15 Grace Dorm	9,736	12.6%	2008	16	Dorm
Total Building Area	77,327	100.0%			
Other Building Area:					
Porch Area -	346 SF±				
Covered walkways - Bldgs.	2,388 SF±				

#### Other:

Asphalt/Concrete driveways and parking lot areas  
Sidewalks  
Perimeter and interior chain-link/metal fencing  
Utility connections  
Basketball/sports court  
Yard/interior lighting

Note : Building area is approximate

## Grace Marketplace Improvement Data - Table 1

Description	Building 1 Safety & Advancement	Building 2 Medical/Classification	Buildings 3,4 & 6 Dorms	Building 15 Grace Dorm	Building 7 Community Services Center (CSC)
Property Type:	Offices	Offices/Clinic	Dorm	Dorm	Office/Services
Current Use:	Offices	Vacant - storage	Vacant - storage	Dorm	Office/Services
Year Built:	1991	1991	1991	2008	1991
Enclosed Building Area:	2,432	5,459	9,617	9,736	7,947
Exterior:					
Stories	1	1	1	1	1
Building Height	9+/- Ft.	9+/- Ft.	10+/- Ft.	10+/- Ft.	9+/- Ft.
Foundation	Slab on grade	Slab on grade	Slab on grade	Slab on grade	Slab on grade
Walls	Concrete block 8"	Concrete block 8"	Concrete block 8"	Concrete block 8"	Concrete block 8"
Roof	Wood truss, Asphalt Shingles	Wood truss, Asphalt Shingles	Wood truss, Asphalt Shingles	Wood truss, Asphalt Shingles	Wood truss, Asphalt Shingles
Windows - doors	Metal frame- metal/wood	Metal frame- metal/wood	Metal frame- metal/wood	Metal frame- metal/wood	Metal frame- metal/wood
HVAC	Cent. HVAC	Cent. HVAC	Package units	Package units	Cent. HVAC
Interior:					
Floors	Resilient tile	Resilient tile	Resilient tile	Resilient tile	Resilient tile
Partitions	Gypsum board/plater finish	Gypsum board/plater finish	Gypsum board/plater finish	Gypsum board/plater finish	Gypsum board/plater finish
Ceilings	Gypsum board/plater finish	Gypsum board/plater finish	Gypsum board/plater finish	Gypsum board/plater finish	Gypsum board/plater finish
Lighting	Ceiling mounted	Ceiling mounted	Ceiling mounted	Ceiling mounted	Ceiling mounted
Fire Sprinklers	No	No	No	Yes	No
Elevator	No	No	No	No	No
Construction:	Class C	Class C	Class C	Class C	Class C
Quality/Design:	Avg.-Avg.	Avg./Avg.	Avg./Avg.	Avg./Avg.	Avg./Avg.
Condition:	Average	Fair	Fair	Average-Fair	Average
Age: years	Actual	33	33	16	33
Effective	26	26	26	15	26
Economic Life:	45	45	45	45	45
Remaining Economic Life:	19	19	19	30	19
Other:	Building at the entrance to the facility.	Oriented towards medical office and clinic use. Currently vacant and not used except for storage.	Open dormitory area with large bathroom areas. See building sketch	Open dormitory area with large bathroom areas. See building sketch	Office and services use.

## Grace Marketplace Improvement Data - Table 2

Description	Building 8 Training Building	Building 9 Storage/former laundry	Building 11 Café 131/Food Services	Building 12 Veterans Dorm	Building 13 Pharmacy & Severe Weather Shelter
Property Type:	Services	Former Laundry	Kitchen & Dining	Dorm	Office and Dorm
Current Use:	Services	Vacant - storage	Kitchen & Dining	Dorm	Office and Dorm
Year Built:	1991	1991	1991	2008	1991
Enclosed Building Area:	1,606	1,242	5,502	4,151	3,808
Exterior:					
Stories	1	1	1	1	1
Building Height	10+/- Ft.	8+/- Ft.	10+/- Ft.	9+/- Ft.	10+/- Ft.
Foundation	Slab on grade	Slab on grade	Slab on grade	Slab on grade	Slab on grade
Walls	Concrete block 8"	Concrete block 8"	Concrete block 8"	Concrete block 8"	Concrete block 8"
Roof	Wood truss, Asphalt Shingles	Wood truss, Metal	Wood truss, Asphalt Shingles	Wood truss, Asphalt Shingles	Wood truss, Asphalt Shingles
Windows - doors	Metal frame- metal/wood	Metal frame- metal/wood	Metal frame- metal/wood	Metal frame- metal/wood	Metal frame- metal/wood
HVAC	Package HVAC	Wall units	Package units	Cent. HVAC	Cent. HVAC
Interior:					
Floors	Resilient tile	Resilient tile	Resilient tile	Resilient tile	Resilient tile
Partitions	Gypsum board/plater finish	Gypsum board/plater finish	Gypsum board/plater finish	Gypsum board/plater finish	Gypsum board/plater finish
Ceilings	Gypsum board/plater finish	Gypsum board/plater finish	Gypsum board/plater finish	Gypsum board/plater finish	Gypsum board/plater finish
Lighting	Ceiling mounted	Ceiling mounted	Ceiling mounted	Ceiling mounted	Ceiling mounted
Fire Sprinklers	No	No	No	Yes	No
Elevator	No	No	No	No	No
Construction:	Class C	Class C	Class C	Class C	Class C
Quality/Design:	Avg.-Avg.	Avg./Avg.	Avg./Avg.	Avg./Avg.	Avg./Avg.
Condition:	Average	Fair	Average	Good-Average	Average
Age: years	Actual				
Actual	33	33	33	16	33
Effective	26	26	26	12	26
Economic Life:	45	45	45	45	45
Remaining Economic Life:	19	19	19	33	19
Other:	Classrooms and services	Former laundry building now vacant and used for storage	Oriented with dining room, large kitchen area, storage, and walk in refrigerators/freezer. Fixtures includes kitchen range hoods with fire suppression systems and walk in coolers. Appraisal does not include kitchen equipment.	Individual dormitory rooms oriented off a central hallway with day room, library and restrooms. Converted in 2016 from the chapel to dormitory use.	Building is oriented with office/pharmacy use and severe weather shelter housing.



## Tax Parcel Map



**Aerial Photograph 1**

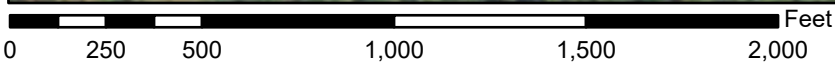


**Aerial Photograph 2**

# National Flood Hazard Layer FIRMMette



82°17'37"W 29°41'4"N



1:6,000

82°17'W 29°40'33"N

Basemap Imagery Source: USGS National Map 2023

## Legend 2025-662B

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/11/2024 at 1:09 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# A BOUNDARY SURVEY IN SECTIONS 26 & 27 - TOWNSHIP 9 SOUTH - RANGE 20 EAST IN ALACHUA COUNTY, FLORIDA

## DESCRIPTION

A PARCEL OF LAND LYING AND BEING WITHIN SECTIONS 26 AND 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, WITH SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01°18'41" EAST, ALONG THE WESTERLY BOUNDARY THEREOF, A DISTANCE OF 1,226.45 FEET TO A POINT OF INTERSECTION WITH THE CENTER LINE OF SURVEY OF STATE ROAD 222, SAID ROAD ALSO BEING KNOWN AS NORTHEAST 39TH AVENUE, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NUMBER 26005-2518; THENCE DEPARTING SAID WESTERLY BOUNDARY, SOUTH 60°29'11" EAST, ALONG SAID CENTER LINE OF SURVEY, A DISTANCE OF 1,023.33 FEET; THENCE DEPARTING SAID CENTER LINE OF SURVEY, SOUTH 30°03'02" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 222 THENCE CONTINUE SOUTH 30°03'02" WEST, A DISTANCE OF 694.74 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, SAID POINT OF BEGINNING BEING MARKED BY A 1/2" IRON PIPE WITH A PLASTIC CAP STAMPED "COG-DPW PSM5493"; THENCE SOUTH 63°23'23" EAST, A DISTANCE OF 922.74 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF A 100-FOOT WIDE UTILITY EASEMENT AS DESCRIBED BY OFFICIAL RECORDS BOOK 1003, PAGE 191, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT OF INTERSECTION BEING MARKED BY A 1/2" IRON PIPE WITH A PLASTIC CAP STAMPED "COG-DPW PSM5493"; THENCE SOUTH 01°01'35" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 298.60 FEET TO A 1/2" IRON PIPE WITH A PLASTIC CAP STAMPED "LB4603"; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 30°03'09" WEST, A DISTANCE OF 828.80 FEET TO A 1/2" IRON PIPE WITH A PLASTIC CAP STAMPED "LB4603"; THENCE NORTH 60°28'52" WEST, A DISTANCE OF 982.29 FEET TO A 1/2" IRON PIPE WITH A PLASTIC CAP STAMPED "LB4603"; THENCE SOUTH 30°14'27" WEST, A DISTANCE OF 138.64 FEET TO A 1/2" IRON PIPE WITH A PLASTIC CAP STAMPED "LB4603"; THENCE SOUTH 60°28'00" EAST, A DISTANCE OF 116.21 FEET TO A 1/2" IRON PIPE WITH A PLASTIC CAP STAMPED "LB4603"; THENCE SOUTH 30°13'57" WEST, A DISTANCE OF 199.62 FEET TO A 1/2" IRON PIPE WITH A PLASTIC CAP STAMPED "LB4603"; THENCE NORTH 60°28'00" WEST, A DISTANCE OF 205.94 FEET TO A 1/2" IRON PIPE WITH A PLASTIC CAP STAMPED "LB4603"; THENCE NORTH 29°39'46" EAST, A DISTANCE OF 311.13 FEET TO A 1/2" IRON PIPE WITH A PLASTIC CAP STAMPED "COG-DPW PSM5493"; THENCE NORTH 30°03'02" EAST, A DISTANCE OF 1,066.23 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 27.097 ACRES OF LAND, MORE OR LESS.

## SURVEY PURPOSE & METHODOLOGY

THE PURPOSE OF THIS SURVEY WAS TO PERFORM A BOUNDARY SURVEY ON A PARCEL OF LAND LYING IN SECTIONS 26 & 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST WITH SAID PARCEL LYING WITHIN ALACHUA COUNTY, FLORIDA.

THE LIMITS OF THIS PROJECT ARE AS DESCRIBED ABOVE AND SHALL HENCEFORTH BE REFERRED TO AS "THE SUBJECT PROPERTY".

HORIZONTAL CONTROL FOR THE SURVEY OF THE SUBJECT PROPERTY WAS ESTABLISHED UTILIZING SURVEY GRADE GPS EQUIPMENT. THE FINAL CONTROL POINT COORDINATES WERE DETERMINED BY AVERAGING A MINIMUM OF FIVE GROUPS OF SIXTY (60) ONE SECOND (01") DATA EPOCHS RECORDED OVER A ONE HOUR PERIOD. ADDITIONAL CONTROL POINT LOCATIONS WERE ESTABLISHED ON AN AS-NEEDED BASIS UTILIZING REDUNDANT ANGLES AND DISTANCES MEASURED FROM ESTABLISHED GPS DERIVED HORIZONTAL CONTROL POINTS.

A SEARCH FOR PROPERTY CORNERS WAS PERFORMED WITH ALL RECOVERED PROPERTY CORNERS BEING LOCATED UTILIZING SURVEY GRADE GPS EQUIPMENT. THE FINAL PROPERTY CORNER COORDINATES WERE DETERMINED BY AVERAGING A MINIMUM OF FIVE GROUPS OF SIXTY (60) ONE SECOND (01") DATA EPOCHS RECORDED OVER A ONE HOUR PERIOD AND RADIAL TIES MADE WITH REDUNDANT ANGLE AND DISTANCE MEASUREMENTS MADE FROM GPS DERIVED HORIZONTAL CONTROL POINTS. POSITIONS FOR EACH PROPERTY CORNER WERE CALCULATED FROM INFORMATION CONTAINED IN THE LAST DEED OF RECORD. THESE CALCULATED POSITIONS WERE THEN TRANSLATED AND ROTATED TO MATCH THE RECOVERED PROPERTY CORNERS FOUND ALONG THE CENTER LINE OF SURVEY FOR STATE ROAD 222. ALL RECOVERED PROPERTY CORNERS WERE THEN COMPARED TO THEIR RESPECTIVE CALCULATED POSITIONS TO DETERMINE IF THEIR LOCATIONS WERE ACCEPTABLE. RECOVERED PROPERTY CORNERS FOUND TO BE ACCEPTABLE WERE HELD AS GOOD. PROPERTY CORNER LOCATIONS FOUND TO UNACCEPTABLE OR MISSING CORNERS WERE RE-SET BASED UPON BEARINGS, DISTANCES AND OTHER INFORMATION CONTAINED IN THE SUBJECT PROPERTY'S LEGAL DESCRIPTION.

INTERIOR IMPROVEMENTS WERE NOT LOCATED OR SURVEYED.

AS REQUIRED BY CHAPTER 177.507 F.S. CERTIFIED CORNER RECORDS HAVE BEEN SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR ALL PUBLIC LAND CORNERS RECOVERED OR RE-ESTABLISHED DURING THE COURSE OF THE SURVEY OF THE SUBJECT PROPERTY.

## TITLE COMMITMENT REFERENCE

THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER WAS NOT FURNISHED WITH OR ASKED TO OBTAIN A TITLE COMMITMENT OR ABSTRACT OF TITLE. A SEARCH WAS MADE OF THE ALACHUA COUNTY PUBLIC RECORDS FOR ANY EASEMENTS OF RECORD AND/OR RIGHTS OF WAY THAT MAY APPLY TO THE SUBJECT PROPERTY. THE RESULTS OF THIS SEARCH IS SHOWN ON THE SURVEY OF THE SUBJECT PROPERTY. THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING ANY INFORMATION SHOWN HEREIN PERTAINING TO EASEMENTS, RESERVATIONS, SET-BACK LINES, AGREEMENTS, RIGHTS-OF-WAY OR OTHER SIMILAR MATTERS OTHER THAN WHAT IS SHOWN UPON THE SURVEY OF THE SUBJECT PROPERTY. ADDITIONALLY, THE UNDERSIGNED SURVEYOR AND MAPPER HAS NOT PERFORMED A SEARCH FOR ANY TITLES, DEEDS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS OR OTHER SIMILAR MATTERS OTHER THAN WHAT IS READILY IDENTIFIABLE THROUGH THE ALACHUA COUNTY PROPERTY APPRAISER'S WEBSITE. THE USE OF PROPERTY APPRAISER'S INFORMATION IN PREPARING THE SURVEY OF THE SUBJECT PROPERTY IS BY NO MEANS TO BE CONSTRUED AS A PROPER OR THOROUGH INVESTIGATION OF THE PUBLIC RECORDS AS WOULD BE ACCOMPLISHED BY AN ABSTRACT OF TITLE AND/OR OPINION OF TITLE BY AN ATTORNEY AT LAW.

THE UNDERSIGNED SURVEYOR AND MAPPER MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN.

ALL MATTERS OF RECORD REFERENCED IN THE SURVEY OF THE SUBJECT PROPERTY REFERS TO THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED. ANY REFERENCE MADE IN THE SURVEY OF THE SUBJECT PROPERTY TO A BOOK AND PAGE OR INSTRUMENT NUMBER IS A REFERENCE TO THE OFFICIAL RECORD BOOKS OF SAID COUNTY, UNLESS OTHERWISE NOTED. THE SUBJECT PROPERTY DEPICTED BY THE SURVEY OF THE SUBJECT PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHTS OF WAY, COVENANTS AND RESTRICTIONS NOT SHOWN HEREIN BUT FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

THE LEGAL DESCRIPTION SHOWN UPON THE SURVEY OF THE SUBJECT PROPERTY WAS PREPARED BY THE UNDERSIGNED SURVEYOR AND MAPPER. THE BOUNDARY SURVEY SHOWN HEREIN REPRESENTS THE BOUNDARY OF THE LAND ENCOMPASSED BY SAID DESCRIPTION.

## GENERAL SURVEY NOTES

THE SURVEY OF THE SUBJECT PROPERTY REPRESENTS A BOUNDARY SURVEY PERFORMED ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED LICENSED FLORIDA PROFESSIONAL SURVEYOR & MAPPER. THE INFORMATION CONTAINED IN THE SURVEY OF THE SUBJECT PROPERTY WAS ACQUIRED IN ACCORDANCE WITH THE DEFINITIONS, SURVEY, MAP AND REPORT CONTENT REQUIREMENTS AS ESTABLISHED BY CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SAID CHAPTER AT THE TIME OF THE FIELD SURVEY.

THE SURVEY OF THE SUBJECT PROPERTY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY RE-USE OF THE SURVEY OF THE SUBJECT PROPERTY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR AND MAPPER, WILL BE DONE SO AT THE RISK OF THE RE-USER AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THE SURVEY OF THE SUBJECT PROPERTY BY ANY PARTY OTHER THAN THE UNDERSIGNED SURVEYOR AND MAPPER, ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND MAPPER.

THE EXPECTED USE OF THE SURVEY OF THE SUBJECT PROPERTY WILL BE FOR THE PURCHASE OR REFINANCING OF REAL PROPERTY INTERESTS. AS SUCH, THE HORIZONTAL ACCURACY OF THE SURVEY OF THE SUBJECT PROPERTY IS PLUS OR MINUS ONE TENTH OF A FOOT (0.10') AT A 95% CONFIDENCE LEVEL.

THE LAST DEED OF RECORD OF ALL ADJOINING PROPERTY OWNERSHIPS WAS REVIEWED AND NO OVERLAPS OR GAPS WERE FOUND. THE ADJOINING PROPERTY OWNER INFORMATION SHOWN IN THE SURVEY OF THE SUBJECT PROPERTY REPRESENTS THE CURRENT PROPERTY OWNERSHIPS AT THE TIME OF THE FIELD SURVEY AS INDICATED BY THE PROPERTY APPRAISER OF ALACHUA COUNTY, FLORIDA.

THE SURVEY OF THE SUBJECT PROPERTY CONSISTS OF TWO (2) SHEETS AND EACH SHEET IS INCOMPLETE WITHOUT THE OTHER. PRINTED COPIES OF THE SURVEY OF THE SUBJECT PROPERTY MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED IF ATTEMPTING TO OBTAIN SCALED DATA FROM A PRINTED COPY OF THE SURVEY OF THE SUBJECT PROPERTY.

A LIST OF ABBREVIATIONS AND A SYMBOL LEGEND DESCRIBING THE EXISTING IMPROVEMENTS IS CONTAINED WITHIN THE SURVEY OF THE SUBJECT PROPERTY. IT SHOULD BE NOTED THAT THESE SYMBOLS MAY NOT BE DRAWN TO SCALE.

THE SURVEY OF THE SUBJECT PROPERTY IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ORGANIZATION. NOTHING SHOWN WITHIN THE SURVEY OF THE SUBJECT PROPERTY SHALL BE CONSTRUED AS GIVING ANY RIGHTS OR BENEFITS TO ANY PERSON OR PERSONS, OTHER THAN TO WHOM THE SURVEY OF THE SUBJECT PROPERTY IS CERTIFIED.

THE SURVEY OF THE SUBJECT PROPERTY MAKES NO CLAIMS REGARDING OWNERSHIP OR RIGHTS OF POSSESSION AND THE UNDERSIGNED SURVEYOR AND MAPPER MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN.

ALL DISTANCE MEASUREMENTS SHOWN WITHIN THE SURVEY OF THE SUBJECT PROPERTY WERE MADE UTILIZING THE U.S. SURVEY FOOT AND ARE EXPRESSED IN FEET AND TENTHS OF A FOOT (0.10') UNLESS OTHERWISE NOTED. ALL DISTANCES SHOWN HAVE BEEN ROUNDED TO THE NEAREST ONE HUNDREDTH OF A FOOT (0.01'). ALL ANGULAR MEASUREMENTS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS AND ALL BEARINGS HAVE BEEN ROUNDED TO THE CLOSEST ONE SECOND (01").

THE CENTERLINE OF SURVEY OF STATE ROAD 222 AND THE RIGHT OF WAY LINES SHOWN WITHIN THE SURVEY OF THE SUBJECT PROPERTY WERE RE-ESTABLISHED USING RIGHT OF WAY MAPS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION AND FOUND MONUMENTATION.

THE SUBJECT PROPERTY SHOWN WITHIN THE SURVEY OF THE SUBJECT PROPERTY DOES NOT FALL WITHIN AN ESTABLISHED FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONE. THIS DETERMINATION IS BASED UPON AN EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS AVAILABLE AT THE TIME OF THE FIELD SURVEY.

ALL BEARINGS SHOWN IN THE SURVEY OF THE SUBJECT PROPERTY ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NGS 18B ADJUSTMENT) FOR THE NORTH ZONE OF THE STATE OF FLORIDA, LAMBERT CONFORMAL CONIC PROJECTION. THE REFERENCE BEARING FOR THE SURVEY OF THE SUBJECT PROPERTY IS THE CENTER LINE OF SURVEY FOR STATE ROAD 222 WHICH HAS A GRID BEARING OF SOUTH 60°29'11" EAST.

## SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY DESCRIBED BY THE SURVEY OF THE SUBJECT PROPERTY WAS COMPLETED UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT SAID FINAL WORK PRODUCT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I DO ALSO HEREBY FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN THE DEFINITIONS, SURVEY, MAP AND REPORT CONTENT REQUIREMENTS AS ESTABLISHED BY CHAPTERS 5J-17.050, 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AS SAID CHAPTERS EXISTED AT THE TIME OF THE PREPARATION OF SAID BOUNDARY SURVEY.

SURVEY CERTIFIED TO:

ALACHUA COUNTY COALITION FOR THE HOMELESS AND HUNGRY, INC.  
THE CITY OF GAINESVILLE

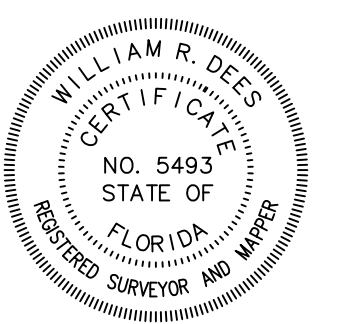

SURVEY PREPARED BY:

WILLIAM R. DEES  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA LICENSE NUMBER LS5493

UNLESS THIS BOUNDARY SURVEY BEARS THE ORIGINAL BLUE INK SIGNATURE OF WILLIAM R. DEES OR A VERIFIED DIGITAL SIGNATURE, THIS BOUNDARY SURVEY IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE CONSIDERED VALID. THE USE OF THE IMAGE OF THE SURVEYOR'S SEAL APPEARING ABOVE WAS AUTHORIZED BY WILLIAM R. DEES, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA LICENSE NUMBER LS5493, ON JULY 22, 2024.

THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER'S LIABILITY FOR THE SURVEY OF THE SUBJECT PROPERTY IS LIMITED TO THOSE NAMED ABOVE AS THE PARTIES TO WHOM THE SURVEY OF THE SUBJECT PROPERTY IS CERTIFIED TO. THE ABOVE SIGNED PROFESSIONAL SURVEYOR AND MAPPER'S LIABILITY DOES NOT EXTEND TO ANY OTHER PARTY.

LAST DATE OF DATA ACQUISITION WAS JULY 16, 2024.

CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT  
ENGINEERING SUPPORT SERVICES  
405 NW 39TH AVENUE - P.O. BOX 490 - GAINESVILLE, FL 32627  
(352) 334-5070 SURVEY OFFICE (352) 393-8194

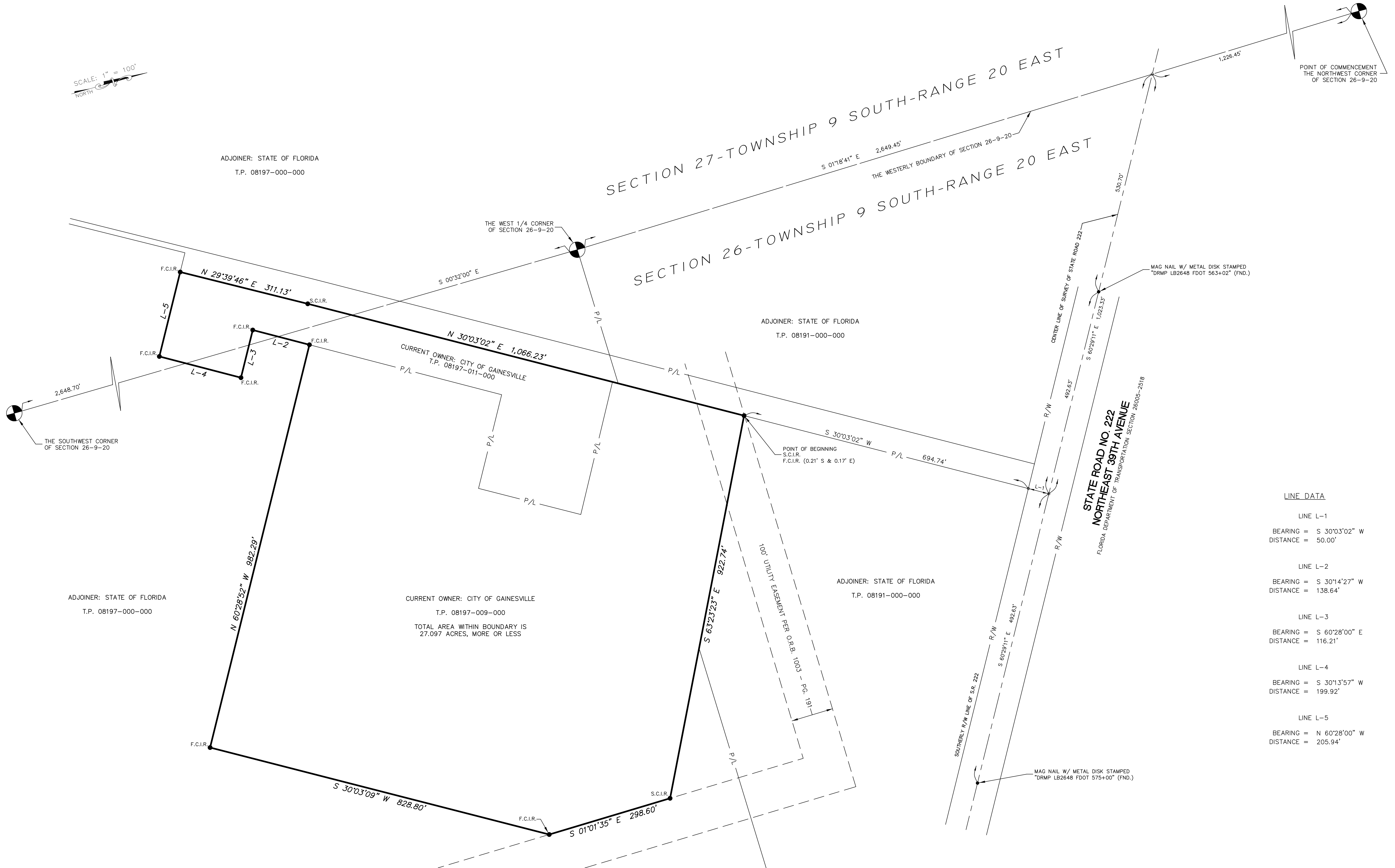
BOUNDARY SURVEY  
TAX PARCELS 08197-009-000 AND 08197-011-000

CERTIFIED TO:  
ALACHUA COUNTY COALITION FOR HOMELESS AND HUNGRY, INC.  
THE CITY OF GAINESVILLE

			DRAWN BY: WD	CHECKED BY: CB	DATE: July 22, 2024
			ACAD FILENAME: GRACE BNDY SURVEY.DWG		SHEET 1 OF 2
NO.	DATE	REVISIONS			

A BOUNDARY SURVEY IN SECTIONS 26 & 27 - TOWNSHIP 9 SOUTH - RANGE 20 EAST IN ALACHUA COUNTY, FLORIDA

SCALE: 1" = 100'  
NORTH



LINE DATA

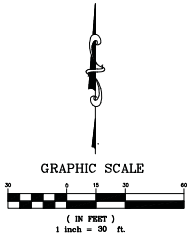
LINE L-1	BEARING = S 30°03'02" W	DISTANCE = 50.00'
LINE L-2	BEARING = S 30°14'27" W	DISTANCE = 138.64'
LINE L-3	BEARING = S 60°28'00" E	DISTANCE = 116.21'
LINE L-4	BEARING = S 30°13'57" W	DISTANCE = 199.92'
LINE L-5	BEARING = N 60°28'00" W	DISTANCE = 205.94'

LEGEND

	AIR CONDITIONING UNIT		UTILITY POLE		ELECTRIC METER	W/	WITH	T.P.	TAX PARCEL	24-15-30	SECTION-TOWNSHIP-RANGE	CONC.	CONCRETE	FWF	FIELD WIRE FENCE	C.M.	CONCRETE MONUMENT
	TELEPHONE BOX		LIGHT POLE		WATER METER	(C)	CALCULATED VALUE	O.R.B.	OFFICIAL RECORDS BOOK	M.O.L.	MORE OR LESS	RCP	REINFORCED CONCRETE PIPE	CLF	CHAIN LINK FENCE	NO ID	NO IDENTIFYING MARKINGS
	CATV BOX		GUY ANCHOR		GAS METER	(F)	FIELD OBSERVATION	PG.	PAGE	ELEC.	ELECTRIC	CMP	CORRUGATED METAL PIPE	FND.	FOUND IN PLACE	S.C.I.R.	SET 1/2" IRON PIPE WITH CAP STAMPED "COG-DPW PSM5493"
	PUMP		AERIAL TELEPHONE LINE		SEWER CLEAN OUT	(P)	PLAT DATA	P/L	PROPERTY LINE	CSL	CONCRETE SLAB	MES	MITERED END SECTION	I.P.	IRON PIPE	F.C.I.R.	FOUND 1/2" IRON PIPE WITH CAP STAMPED "LB4603"
	WELL		AERIAL POWER LINE		SATELLITE DISH	(D)	DEED CALL	R/W	RIGHT OF WAY	ASPH.	ASPHALT	PRF	POST & RAIL FENCE	I.R.	IRON ROD	S.M.D.	SET NAIL WITH METAL DISK STAMPED "C-O-G DPW PSM5493"

DRAWN BY: WD	CHECKED BY: CB	DATE: July 22, 2024
ACAD FILENAME: GRACE BNDY SURVEY.DWG		SHEET 2 OF 2





LOT 24

LOT 23

**POINT OF BEGINNING  
PROPOSED ACCESS EASEMENT**

CONTINUED FROM STATE ROAD NO. 222 TO PER FLORIDA DEPARTMENT OF TRANSPORTATION ROAD-TO-Road MAP SECTION NO. 2000-2014

NUMBER 1 PART-OF-Road OF STATE ROAD NO. 222 AS PER FLORIDA DEPARTMENT OF TRANSPORTATION ROAD-TO-Road MAP SECTION NO. 2000-2014

PER SECTION 107, STATUTE, FLORIDA DEPARTMENT OF TRANSPORTATION ROAD-TO-Road MAP SECTION NO. 2000-2014

OFFICIAL RECORD BOOK NO. 175

PER SECTION 107, STATUTE, FLORIDA DEPARTMENT OF TRANSPORTATION ROAD-TO-Road MAP SECTION NO. 2000-2014

DATE: 12/28/2013 (PER FL. STATUTE)

HATCHED AREA DENOTES LIMITS OF  
PROPOSED FLORIDA DEPARTMENT OF  
CORRECTIONS PARCEL 1  
(PER MAP BY CARONNO, INC.  
SURVEY DATED 12/28/2013)  
SEE NOTE 9

TAX PARCEL ID# B191-000-000

TAX PARCEL ID# B191-000-000

LOT 25

LOT 26

MATCHLINE A ——— SEE SHEET 2  
SEE SHEET 3

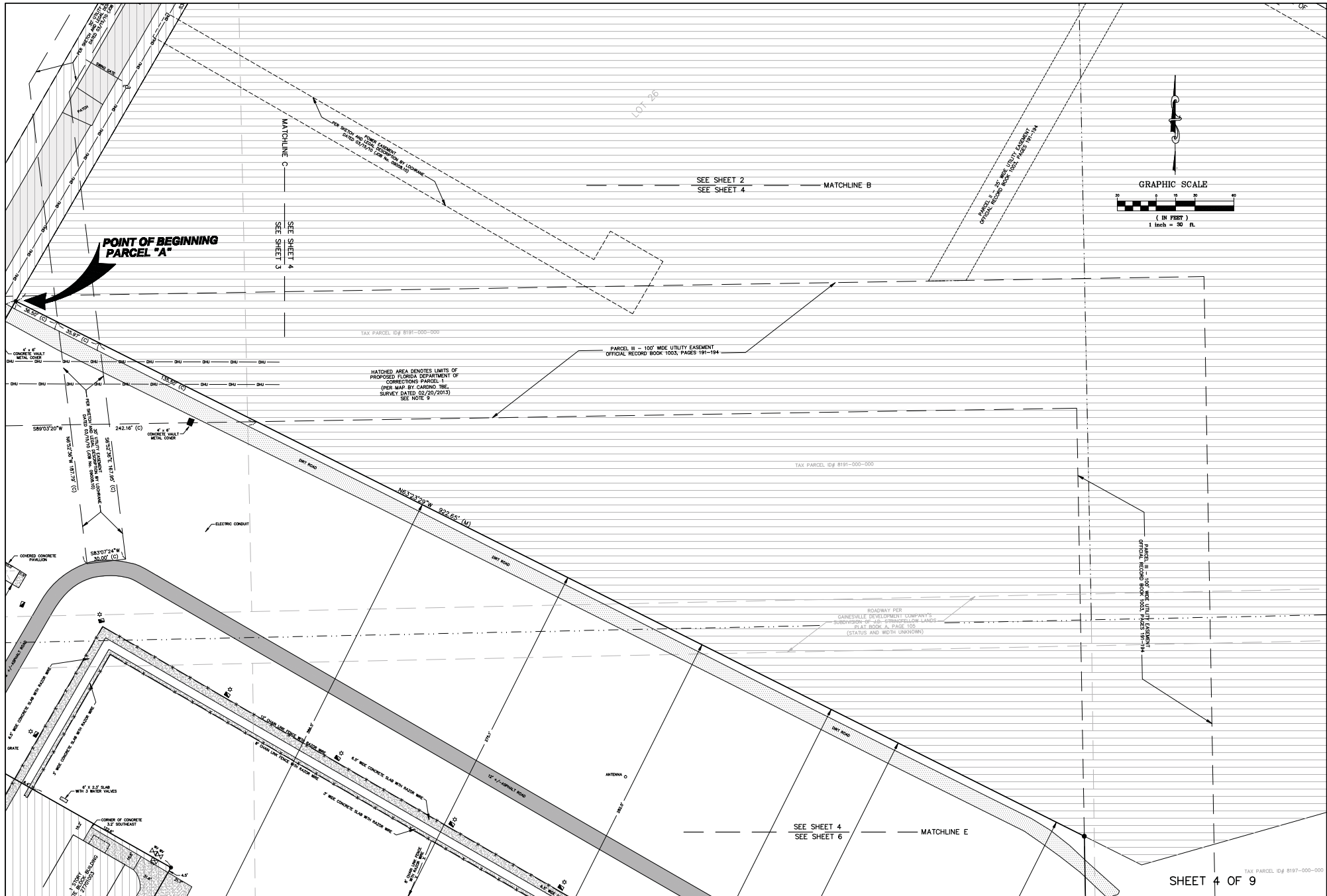
SEE SHEET 2 ——— MATCHLINE B  
SEE SHEET 4

HATCHED AREA DENOTES LIMITS OF  
PROPOSED FLORIDA DEPARTMENT OF  
CORRECTIONS PARCEL 4  
(PER MAP BY CARONNO, INC.  
SURVEY DATED 12/28/2013)  
SEE NOTE 9

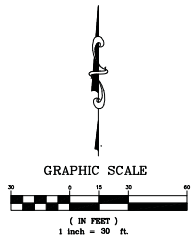
**POINT OF BEGINNING  
PARCEL "A"**

MATCHLINE C ———  
SEE SHEET 4  
SEE SHEET 3





TAX PARCEL ID# 8197-000-000



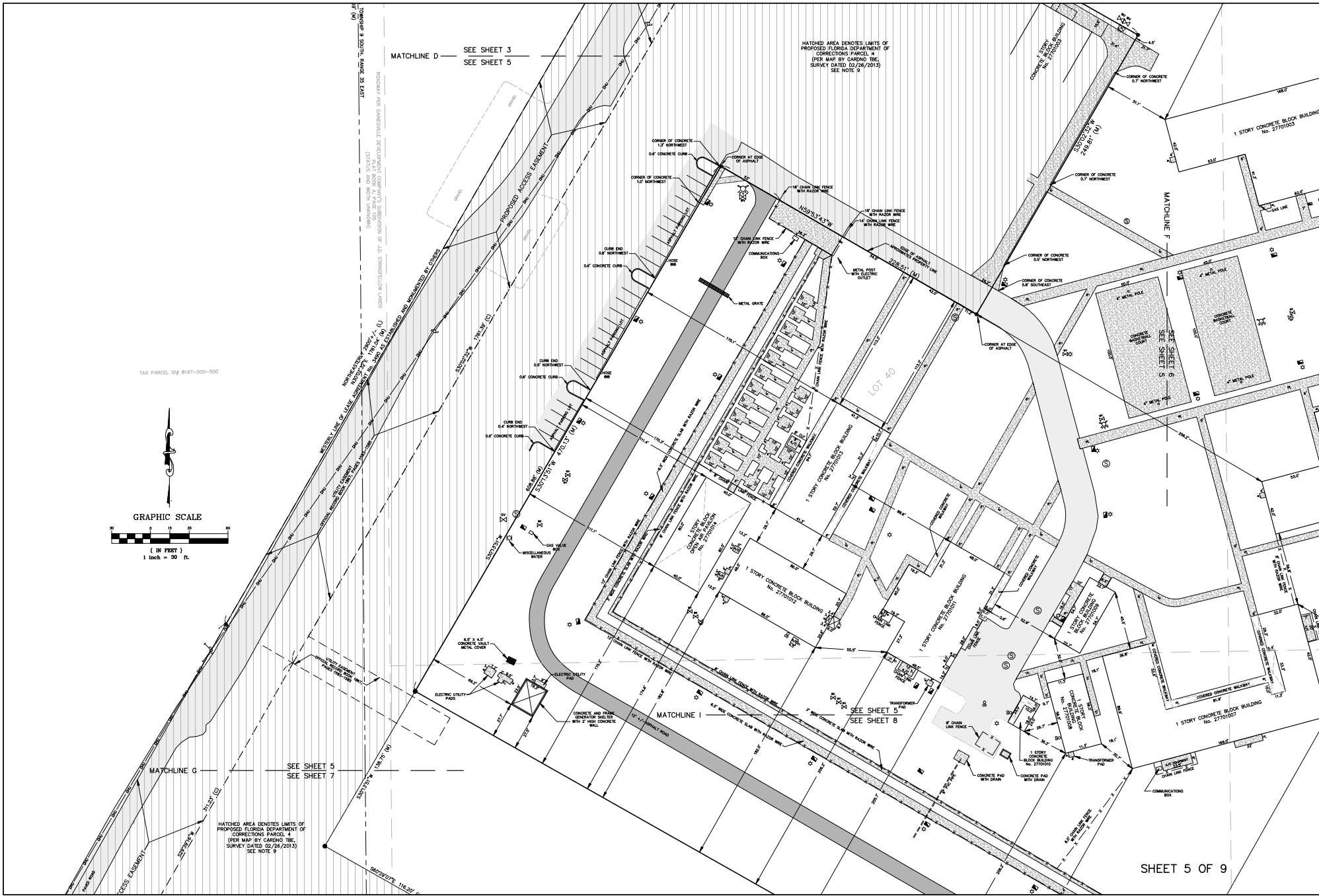
MATCHLINE D SEE SHEET 3  
SEE SHEET 5

HATCHED AREA DENOTES LIMITS OF  
PROPOSED FLORIDA DEPARTMENT OF  
CORRECTIONS PARCEL 4  
(PER MAP BY CAROLINE TEE  
SURVEY DATED 02/26/2013)  
SEE NOTE 9

MATCHLINE G SEE SHEET 5  
SEE SHEET 7

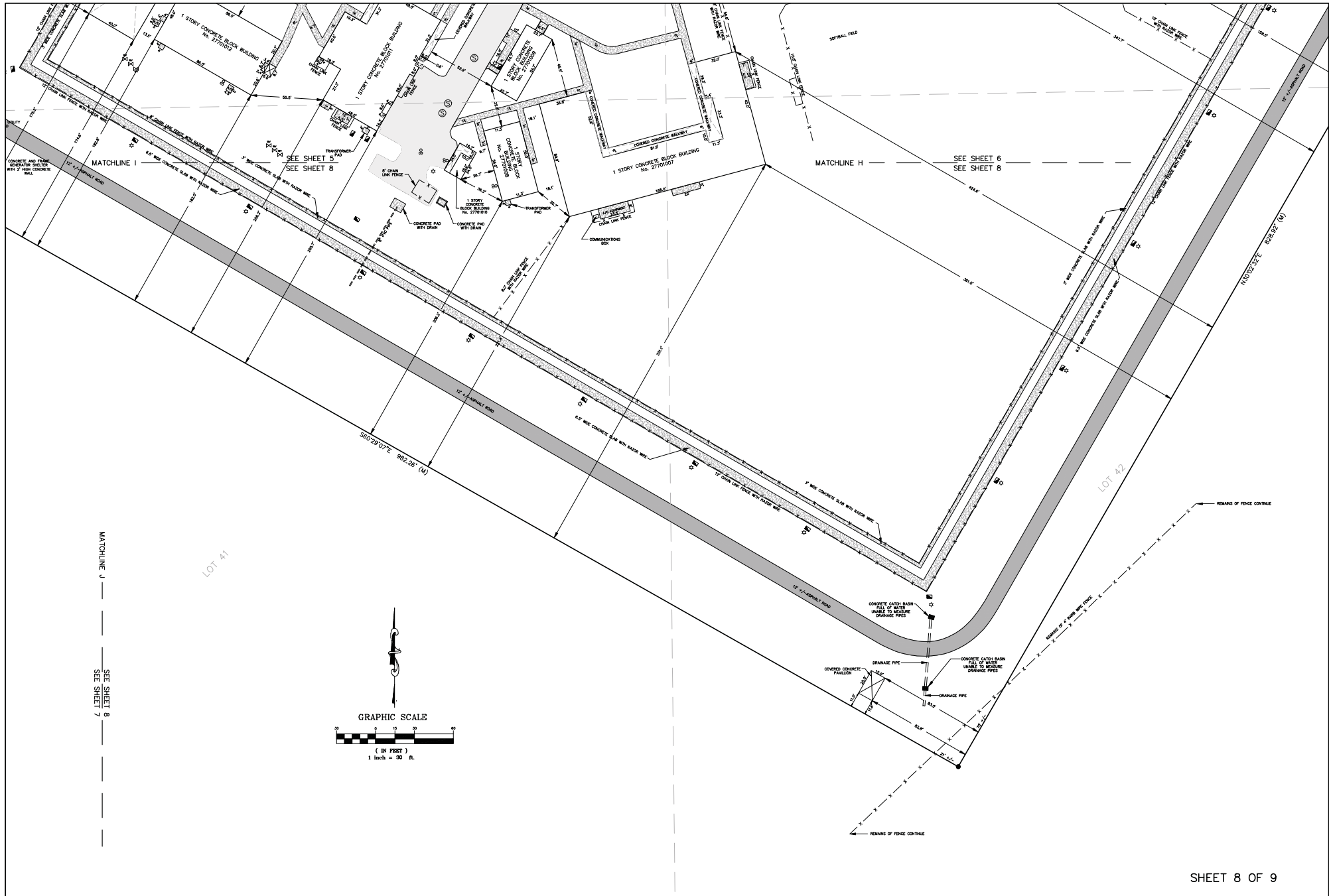
HATCHED AREA DENOTES LIMITS OF  
PROPOSED FLORIDA DEPARTMENT OF  
CORRECTIONS PARCEL 4  
(PER MAP BY CAROLINE TEE  
SURVEY DATED 02/26/2013)  
SEE NOTE 9

SEE SHEET 5  
SEE SHEET 8

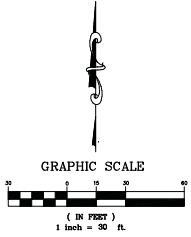








MATCHLINE J  
SEE SHEET 8  
SEE SHEET 7





## PROPERTY DESCRIPTION (CONT'D)

For the appraisal analysis, I was provided with a "Boundary Survey", dated July 23, 2024 and prepared by William Dees, Professional Surveyor and Mapper. This "Boundary Survey" includes a detailed legal description and a site drawing for the subject property. As shown on the enclosed land survey, the subject lot fronts along the east side of Northeast 28<sup>th</sup> Drive and is irregular in shape. The lot has about 1,377± feet of frontage along this roadway/easement with a depth of about 923 feet along the east boundary line, with the western boundary being irregular in shape. City water and sewer and electric utilities are extended to the subject site along the Northeast 28<sup>th</sup> Drive corridor and the site is also encumbered with a utility easement in the extreme northern area of the site, which is a 100 foot wide utility easement for Gainesville Regional Utilities. Based on the land survey provided, the subject site contains about 1,180,345± square feet or 27.097± acres.

The subject parcel is irregular in shape, as shown on the enclosed site maps, and is mostly level in elevation. The site has been developed and is currently mostly open yard area with some scattered trees.

The site is level in elevation and appears to be adequately drained. Review of the National Flood Insurance Rate Maps (FIRM Flood Map 12001C0316D, revised June 16, 2006) indicates that the subject lot is located within Zone "X", an area of minimal flood hazard, as shown on the attached "Flood Map". Public utilities, including water, sanitary sewer, metered gas and electricity, are available to the site and connected to the subject buildings. In addition, telephone, internet and other utilities are available within the area.

The subject site and building characteristics appear to be typical of the surrounding properties and no major detrimental conditions were noted. For the appraisal analysis, I have not been provided with a current environmental audit or assessment report by a qualified engineer and I am not aware of any potential environmental hazards associated with the subject commercial buildings or site. Generally, the subject site and buildings appear to be typical of surrounding properties for environmental conditions and no substantial environmental hazards are noted for the property. The appraisal analysis is completed generally assuming that there are no substantial environmental hazards that would cause a significant loss in the market value of the property.

The subject site is currently improved with the Grace Marketplace social services facility, which consists of 15 single-story buildings containing about 77,327± square feet, together with asphalt/concrete driveways and parking lot areas, sidewalks, perimeter and interior chain-link/metal fencing, utility connections, sports court, yard lighting and other miscellaneous site improvements.

For the appraisal analysis, I was also provided with an older boundary survey dated May 6, 2013 and prepared by Degrove Surveyors, Inc. of Gainesville, Florida. This survey consists of 9 pages, which shows the orientation of the existing buildings and site improvements for most of the subject site. It is important to note that this land survey includes additional land area that is not part of the subject site, with the subject property defined by the more recent land survey provided for the appraisal analysis prepared by William Dees. However, the Degrove survey does depict the layout of the buildings situated on the site.

Originally the subject property was developed as the Gainesville Correctional Institute by the State of Florida in 1991. This was a medium security correctional facility operated by the State of Florida. In 2013, the State of Florida declared the prison surplus property and sold or transferred the facility to the City of Gainesville in a Quit Claim Deed, described in the apparent owner and sales history section of the appraisal report. Since about 2014, the property has been utilized as the Grace Marketplace, which provides social services, with the stated mission to end homelessness in the local area. Grace Marketplace consists of a one-stop center providing essential services to the homeless.

## PROPERTY DESCRIPTION (CONT'D)

The Grace Marketplace facility is generally oriented, as shown enclosed site drawings and as described on the enclosed "Property Summary Table" and "Improvement Summary Tables 1 and 2". The main building improvements are summarized as shown on the attached "Property Summary Table" and include 15 single-story concrete block buildings that total about 77,327± square feet of building area. The majority of the facility was built in 1991, with Building 14 (dog kennel pavilion) added in 2001 and Building 15 (Grace dormitory) added in 2008. Currently, all of the buildings are being utilized, except for Building 2 (medical/classification building), Building 3 (Dormitory C), Building 4 (Dormitory B) and Building 6 (Dormitory A). These four buildings are all currently vacant and are used for general storage purposes.

The 15 separate buildings on the site all have very similar construction features and are of one story design, with a story height that varies between 8 to 10 feet. All of the buildings have a perimeter poured concrete foundation system with a concrete slab floor, 8 inch concrete block walls, with gable roofs, wood truss roof system and asphalt shingle cover. Most of the interior finishes consists of resilient tile and/or concrete flooring, with plaster finish over gypsum board wall and ceiling finishes. Overall, the buildings are in average to fair condition and the overall project is estimated to have an effective age of about 26 years, with an economic life expectancy of 45 years, indicating a remaining economic life of about 19 years. It should be noted that the remaining economic life can be extended with additional renovation and/or remodeling.

The buildings vary in size from a smaller 352± square foot storage building up to 9,736± square feet for Building 15 (Grace Dorm). The overall facility has substantial dorm capacity, with 3 of the larger dorm buildings currently being used for general storage purposes. The overall facility has a relatively low building to land area ratio of about 6.6 percent, indicating that there is land area to support additional building improvements on the site in the future.

See the "Building Sketches" in the addenda of the appraisal.

## HIGHEST AND BEST USE

Highest and best use has been 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". The highest and best use of the land as vacant and property as improved must meet four criteria. The highest and best use must be: 1) physically possible (i.e., what uses of the site in question are physically possible); 2) legally permissible (i.e., what uses of the site are permissible by zoning and deed restrictions); 3) financially feasible (i.e., which possible and permissible uses will produce a positive net return); and, 4) maximally productive (i.e., of the uses, which meet the above three criteria and which use produces the highest net return or the highest worth).

It is recognized that in cases where a site has existing improvements, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use. In determining the highest and best use, the above four criteria must first be applied to the land as if vacant and available for development. Secondly and independently, consideration must be given to the site as improved.

### HIGHEST AND BEST USE OF SITE AS VACANT

The physically possible uses of the subject site will include a wide range of prospective land uses. The subject property is located in an established commercial and industrial district in Northeast Gainesville near the Gainesville Regional Airport, with land uses surrounding the subject being a mix of commercial, industrial and institutional uses, as described in the neighborhood data section of the appraisal report. The subject property is currently zoned "PS" (Public Services) district, because it is owned by the City of Gainesville. As described in the zoning description section of the appraisal report, it is estimated that if the property were not owned by the City of Gainesville and/or used for governmental purposes, that the most probable zoning for the site would be the "BI" (Business Industrial) and/or "I-2" (Industrial) zoning categories. These zoning categories permit a wide range of commercial and industrial uses. The subject site is a relatively large 27.097± acre parcel of land that has paved road access, by means of an easement from Northeast 39<sup>th</sup> Avenue and has the availability of public water, sewer, electricity and metered gas. The site is mostly level in elevation and cleared of tree growth, which would facilitate development for commercial and/or industrial use. The most probable use for the subject site, as if vacant, would be for a commercial and/or industrial park use. The property would have good appeal for either a single tenant user and/or subdividing the parcel into multiple lots for commercial and/or industrial use. This is the estimated highest and best use "as if" vacant.

### HIGHEST AND BEST USE AS IMPROVED

The subject property is a relatively unique special use facility that was originally designed and built as a correctional facility or prison in 1991. The State of Florida declared the correctional facility to be surplus property and sold the property to the City of Gainesville in 2013. Since 2014, the property has been used by Grace Marketplace to provide social services.

The subject property as improved consists of a relatively large commercial complex, containing 77,327± square feet of building area on the 27.097 acre lot, indicating a building to land area ratio of about 6.6 percent. The property is oriented with 15 separate building structures, which are mix of uses including office, medical clinic, café/food service, dormitories and other space as described in the improvement description section of the appraisal report. These are all one story concrete block buildings, with the dormitory buildings having large, open interior rooms, as shown by the "Building Sketches" in the addenda of the appraisal. The buildings are in overall average to fair condition and the property has adequate utility for the current Grace Marketplace use.

However, the original design of the facility as a prison does result in functional problems associated with the large dormitory capacity and construction features which are only applicable for use of the property as a prison and not an alternative use. If the property were not used as a prison and/or providing social services like Grace Marketplace, most probably, the individual buildings would be used for commercial and/or industrial purposes, with a mix of office, production and/or manufacturing use. Also, the property has a fairly low building to land area ratio and there is open land area that could be used for additional building and/or site improvements.

The existing buildings and site improvements are in overall average to fair condition, have been adequately maintained, and appear to have a relatively long remaining economic life expectancy, with continued maintenance. Taking into consideration the unique design characteristics of the subject property, the property as improved is estimated to have a highest and best use to be for continued use as the Grace Marketplace providing community social services. Alternatively, the property would have adequate utility for conversion to be used for general industrial and/or commercial purposes. This, however, would require a rezoning of the property and conversion of many of the buildings, given their existing design characteristics for dormitory use.

## APPRAISAL PROCESS

There are three basic approaches that may be used by appraisers in the estimation of market value. These three approaches provide data from the market from three different sources when all are available. These three approaches are the Cost Approach, the Income Approach and the Sales Comparison Approach. Normally, these three approaches will each indicate a different value. After all the factors in each of the approaches have been carefully weighed, the indications of value derived from each approach are reconciled to arrive at a final value estimate.

As described in the scope of work section of the appraisal, the Cost and Sales Comparison Approaches are applied in estimating the market value for the subject property. The Income Approach was not applied in the appraisal because a market could not be identified where similar special use facilities (designed for prison use) are bought and sold based upon their income producing capability.

## COST APPROACH

Summary information relating to the Cost Approach to value for the subject property is shown on the attached "Cost Approach Summary" page. The Cost Approach has as its premise the estimated replacement cost new of the facility, less depreciation, plus the land value, to indicate a market value for the property. The first step in the Cost Approach is to estimate the land value for the subject property.

## LAND VALUE

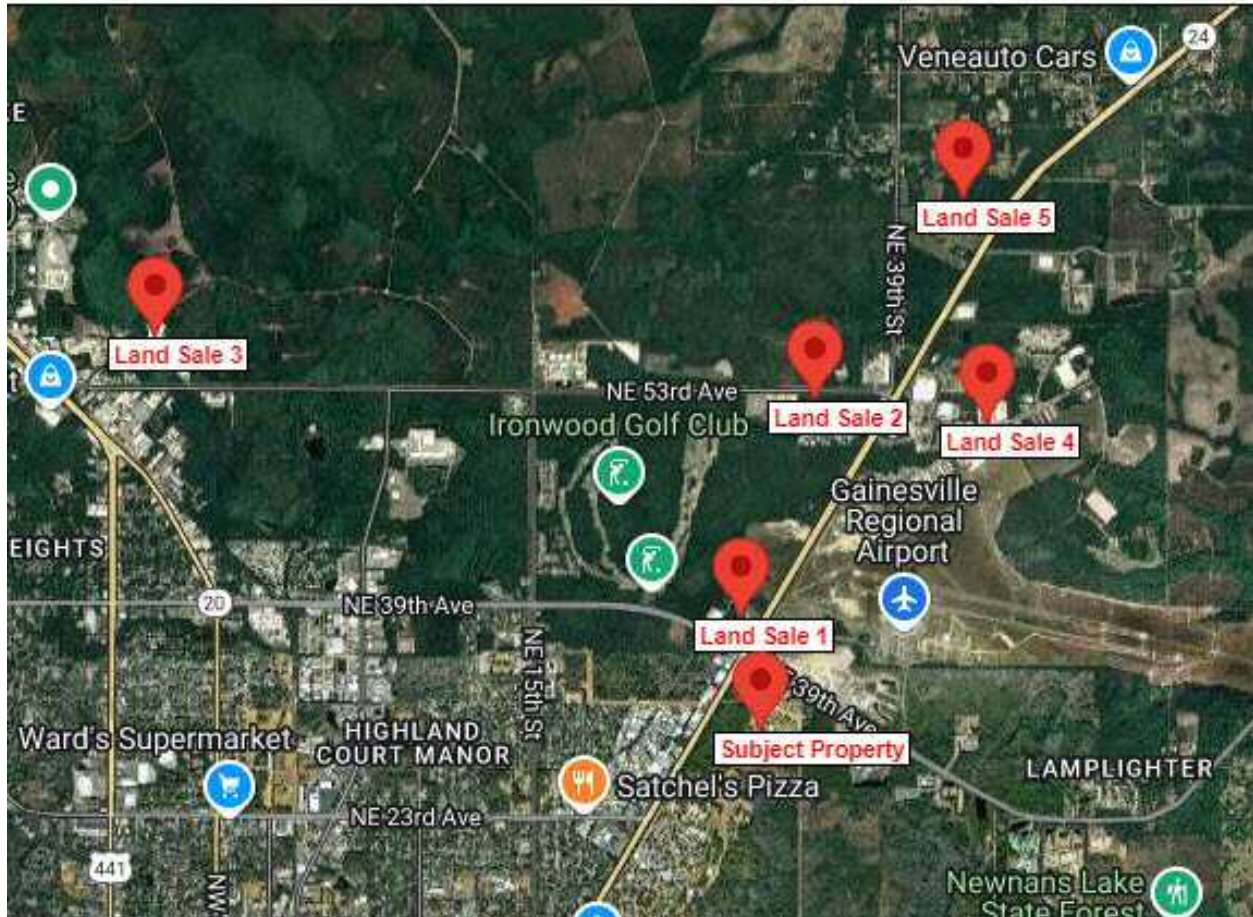
The Direct Land Sales Comparison Approach has as its premise a comparison of the subject land with recent sales of similar parcels of land within the subject neighborhood and Central and West Gainesville. A search of the subject neighborhood and Gainesville area produced five comparable land sales to use for comparison purposes with the subject property.

As shown on the enclosed "Land Sales Table" and "Land Sales Map", the five comparable land sales are described as Sale 1 (Hills Mini Storage Parcel), Sale 2 (Vital Properties Land), Sale 3 (Renfroe Land), Sale 4 (Shands Industrial Lot) and Sale 5 (Burch Land). Generally, the sale search targeted the immediate subject neighborhood in Northeast and Central Gainesville primarily along the Waldo Road corridor. All of the parcels of land are predominantly zoned for industrial use and are estimated to be comparable to the most probable zoning of the subject property of "BI" or "I-2", other than the existing "Public Service" use of the property. The land sales are summarized as shown on the enclosed "Land Sales Table", with detailed sales sheets and photographs included in the addenda of the appraisal report. The land sales are briefly described as follows.

Land Sale 1 is the addition to the Hill's Mini Storage ownership on the northwest corner of Waldo Road and Northeast 39<sup>th</sup> Avenue. The property was owned by the City of Gainesville and was within the approach zone of the Gainesville Airport with the runway across Waldo Road. The city declared the parcel as surplus land and negotiated directly with Mr. Hill for the possible sale of the property. The property is entirely wooded and mostly level in elevation. There are no wetlands, but there is an old drainage ditch which runs east and west to the large drainage ditch at the west property line. This ditch and about 20 percent of the site area is within the 100 year flood plain. Although the property has direct frontage on Waldo Road, the access may be provided by the existing Hill's ownership.

## LAND VALUE (CONT'D)

## Land Sales Map



Land Sale 2 is the Vital Properties Industrial Tract located on the south side of Northeast 53<sup>rd</sup> Avenue just west of the intersection with Northeast Waldo Road. This is in the northeast area of Gainesville to the northwest of the Gainesville Airport and west of the Gainesville Airport Industrial Park. Access is provided by the large amount of frontage along the south side of Northeast 53<sup>rd</sup> Avenue. Full city utilities are available in the area and connected to neighboring improved properties. The tract is neighbored by a Circle K store to the east on Waldo Road, to the south by the Brittany Estate mobile home park and to the west by Santa Fe Self Storage. Properties to the north include the Alachua County Animal Control Unit and the Alachua County School Board warehouse. Vital Properties owns a large warehouse facility directly across 53<sup>rd</sup> Avenue from the subject's frontage. Wetlands are estimated at 8 percent of site area with an additional flood plain area of 30 percent. Usable uplands are estimated at 62 percent. The property was listed in November 2019 and sold after a marketing period of 17 months.

Land Sale 3 is the Renfro Industrial Acreage located in Northwest Gainesville off Northwest 53<sup>rd</sup> Avenue just east of US Highway 441. The site is in proximity to the Northwest Industrial Park area and has private road access to Northwest 53<sup>rd</sup> Avenue. Central water and electric were available and a septic system is used for sewer services. The site is a combination of wooded and open land area with some wetlands along perimeter lot lines. The property was purchased for industrial use with a sale price of \$550,000 for 23± acres reflecting a price of \$23,997 per acre at time of purchase in February 2021.

## LAND VALUE (CONT'D)

Land Sale 4 is the Shands Vacant Industrial Lot located in the Airport Industrial Park, just north of the Gainesville airport. The site is rectangular in shape, has good direct frontage on Northeast 49<sup>th</sup> Avenue and contains about 8.3 acres of land area. All city utilities are available in the area and the site was vacant, wooded acreage at time of sale. The property was purchased for construction of an industrial building and sold for \$312,500 on April 22, 2022 reflecting a price of about \$0.86 per square foot or \$37,650 per acre.

Land Sale 5 is the Burch Property located in Northeast Gainesville in close proximity to the Gainesville Airport, but is not within the city limits. The property has a substantial amount of road frontage on Waldo Road (four lane divided highway) and Northeast 39<sup>th</sup> Street (three lane paved road) and the north parcel has frontage on the south side of Northeast 73<sup>rd</sup> Avenue, which is partially paved near the northeast corner. The north parcel of 33.81 acres has a land use plan classification of "Commercial", whereas the rest of the acreage has a land use plan classification of "Heavy Industrial". Central water (GRU) is adjacent on the east and west road frontage. Central sewer (GRU) is located several hundred yards to the southeast, across Waldo Road from the subject. Sewer is also located south of the property near the Alachua County School Board warehouse. The property is mostly overgrown pasture with some mature timber in the north and south wetland areas. Total wetlands are estimated at approximately 24.02 acres. The required wetlands buffer (county) is a minimum of 50 feet, must average 75 feet. The 100 year flood plain occupies about 42.77 acres, including some of the wetlands, and is within the "Conservation" district of the Alachua County Land Use Plan.

## LAND SALES ANALYSIS

As shown on the enclosed "Land Sales Table", these are recent land sales within the eastern and Central Gainesville area that occurred over the timeframe of February 2021 through November 2023. The sales, to the extent possible, are comparable for zoning with a mix of industrial zonings including either the "I-1", "MP" and "I-2" zoning categories. The five comparable sales indicated a price level on a per square foot and per acre basis. Given the larger size of the subject site, the land value estimate is applied on a per acre basis for the subject property. As shown on the enclosed table, the sales were adjusted for time or market conditions at a rate of 2 percent per year to the October 2024 valuation timeframe. The sales indicated an overall price per acre range from a low of \$9,006 up to \$51,087, with an average of \$30,050 per acre. On an overall basis, the most comparable sales are estimated to be Sale 1 (Hills Mini Storage Parcel), Sale 2 (Vital Properties Land) and Sale 3 (Renfro Land). These three sales were in an overall price per acre range from a low of \$25,756 up to \$51,087, with an average of \$33,924 per acre.

A more direct comparison with Sales 1, 2 and 3 on a per acre of land area basis is applied, as shown on the attached "Land Sales Comparison Analysis Grid". The sales were adjusted for physical considerations including location; access and visibility; utilities; parcel size; site configuration; topography; zoning; and any other necessary adjustments. As shown on the enclosed "Land Sales Comparison Analysis Grid", adjustments are applied to the three most comparable sales to estimated price per acre range for the subject property.

Sale 1 (Hills Mini Storage Parcel) is included in the analysis because of its location and proximity to the subject property with frontage along Waldo Road. This, however, is a much smaller parcel of land containing 5.98 acres with direct frontage along a major roadway. The sale is estimated to be superior for access and visibility, with a minus 25 percent adjustment applied. This is a much smaller parcel of land and an adjustment of minus 30 percent is applied for parcel size. This adjustment takes into consideration the tendency of smaller parcels to sell for a higher price per acre, as indicated by the market. This property is slightly inferior to the subject for topography/wetlands, with a positive 7.5 percent adjustment. Finally, this property is partially wooded and is estimated to be inferior to the subject property, which is mostly open field area, and an adjustment of 5 percent is applied for this factor. This sale indicated a net adjustment of minus 42.5 percent or \$29,375 per acre.

LAND SALES ANALYSIS (CONT'D)

Land Sale 2 is the Vital Properties Land, which has substantial frontage along Northeast 53<sup>rd</sup> Avenue in the northern part of the subject neighborhood. This sale is estimated to be superior for access and visibility with a minus 15 percent adjustment. This property had some wetlands, which is inferior to the subject property, with a positive 20 percent adjustment applied. This property is also a wooded parcel land, which is estimated to be inferior to the subject property, which is mostly open field area, with a positive 5 percent adjustment. This sale indicated a net adjustment of 10 percent or \$27,423 per acre.

Sale 3 is the Renfroe Land, which has easement access from Northwest 53<sup>rd</sup> Avenue and is similar for location, access and visibility to the subject property. This property is estimated to be slightly inferior for availability of utilities, with a 3 percent adjustment applied. This property is also estimated to be slightly inferior for topography/wetlands with a 3 percent adjustment and, finally, portions of property are wooded with a positive 4 percent adjustment applied. This sale indicated a net adjustment of 10 percent or \$28,332 per acre.

As shown the land sales indicated an adjusted price per acre range from a low of \$27,423 up to \$29,375, with an average of \$28,376 per acre. The subject parcel of land is estimated to be in an overall price per acre range from a low of \$27,500 up to \$29,000. Applying this amount to the 27.1 acres included in the subject site indicates a land value range from a low of \$750,000 up to \$790,000 (rounded). The subject site is estimated to have a land value towards the middle upper end of this range at \$775,000.

**Estimated Land Value****\$775,000**COST APPROACH SUMMARY

To the land value is added the estimated replacement cost new, less depreciation for the buildings and site improvements. The existing building improvements consist of average quality concrete block structures that are currently in overall average to fair condition. Typical masonry and wood frame structures have a typical economic life expectancy of about 45 years.

The replacement cost for the buildings is estimated using the Marshall & Swift Commercial Cost Manual utilizing various building classes including office, urgent care clinic, dormitories, pavilions, classroom, laundry and cafeterias. The cost quality is estimated as a combination of average to low cost, with the estimated replacement costs on a per square foot basis estimated for each of the separate 15 buildings. As shown on the attached "Cost Approach Summary", the 15 buildings are estimated to have a total replacement cost of about \$9,657,418, which, on average, is about \$124.89 per square foot. Other amounts are added for site improvements, including the landscaping, utility connections, lighting, fencing, asphalt/concrete paving, sidewalks, site work, and other miscellaneous site improvements. The site improvements are estimated at about \$1,100,000. Indirect costs are estimated for typical professional fees, startup costs, financing costs, permits, utility fees and other indirect costs estimated at about \$1,300,000. The appraisal analysis includes built-in fixtures and equipment, but does not include any portable furniture, fixtures or equipment for the property. No profit was allocated for the property given its special use characteristics and design with the total cost new estimated at \$12,057,418.

The property is in overall average to fair condition, which, to the extent possible, is taken into consideration for the physical incurable depreciation estimate for the subject property. No substantial physical curable depreciation was noted for the property. Physical incurable depreciation is estimated based upon the economic life expectancy of 45 years, with an estimated effective age of 26 years for the overall buildings and site improvements. This indicates physical incurable depreciation of about 58 percent of total cost new or \$6,993,302.





COST APPROACH SUMMARY (CONT'D)

Functional depreciation is estimated to be applicable for the subject property. The property was originally designed as a prison, but was declared surplus property and is now used for an alternative homeless shelter. The property could also be used for alternative commercial/industrial uses, however, this would require conversion of many of the buildings, particularly the dorm buildings, to regular commercial use. Functional depreciation is estimated at about 25 percent. This depreciation is applied to the depreciation base of \$5,064,116. The depreciation base is essentially the total cost new less the physical incurable depreciation already charged. The analysis indicates functional depreciation of \$1,266,029.

Total depreciation is estimated at \$8,259,331, which, when applied to the total cost new, indicates a depreciated improvement value of \$3,798,087. To this amount is added to the land value of \$775,000 to indicate a market value by the Cost Approach of \$4,600,000 (rounded).

**Estimated Market Value by Cost Approach** **\$4,600,000**

### Land Sales Table

Sale No.	Date	Property	Address	Sale Price	Land Size SF±	Land Size Acres±	Zoning	Time Adj.				
								Price Oct-24 2.00%	Sale Price Per/SF±	Sale Price Per/Acre±		
1	 Nov-23	Hill's Mini Storage Parcel	3900 Blk. NE Waldo Rd.	\$300,000	260,489	5.98	I-1	\$305,500	\$1.17	\$51,087		
2	 May-21	Vital Properties Land	3600 Blk. NE 53rd Ave.	\$445,000	830,689	19.07	MP	\$475,408	\$0.57	\$24,930		
3	 Feb-21	Renfro Land	850 NW 5erd Ave.	\$550,000	998,395	22.92	I-2	\$590,333	\$0.59	\$25,756		
4	Apr-22	Shand's Industrial Lot	4462 NE 49th Ave.	\$312,500	361,548	8.30	I-2	\$327,604	\$0.91	\$39,470		
5	Mar-23	Burch Land	6310 NE Waldo Rd.	\$1,500,000	7,473,154	171.56	MP & R-1c	\$1,545,000	\$0.21	\$9,006		
Sales Analysis :				Low	\$300,000	260,489	5.98		\$0.21	\$9,006		
				High	\$1,500,000	7,473,154	171.56		\$1.17	\$51,087		
 = Most Comparable				Average	\$621,500	1,984,855	45.57		\$0.69	\$30,050		
									Average sales 1,2 & 3		\$0.78	\$33,924
Subject	Oct-24	Grace Marketplace	3055 NE 28th Drive		1,180,345	27.10	PS	Current Zoning				
		4000 Blk. SW 27th Street					BI or I-2	Most Likely Zoning if not PS				
Note (1) : Sale based on usable land area												

### Land Sales Comparison Analysis Grid

Description	Grace Marketplace	Sale 1		Sale 2		Sale 3	
	Subject Site	Hill's Mini Storage Parcel		Vital Properties Land		Renfroe Land	
		Comparison	Adjustment	Comparison	Adjustment	Comparison	Adjustment
Date of Value/Sale	Oct-24		Nov-23		May-21		Feb-21
Sale Price <sup>1</sup> :	n/a		\$300,000		\$445,000		\$550,000
Parcel Size Acres±	27.10		5.98		19.07		22.92
Parcel Size SF±	1,180,345		260,489		830,689		998,395
Price Per/SF±	n/a		\$1.15		\$0.54		\$0.55
Price Per/Acre±	n/a		\$50,167		\$23,335		\$23,997
<b>Transactional Adjustments:</b>							
Market Conditions	2%/Year +/-						
Adjusted Price/SF	See Sales Table		\$51,087		\$24,930		\$25,756
Other Transactional Adj.	None	None	0.0	None	0.0%	None	0.0
Total Transactional Adj.			\$51,087		\$24,930		\$25,756
<b>Physical Considerations:</b>							
Location:	NE Airport/39th Avenue	Similar	0.0%	Similar	0.0%	Similar	0.0%
Access & Visibility	Easement/NE 39th Ave.	Superior/Waldo Rd.	-25.0%	Superior/NE 53rd Ave.	-15.0%	Easement/NW 53rd.	0.0%
Utilities	City utilities	Similar	0.0%	Similar	0.0%	Inferior	3.0%
Parcel Size Acres	27.10	Similar/5.98 Ac.	-30.0%	Similar/19.07 Ac.	0.0%	Similar/22.92 Ac.	0.0%
Site Configuration	Rectangular/Irregular	Rectangular/similar	0.0%	Rectangular/similar	0.0%	Similar	0.0%
Topography/Wetlands	Level	Inferior	7.5%	Inferior	20.0%	Inferior	3.0%
Zoning	PS Public Service	Similar I-1, Industrial	0.0%	Similar ML, Industrial	0.0%	Similar I-2, Industrial	0.0%
Wooded/Unwooded	Open field - mostly	Inferior/Wooded	5.0%	Inferior/Wooded	5.0%	Inferior/ Wooded	4.0%
Other	n/a	None	0.0%	Similar	0.0%	Similar	0.0%
Other	n/a	None	0.0%	Similar	0.0%	Similar	0.0%
<sup>1</sup> Cash equivalent sale price							
Total Net Adjustment			-42.5%			10.0%	10.0%
Adjusted Sales Price/Acre±			\$29,375			\$27,423	\$28,332
<b>Subject Property</b>							
<b>Price Per Acre Method</b>							
<b>Indicated Land Value Range Per Acre</b>							
<b>Low End of Range:</b>							
Acres	27.10						
Price Per Acre	\$27,500						
Indicated Land Value	\$745,167						
Rounded	\$750,000						
<b>High End of Range:</b>							
Acres	27.10						
Price Per Acre	\$29,000						
Indicated Land Value	\$785,813						
Rounded	\$790,000						
		Analysis Summary: Low    \$27,423 High    \$29,375 Average    \$28,376					
		<b>Land Value - Price Per Acre Method</b>					
		Indicated Land Value Range                    \$750,000    to                    \$790,000					
		<b>Estimated Land Value                                    \$775,000</b>					
		Date of Value:    10/21/2024					
		\$28,601    Per Acre					

## Grace Marketplace Cost Approach Summary

						Total	
<u>Replacement Cost New, Less Depreciation</u>							
<u>Building Improvements</u>							
1	Safety & Advancement	2,432 SF± @		\$152.01 /SF =		\$369,682	
2	Medical/Classification	5,459 SF± @		\$143.29 /SF =		\$782,240	
3	Dorm C	9,617 SF± @		\$115.83 /SF =		\$1,113,906	
4	Dorm B	9,617 SF± @		\$115.83 /SF =		\$1,113,906	
5	Recreation Pavilion	3,040 SF± @		\$73.32 /SF =		\$222,893	
6	Dorm A	9,617 SF± @		\$115.83 /SF =		\$1,113,906	
7	Community Services Center (CSC)	7,947 SF± @		\$152.01 /SF =		\$1,208,003	
8	Training Building	1,606 SF± @		\$127.84 /SF =		\$205,311	
9	Storage/former laundry	1,242 SF± @		\$111.34 /SF =		\$138,288	
10	Storage	353 SF± @		\$94.34 /SF =		\$33,301	
11	Café 131/Food Services	5,502 SF± @		\$159.75 /SF =		\$878,961	
12	Veterans Dorm	4,151 SF± @		\$151.90 /SF =		\$630,554	
13	Pharmacy & Severe Weather Shelter	3,808 SF± @		\$127.14 /SF =		\$484,153	
14	Dog Kennel Pavilion	3,200 SF± @		\$73.32 /SF =		\$234,624	
15	Grace Dorm	9,736 SF± @		\$115.83 /SF =		\$1,127,690	
Total Buildings		77,327 SF± @		\$124.89 /SF =		\$9,657,418	
<u>Site Improvements</u>							
Landscaping, Utility connections, Lighting, Fencing, Asphalt/Concrete paving/parking lot, Sidewalks, Site work and Misc. site improvements						\$1,100,000	
<u>Indirect Costs</u>							
Professional fees, Start-up costs, Typical financing costs, Permits, Utility Fees, etc.						\$1,300,000	
<u>Furniture, Fixtures and Equipment (F.F. &amp; E.) - Approximate</u>							
Homeless Shelter	None included				\$0	\$0	
Total FF&E						\$0	
Sub-Total Improvement/FF&E Cost (IC)						\$12,057,418	
Typical Entrepreneurial Profit - Developers Incentive						0.00% IC	\$0
Special use facility - no profit included							\$0
Total Cost New						\$12,057,418	
Less: Depreciation							
Physical Curable	Average to fair Condition - None noted, other than day to day maintenance						\$0
Physical - Incurable		<u>Eco Life</u>	<u>Eff Age</u>	<u>Dep.</u>	<u>Dep.Base</u>		
Improvements		45	26	58.00%	\$12,057,418	\$6,993,302	
Other		45	26	58.00%	\$0	\$0	
F.F. & E	None	15	0	0.00%	\$0	\$0	
Functional	Prison design, used for homeless shelter/ alternative use			25.00%	\$5,064,116	\$1,266,029	
External	None Noted			0.00%		\$0	
Sub-Total Depreciation						\$8,259,331	
Depreciated Improvement Value						83.1% \$3,798,087	
Add: Land Value						16.9% \$775,000	
<b>Indicated Value by Cost Approach</b>						<b>100.0% \$4,573,087</b>	
<b>Rounded</b>						<b>\$4,600,000</b>	
						<b>Per SF \$59.49</b>	

## INCOME APPROACH

The Income Approach, as used for investment properties, has as its premise the estimation of the net income that can be generated by the subject property. This income is then capitalized in a manner that is commensurate with the risk and life expectancy of the improvements to indicate the present value of the income stream.

The subject property is a special use facility that was originally designed as a prison and now is being used for delivery of social services. Given the special use characteristics of the subject facility, I could not identify a market where similar properties are bought and sold based upon their income producing capability. Because of this factor, there was not adequate information to properly apply the Income Approach to market value. The Income Approach was not applied for the appraisal analysis.

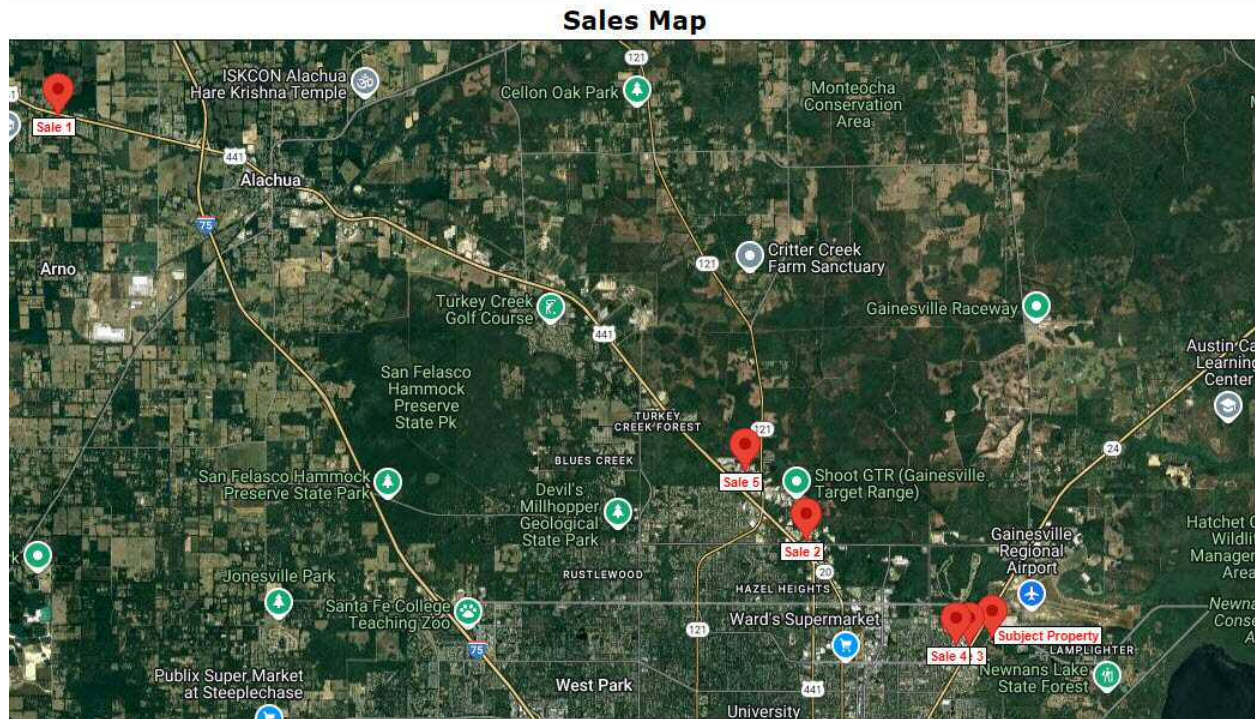
## SALES COMPARISON APPROACH

The Sales Comparison Approach has as its premise a comparison of the subject property, on an overall basis, with recent sales of similar commercial facilities that have sold in the subject market area. To the extent possible, the most recent market sales are considered to reflect current economic conditions in the local marketplace.

The subject Grace Marketplace facility is a relatively unique property given its original prison design and conversion to alternative social services use. The facility contains about 77,327± square feet of building area in 15 separate buildings situated on the 27.1± acre parcel of land. A comprehensive search of the eastern and central United States did not produce any sales of similar prison facilities that had been converted to alternative uses. Sales were found of private and public schools that had been sold and/or other commercial facilities, but none that are directly comparable to the design and use of the subject property. The sale search of the Gainesville and Alachua County area did produce several sales, which, to the extent possible, are the most comparable to the subject property. These sales include Sale 1 (Fellowship Church), which is a fairly large church located in the High Springs area that was bought and converted to office use and Sale 2 (Superior Towing Property) is located in the North Gainesville area and is comparable to the subject property for industrial/commercial use with multiple buildings on a larger parcel of land. Both of these sales had fairly comparable building to land area ratios in comparison to the subject property and, from the local Gainesville/Alachua County market, are estimated to be the most comparable to the subject property. Additional industrial sales were included to give a general indication of price levels for commercial/industrial space within the subject neighborhood and North Gainesville area. The comparable sales are summarized as shown on the enclosed "Market Sales Table" and "Sales Map", with detailed sales sheets and photographs included in the addenda of the appraisal report.

Improved Sale 1 is the Fellowship Church located in the City of High Springs in Northwest Alachua County at 16916 Northwest US Highway 441. The church has a total of about 30,160 square feet of building area (heated and cooled) on a 20.38 acre parcel of land that was rezoned from residential to commercial use just prior to the sale in April 2022. The west 9.59 acres of the site is excess land, which contributed about \$514,000 to the sales price. The church, on about 10.79 acres, contributed about \$2,336,000 to the overall purchase price of \$2,850,000. The property has a building to land ratio of about 3.4 percent overall and about 6.4 percent for the church improvements on the 10.79 acre portion of the site. The church has a relatively sprawling campus that has a main central chapel area that has a higher eave height supporting an internal balcony area, together with three separate fellowship buildings supporting church offices, classrooms and multipurpose space. Altogether, the main church and fellowship buildings contain about 18,579 square feet and make up about 62 percent of the improvements. The rear multipurpose building is a larger pre-engineered metal structure designed to support various events as well as the ability to use the floor area for recreational purposes as a basketball court. This building is connected by an open covered walkway to the main church and contains about 11,581 square feet making up about 38 percent of the building area. The property was exposed to the market for about 10.2 months and sold in April 2022 for \$2,850,000, indicating a price level of about \$94.50 per square foot of building area. The church on 10.79 acres indicated a price level of \$2,336,000 or about \$77.45 per square foot.

## SALES COMPARISON APPROACH (CONT'D)



Improved Sale 2 is the Superior Towing Property that is located on the north side of Northwest 53<sup>rd</sup> Avenue about two blocks west of US Highway 441 (Northwest 13<sup>th</sup> Street). This is an established industrial district of North Central Gainesville. The property has diagonal frontage on the north side of the GRU electric right of way and has a setback location from the actual road frontage of 100 feet. Full city utilities are available in the area. There are four buildings on a 3.31 acre parcel with a lower building to land area ratio of 7.19 percent. The buildings date from year built from 1971 to 1989 and were occupied by four separate tenants at time of purchase, with one of the tenants being the buyer. The low building to land area ratio supports the automotive repair and storage use. The property was not actively marketed for sale. The transaction was between the property owner and one of the tenants. Superior Towing is one of the major towing services in Alachua County and also has a large facility in the south main street industrial area.

Improved Sale 3 is the Florida Fasteners Industrial Building located at 2826 Northeast Waldo Road. This location is in the Hugh Edwards industrial area in Northeast Gainesville. The site has direct frontage along Waldo Road and is an older facility that was built in 1976 and was in fair condition at time of sale. The building has about 25 percent of front finished showroom and office area (central HVAC), and about 75 percent of rear unfinished warehouse space. The property has parking in front of the building and a side loading area. The building contains 9,850 square feet, reflecting a sale price of \$500,000 or about \$50.76 per square foot.

Improved Sale 4 is the Quality Property Solutions Warehouse Property located on Lots 92 and 100 of the Hugh Edwards Industrial Park. The two properties were operated and marketed as a single property. This location is in the interior of the park with access off of Waldo Road and Northeast 23<sup>rd</sup> Avenue. The south building is arranged with three rental units, which are basic storage without office areas. The north building is a single tenant building with a small amount of office area. The property was listed at an asking price of \$799,900 and sold for \$745,000 after a marketing period of 217 days. The buyers are a group of investors that also renovate and flip residential properties. They operate out of the St. Augustine area.



**Sales Table**

Sale No.	Date	Property	Address	Sale Price <sup>1</sup>	Year Built	Condition	Building Size SF±	Bldg./ Land Ratio	Sale Price Per/SF	Time Adj. Oct-24 2.0%	Comment
<b>Sales</b>											
1	Apr-22	Fellowship Church	16916 NW US Hwy. 441, High Springs	\$2,336,000	1991-98	Good-Avg.	30,160	6.4%	\$77.45	\$81.33	Church/office use
2	Aug-21	Superior Towing Property	1500 NW 53rd Ave., Gainesville	\$800,000	1971-89	Average	10,360	7.0%	\$77.22	\$82.11	Industrial/Commercial
3	Jun-22	Florida Fasteners	2826 NE Waldo Rd., Gainesville	\$500,000	1976	Fair	9,850	29.0%	\$50.76	\$53.13	Industrial
4	Nov-22	Quality Plumbing Solutions	2819 & 2821 NE 20th Way, Gainesville	\$745,000	1973	Average	10,216	38.0%	\$72.92	\$75.72	Industrial
5	Jul-24	2416 NW 71st Place WH	2416 NW 71st Pl., Gainesville	\$1,086,636	2005	Average	13,364	20.0%	\$81.31	\$81.72	Industrial
		■ = Most comparable	Sales Analysis: Low	\$500,000	1973		9,850	6.4%	\$50.76	\$53.13	
			High	\$2,336,000	2005		30,160	38.0%	\$81.31	\$82.11	
			Average	\$1,093,527	1985		14,790	20.1%	\$71.93	\$74.80	
Subject	Oct-24	Grace Marketplace	3055 NE 28th Drive Gainesville		1991-2008	Average to fair	77,327	6.6%			Prison design, used for homeless shelter/ alternative use
			<b>Estimated Market Value Range</b>			70% x	\$80.00	=	\$56.00		
			(20 to 30% downward Adj.)			80% x	\$80.00	=	\$64.00		

<sup>1</sup> Cash equivalent sale price

## Grace Marketplace Sales Comparison Summary

### Fee Simple Market Value

#### Price per square foot of building area

					Rounded
Low end of range:	77,327 SF± @	\$56.00 /SF =	\$4,330,312		\$4,300,000
High end of range:	77,327 SF± @	\$64.00 /SF =	\$4,948,928		\$4,900,000
<b>Estimated Market Value Range</b>			<b>\$4,300,000</b>	<b>to</b>	<b>\$4,900,000</b>
<b>by Sales Comparison Approach - As Improved</b>					

## RECONCILIATION AND FINAL VALUE CONCLUSION

As shown on the attached "Valuation Summary Table", the market value for the subject Grace Marketplace Property is estimated to be in overall value range from a low of \$4,300,000 up to \$4,900,000. Both the Cost and Sales Comparison Approaches were applied for the appraisal analysis. The Cost Approach indicated a market value conclusion towards the middle of the overall range at \$4,600,000.

A regional search of the East and Central United States did not produce any comparable sales that are directly similar to the subject property based upon its prison design and conversion to an alternative use. The most comparable sales from the immediate Alachua County/Gainesville area were utilized and provided an overall "ballpark" value range, which was applied in the appraisal analysis as a check on the overall market value conclusion by the Cost Approach. Typically, the most applicable approaches to market value for similar special use properties like Grace Marketplace is the Cost Approach and the Sales Comparison Approach, if adequate comparable sales are available.

On an overall basis, with the most weight given to the Cost Approach, but some consideration given to the Sales Comparison Approach, the subject property is estimated to have a market value towards the middle of the range and equal to the Cost Approach of \$4,600,000.

**Estimated Market Value – Fee Simple** **\$4,600,000.00**  
**("As Is" Condition, October 21, 2024)**

The property is estimated to have a typical exposure/marketing time of about 1 to 3 years.

# Grace Marketplace Valuation Summary

		Indicated Value
Value by Cost Approach		\$4,600,000
Value by Income Approach		Not applied
Value by Sales Comparison Approach	\$4,300,000 to	\$4,900,000
Indicated Value Range	\$4,300,000 to	\$4,900,000
<b>Estimated Market Value</b>		<b>\$4,600,000</b>
(As Is condition)		
Date of Value		10/21/2024
Property Interest Appraised		Fee Simple
Estimated Exposure/Marketing Time Frame, 1-3 Years		
<u>Separated as follows (Approximate):</u>		
	%	
Land	16.8%	\$775,000
Improvements ( inc. built-in items)	83.2%	\$3,825,000
FF & E (None)	0.0%	\$0
Business Value (Not included)	0.0%	\$0
Total	100.0%	\$4,600,000

### APPRAISAL CERTIFICATION

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

**Required USPAP Disclosures:**

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. 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 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, except as follows: None.
5. I have no bias with respect to the property that is the subject of this report or to 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*.
9. I have made a personal inspection (type of viewing described below) of the property that is the subject of this report.
10. 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 must be stated, see below.)

**Financial Institution Disclosures:**

11. This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
12. The appraisers completing this analysis have complied with USPAP appraisal standards including the competency provision.

**Appraisal Institute Disclosures:**

13. 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 Appraisal Practice of the Appraisal Institute.
14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
15. As of the date of this report, William Emerson, MAI, has completed the continuing education program of the Appraisal Institute.

Property: Grace Marketplace  
3055 Northeast 28<sup>th</sup> Drive  
Gainesville, Alachua County, Florida 32609



William Emerson, MAI  
State Certified General Real Estate Appraiser RZ248  
Personally Viewed Interior and Exterior Property (10/21/24)

Rev. 7/20

## **SPECIAL APPRAISAL ASSUMPTIONS**

This appraisal analysis and conclusions are contingent upon the following Assumptions and/or Conditions. The use of these hypothetical conditions and extraordinary assumptions may have affected the value conclusions and other assignment results.

### **Hypothetical Conditions**

(That which is contrary to what exists but is supposed for purposes of analysis).

None.

### **Extraordinary Assumptions**

(An assumption directly related to a specific assignment which, if found to be false, could alter the appraiser's opinions or conclusions).

1) **Survey/Title Search Information**

At time of appraisal, a detailed land survey and/or title search information was not available. As such, actual lot size, status of any easements, encroachments and the final value conclusion could vary depending upon results of a detailed land survey and/or title search information.

## **GENERAL ASSUMPTIONS AND LIMITING CONDITIONS**

This appraisal has been made with the following assumptions and limiting conditions:

1. The conclusions and opinions expressed in this report apply to the date of value set forth in the report and letter of transmittal. The dollar amount of any value opinion or conclusion rendered or expressed in this report is based upon the economic period and purchasing power of the American dollar existing on the date of value.
2. The appraiser assumes no responsibility for economic, physical or demographic factors which may affect or alter the opinions in this report if said economic, physical or demographic factors were not present as of the date of the report and/or letter of transmittal accompanying this report. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions. The appraiser is not obligated to predict future political, economic or social trends.
3. In preparing this report, the appraiser was required to rely on information furnished by other individuals or found in previously existing records and/or documents. Unless otherwise indicated, such information is presumed to be reliable. However, no warranty, either express or implied, is given by the appraiser for the accuracy of such information and the appraiser assumes no responsibility for information relied upon later found to have been inaccurate. The appraiser reserves the right to make such adjustments to the analysis, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
4. No opinion as to the title of the subject property is rendered. Data related to ownership and legal description was obtained from County Public Records and/or the client and is considered reliable. Title is assumed to be good and marketable, unless otherwise stated, and free and clear of all liens, encumbrances, easements and restrictions, except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent property management, and available for its highest and best use.
5. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, ground water or structures that render the subject property more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
6. Unless otherwise stated, the subject property is appraised assuming it to be in full compliance with all applicable zoning and use regulations and restrictions, unless a non-conformity has been described in the appraisal report.
7. It is assumed that all required licenses, permits, 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 opinion of value contained in this report is based.
8. No engineering surveys or studies have been made by the appraiser. All engineering studies or information provided by other sources is assumed to be correct. Except as specifically stated, data relative to size and area of the subject property was taken from sources considered reliable. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless expressly noted in the report.
9. No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials, except as is expressly stated.
10. Maps, drawings and other illustrative material in this report are included only to help the reader visualize the property. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced or used apart from the report.

**GENERAL ASSUMPTIONS AND LIMITING CONDITIONS**

11. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
12. The physical condition of the improvements is based upon visual viewing. No liability is assumed for the soundness of the structure, if any, since no engineering tests were made of the building.
13. The distribution, if any, of the total valuation in this report between land, improvements, equipment or any business value or good will applies only under the stated program of utilization. The separate values allocated for land, buildings and other components must not be used in conjunction with any other appraisal and are invalid if so used.
14. Possession of this report, or a copy of it, does not carry with it the right of publication. Without the written consent of the appraiser, this report may not be used for any purpose by any person other than the party to whom it is addressed. In any event, this report may be used only with proper written qualification and only in its entirety for its stated intended use.
15. The appraiser's duties, pursuant to his/her employment to make the appraisal, are complete upon delivery and acceptance of the appraisal report.
16. The appraiser, 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 previously made.
17. Neither all nor any part of the contents of this report (especially any conclusions 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 previous written consent of the appraiser and/or of the client; nor shall it be conveyed by any including the client to the public through advertising, public relations, news, sales or media, without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser, or a firm with which he is connected, or any reference to any professional society or institute or any initialed designations conferred upon with the appraiser.
18. The intended use of this appraisal report and the intended user(s) are described in the scope of work section of the appraisal. This appraisal may not be appropriate for other use(s) or user(s).
19. The appraiser has not been provided any information regarding the presence of any material or substance on or in any portion of the subject property or improvements thereon, which material or substance possesses or may possess toxic, hazardous and/or other harmful and/or dangerous characteristics. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property or in proximity that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.
20. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraiser(s) have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity of the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser(s) have no direct evidence relating to this issue, I (we) did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

Rev. 7/20

**Land Sale No. 1****Property Identification**

<b>Record ID</b>	1484
<b>Property Type</b>	Industrial, Industrial Land
<b>Property Name</b>	Hill's Mini Storage Parcel
<b>Address</b>	3900 Blk NE Waldo Road, Gainesville, Alachua County, Florida 32609
<b>Location</b>	Waldo Road at NE 39th Avenue
<b>Tax ID</b>	08189-001-000
<b>Latitude, Longitude</b>	N29.292283, W-82.292283
<b>MSA</b>	Gainesville, Florida
<b>Market Type</b>	Industrial Land

**Sale Data**

<b>Grantor</b>	City of Gainesville
<b>Grantee</b>	Hill's Mini Storage, LLC
<b>Sale Date</b>	November 14, 2023
<b>Deed Book/Page</b>	5134/88
<b>Property Rights</b>	Fee simple
<b>Marketing Time</b>	n/a
<b>Conditions of Sale</b>	Appears arms length

**Land Sale No. 1 (Cont.)**

**Financing** Cash or conventional terms  
**Verification** Kara Brecken, City of Gainesville; 352-231-3609, August 01, 2024; Other sources: Public records & appraisal, Confirmed by Charlie Emerson

**Sale Price** \$300,000  
**Cash Equivalent** \$300,000  
**Adjusted Price** \$300,000

**Land Data**

**Zoning** "I1", Light Industrial, Industrial  
**Topography** Mostly level, well drained  
**Utilities** Full city utilities available  
**Dimensions** 345' x 796'  
**Shape** Rectangular  
**Landscaping** Wooded acreage  
**Flood Info** Within flood hazard area  
**Depth** 796

**Land Size Information**

**Gross Land Size** 5.980 Acres or 260,489 SF  
**Useable Land Size** 5.980 Acres or 260,489 SF , 100.00%  
**Front Footage** 345 ft Total Frontage: 345 ft Waldo Road;

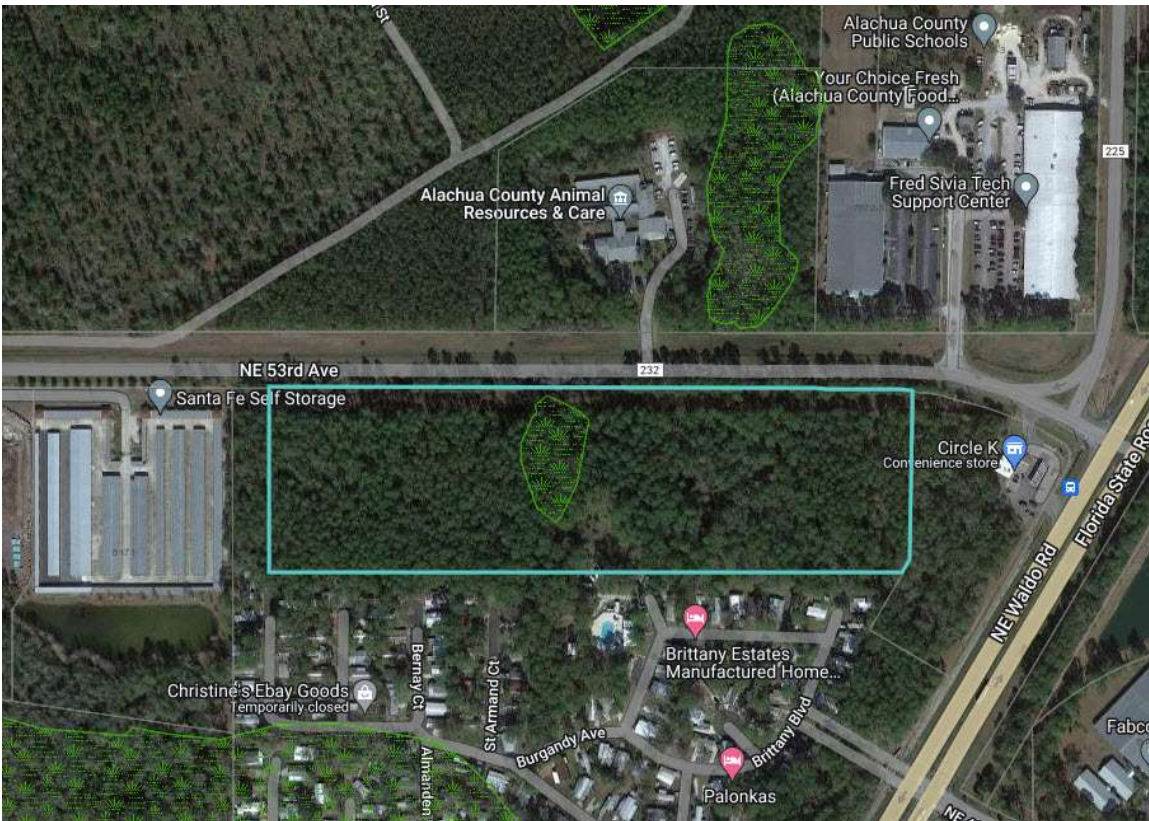
**Indicators**

**Sale Price/Gross Acre** \$50,167  
**Sale Price/Gross SF** \$1.15  
**Sale Price/Useable Acre** \$50,167  
**Sale Price/Useable SF** \$1.15  
**Sale Price/Front Foot** \$870

**Remarks**

This is the addition to the Hill's Mini Storage ownership on the northwest corner of Waldo Road and NE 39th Avenue. The property was owned by the City of Gainesville and was within the approach zone of the Gainesville Airport with the runway across Waldo Road. The city declared the parcel as surplus land and negotiated directly with Mr. Hill for the possible sale of the property. Emerson Appraisal was hired by the City for an appraisal which was used for negotiations. The property is entirely wooded and mostly level in elevation. There are no wetlands but there is an old drainage ditch which runs east and west to the large drainage ditch at the west property line. This ditch and about 20% of the site area is within the 100 year flood plain. Although the property has direct frontage on Waldo Road, the access may be provided by the existing Hill's ownership.

## Land Sale No. 2



### Property Identification

<b>Record ID</b>	1445
<b>Property Type</b>	Industrial, Industrial Land
<b>Property Name</b>	Vital Properties Industrial Tract
<b>Address</b>	3600 Block NE 53rd Avenue, Gainesville, Alachua County, Florida 32609
<b>Location</b>	South side of NE 53rd Avenue just west of Waldo Road
<b>Tax ID</b>	08163-002-000
<b>Latitude, Longitude</b>	N29.702316, W-82.283636
<b>MSA</b>	Gainesville, Florida
<b>Market Type</b>	Industrial Land

### Sale Data

<b>Grantor</b>	Brittany of Michigan, LLC
<b>Grantee</b>	Vital Properties, LLC
<b>Sale Date</b>	May 19, 2021
<b>Deed Book/Page</b>	4893/1149
<b>Property Rights</b>	Fee simple
<b>Marketing Time</b>	17 months
<b>Conditions of Sale</b>	Appears arms length

**Land Sale No. 2 (Cont.)**

**Financing** Cash or conventional terms  
**Verification** Paul Thur de Koos; 352-372-2222, September 06, 2023; Other sources: Public records & inspection, Confirmed by Don Emerson

**Sale Price** \$445,000  
**Cash Equivalent** \$445,000  
**Adjusted Price** \$445,000

**Land Data**

**Zoning** "ML", Industrial, Industrial  
**Topography** Mostly level, some wetlands  
**Utilities** Full city utilities available  
**Dimensions** 1,720'+- X 496'+-  
**Shape** Rectangular  
**Landscaping** Natural woodlands  
**Fencing** None  
**Flood Info** Within flood hazard area  
**Depth** 496

**Land Size Information**

**Gross Land Size** 19.070 Acres or 830,689 SF  
**Uplands Land Size** 11.820 Acres or 514,879 SF , 61.98%  
**Wetlands Land Size** 7.250 Acres or 315,810 SF , 38.02%  
**Front Footage** 1,720 ft Total Frontage: 1,720 ft NE 53rd Avenue;

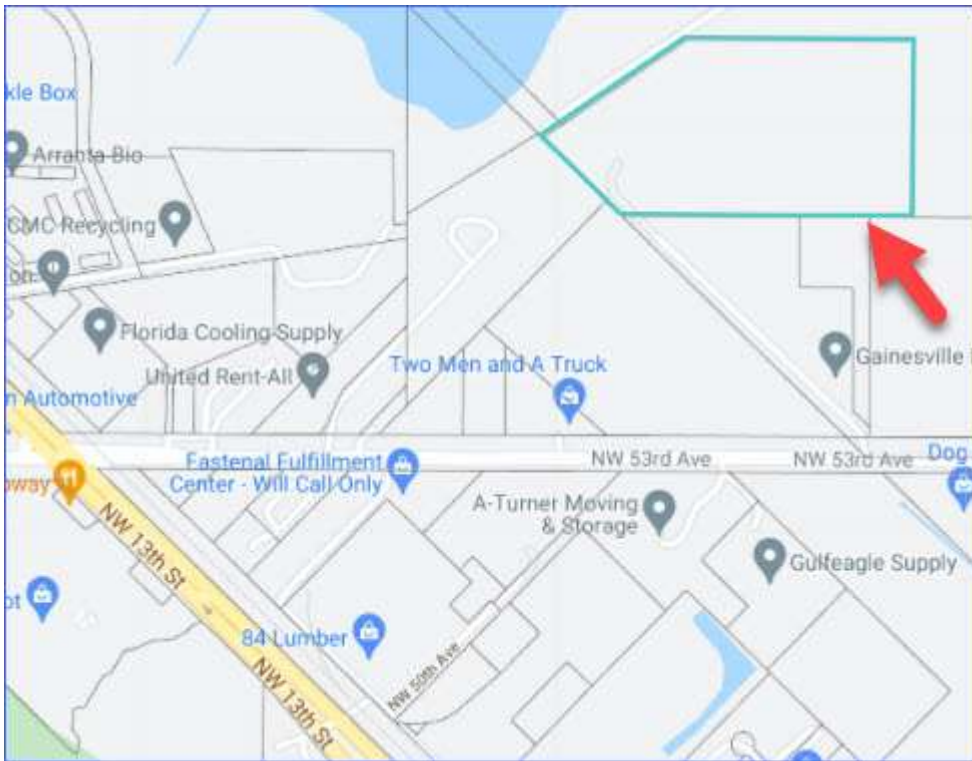
**Indicators**

**Sale Price/Gross Acre** \$23,335  
**Sale Price/Gross SF** \$0.54  
**Sale Price/Uplands Acre** \$37,648  
**Sale Price/Uplands SF** \$0.86  
**Sale Price/Front Foot** \$259

**Remarks**

This is the Vital Properties Industrial tract located on the south side of NE 53rd Avenue just west of the intersection with NE Waldo Road. This is in the northeast area of Gainesville to the northwest of the Gainesville Airport and west of the Gainesville Airport Industrial Park. Access is provided by the large amount of frontage along the south side of NE 53rd Avenue. Full city utilities are available in the area and connected to neighboring improved properties. The tract is neighbored by a Circle K store to the east on Waldo Road, to the south by the Brittany Estate mobile home park and to the west by Santa Fe Self Storage. Properties to the north include the Alachua County Animal Control Unit and the Alachua County School Board warehouse. Vital Properties owns a large warehouse facility directly across 53rd Avenue from the subject's frontage. Wetlands are estimated at 8 percent of site area with an additional floodplain area of 30 percent. Usable uplands are estimated at 62 percent. The property was listed in November of 2019 and sold after a marketing period of 17 months.

### Land Sale No. 3



#### Property Identification

<b>Record ID</b>	1300
<b>Property Type</b>	Industrial, Industrial Land
<b>Property Name</b>	Renfroe Tract
<b>Address</b>	850 NW 53 Ave, Gainesville, Alachua County, Florida 32609

**Land Sale No. 3 (Cont.)**

**Location** NW Gainesville  
**Tax ID** 07877-001-000  
**Latitude, Longitude** N29.706640, W-82.335720

**Sale Data**

**Grantor** White Holding Company, LLC  
**Grantee** Timothy S. Renfroe and Christine Stapp Renfroe  
**Sale Date** February 09, 2021  
**Deed Book/Page** 4858/1956  
**Property Rights** Fee Simple  
**Conditions of Sale** Typical  
**Verification** Ralph Hilliard, agent; Other sources: Public Records,  
Confirmed by Don Emerson

**Sale Price** \$550,000  
**Cash Equivalent** \$550,000  
**Adjusted Price** \$550,000

**Land Data**

**Zoning** I-2, "I-2", Industrial District  
**Topography** Mostly level, wooded, some wetlands  
**Utilities** Water& Electric  
**Shape** Irregular  
**Flood Info** Adequate drainage  
**User 5** Private access road

**Land Size Information**

**Gross Land Size** 22.920 Acres or 998,395 SF  
**Front Footage** NW 53 Ave;

**Indicators**

**Sale Price/Gross Acre** \$23,997  
**Sale Price/Gross SF** \$0.55

**Remarks**

This parcel is the Renfroe industrial acreage located in northwest Gainesville off NW 53rd Avenue just east of US Highway 441. The site is in proximity to the Northwest Industrial Park area and has private road access to NW 53rd Avenue. Central water and electric were available and a septic system is used for sewer services. The site is a combination of wooded and open land area with some wetlands along perimeter lot lines. The property was purchased for industrial use with a sale price of \$550,000 for 23 acres+- reflecting a price of \$23,997 Per/Acre at time of purchase on 2-9-21.

**Land Sale No. 4****Property Identification**

<b>Record ID</b>	1377
<b>Property Type</b>	Industrial Land
<b>Property Name</b>	Shands Industrial Lot
<b>Address</b>	4462 NE 49th Avenue, Gainesville, Alachua County, Florida 32609
<b>Location</b>	Airport Industrial Park
<b>Tax ID</b>	08162-005-000
<b>Latitude, Longitude</b>	N29.700660, W-82.270150

**Sale Data**

<b>Grantor</b>	City of Gainesville
<b>Grantee</b>	Shands Teaching Hospital & Clinics, Inc.
<b>Sale Date</b>	April 22, 2022
<b>Deed Book/Page</b>	4998-1783
<b>Property Rights</b>	Fee Simple
<b>Conditions of Sale</b>	Typical
<b>Verification</b>	Kara Brecken, City of Gainesville; Other sources: Public records, Confirmed by Don Emerson
<b>Sale Price</b>	\$312,500
<b>Cash Equivalent</b>	\$312,500

**Land Sale No. 4 (Cont.)****Land Data**

<b>Zoning</b>	I-2, Industrial
<b>Topography</b>	Mostly level, wooded
<b>Utilities</b>	Water, sewer & elec.
<b>Shape</b>	Rectangular
<b>Flood Info</b>	Well drained

**Land Size Information**

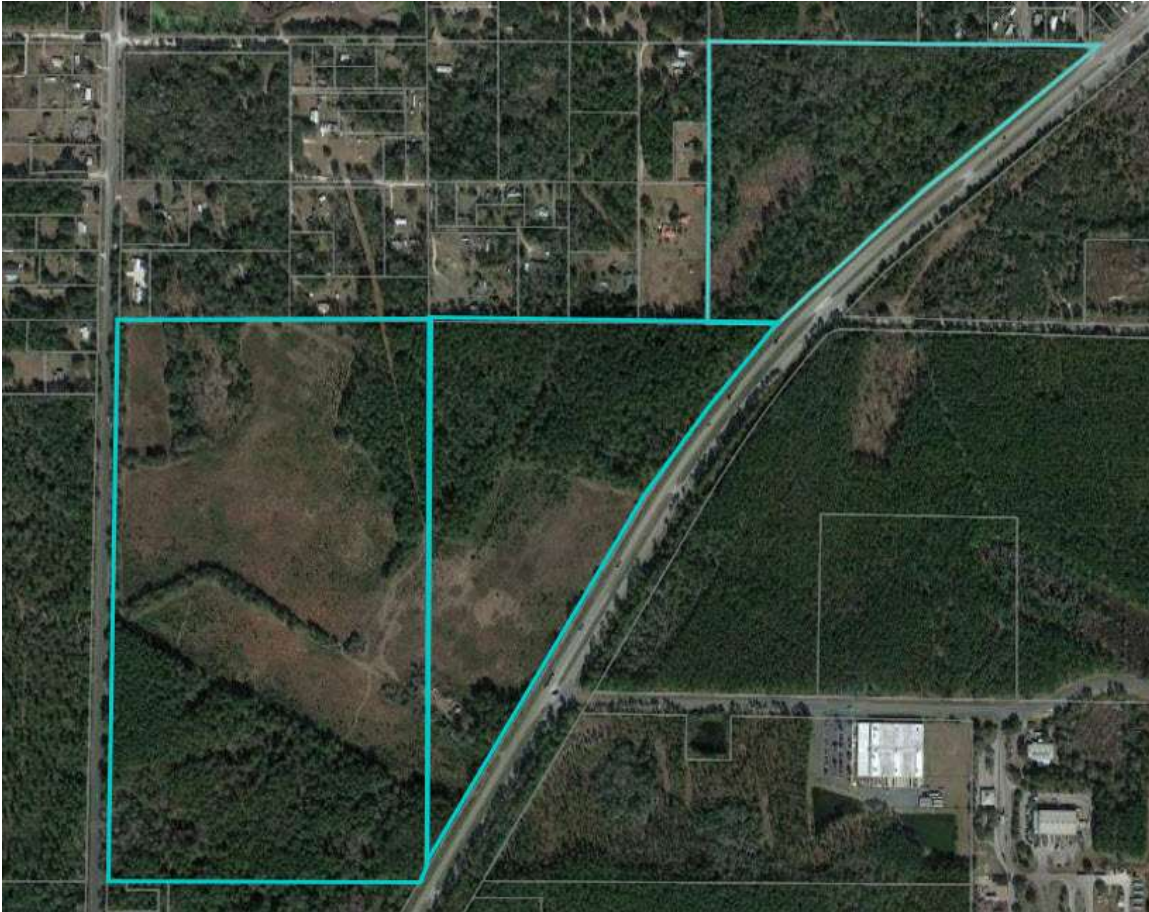
<b>Gross Land Size</b>	8.300 Acres or 361,548 SF
<b>Front Footage</b>	NE 49th Avenue;

**Indicators**

<b>Sale Price/Gross Acre</b>	\$37,651
<b>Sale Price/Gross SF</b>	\$0.86

**Remarks**

This property is the Shands vacant industrial lot located in the Airport Industrial Park, just north of the Gainesville airport. The site is rectangular in shape, has good direct frontage on NE 49th Avenue and contains about 8.3 acres of land area. All city utilities are available in the area and the site was vacant wooded acreage at time of sale. The property was purchased for construction of an industrial building and sold for \$312,500 on 4/22/22 reflecting a price of about \$0.86 per square foot or \$37,651 per acre.

**Land Sale No. 5****Property Identification**

<b>Record ID</b>	1443
<b>Property Type</b>	Industrial, Industrial Land
<b>Property Name</b>	Burch Industrial Acreage Property
<b>Address</b>	6310 NE Waldo Road, Gainesville, Alachua County, Florida 32609
<b>Location</b>	Northeast fringe of Gainesville, north of airport
<b>Tax ID</b>	07836-027-000, 07872-004-000 & 07872-010-000
<b>Latitude, Longitude</b>	N29.715232, W-82.290991
<b>MSA</b>	Gainesville, Florida
<b>Market Type</b>	Industrial Land

**Sale Data**

<b>Grantor</b>	Judy Diane Penturff Burch
<b>Grantee</b>	Ironwood Industrial LLC
<b>Sale Date</b>	March 28, 2023
<b>Deed Book/Page</b>	5080/1480
<b>Property Rights</b>	Fee simple
<b>Marketing Time</b>	3 years

**Land Sale No. 5 (Cont.)**

<b>Conditions of Sale</b>	Appears arms length
<b>Financing</b>	Cash or conventional terms
<b>Verification</b>	Joshua Williams, selling agent; 352-363-0132, Other sources: MLS, Public Records & Appraisal, Confirmed by Don Emerson
<b>Sale Price</b>	\$1,500,000
<b>Cash Equivalent</b>	\$1,500,000
<b>Adjusted Price</b>	\$1,500,000

**Land Data**

<b>Zoning</b>	"MP", Industrial, "R-1c" Residential, Industrial
<b>Topography</b>	Mosly level, some wetlands
<b>Utilities</b>	Full city utilities available
<b>Dimensions</b>	Irregular
<b>Shape</b>	Irregular
<b>Landscaping</b>	cut-over timberlands
<b>Fencing</b>	Fencing & gates
<b>Flood Info</b>	Within flood hazard area

**Land Size Information**

<b>Gross Land Size</b>	171.560 Acres or 7,473,154 SF
<b>Uplands Land Size</b>	147.540 Acres or 6,426,842 SF , 86.00%
<b>Wetlands Land Size</b>	24.020 Acres or 1,046,311 SF , 14.00%
<b>Front Footage</b>	7,850 ft Total Frontage: 5,200 ft Waldo Road; 2,650 ft CR 225;

**Indicators**

<b>Sale Price/Gross Acre</b>	\$8,743
<b>Sale Price/Gross SF</b>	\$0.20
<b>Sale Price/Uplands Acre</b>	\$10,167
<b>Sale Price/Uplands SF</b>	\$0.23
<b>Sale Price/Front Foot</b>	\$191

**Remarks**

The Burch property is located in northeast Gainesville in close proximity to the Gainesville Airport but is not within the city limits. The property has a substantial amount of road frontage on Waldo Road (four lane divided highway) and NE 39th Street (three lane paved road) and the north parcel has frontage on the southside of NE 73rd Avenue which is partially paved near the northeast corner. The north parcel of 33.81 acres has a land use plan classification of "Commercial" whereas the rest of the acreage has a land use plan classification of "Heavy Industrial". Central water (GRU) is adjacent on the east and west road frontage. Central sewer (GRU) is located several hundred yards to the southeast, across Waldo Road from the subject. Sewer is also located south of the property near the Alachua County School Board warehouse. The property is mostly overgrown pasture with some mature timber in the north and south wetland areas. Total wetlands are estimated at approximately 24.02 Acres. The required wetlands buffer (County) is a minimum of 50 feet, must average 75 feet. The 100 year flood plain occupies about 42.77 acres, including some of the wetlands, and is within the "Conservation" district of the County Land Use Plan.

**Improved Sale No. 1****Property Identification**

**Record ID** 977  
**Property Type** Church, Church  
**Property Name** Fellowship Chruch  
**Address** 16916 NW US Highway 441, High Springs, Alachua County, Florida 32643  
**Location** South side US 441 between Alachua and High Springs  
**Tax ID** 03037-000-000  
**Latitude, Longitude** N29.809254, W-82.555368  
**Market Type** Church

**Sale Data**

**Grantor** Fellowship Church of High Springs, Inc.  
**Grantee** Trenton Medical Center, Inc  
**Sale Date** April 08, 2022  
**Deed Book/Page** 4994/1797  
**Property Rights** Fee Simple  
**Marketing Time** 10.2 Months  
**Financing** Cash Sale  
**Sale History** No prior sales within 3 years  
**Verification** Brian Oen, Listing broker; 352-494-2100, November 03, 2022; Other sources: Pubic records & Appraisal, Confirmed by Bill Emerson

**Sale Price** \$2,850,000  
**Cash Equivalent** \$2,850,000  
**Less Excess Land** \$514,000 West 9.59 Acres  
**Adjusted Price** \$2,336,000

**Land Data**

**Land Size** 20.380 Acres or 887,753 SF  
**Zoning** C3, Commercial District, Commercial  
**Topography** Level  
**Utilities** City water, sewer & elec.

**General Physical Data**

**Building Name** Church & Fellowship Hall  
**Building Type** Single Tenant  
**Gross SF** 18,579

**Construction Type** Masonry, steel & wood  
**Roof Type** Gable/Shingles & Metal  
**Foundation** Concrete  
**HVAC** Central HVAC  
**Stories** 1  
**Floor Height** 9  
**Year Built** 1991  
**Condition** Good-Average

**Improved Sale No. 1 (Cont.)****General Physical Data**

<b>Building Name</b>	Gym/Events Building
<b>Building Type</b>	Single Tenant
<b>Gross SF</b>	11,581
<b>Construction Type</b>	Metal
<b>Roof Type</b>	Gable
<b>Foundation</b>	Concrete
<b>HVAC</b>	Central HVAC
<b>Stories</b>	1
<b>Floor Height</b>	18
<b>Year Built</b>	1998
<b>Condition</b>	Good-Average

**Summary for Multiple Buildings**

<b><u>Building Name</u></b>	<b><u>Construction Type</u></b>	<b><u>Year Built</u></b>	<b><u>Gross Sq. Ft.</u></b>	<b><u>Sq. Ft.</u></b>	<b><u>No. Stories</u></b>	<b><u>Avg. Fl. Ht.</u></b>
Church & Fellowship Hall	Masonry, steel & wood	1991	18,579		1	9
Gym/Events Building	Metal	1998	11,581		1	18
Gross SF			30,160			

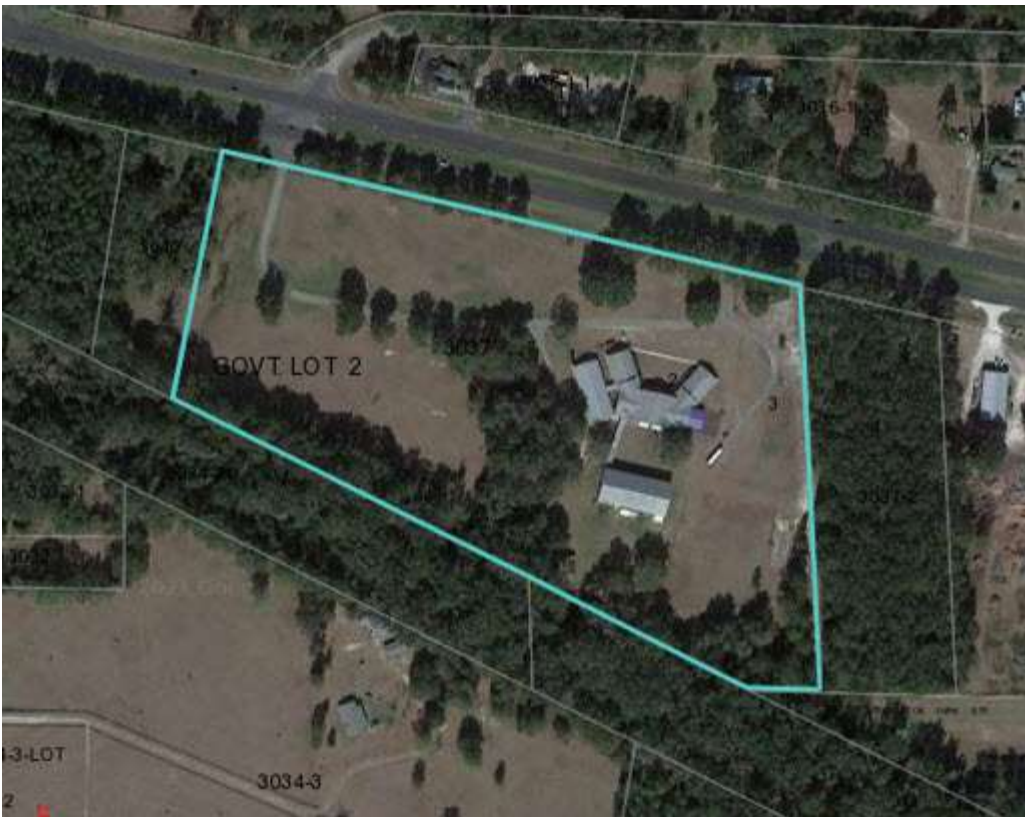
**Indicators**

<b>Sale Price/Gross SF</b>	\$94.50 Actual or \$77.45 Adjusted
<b>Floor Area Ratio</b>	0.03
<b>Land to Building Ratio</b>	29.43:1

**Remarks**

This is the Fellowship Church located in the City of High Springs in Northwest Alachua County at 16916 Northwest US Highway 441. The church has a total of about 30,160 square feet of building area (heated and cooled) on a 20.38 acre parcel of land that was rezoned from residential to commercial use just prior to the sale in April of 2022. The west 9.59 acres of the site is excess land which contributed about \$514,000 to the sales price. The Church on about 10.79 acres contributed about 2,336,000 to the overall purchase price of \$2,850,000. The property has a building to land ratio of about 3.4 percent overall and about 6.4 percent for the church improvements on the 10.79 acre portion of the site. The church has a relatively sprawling campus that has a main central chapel area that has a higher eave height supporting an internal balcony area, together with three separate fellowship buildings supporting church offices, classrooms and multipurpose space. Altogether, the main church and fellowship buildings contain about 18,579 square feet and make up about 62 percent of the improvements. The rear multipurpose building is a larger pre-engineered metal structure designed to support various events as well as the ability to use the floor area for recreational purposes as a basketball court. This building is connected by an open covered walkway to the main church and contains about 11,581 square feet making up about 38 percent of the building area. The property was exposed to the market for about 10.2 months and sold in April 2022 for \$2,850,000 indicating a price level of about \$94.50 per square foot of building area. The church on 10.79 acres indicated a price level of \$2,336,000 or about \$77.45

per square foot.



**Improved Sale No. 1 (Cont.)**



**Improved Sale No. 1 (Cont.)**



**Improved Sale No. 2****Property Identification**

**Record ID** 924  
**Property Type** Industrial, Distribution Warehouse  
**Property Name** Superior Towing Property  
**Address** 1500 NW 53rd Avenue, Gainesville, Alachua County, Florida 32609  
**Location** 53rd Avenue Industrial Area  
**Tax ID** 07882-008-001  
**Latitude, Longitude** N29.704469, W-82.344689  
**MSA** Gainesville, Florida  
**Market Type** Industrial, Distribution

**Sale Data**

**Grantor** Barbara Givens  
**Grantee** 2 Year Plan LLC  
**Sale Date** August 12, 2021  
**Deed Book/Page** 4921/527  
**Property Rights** Fee simple  
**Marketing Time** n/a  
**Conditions of Sale** Appears arms length  
**Financing** Cash or conventional terms  
**Verification** Mike Weber, buyer; 352-373-7374, March 21, 2022; Other sources: Public Records & Inspection, Confirmed by Charlie Emerson

**Sale Price** \$800,000  
**Cash Equivalent** \$800,000  
**Adjusted Price** \$800,000

**Land Data**

**Land Size** 3.310 Acres or 144,183 SF  
**Front Footage** 249 ft Total Frontage: 249 ft NW 53rd Street over GRU right of way;  
**Zoning** "I2", Industrial, Heavy Industrial  
**Topography** Mostly level, no wetlands  
**Utilities** Full city utilities  
**Dimensions** Irregular  
**Shape** Irregular  
**Landscaping** None  
**Fencing** Fence storage yard with gates  
**Flood Info** Outside of flood hazard area

**General Physical Data**

**Building Name** Building 1  
**Building Type** Single Tenant  
**SF** 4,880

**Improved Sale No. 2 (Cont.)**

<b>Area Breakdown</b>	Building 1	4,880	Tax roll
<b>Construction Type</b>	Masonry		
<b>Roof Type</b>	Metal		
<b>Foundation</b>	Poured concrete		
<b>Electrical</b>	Adequate		
<b>HVAC</b>	Office area		
<b>Sprinklers</b>	None		
<b>Stories</b>	One		
<b>Floor Height</b>	18		
<b>Year Built</b>	1971	Tax roll information	
<b>Condition</b>	Average for age		

**General Physical Data**

<b>Building Name</b>	Building 2
<b>Building Type</b>	Single Tenant
<b>SF</b>	1,500

<b>Area Breakdown</b>	Building 2	1,500	Tax roll
<b>Construction Type</b>	Metal		
<b>Roof Type</b>	Metal		
<b>Foundation</b>	Poured concrete		
<b>Electrical</b>	Adequate		
<b>HVAC</b>	Office area		
<b>Sprinklers</b>	None		
<b>Stories</b>	One		
<b>Floor Height</b>	16		
<b>Year Built</b>	1979	Tax roll information	
<b>Condition</b>	Average for age		

**General Physical Data**

<b>Building Name</b>	Building 3
<b>Building Type</b>	Single Tenant
<b>SF</b>	3,200

<b>Area Breakdown</b>	Building 3	3,200	Tax roll
<b>Construction Type</b>	Metal		
<b>Roof Type</b>	Metal		
<b>Foundation</b>	Poured concrete		
<b>Electrical</b>	Adequate		
<b>HVAC</b>	Office area		
<b>Sprinklers</b>	None		
<b>Stories</b>	One		
<b>Floor Height</b>	18		
<b>Year Built</b>	1988	Tax roll information	
<b>Condition</b>	Average for age		

**Improved Sale No. 2 (Cont.)****General Physical Data**

<b>Building Name</b>	Building 4		
<b>Building Type</b>	Single Tenant		
<b>SF</b>	780		
<b>Area Breakdown</b>	Building 4	780	Tax roll
<b>Construction Type</b>	Frame		
<b>Roof Type</b>	Shingle		
<b>Foundation</b>	Poured concrete		
<b>Electrical</b>	Adequate		
<b>HVAC</b>	Office area		
<b>Sprinklers</b>	None		
<b>Stories</b>	One		
<b>Floor Height</b>	12		
<b>Year Built</b>	1989 Tax roll information		
<b>Condition</b>	Average for age		

**Summary for Multiple Buildings**

<b><u>Building Name</u></b>	<b><u>Construction Type</u></b>	<b><u>Year Built</u></b>	<b><u>Sq. Ft.</u></b>	<b><u>Sq. Ft.</u></b>	<b><u>No. Stories</u></b>	<b><u>Avg. Fl. Ht.</u></b>
Building 1	Masonry	1971	4,880		One	18
Building 2	Metal	1979	1,500		One	16
Building 3	Metal	1988	3,200		One	18
Building 4	Frame	1989	780		One	12
SF			10,360			

**Indicators**

<b>Sale Price/ SF</b>	\$77.22
<b>Floor Area Ratio</b>	0.07
<b>Land to Building Ratio</b>	13.92:1

**Remarks**

This is the Superior Towing Property that is located on the north side of NW 53rd Avenue about two blocks west of US Highway 441 (Northwest 13th Street). This is an established industrial district of north central Gainesville. The property has diagonal frontage on the north side of the GRU electric right-of-way and has a setback location from the actual road frontage of 100 feet. Full city utilities are available in the area. There are four buildings on a 3.31 acre parcel with a lower building to land area ratio of 7.19 percent. The buildings date from year built of 1971 to 1989 and were occupied by four separate tenants at time of purchase, with one of the tenants being the buyer. The low building to land area ratio supports the automotive repair and storage use. The property was not actively marketed for sale. The transaction was between the property owner and one of the tenants. Superior Towing is one of the major towing services in Alachua County and also has a large facility in the south main street industrial area.

**Improved Sale No. 2 (Cont.)**



**Improved Sale No. 2 (Cont.)**



**Improved Sale No. 3****Property Identification**

**Record ID** 980  
**Property Type** Industrial, Light Industrial  
**Property Name** Florida Fasteners  
**Address** 2826 NE Waldo Road, Gainesville, Alachua County, Florida  
 32609  
**Location** NE Gainesville Hugh Edwards Ind. Park  
**Tax ID** 08199-087-000  
**Latitude, Longitude** N29.670900, W-82.294620

**Sale Data**

**Grantor** Florida Fasteners & Tool Co. Inc.  
**Grantee** Florida Fasteners LLC.  
**Sale Date** June 01, 2022  
**Deed Book/Page** 5009-1903  
**Property Rights** Fee Simple  
**Conditions of Sale** Typical  
**Verification** Other sources: Appraisal of Property, Confirmed by Don  
 Emerson  
  
**Sale Price** \$500,000  
**Cash Equivalent** \$500,000

**Land Data**

**Land Size** 0.777 Acres or 33,840 SF  
**Front Footage** 120 ft Waldo Road;  
**Zoning** BI, Business Industrial, Industrial  
**Topography** Mostly level  
**Utilities** Water, sewer & elec  
**Shape** Rectangular  
**Flood Info** Well drained

**General Physical Data**

**Building Name** Main Building  
**Building Type** Single Tenant  
**Gross SF** 9,850 Enclosed building area  
  
**Construction Type** Pre-engineered metal  
**Roof Type** Metal  
**Foundation** Slab on grade  
**Electrical** Adequate  
**HVAC** Front showroom-office  
**Sprinklers** None  
**Stories** 1  
**Floor Height** 10 - 18+-  
**Year Built** 1976 Fair condition  
**Condition** Fair

**Improved Sale No. 3 (Cont.)****Indicators**

<b>Sale Price/Net Rentable SF</b>	\$50.76
<b>Floor Area Ratio</b>	0.29
<b>Land to Building Ratio</b>	3.44:1

**Remarks**

This property is the Florida Fasteners industrial building located at 2826 NE Waldo Road. This location is in the Hugh Edwards industrial area in Northeast Gainesville. The site has direct frontage along Waldo Road and is an older facility that was built in 1976 and was in fair condition at time of sale. The building has about 25% front finished showroom and office area (central HVAC), and about 75% rear unfinished warehouse space. The property has parking in front of the building and a side loading area. The building contains 9,850 SF, reflecting a sale price of \$500,000 or about \$50.76 per square foot,.



Improved Sale No. 3 (Cont.)



**Improved Sale No. 4****Property Identification**

**Record ID** 996  
**Property Type** Industrial, Distribution Warehouse  
**Property Name** Quality Property Solutions Warehouse  
**Address** 2819 & 2821 Northeast 20th Way, Gainesville, Alachua County, Florida 32609  
**Location** Hugh Edwards Industrial Park  
**Tax ID** 08199-092-000 & 08199-100-000  
**Latitude, Longitude** N29.677970, W82.298077  
**MSA** Gainesville, Florida  
**Market Type** Industrial, Distribution

**Sale Data**

**Grantor** Robert C. Baker & Vivian Ann Baker  
**Grantee** Quality Property Solutions, LLC  
**Sale Date** November 07, 2022  
**Deed Book/Page** 5053/2383  
**Property Rights** Fee simple  
**Marketing Time** 217 days  
**Conditions of Sale** Appears arms length  
**Financing** Cash or conventional terms  
**Verification** Perry Pursell, selling agent; 352-665-9731, February 02, 2023; Other sources: MLS, Public Records & Inspection, Confirmed by Charlie Emerson

**Sale Price** \$745,000  
**Cash Equivalent** \$745,000  
**Adjusted Price** \$745,000

**Land Data**

**Land Size** 0.620 Acres or 27,003 SF  
**Front Footage** 200 ft Total Frontage: 200 ft Northeast 20th Way;  
**Zoning** "I-2", Industrial, Industrial  
**Topography** Level  
**Utilities** Full city utilities  
**Dimensions** 200' x 135'  
**Shape** Rectangular  
**Landscaping** Minimal  
**Rail Service** None  
**Fencing** Security fence  
**Flood Info** Outside of flood hazard area  
**Depth** 135

**General Physical Data**

**Building Name** South Building  
**Building Type** Single Tenant  
**SF** 5,000

**Improved Sale No. 4 (Cont.)**

<b>Area Breakdown</b>	Warehouse	4,500
	Office	500

<b>Construction Type</b>	Metal
<b>Roof Type</b>	Metal
<b>Foundation</b>	Mono-slab with piers
<b>Electrical</b>	Adequate
<b>HVAC</b>	Office area only
<b>Sprinklers</b>	None
<b>Stories</b>	One
<b>Floor Height</b>	16
<b>Year Built</b>	1973 Tax roll information
<b>Condition</b>	Average

**General Physical Data**

<b>Building Name</b>	North Building
<b>Building Type</b>	Single Tenant
<b>SF</b>	5,216

<b>Area Breakdown</b>	Warehouse	5,216
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<b>Construction Type</b>	Metal
<b>Roof Type</b>	Metal
<b>Foundation</b>	Monoslab with piers
<b>Electrical</b>	Adequate
<b>HVAC</b>	None
<b>Sprinklers</b>	None
<b>Stories</b>	One
<b>Floor Height</b>	16
<b>Year Built</b>	1973 Tax roll information
<b>Condition</b>	Average

**Summary for Multiple Buildings**

<b><u>Building Name</u></b>	<b><u>Construction Type</u></b>	<b><u>Year Built</u></b>	<b><u>Sq. Ft.</u></b>	<b><u>Sq. Ft.</u></b>	<b><u>No. Stories</u></b>	<b><u>Avg. Fl. Ht.</u></b>
South Building	Metal	1973	5,000		One	16
North Building	Metal	1973	5,216		One	16
SF			10,216			

**Indicators**

<b>Sale Price/ SF</b>	\$72.92
<b>Floor Area Ratio</b>	0.38
<b>Land to Building Ratio</b>	2.64:1

### Improved Sale No. 4 (Cont.)

#### Remarks

This is the Quality Property Solutions warehouse property located on lots 92 and 100 of the Hugh Edwards Industrial Park. The two properties were operated and marketed as a single property. This location is in the interior of the park with access off of Waldo Road and NE 23rd Avenue. The south building is arranged with 3 rental units which are basic storage without office areas. The north building is a single tenant building with a small amount of office area. The property was listed at an asking price of \$799,900 and sold for \$745,000 after a marketing period of 217 days. The buyers are a group of investors that also renovate and flip residential properties. They operate out of the St. Augustine area.



**Improved Sale No. 5****Property Identification**

**Record ID** 1049  
**Property Type** Industrial, Distribution Warehouse  
**Property Name** 2416 NW 71st Place LLC Warehouse  
**Address** 2416 NW 71st Place, Gainesville, Alachua County, Florida  
 32653  
**Location** Northwood Commercial Park  
**Tax ID** 07879-060-004  
**Latitude, Longitude** N29.721099, W-82.358528  
**MSA** Gainesville, Florida  
**Market Type** Industrial, Distribution

**Sale Data**

**Grantor** Robert H. Graddy & Julia C. Graddy  
**Grantee** 2416 NW 71st Place, LLC  
**Sale Date** July 10, 2024  
**Deed Book/Page** 5170/694  
**Property Rights** Fee simple  
**Marketing Time** 10 days  
**Conditions of Sale** Appears arms length  
**Financing** Cash or conventional terms  
**Verification** Perry Pursell, selling agent; 352-665-9731, September 03, 2024;  
 Other sources: MLS, public records & viewing, Confirmed by  
 Charlie Emerson

**Sale Price** \$1,086,636  
**Cash Equivalent** \$1,086,636  
**Adjusted Price** \$1,086,636

**Land Data**

**Land Size** 1.570 Acres or 68,389 SF  
**Front Footage** 212 ft Total Frontage: 212 ft NW 71st Place;  
**Zoning** "I2", Industrial, Industrial  
**Topography** Mostly level, even with street grade  
**Utilities** Full city utilities  
**Dimensions** 212 '+- x 312'+- average  
**Shape** Rectangular  
**Landscaping** Average  
**Fencing** Security fencing  
**Flood Info** Within flood hazard area  
**Depth** 312

**General Physical Data**

**Building Name** Distribution Warehouse  
**Building Type** Single Tenant  
**SF** 13,364

**Improved Sale No. 5 (Cont.)**

<b>Area Breakdown</b>	Office Area	3,364
	Warehouse	10,000

<b>Construction Type</b>	Metal
<b>Roof Type</b>	Metal
<b>Foundation</b>	Piers with monoslab
<b>Electrical</b>	Adequate
<b>HVAC</b>	Office area only
<b>Sprinklers</b>	None
<b>Stories</b>	One
<b>Floor Height</b>	16
<b>Year Built</b>	2005 Tax roll information
<b>Condition</b>	Average

**Indicators**

<b>Sale Price/ SF</b>	\$81.31
<b>Floor Area Ratio</b>	0.20
<b>Land to Building Ratio</b>	5.12:1

**Remarks**

This is the 2416 Warehouse located in the Northwood Commercial Park of north central Gainesville. The lot has an interior location with curved road frontage on the north side of NW 71st Place. The lot has access to full city utilities. The interior roads are private and there is an owners association for the ongoing maintenance of the roadways, water drainage system and common area landscaping. The park is mostly built out. The warehouse is of conventional pre-engineered metal construction with a large front office area (lower story height) with rear warehouse area. The property was listed at an asking price of \$1,350,000 sold for \$1,086,636 after a marketing period of only 10 days. The property was occupied by a tenant, Cox Cable, but the lease terms are not available.

**Improved Sale No. 5 (Cont.)**



35.50  
9692.20

Doc Stamp-Deed: \$9,692.20  


BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT  
TRUST FUND OF THE STATE OF FLORIDA

QUITCLAIM DEED

Quitclaim Deed Number 32621

KNOW ALL MEN BY THESE PRESENTS: That WHEREAS, the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA is by Section 253.03, Florida Statutes, authorized and empowered to convey certain lands under the terms and conditions set forth herein; and,

WHEREAS, said BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA did approve this transfer on the 19th day of NOVEMBER, 2013.

NOW, THEREFORE, the undersigned BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, as "GRANTOR", under authority of Section 253.03, Florida Statutes, for and in consideration of the sum ONE MILLION THREE HUNDRED EIGHTY FOUR THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$1,384,600.00) and other good and valuable consideration, to it in hand paid by City of Gainesville, a Florida municipal corporation, whose address is P.O. Box 490, Gainesville, Florida 32627, as "GRANTEE," has remised, released, conveyed and quitclaimed, and by these presents does remise, release, convey and quitclaim unto GRANTEE, its successors and assigns forever, all the right, title, interest, claim and demand which GRANTOR may have in and to the following described lands in Alachua County, Florida, to-wit:

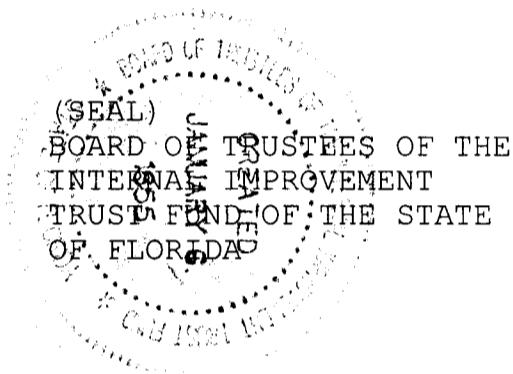
SEE EXHIBIT "A"

SAVING AND RESERVING unto GRANTOR and its successors, pursuant to Section 270.11(1), Florida Statutes, an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an

undivided one-half interest in all the petroleum that is or may be in, on, or under the said land with the privilege to mine and develop the same.

TO HAVE AND TO HOLD the above-described lands subject to all outstanding easements, reservations and other interests.

IN TESTIMONY WHEREOF, the members of the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA have hereunto subscribed their names and have caused the official seal of said BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA to be hereunto affixed in the City of Tallahassee, Florida, on this 19th day of NOVEMBER, A.D. 2013.



*[Handwritten signature of Rick Scott]*

RICK SCOTT  
GOVERNOR

*[Handwritten signature of Pamela Jo Bondi]*

PAMELA JO BONDI  
ATTORNEY GENERAL

*[Handwritten signature of Jeff Atwater]*

JEFF ATWATER  
CHIEF FINANCIAL OFFICER

APPROVED AS TO FORM AND LEGALITY

By: *[Handwritten signature]*  
DEP Attorney

*[Handwritten signature of Adam H. Putnam]*

ADAM H. PUTNAM  
COMMISSIONER OF AGRICULTURE

As and Constituting the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

This instrument prepared by:  
C.J. Parks, Program Analyst II  
Department of Environmental Protection  
Bureau of Land Acquisition  
Division of State Lands  
3900 Commonwealth Blvd. MS 115  
Tallahassee, Florida 32399-3000

## EXHIBIT "A"

A PART OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 26, TOWNSHIP 9 SOUTH, RANGE 20 EAST; THENCE SOUTH 01°18'03" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 1225.66 FEET TO AN INTERSECTION WITH THE CENTERLINE OF STATE ROAD No. 222 (NE 39th AVENUE) AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION No. 26005-2518; THENCE SOUTH 60°29'07" EAST, ALONG SAID CENTERLINE OF STATE ROAD No. 222, A DISTANCE OF 1023.14 FEET; THENCE SOUTH 30°02'53" WEST, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD No. 222; THENCE SOUTH 30°02'32" WEST, A DISTANCE OF 694.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 30°02'32" WEST, A DISTANCE OF 321.58 FEET; THENCE SOUTH 60°29'07" EAST, A DISTANCE OF 322.80 FEET; THENCE SOUTH 30°02'32" WEST, A DISTANCE OF 249.81 FEET; THENCE NORTH 59°53'43" WEST, A DISTANCE OF 228.51 FEET; THENCE SOUTH 30°13'51" WEST, A DISTANCE OF 470.13 FEET; THENCE SOUTH 60°29'07" EAST, A DISTANCE OF 982.26 FEET; THENCE NORTH 30°02'32" EAST, A DISTANCE OF 828.92 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF PARCEL III, A 100' WIDE UTILITY EASEMENT, DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 1003, PAGES 191-194 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01° 01'10" WEST, ALONG SAID WESTERLY LINE OF SAID 100' WIDE UTILITY EASEMENT, DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 1003, PAGES 191-194, A DISTANCE OF 298.37 FEET; THENCE NORTH 63°23'29" WEST, A DISTANCE OF 922.65 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ALL SOVEREIGNTY LANDS.

AND

A PART OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 20 EAST; THENCE SOUTH 01°18'03" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 1225.66 FEET TO AN INTERSECTION WITH THE CENTERLINE OF STATE ROAD No. 222 (NE 39th AVENUE) AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION No. 26005-2518; THENCE SOUTH 60°29'07" EAST, ALONG SAID CENTERLINE OF STATE ROAD No. 222, A DISTANCE OF 1023.14 FEET; THENCE SOUTH 30°02'53" WEST, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD No. 222; THENCE SOUTH 30°02'32" WEST, A DISTANCE OF 1016.33 FEET; THENCE SOUTH 60°29'07" EAST, A DISTANCE OF 322.80 FEET; THENCE SOUTH 30°02'32" WEST, A DISTANCE OF 249.81 FEET; THENCE NORTH 59°53'43" WEST, A DISTANCE OF 228.51 FEET; THENCE SOUTH 30°13'51" WEST, A DISTANCE OF 608.88 FEET; THENCE SOUTH 60° 29'07" EAST, A DISTANCE OF 116.20 FEET; THENCE SOUTH 30°13'51" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 60°29'07" WEST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 29° 49'44" WEST, A DISTANCE OF 481.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 29°49'44" WEST, A DISTANCE OF 390.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF A LEASE AGREEMENT BETWEEN THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA AND THE STATE OF FLORIDA DEPARTMENT OF CORRECTIONS, BEING KNOWN AND HEREUNTO REFERENCED AS LEASE AGREEMENT No. 3311; THENCE SOUTH 57°51'26" EAST, ALONG SAID SOUTHERLY LINE OF SAID LEASE AGREEMENT No. 3311, A DISTANCE OF 558.93 FEET; THENCE NORTH 29°49'44" EAST, DEPARTING SAID SOUTHERLY LINE OF SAID LEASE AGREEMENT No. 3311, A DISTANCE OF 390.00 FEET; THENCE NORTH 57°51'26" WEST, A DISTANCE OF 558.93 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ALL SOVEREIGNTY LANDS.

AND

BSM

BY SK

Date: 10.08.2013

A PARCEL OF LAND LYING IN SECTION 26 AND 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND BEING A PORTION OF LANDS DESCRIBED IN AMENDED LEASE 3311 PAGE 3 OF 6 BETWEEN THE STATE OF FLORIDA DEPARTMENT OF CORRECTIONS AND THE TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

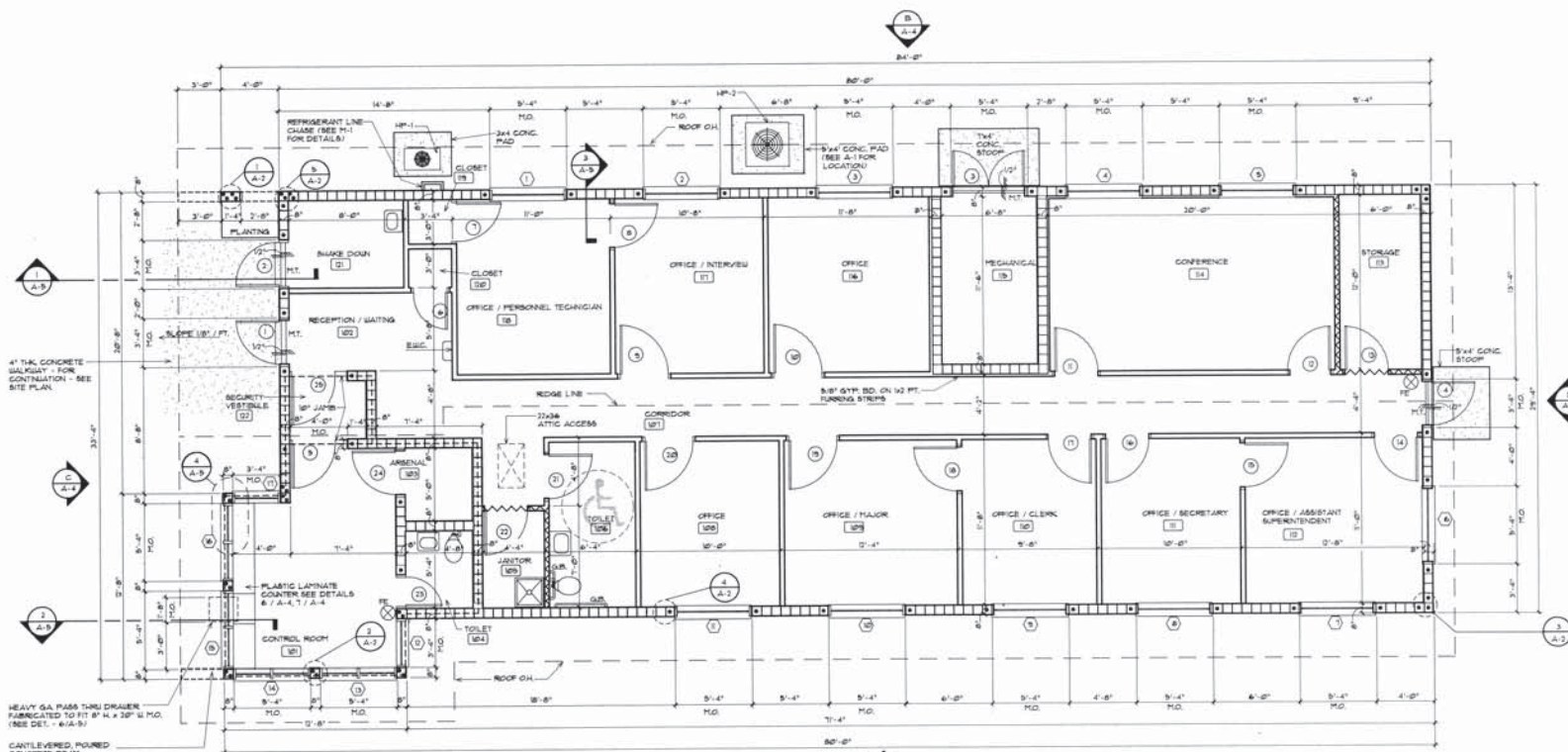
COMMENCE AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; THENCE ON THE WEST LINE OF SAID SECTION 26, SOUTH 01°18'03" EAST, A DISTANCE OF 1225.66 FEET TO CENTERLINE OF STATE ROAD 222 (NE 39<sup>TH</sup> AVENUE) AS IT NOW EXISTS; THENCE DEPARTING SAID WEST LINE AND ON THE CENTERLINE OF SAID STATE ROAD 222 (NE 39<sup>TH</sup> AVENUE), SOUTH 60°29'07" EAST, A DISTANCE OF 1023.14 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 30°02'53" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 222 (NE 39<sup>TH</sup> AVENUE) AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 222 (NE 39<sup>TH</sup> AVENUE), SOUTH 30°02'32" WEST, A DISTANCE OF 1016.33 FEET; THENCE SOUTH 60°29'07" EAST, A DISTANCE OF 322.80 FEET; THENCE SOUTH 30°02'32" WEST, A DISTANCE OF 249.81 FEET; THENCE NORTH 59°53'43" WEST, A DISTANCE OF 228.51 FEET; THENCE SOUTH 30°13'51" WEST, A DISTANCE OF 608.88 FEET; THENCE SOUTH 60°29'07" EAST, A DISTANCE OF 116.20 FEET; THENCE SOUTH 30°13'51" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 60°29'07" WEST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 29°49'44" WEST, A DISTANCE OF 871.89 FEET TO THE SOUTHERLY LINE OF AMENDED LEASE 3311; THENCE ON SAID SOUTHERLY LINE OF AMENDED LEASE 3311, NORTH 57°51'26" WEST, A DISTANCE OF 13.07 FEET; THENCE DEPARTING SAID SOUTHERLY LINE OF AMENDED LEASE 3311 AND ON THE WESTERLY LINE OF AMENDED LEASE 3311, NORTH 29°39'16" EAST, A DISTANCE OF 1182.87 FEET; THENCE CONTINUE ON SAID WESTERLY LINE OF AMENDED LEASE 3311, NORTH 30°02'32" EAST, A DISTANCE OF 1761.04 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 222 (NE 39<sup>TH</sup> AVENUE); THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 222 (NE 39<sup>TH</sup> AVENUE), SOUTH 60°29'07" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ALL SOVEREIGNTY LANDS.

AND

A PART OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 35, TOWNSHIP 9 SOUTH, RANGE 20 EAST; THENCE NORTH 01°00'58" WEST, ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 1323.61 FEET TO THE NORTHEAST CORNER OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SAID SECTION 35; THENCE SOUTH 89°04'03" WEST, ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SAID SECTION 35, A DISTANCE 500.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°04'03" WEST, ALONG SAID NORTH LINE OF SAID SOUTH ½ OF THE SOUTHEAST ¼ AND ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 35, A DISTANCE 3473.41 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 01°02'15" WEST, ALONG THE EAST LINE OF SAID NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 35 AND ITS NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 1395.00 FEET; THENCE NORTH 89°04'03" EAST, A DISTANCE OF 2227.00 FEET TO AN IRON PIPE AND CAP (LB 4603); THENCE SOUTH 15°17'34" EAST, A DISTANCE OF 228.00 FEET TO AN IRON PIPE AND CAP (LB 4603); THENCE SOUTH 55°49'28" EAST, A DISTANCE OF 228.00 FEET TO AN IRON PIPE AND CAP (LB 4603); THENCE SOUTH 74°33'40" EAST, A DISTANCE OF 442.00 FEET TO AN IRON PIPE AND CAP (LB 4603); THENCE SOUTH 51°58'42" EAST, A DISTANCE OF 261.00 FEET TO AN IRON PIPE AND CAP (LB 4603); THENCE NORTH 78°37'00" EAST, A DISTANCE OF 340.00 FEET TO AN IRON PIPE AND CAP (LB 4603); THENCE SOUTH 63°29'01" EAST, A DISTANCE OF 48.83 FEET TO A POINT 500 FEET WEST OF THE EAST BOUNDARY OF SAID SECTION 35; THENCE SOUTH 01°00'58" EAST, PARALLEL TO SAID EAST BOUNDARY OF SAID SECTION 35, A DISTANCE OF 793.49 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ALL SOVEREIGNTY LANDS.

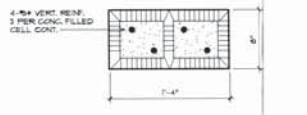
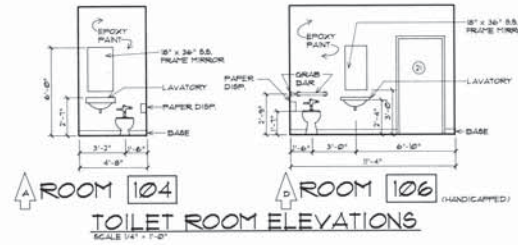
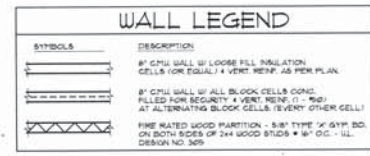
BSM  
BY SK  
Date: 10.08.2013



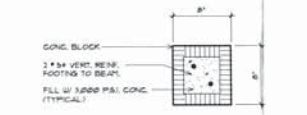
**FLOOR PLAN**  
SCALE 1/4" = 1'-0"

ROOM NO.	DESCRIPTION	FLOOR	BASE	WALLS				CEILING		REMARKS
				A	B	C	D	MATERIAL	HT.	
101	CONTROL ROOM	CARPET	RUBBER	PAINTED BLOCK	PAINTED BLOCK	PAINTED BLOCK	PAINTED BLOCK	PAINTED GYP. BD.	8'-9 1/2"	* 2 LAYERS 5/8" TYPE '50' GYP. BD. OVER EXP. MTL. LATH.
102	RECEPTION / WAITING	NEBL. TILE	RUBBER	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED BLOCK	PAINTED BLOCK	PAINTED GYP. BD.	8'-9 1/2"	
103	ARMENAL	NEBL. TILE	RUBBER	PAINTED BLOCK	PAINTED BLOCK	PAINTED BLOCK	PAINTED BLOCK	PAINTED CONCRETE	8'-4"	* 4" REINFORCED CONCRETE W/ #4 REIN. @ 12" EACH WAY. 2 LAYERS 5/8" TYPE '50' GYP. BD. OVER EXP. MTL. LATH. EPOXY PAINT.
104	TOILET ROOM	NEBL. TILE	RUBBER	EPOXY PAINTED BLOCK	EPOXY PAINTED BLOCK	EPOXY PAINTED BLOCK	EPOXY PAINTED BLOCK	PAINTED GYP. BD.	8'-9 1/2"	* 2 LAYERS 5/8" TYPE '50' GYP. BD.
105	JANITOR	NEBL. TILE	RUBBER	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED BLOCK	PAINTED BLOCK	PAINTED GYP. BD.	8'-9 1/2"	* EPOXY PAINT
106	TOILET	NEBL. TILE	RUBBER	EPOXY PAINTED GYP. BD.	EPOXY PAINTED GYP. BD.	EPOXY PAINTED GYP. BD.	EPOXY PAINTED GYP. BD.	PAINTED GYP. BD.	8'-9 1/2"	
107	CORRIDOR	NEBL. TILE	RUBBER	PAINTED GYP. BD.	PAINTED BLOCK	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	8'-9 1/2"	
108	OFFICE	CARPET	RUBBER	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED BLOCK	PAINTED BLOCK	PAINTED GYP. BD.	8'-9 1/2"	
109	OFFICE / MAJOR	CARPET	RUBBER	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED BLOCK	PAINTED BLOCK	PAINTED GYP. BD.	8'-9 1/2"	
110	OFFICE / CLERK	CARPET	RUBBER	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED BLOCK	PAINTED BLOCK	PAINTED GYP. BD.	8'-9 1/2"	
111	OFFICE / SECRETARY	CARPET	RUBBER	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED BLOCK	PAINTED BLOCK	PAINTED GYP. BD.	8'-9 1/2"	
112	OFFICE / ASSISTANT SUPERINTENDENT	CARPET	RUBBER	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED BLOCK	PAINTED BLOCK	PAINTED GYP. BD.	8'-9 1/2"	
113	STORAGE	NEBL. TILE	RUBBER	PAINTED BLOCK	PAINTED BLOCK	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	8'-9 1/2"	* 2 LAYERS 5/8" TYPE '50' GYP. BD.
114	CONFERENCE	CARPET	RUBBER	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	8'-9 1/2"	
115	MECHANICAL	SEALED CONCRETE	NONE	PAINTED BLOCK	PAINTED BLOCK	PAINTED BLOCK	PAINTED BLOCK	PAINTED GYP. BD.	8'-9 1/2"	* 2 LAYERS 5/8" TYPE '50' GYP. BD.
116	OFFICE	CARPET	RUBBER	PAINTED BLOCK	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	8'-9 1/2"	
117	OFFICE / CLERK	CARPET	RUBBER	PAINTED BLOCK	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	8'-9 1/2"	
118	OFFICE / INTERVIEW	CARPET	RUBBER	PAINTED BLOCK	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	8'-9 1/2"	
119	OFFICE / PERSONNEL TECHNICIAN	CARPET	RUBBER	PAINTED BLOCK	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	8'-9 1/2"	
120	CLOSET	CARPET	RUBBER	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	8'-9 1/2"	
121	CLOSET	NEBL. TILE	RUBBER	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	8'-9 1/2"	
122	SHAKEDOWN	NEBL. TILE	RUBBER	PAINTED BLOCK	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	8'-9 1/2"	
123	SECURITY VESTIBLE	NEBL. TILE	RUBBER	PAINTED BLOCK	PAINTED BLOCK	PAINTED BLOCK	PAINTED BLOCK	PAINTED GYP. BD.	8'-9 1/2"	* 2 LAYERS 5/8" TYPE '50' GYP. BD. OVER EXP. MTL. LATH.

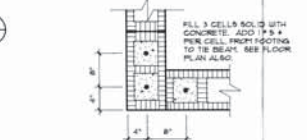
NOTE: MR. = MOISTURE RESISTANT



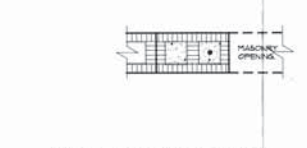
**1 COLUMN DETAIL**  
SCALE 1/2" = 1'-0"



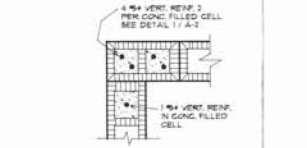
**2 COLUMN DETAIL**  
SCALE 1/2" = 1'-0"



**3 TYP. CORNER REINFORCING DETAIL**  
SCALE 1/2" = 1'-0"



**4 TYP. REINFORCING @ MASONRY OPENING**  
SCALE 1/2" = 1'-0"



**5 BEAM BEARING CORNER REINFORCING DETAIL**  
SCALE 1/2" = 1'-0"

**STATE OF FLORIDA**  
**DEPARTMENT OF CORRECTIONS**

**FLOOR PLAN; ROOM FINISH SCHEDULE; DETAILS**

PROJECT: GATEHOUSE/ADMIN FOR 1 DRUG TREATMENT FILTER

PROJECT NO: 225

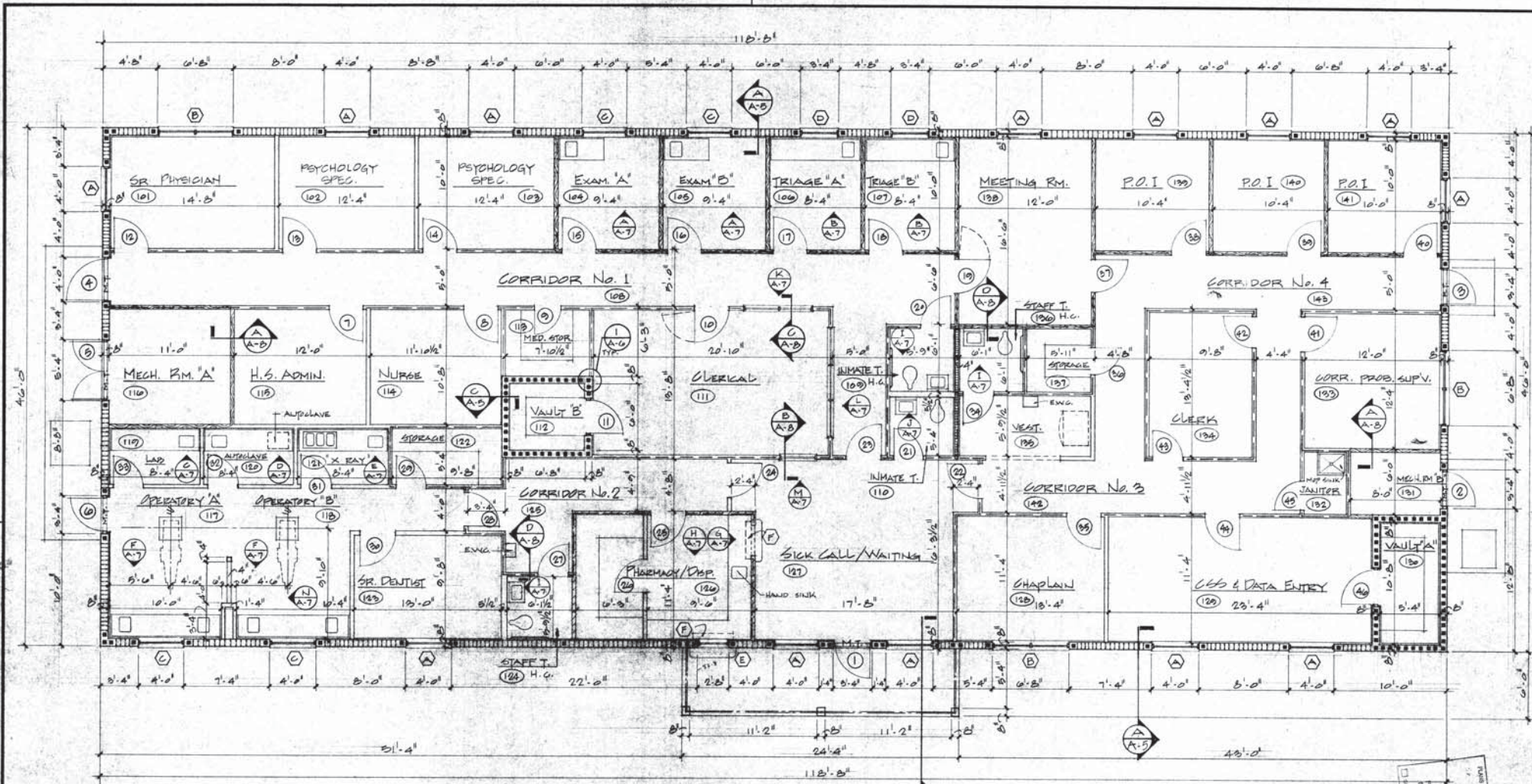
DATE: 2-22-19

DRAWN BY: IEB

CHECKED BY: AJIS/RCP

APPROVED BY: RCP

SCALE: 1/4" = 1'-0"



**WALL SYMBOLS LEGEND**

	8" CONC. BLOCK, VERMICULITE FILLED CELLS, VERT REINF. AS PER PLAN
	8" CONC. BLOCK, 1/2" P. TO CEILING AND 1/2" P. TO FLOOR TO EVERY BLOCK CELL - FILL W/ 5,000 P.S.I. CONC.
	4" CONC. BLOCK PARTITION 5'-0" HIGH
	2x4 WD. STUD PARTITION W/ 5/8" TYPE 'X' GYP. BD. BOTH SIDES / 1 HR RB RATED ASSEMBLY U.L. DESIGN NFU 314 SAME AS ABOVE W/ 3/2" SOUND ATT'N. BLANKETS
	2x4 WD. STUD PARTITION W/ 5/8" SOUND ATT'N. BLANKETS - 5/8" GYP. BD. BOTH SIDES
	2x4 WD. STUD PARTN. (16'x6") W/ EXPANDED METAL FABRIC UNDER GYP. BD. 1/2" SIDE - 5/8" GYP. BD. BOTH SIDES
	SAME AS ABOVE W/ 5/8" TYPE 'X' GYP. BD. BOTH SIDES
	2x4 WD. STUD PARTITION W/ 5/8" GYP. BD. BOTH SIDES

**FLOOR PLAN**

SCALE: 1/4" = 1'-0"

**BUILDING DATA:**

OCCUPANCY: BUSINESS INFRA 101, LIFE SAFETY CODE (1988) CHAPTER 26 W/1990 AMENDMENTS  
 BUILDING: GROUP B, STANDARD BUILDING CODE (1988) SECTION 408 W/1990 AMENDMENTS  
 CONSTRUCTION: TYPE III INFRA 101, LIFE SAFETY CODE (1988) TABLE AG-2.1 W/1990 AMENDMENTS  
 TYPE II (200) UNPROTECTED, STANDARD BUILDING CODE (1988) TABLE 600 W/1990 AMENDMENTS  
 ALLOWABLE AREA: 14,000 S.F., STANDARD BUILDING CODE (1988) TABLE 400 W/1990 AMENDMENTS  
 ACTUAL AREA: 5,498 S.F.

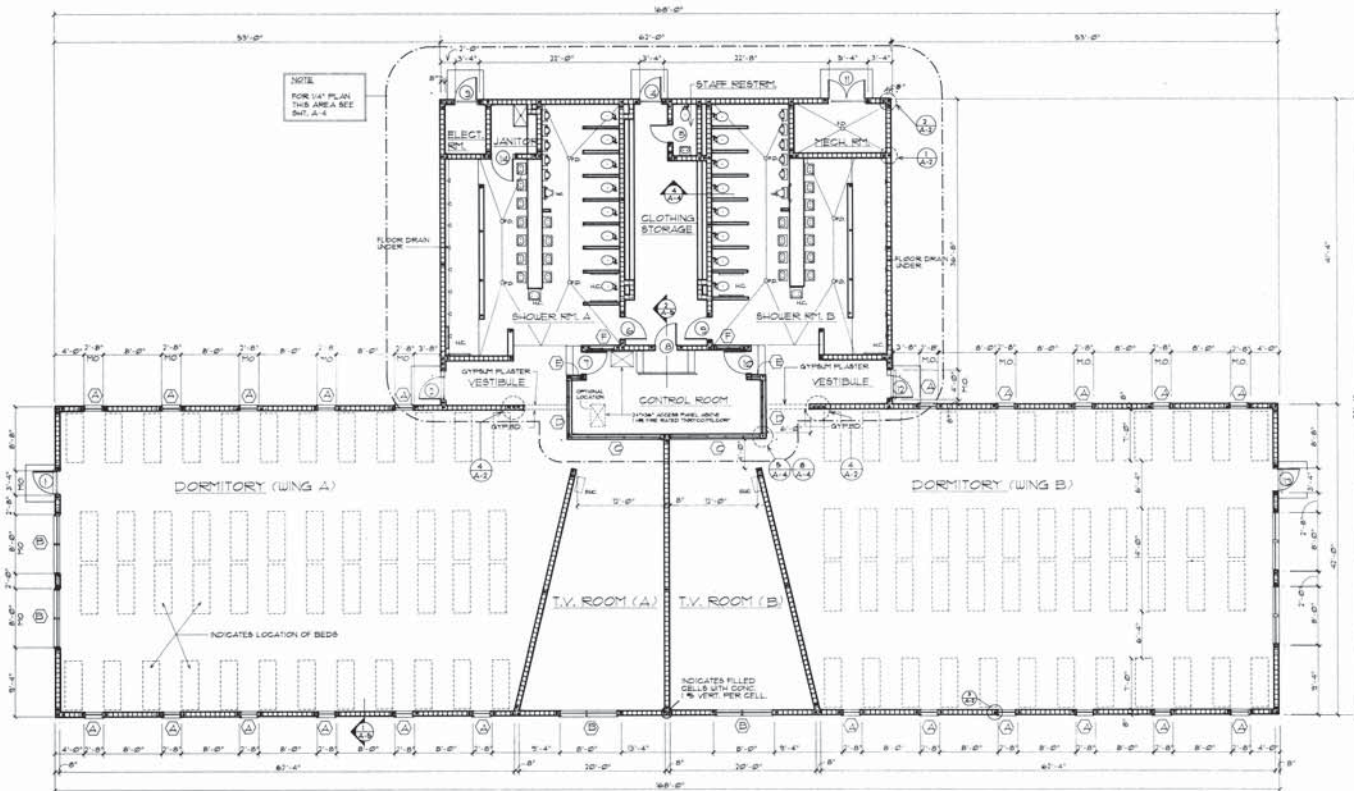
**SQUARE FOOTAGE CALCULATIONS:**

TOTAL CONDITIONED SPACE: 5,903 S.F.  
 MECHANICAL ROOMS: 185 S.F.  
 COVERED ENTRY: 140 S.F.  
 TOTAL S.F.: 6,004 S.F.

**STATE OF FLORIDA  
DEPARTMENT OF CORRECTIONS**

**FLOOR PLAN, WALL SYMBOL LEGEND**

PROJECT: MEDICAL/CLINICAL BLDG	FOR: PRE-TREATMENT CENTER	PROJECT NO: 1015	DATE: 5/6/91	APPROVED BY: [Signature]
DRAWN BY: CMG		CHECKED BY: AJS/REP		APPROVED BY: ROP



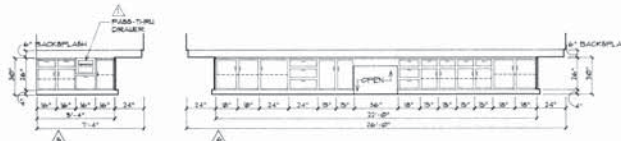
**FLOOR PLAN**  
SCALE 1/8" = 1'-0"

ROOM FINISH SCHEDULE						
ROOM NAME	FLOOR	BASE	WALL	CEILING	CEILING HEIGHT	REMARKS
DORMITORY A	●	●	●	●	8'-0"	
DORMITORY B	●	●	●	●	8'-0"	
T.V. ROOM A	●	●	●	●	8'-0"	
T.V. ROOM B	●	●	●	●	8'-0"	
VESTIBULE A	●	●	●	●	8'-0"	
VESTIBULE B	●	●	●	●	8'-0"	
ELECTRICAL	●	●	●	●	8'-0"	
JANITOR	●	●	●	●	8'-0"	
SHOWER A	●	●	●	●	8'-0"	
SHOWER B	●	●	●	●	8'-0"	
OFFICER TOILET	●	●	●	●	8'-0"	
CLOTHING STORAGE	●	●	●	●	8'-0"	
MECHANICAL	●	●	●	●	8'-0"	USE TYPE 'X' CRITICAL CEILING
CONTROL ROOM	●	●	●	●	8'-10"	

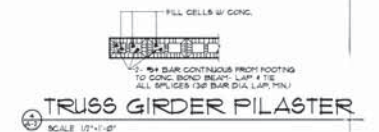
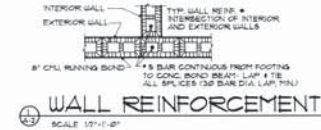
**BUILDING DATA**

OCCUPANCY  
LIFE SAFETY CODE 1999 NEW DETENTION USE CONDITION II (CORDED EGRESS CHAPTER 11)  
STANDARD BUILDING CODE 1998 CHAPTER 409, GROUP I INSTITUTIONAL RESTRAINED USE CONDITION 2 (CORDED EGRESS)  
SOUTH FLORIDA BUILDING CODE INSTITUTIONAL DIVISION I RESTRICTED CHAPTER 9

TYPE OF CONSTRUCTION  
LIFE SAFETY CODE 1998 TYPE II (2) CONSTRUCTION  
STANDARD BUILDING CODE 1998 TYPE V (1) UNFIRERATED  
SOUTH FLORIDA BUILDING CODE TYPE II (1) PROTECTED CHAPTER 20



**OFFICERS STATION CABINET ELEV.**  
SCALE 1/4" = 1'-0"



△		
△		
△		
△	2-28-91	BLDG. DATA & FINISH
△	11-29-90	PLANS
NO.	DATE	DESCRIPTION
		REVISION

**STATE OF FLORIDA  
DEPARTMENT OF CORRECTIONS**

**FLOOR PLAN, ROOM FINISH SCHEDULE & ELEVATIONS**

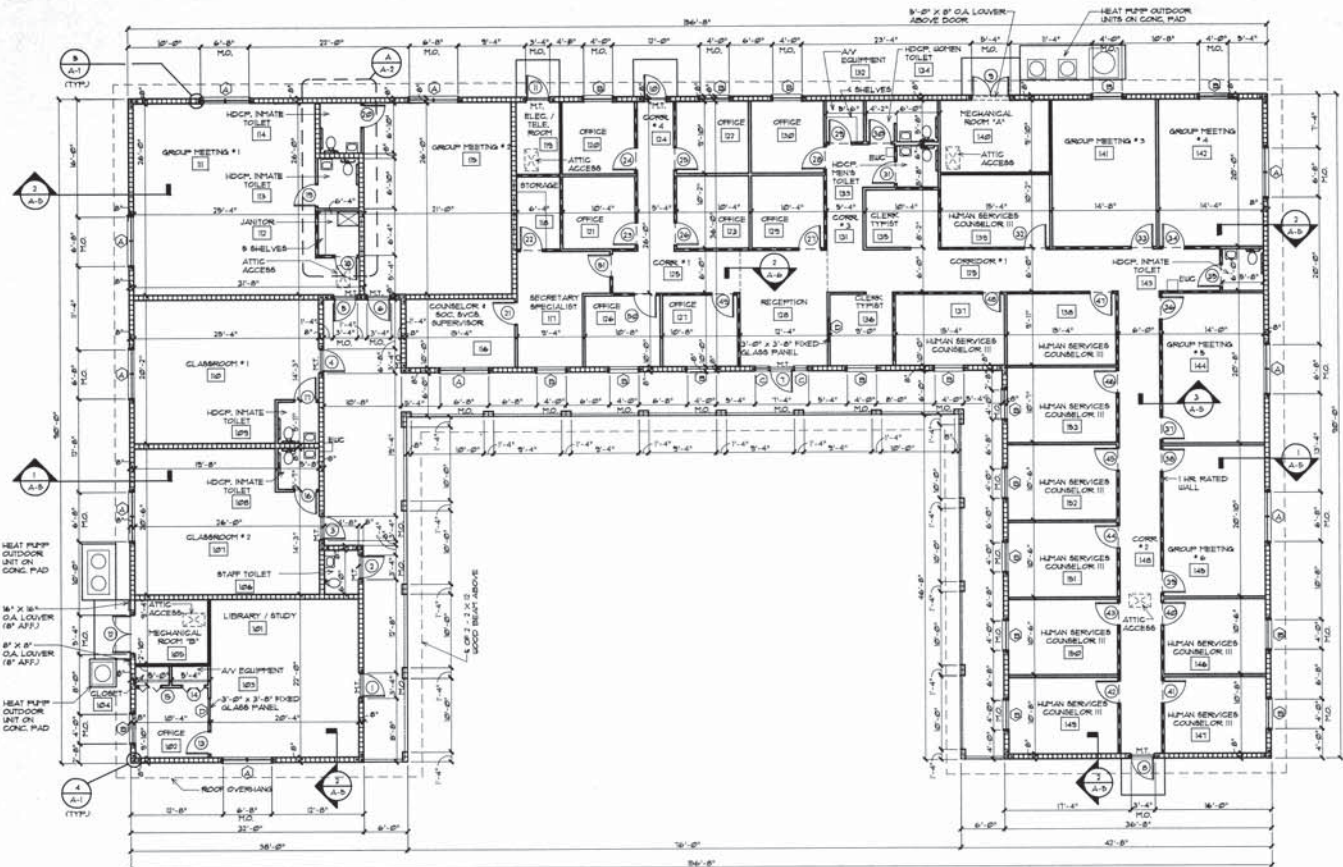
PROJECT NO: 720-A  
DATE: 9-7-90  
DRAWN BY: HEB/PH  
CHECKED BY: AJO/PH  
APPROVED BY: [Signature]

PROJECT: OFFICERS STATION CABINET  
FOR: MAJOR REVISIONS

DATE: 3/10/91  
BY: [Signature]

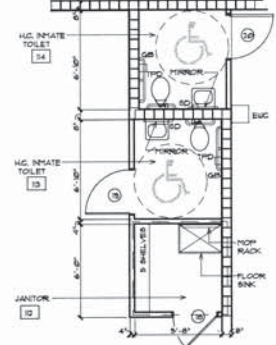
**ROOM FINISH SCHEDULE**

NO	AREA	FLOOR	BASE	WALL	CEILING	HEIGHT	NOTES
101	LIBRARY / STUDY					8'-0"	
102	LIBRARIAN'S OFFICE					8'-0"	
103	AV. EQUIPMENT					8'-0"	4 SHELVES
104	CLOSET					8'-0"	
105	MECHANICAL ROOM #1					8'-0"	
106	STAFF TOILET					8'-0"	
107	CLASSROOM #1					8'-0"	
108	INMATE TOILET (HANDICAP)					8'-0"	
109	INMATE TOILET (HANDICAP)					8'-0"	
110	CLASSROOM #1					8'-0"	
111	GROUP MEETING #1					8'-0"	
112	JANITOR					8'-0"	3 SHELVES
113	INMATE TOILET (HANDICAP)					8'-0"	
114	INMATE TOILET (HANDICAP)					8'-0"	
115	GROUP MEETING #2					8'-0"	
116	COUNSELOR & SOC. SERVICE SUPVLR					8'-0"	
117	SECRETARY SPECIALIST					8'-0"	
118	STORAGE					8'-0"	3 SHELVES
119	ELECTRICAL / TELEPHONE ROOM					8'-0"	
120	OFFICE					8'-0"	
121	OFFICE					8'-0"	
122	OFFICE					8'-0"	
123	OFFICE					8'-0"	
124	CORRIDOR #4					8'-0"	
125	CORRIDOR #1					8'-0"	
126	OFFICE					8'-0"	
127	OFFICE					8'-0"	
128	OFFICE					8'-0"	
129	RECEPTION					8'-0"	
130	OFFICE					8'-0"	
131	CORRIDOR #3					8'-0"	
132	AV. EQUIPMENT					8'-0"	4 SHELVES
133	WOMEN'S TOILET (HANDICAP)					8'-0"	
134	WOMEN'S TOILET (HANDICAP)					8'-0"	
135	CLERK TYPIST					8'-0"	
136	CLERK TYPIST					8'-0"	
137	HUMAN SERVICES COUNSELOR III					8'-0"	
138	HUMAN SERVICES COUNSELOR III					8'-0"	
139	HUMAN SERVICES COUNSELOR III					8'-0"	
140	MECHANICAL ROOM #1					8'-0"	
141	GROUP MEETING #3					8'-0"	
142	GROUP MEETING #4					8'-0"	
143	INMATE TOILET (HANDICAP)					8'-0"	
144	GROUP MEETING #5					8'-0"	
145	GROUP MEETING #6					8'-0"	
146	HUMAN SERVICES COUNSELOR III					8'-0"	
147	HUMAN SERVICES COUNSELOR III					8'-0"	
148	CORRIDOR #2					8'-0"	
149	HUMAN SERVICES COUNSELOR III					8'-0"	
150	HUMAN SERVICES COUNSELOR III					8'-0"	
151	HUMAN SERVICES COUNSELOR III					8'-0"	
152	HUMAN SERVICES COUNSELOR III					8'-0"	
153	HUMAN SERVICES COUNSELOR III					8'-0"	



**FLOOR PLAN**

SCALE 1/8" = 1'-0"



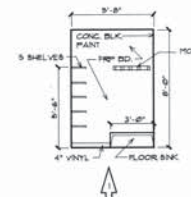
**PARTIAL FLOOR PLAN**  
SCALE 1/4" = 1'-0"

**WALL LEGEND**

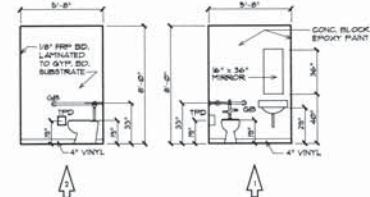
- 8" CMU WALL
- 8" CMU WALL / 1 HR. RATED
- 4" STU WALL
- 4" STU WALL / 1 HR. RATED
- 4" STU WALL / INSULATED



WALL ORIENTATION



**JANITOR - ROOM 112**  
SCALE 1/4" = 1'-0"



**H.C. TOILET - ROOM 108**  
SCALE 1/4" = 1'-0"

**LEGEND**

SYMBOL	DESCRIPTION
SD	SOAP DISPENSER
UR	URINE RECEPTACLE
TPD	TOILET PAPER DISPENSER
GB	GRAB BAR
FRP	FIBERGLASS REINFORCED PLASTIC

**BUILDING DATA**

OCCUPANCY: BUSINESS LSC CHAPTER 24  
BUSINESS GROUP B SEC SECTION 409  
CONSTRUCTION: TYPE II (DSD) LSC TORL 46 - 21  
TYPE V UNPROTECTED SEC TORL 406  
EQUIPMENT LOAD: ROOM 14 GROUP MEETING  
26' x 28' - ESD 55' - B PUSP - 44 PS  
NO ROOM OCCUPANT LOAD IS LARGER THAN 50 PERSONS  
ALLOWABLE SF: 14,000 SF. SEC TORL 400  
ACTUAL SF: 9,440 SF.

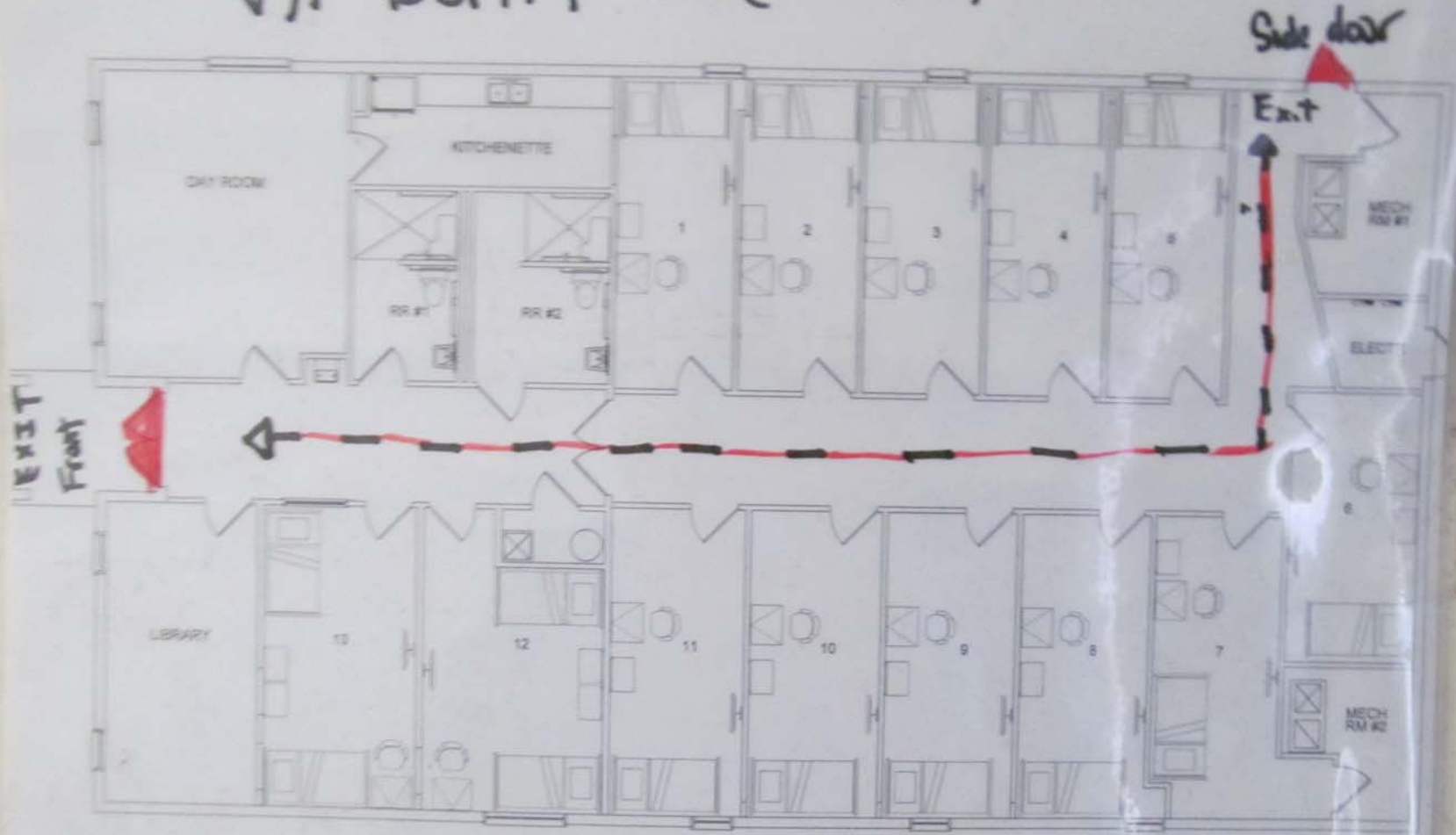
**STATE OF FLORIDA  
DEPARTMENT OF CORRECTIONS**

<b>FLOOR PLAN, INTERIOR ELEVATIONS &amp; ROOM FINISH SCHEDULES</b>	PROJECT NO: 1055	PAGE: 2/12
	DATE: 5/20/91	
	DRAWN BY: FH	
PROJECT: EDUCATION BUILDING FOR TREATMENT CENTER	CHECKED BY: AJP/PCP	APPROVED BY: PCP





# VA Dorm Fire Exit





Sign Up for Property Watch

**Parcel Summary**

**Parcel ID** 08197-009-000  
**Prop ID** 105280 No Image Available  
**Location Address** 3055 NE 28TH DR BLDG 10  
 GAINESVILLE, FL 32609  
[See more addresses...](#)  
**Neighborhood/Area** 324400.00  
**Subdivision**  
**Legal Description** COM NW COR SEC S 01 DEG 18 MIN 03 SEC E 1225.66 FT S  
 60 DEG 29 MIN 07 SEC E 1023.14 FT S 30 DEG 02 MIN 53 SEC  
 W 50 FT S 30 DEG 02 MIN 32 SEC W 694.75 FT POB S 30 DEG  
 02 MIN 32 SEC W 321.58 FT S 60 DEG 29 MIN 07 SEC E  
 322.80 FT S 30 DEG 02 MIN 32 SEC W 249  
(Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** MUNICIPAL (08900)  
**Sec/Twp/Rng** 26-09-20  
**Tax Area** GAINESVILLE (3600)  
**Acres** 23  
**Homesteaded** False

[View Map](#)

**Millage Rate Value**

**Millage Rate:** 21.938

**Owner Information**

[CITY OF GAINESVILLE](#)  
 PO BOX 490 MS 58  
 GAINESVILLE, FL 32627

**Valuation**

	2024 Proposed Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	\$4,782,024	\$4,782,024	\$4,782,024	\$4,782,024	\$4,782,024
Land Value	\$36,800	\$36,800	\$36,800	\$36,800	\$36,800
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	<b>\$4,818,824</b>	<b>\$4,818,824</b>	<b>\$4,818,824</b>	<b>\$4,818,824</b>	<b>\$4,818,824</b>
Assessed Value	\$4,818,824	\$4,818,824	\$4,818,824	\$4,818,824	\$4,818,824
Exempt Value	\$4,818,824	\$4,818,824	\$4,818,824	\$4,818,824	\$4,818,824
Taxable Value	\$0	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

**Land Information**

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
8900		23.00	1001880	0	0	PS

**Building Information**

Type	SOH MISC	Heat	
Total Area	63,038	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1985

Type	NSOH MISC	Heat	
Total Area	13	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1980

**Sub Area**

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3643	COURT R	924		C5	COMM
3880	FENCE	1		C1	COMM
4580	OFFICE	180		C2	COMM
4680	PAVING 1	33,333		C1	COMM
4680	PAVING 1	28,600		C1	COMM

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
6000	6000	1		C2	COMM
6000	6000	1		C2	COMM
6000	6000	1		C2	COMM
6000	6000	1		C2	COMM
6000	6000	1		C2	COMM
6000	6000	1		C2	COMM
6000	6000	1		C2	COMM
6000	6000	1		C2	COMM
6000	6000	1		C2	COMM
6000	6000	1		C2	COMM
6000	6000	1		C2	COMM
6000	6000	1		C2	COMM
6000	6000	1		C2	COMM
6000	6000	1		C2	COMM
6000	6000	1		C2	COMM

**Sales**

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/19/2013	\$1,384,600	MS	4244	131	Unqualified (U)	Improved	* BOARD OF TRUSTEES OF THE INT	CITY OF GAINESVILLE	<a href="#">Link (Clerk)</a>

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

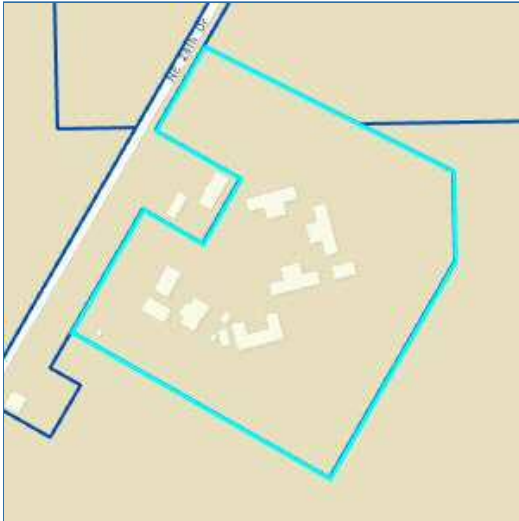
**Permits**

Permit Number	Type	Primary	Active	Issue Date	Value
B24-000085	COMM REMODEL PERMIT	Yes	Yes	2/12/2024	\$8,000
M22-001639	MECHANICAL	Yes	No	11/7/2022	\$28,000
M22-001640	MECHANICAL	Yes	No	11/7/2022	\$28,000
F22-000222	FIRE SPR. SYS.	Yes	No	11/3/2022	\$0
B22-001253	COMM REMODEL PERMIT	Yes	No	10/31/2022	\$44,848
B22-001216	COMM REMODEL PERMIT	Yes	No	10/31/2022	\$25,431
B22-001252	COMM REMODEL PERMIT	Yes	No	10/28/2022	\$32,121
M22-001542	MECHANICAL	Yes	No	10/25/2022	\$11,200
M22-001190	MECHANICAL	Yes	No	10/19/2022	\$33,490
B22-000536	COMM REMODEL PERMIT	Yes	No	10/18/2022	\$413,700
B22-000750	COMM REMODEL PERMIT	Yes	No	7/25/2022	\$125,000
M22-000245	MECHANICAL	Yes	No	4/1/2022	\$7,000

Permit Number	Type	Primary	Active	Issue Date	Value
19-02867-07	FIRE SPR. SYS.	Yes	No	1/7/2020	\$0
19-02867	COMM REMODEL PERMIT	Yes	No	8/19/2019	\$202,000
19-03399	MISCELLANEOUS	Yes	No	5/22/2019	\$0
18-07644	MISCELLANEOUS	Yes	No	11/30/2018	\$0
18-07409	MECHANICAL	Yes	No	10/25/2018	\$0
18-05722	RES. ALTER./REPAIR	Yes	No	9/19/2018	\$20,205
18-04457	FIRE SPR. SYS.	Yes	No	7/25/2018	\$7,500

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



Photos



No data available for the following modules: TRIM Notice, Extra Features, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 9/11/2024, 4:58:49 AM

Contact Us



ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
08197 009 000	3035 NE 28TH DR	3600

CITY OF GAINESVILLE  
 PO BOX 490 MS 58  
 GAINESVILLE, FL 32627

EXEMPTIONS:  
 MUNICIPAL PROPERTY



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	4,818,824	4,818,824	0	0.00	
LIBRARY GENERAL	1.0339	4,818,824	4,818,824	0	0.00	
SCHOOL CAP PROJECT	1.5000	4,818,824	4,818,824	0	0.00	
SCHOOL DISCRNRY & CN	0.7480	4,818,824	4,818,824	0	0.00	
SCHOOL GENERAL	3.1840	4,818,824	4,818,824	0	0.00	
SCHOOL VOTED	1.0000	4,818,824	4,818,824	0	0.00	
CHILDREN'S TRUST	0.4612	4,818,824	4,818,824	0	0.00	
ST JOHNS RIVER WATER MGT DISTR	0.1793	4,818,824	4,818,824	0	0.00	
CITY OF GAINESVILLE	6.4297	4,818,824	4,818,824	0	0.00	
<b>TOTAL MILLAGE</b>		<b>22.1775</b>	<b>AD VALOREM TAXES</b>		<b>\$0.00</b>	

**LEGAL DESCRIPTION**  
 COM NW COR SEC S 01 DEG 18 MIN 03  
 SEC E 1225.66 FT S 60 DEG 29 MIN 07  
 SEC E 1023  
 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$0.00</b>

**PAY ONLY ONE AMOUNT.** **COMBINED TAXES AND ASSESSMENTS \$0.00**

IF PAID BY PLEASE PAY	Sep 30, 2024	\$0.00			
-----------------------	--------------	--------	--	--	--

**JOHN POWER, CFC** ALACHUA COUNTY TAX COLLECTOR  
 2023 PAID REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS  
 PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
08197 009 000	3035 NE 28TH DR

CITY OF GAINESVILLE  
 PO BOX 490 MS 58  
 GAINESVILLE, FL 32627

**PAY ONLY ONE AMOUNT**

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Sep 30, 2024	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT  
[www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

Please Retain this Portion for your Records. Receipt Available Online.

Sign Up for Property Watch

**Parcel Summary**

**Parcel ID** 08197-011-000  
**Prop ID** 105282  
**Location Address** 3055 NE 28TH DR BLDG 1  
 GAINESVILLE, FL 32609  
[See more addresses...](#)  
**Neighborhood/Area** 324400.00  
**Subdivision**  
**Legal Description** COM NW COR SEC S 01 DEG 18 MIN 03 SEC E 1225.66 FT S  
 60 DEG 29 MIN 07 SEC E 1023.14 FT S 30 DEG 02 MIN 53 SEC  
 W 50 FT POB S 30 DEG 02 MIN 32 SEC W 1016.33 FT S 60  
 DEG 29 MIN 07 SEC E 322.80 FT S 30 DEG 02 MIN 32 SEC W  
 249.81 FT N 59 DEG 53 MIN 43 SEC W 2  
(Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** VACANT (00000)  
**Sec/Twp/Rng** 26-09-20  
**Tax Area** GAINESVILLE (3600)  
**Acres** 7.24  
**Homesteaded** False

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



[View Map](#)

**Millage Rate Value**

Millage Rate: 21.938

**Owner Information**

[CITY OF GAINESVILLE](#)  
 PO BOX 490 MS 58  
 GAINESVILLE, FL 32627

**Valuation**

	2024 Proposed Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$11,584	\$11,584	\$11,584	\$11,584	\$11,584
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$11,584	\$11,584	\$11,584	\$11,584	\$11,584
Assessed Value	\$11,584	\$11,584	\$11,584	\$11,584	\$11,584
Exempt Value	\$11,584	\$11,584	\$11,584	\$11,584	\$11,584
Taxable Value	\$0	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

**Land Information**

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
8900	MUNICIPALLY OWNED	7.24	315374.4	0	0	PS

**Sales**

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/19/2013	\$1,384,600	MS	4244	131	Unqualified (U)	Improved	* BOARD OF TRUSTEES OF THE INT	CITY OF GAINESVILLE	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



Photos



No data available for the following modules: TRIM Notice, Building Information, Sub Area, Extra Features, Permits, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.  
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Contact Us



ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
08197 011 000	UNASSIGNED LOCATION RE	3600

CITY OF GAINESVILLE  
 PO BOX 490 MS 58  
 GAINESVILLE, FL 32627

EXEMPTIONS:  
 MUNICIPAL PROPERTY



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6414	11,584	11,584	0	0.00	
LIBRARY GENERAL	1.0339	11,584	11,584	0	0.00	
SCHOOL CAP PROJECT	1.5000	11,584	11,584	0	0.00	
SCHOOL DISCRNRY & CN	0.7480	11,584	11,584	0	0.00	
SCHOOL GENERAL	3.1840	11,584	11,584	0	0.00	
SCHOOL VOTED	1.0000	11,584	11,584	0	0.00	
CHILDREN'S TRUST	0.4612	11,584	11,584	0	0.00	
ST JOHNS RIVER WATER MGT DISTR	0.1793	11,584	11,584	0	0.00	
CITY OF GAINESVILLE	6.4297	11,584	11,584	0	0.00	
<b>TOTAL MILLAGE</b>		<b>22.1775</b>	<b>AD VALOREM TAXES</b>		<b>\$0.00</b>	

**LEGAL DESCRIPTION**  
 COM NW COR SEC S 01 DEG 18 MIN 03  
 SEC E 1225.66 FT S 60 DEG 29 MIN 07  
 SEC E 1023  
 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$0.00</b>

**PAY ONLY ONE AMOUNT.** **COMBINED TAXES AND ASSESSMENTS \$0.00**

IF PAID BY PLEASE PAY	Sep 30, 2024 \$0.00				
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**JOHN POWER, CFC** 2023 PAID REAL ESTATE 105282  
 ALACHUA COUNTY TAX COLLECTOR NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS  
 PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
08197 011 000	UNASSIGNED LOCATION RE

CITY OF GAINESVILLE  
 PO BOX 490 MS 58  
 GAINESVILLE, FL 32627

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Sep 30, 2024	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

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Sec. 30-4.19. - Permitted uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section are allowed.

**Table V-7: Permitted Uses in Mixed-Use and Nonresidential Districts.**

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
<b>RESIDENTIAL</b>													
Single-family dwelling		P	-	P	P	-	-	-	-	-	P	-	-
Attached dwelling		P	P	P	P	-	-	-	-	-	-	-	-
Multi-family dwelling		P	P	P	P	S	-	-	-	-	P	-	-
Accessory dwelling unit	<u>30-5.36</u>	A	A	A	A	A	A	-	-	A	A	-	-
Adult day care home	<u>30-5.2</u>	P	P	P	P	P	P	-	-	P	-	-	-
Community residential home (up to 6 residents)	<u>30-5.6</u>	P	P	P	P	-	-	-	-	-	P	-	-
Community residential home (more than 14 residents)	<u>30-5.6</u>	-	P	P	P	-	-	-	-	-	P	-	-
Community residential home (7 to 14 residents)	<u>30-5.6</u>	P	P	P	P	-	-	-	-	-	P	-	-
Family child care home	<u>30-5.10</u>	P	-	P	P	-	-	-	-	-	P	-	-

Single room occupancy residence	<u>30-5.8</u>	P	P	P	P	-	-	-	-	-	P	-	-
<b>NONRESIDENTIAL</b>													
Alcoholic beverage establishment	<u>30-5.3</u>	S	S	-	-	-	P	-	P	P	-	P	P
Assisted living facility		P	P	-	P	-	-	-	-	-	P	-	-
Armor systems manufacturing and assembly	<u>30-5.16</u>	P	-	-	-	-	-	-	-	-	-	-	-
Bed and breakfast establishment	<u>30-5.4</u>	P	P	S	S	-	P	-	P	-	-	-	-
Business services		P	P	-	P	P	P	P	P	P	P	P	P
Carwash	<u>30-5.5</u>	S	S	-	-	-	P	P	S	P	P	P	P
Civic, social, or fraternal organization		P	P	-	-	-	P	P	P	P	-	-	-
Day care center	<u>30-5.7</u>	P	P	P	P	P	P	-	-	P	P	-	-
Drive-through facility	<u>30-5.9</u>	P	P	-	-	-	P	P	P	P	P	P	P
Emergency shelter		P	P	P	P	P	P	P	P	P	P	P	P
Equipment sales, rental and leasing, heavy		-	-	-	-	-	-	-	-	-	-	P	P
Equipment rental and leasing, light		-	P	P	P	-	P	P	-	P	P	P	P
Food distribution center for the needy	<u>30-5.12</u>	-	-	-	-	-	S	-	S	S	-	-	-

Food truck, not located within a food truck park	<u>30-5.38</u>	P	P	A	A	P	P	P	P	P	P	P	P
Food truck park (less than 6 pads)	<u>30-5.13</u>	P	P	-	P	P	P	P	P	P	P	P	P
Food truck park (6 or more pads) <sup>4</sup>	<u>30-5.13</u>	S	S	-	S	S	S	S	S	S	S	S	S
Gasoline or alternative fuel station	<u>30-5.14</u>	S	S	-	-	-	P	P	P	S	P	S	S
Go-cart raceway and rentals (indoor and outdoor)		-	-	-	-	-	-	-	-	-	-	S	S
Health services		P	P	P	P	P	-	-	-	-	P	-	-
Hotel or motel		S	S	-	-	S	P	-	P	P	S	-	-
Ice manufacturing/vending machines	<u>30-5.41</u>	-	-	-	-	-	S	S	S	A	A	A	A
Industrial	<u>30-5.15</u>	-	-	-	-	-	-	-	-	-	-	P	P
Job training and vocational rehabilitation services		-	P	-	-	-	P	-	-	P	P	P	-
Junkyard or salvage yard	<u>30-5.16</u>	-	-	-	-	-	-	-	-	-	-	S	P
Laboratory, medical or dental		P	P	P	P	P	P	-	-	P	P	P	P
Large-scale retail		-	P	-	-	-	P	P	P	P	-	-	-
Library		-	P	-	-	P	-	-	-	-	P	-	-



Public maintenance or storage facility		-	-	-	-	-	-	-	-	P	P	P	P
Public park		S	S	S	S	P	P	P	P	P	P	P	P
Recreation, indoor		P	P	P	P	P	P	P	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	S	P	P	S	-	P	P
Recreational vehicle park	<u>30-5.23</u>	-	-	-	-	-	-	P	P	P	-	P	-
Recycling center		-	S	-	-	-	S	-	-	-	S	S	P
Rehabilitation center		S	S	S	S	-	S		-	S	-	S	
Research development or testing facility		-	-	-	-	P	P	-	-	P	P	P	P
Residence for destitute people	<u>30-5.24</u>	S	S	S	S	-	S	-	S	-	-	-	-
Restaurant		P	P	-	S	P	P	P	P	P	P	P	P
Retail nursery, lawn, or garden supply store		P	P	-	-	-	P	P	-	P	P	P	-
Retail sales (not elsewhere classified)		P	P	-	-	S	P	P	P	P	P	S	S
School (elementary, middle, or high - public or private)		P	P	S	S	-	P	-	-	-	P	-	-
School, professional		P	P	P	P	P	P	P	-	P	P	P	P
School, vocational or trade		-	P	P	P	-	P	P	-	P	P	P	P
Scooter or electric golf cart sales		P	P	-	-	-	P	P	-	P	-	P	-

Sexually-oriented cabaret	<u>30-5.25</u>	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented motion picture theater	<u>30-5.25</u>	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented retail store	<u>30-5.25</u>	-	-	-	-	-	P	-	P	-	-	-	P
Simulated gambling establishment		-	-	-	-	-	-	-	-	-	-	-	-
Skilled nursing facility		P	P	-	P	P	P	-	-	-	P	-	-
Social service facility	<u>30-5.27</u>	S	S	S	S	-	-	-	-	-	P	S	S
Solar generation station	<u>30-5.29</u>	-	-	-	-	-	-	-	-	P	-	P	P
Subsistence garden	<u>30-5.30</u>	P	P	P	P	P	P	P	P	P	P	P	P
Urban market farm, less than 5 acres	<u>30-5.30</u>	P	P	P	P	P	P	P	P	P	P	P	P
Urban market farm, 5 acres or greater	<u>30-5.30</u>	S	S	S	S	S	S	S	S	S	S	S	S
Truck or bus terminal or maintenance facility		-	-	-	-	-	-	P	P	P	P	P	P
Vehicle repair	<u>30-5.31</u>	-	-	-	-	-	-	P	P	P	-	P	P
Vehicle rental		-	-	-	-	-	P	P	P	P	P	P	-
Vehicle sales (no outdoor display)		-	-	-	-	-	P	P	P	P	-	P	-

Vehicle sales (with outdoor display)		-	-	-	-	-	-	P	-	P	-	P	P
Vehicle services	<u>30-5.31</u>	S	S	-	-	-	P	P	P	P	S	P	P
Veterinary services	<u>30-5.32</u>	P	P	P	P	P	P	P	P	P	P	P	P
Warehouse or distribution facility (less than 100,000 sf)		-	-	-	-	-	-	-	-	P	P	P	P
Warehouse or distribution facility (100,000 sf or greater)		-	-	-	-	-	-	-	-	P	P	P	P
Waste management facility		-	-	-	-	-	-	-	-	S	-	P	P
Wholesale trade		-	-	-	-	-	-	S	-	P	P	P	P
Wireless communication facility or antenna	See <u>30-5.33</u>												

**LEGEND:**

P = Permitted by right; S = Special use permit; A = Accessory; Blank = Use not allowed.

1 = Only when accessory to and in the same building as health services or offices of physicians, dentists, and other health practitioners.

2 = Accessory to and in the same building as health services and comprising less than 25 percent of the gross floor area of the building.

3 = Prohibited where adjacent to single-family zoned property.

4 = Special use permit required for any proposed food truck park with six or more food truck pads when the food truck park's boundaries would be less than 300 feet from the boundary of any single-family zoned property or property that is developed with a single-family dwelling; otherwise, such food truck park is allowed by right.

(Ord. No. 160685, § 3, 3-15-18; Ord. No. 170975, § 3, 2-21-19; Ord. No. 190082, § 1, 10-17-19; Ord. No. 190292, § 4, 2-20-20;  
 Ord. No. 190714, § 4, 6-4-20; Ord. No. 190988, § 4, 9-3-20; Ord. No. 191128, § 4, 9-17-20; Ord. No. 200727, § 4, 6-2-22; Ord.  
 No. 211358, § 12, 10-17-22; Ord. No. 2023-168, § 12, 6-1-23)

2025-662B

Sec. 30-4.20. - Dimensional standards.

The following tables contain the dimensional standards for the various uses allowed in each district:

**Table V-8: Mixed-Use and Nonresidential Districts Dimensional Standards.**

	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	W	BI	I-1	I-2
<b>DENSITY/INTENSITY</b>												
Residential density (units/acre)												
Min. <sup>1</sup>	8	12	None	None	10	None	None	None	8	None	None	None
Max.	30	30	20	20	30	None	None	None	30	None	None	None
Nonresidential building coverage	60%	75%	40%	50%	50%	None	None	None	None	None	None	None
Nonresidential GLA (max)	100,000	None	None	None	None	None	None	None	None	None	None	None
<b>LOT STANDARDS</b>												
Min. lot area (sq. ft.)	None	None	6,000	6,000	None	None	None	6,000	None	None	None	None
Min. lot width (ft.)	None	None	60	60	None	None	None	60	None	None	None	None
Min. lot depth (ft.)	None	None	90	90	None	None	None	90	None	None	None	None
<b>SETBACKS (ft.)</b>												

Front	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	15 min.	10 min. 100 max.	25 min.	25 min.	25 min.	25 min.
Side-street (min)	15	15	10	10	10	10	15	10	25	20	25	25
Side-interior (min)	10	10	10	10	10	10	10	10	10 <sup>4</sup>	10	10 <sup>4</sup>	20 <sup>4</sup>
Rear (min)	10	10	10	10	10	10	15	10	10 <sup>4</sup>	20	10 <sup>4</sup>	10 <sup>4</sup>
<b>MAXIMUM BUILDING HEIGHT (stories)</b>												
By right	5	5	3	3	5	5	5	5	5	5	5	5
With building height bonus	8	8	-	8	8	8	-	8	-	-	-	-

2025-662B

**LEGEND:**

- 1 = Lots that existed on November 13, 1991, as recorded in the city and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.
- 2 = Developments of 50,000 sq. ft. or more of gross leasable area shall be located along arterials or collectors, as defined in the official roadway map.
- 3 = Where the yard abuts and is used for access to a railroad siding, the minimum setback shall be zero feet.
- 4 = Where the rear or side yard abuts U1 or single-family residential zoning or a historic district, section 30-4.8 development compatibility standards shall apply.

(Ord. No. 170974, § 8, 2-21-19)

Sec. 30-4.21. - Design standards.

*A. Parking.*

- 1. Motor vehicle parking is required in accordance with article VII. All motor vehicle parking except a double-loaded row of parking shall be located in the rear and/or interior side of the building, unless such a location is prevented by topography, stormwater retention or significant trees, as determined by the appropriate reviewing board, city manager or designee. In no case shall more than 50 percent of the parking be located between the front facade and the primary abutting street, unless modified by the appropriate reviewing board, city manager or designee. However, driveway entrances and exits to parking areas shall be allowed on the front side of the building. There shall be no limit on the number of parking spaces in parking structures.

- 2. Bicycle parking spaces shall be installed as required by article VII. Such parking may encroach into the public right-of-way and may be located within the building frontage and/or landscape zones. Bicycle parking requirements may be waived if public bicycle parking exists to serve the use.

B. *Sidewalks.*

- 1. All developments, unless provided otherwise in this chapter, shall provide sidewalks along all street frontage. All developments shall provide pedestrian connections from the public sidewalk to the principal building. Entrance sidewalks shall be a minimum of five feet of clear width.

2. *Minimum sidewalk widths.*

Multi-Family Residential/Industrial	Commercial/Institutional/Office/Mixed-Use
7 feet	8 feet

The minimum unobstructed width shall be two feet less than the required sidewalk width, as long as at least five feet of unobstructed width is retained. At transit stops, the minimum width is eight feet of unobstructed width.

- C. *Building orientation.* The main entrance of buildings or units shall be located on the first floor on the more primary street.
- D. *Glazing.* Building walls facing the more primary street shall have non-reflective, transparent windows or glazed area covering at least 25 percent of their surface at pedestrian level (between three feet and eight feet above grade) on the first floor. Operable transparent entrance doors may be included in the calculation of total facade surface area.
- E. *Mechanical equipment.* All mechanical equipment shall be placed on the roof, in the rear or side of the building, and shall be screened with parapets or other types of visual screening.

(Ord. No. 170831, § 5, 4-5-18)

## Sec. 30-4.22. - Purpose and standards.

A. *Agriculture (AGR).*

1. *Purpose.* The AGR district is established for the purpose of providing for a diversity of agricultural activities, including limited processing and sale of agricultural products raised on the premises and including some agricultural activities that may be objectionable if conducted in close proximity to residential developments.
2. *Objectives.* The provisions of the AGR district are intended to:
  - a. Protect watersheds, wilderness and scenic areas and conserve wildlife, as well as preserve open space.
  - b. Promote forestry, the growing of crops and grazing.
  - c. Provide for spacious developments.
  - d. Encourage the orderly expansion of urban development.

B. *Airport facility (AF).* See [section 30-4.25](#).C. *Conservation (CON).*

1. *Purpose.* The CON district is established for the purpose of conserving, restoring and protecting environmentally significant lands within the city and for establishing natural buffers between incompatible uses. It is intended that this district shall protect, restore and preserve natural features and open space so that the present and future residents of the city shall be able to enjoy the benefits of the natural environment of the city.
2. *Objectives.* The provisions of the CON district are intended to:
  - a. Conserve parks, recreational areas, open space, floodplains and unique natural features.
  - b. Protect and restore the natural features of the city, environmentally significant lands along creeks, wetlands, uplands and lakes, areas subject to detrimental erosion, and areas subject to noise disturbance due to aircraft-generated sound levels in close proximity to an airport or under a flight path.
  - c. Restrict the development of lands upon which a more intensive development would cause adverse environmental impact.
  - d. Provide the assurance of natural buffering between incompatible land uses.

D. *Educational services (ED).*

1. *Purpose.* The ED district is established to identify and locate public educational facilities at appropriate locations throughout the community.

2. *Objectives.* The provisions of the ED district are intended to locate such uses so as to provide easy accessibility and convenience to the users.

E. *Medical services (MD).*

1. *Purpose.* The MD district is established to provide adequate space in appropriate locations suitable for accommodating the health and related medical needs of the community.
2. *Objectives.* The provisions of the MD district are intended to:
  - a. Encourage such development to locate in close proximity to the community's major transportation arteries so as to provide maximum accessibility for emergency vehicles and the general public.
  - b. Discourage encroachment by unrelated retail and office activities and other incompatible uses.
  - c. Ensure through development plan review that development is undertaken in a manner compatible with less intense uses of land or buildings in the area.

F. *Planned development (PD).* See article III.

G. *Public Services and Operations (PS).*

1. *Purpose.* The public services and operations (PS) district is established for the purpose of identifying and providing suitable locations for the necessary public and private utility, public-private partnerships or other legal arrangements where the land title is vested in a government and the use(s) serves a public purpose, and recreation activities that serve and are used directly by the public for their own benefit and are necessary to the normal conduct of the community's activities. This district may be isolated and surrounded by any other zoning district compatible with the intended use of the facility.
2. *Objectives.* The provisions of the PS district are intended to:
  - a. Accommodate utilities, recreation and public facilities, at appropriate locations, necessary to serve the public.
  - b. Ensure public awareness of the location of existing or potential utilities, recreation and public facilities.
  - c. Ensure, by requiring development plan review where necessary, that such uses are designed to minimize negative impacts on surrounding properties.
3. *Additional requirements.* The following criteria shall apply to all uses within the PS district:
  - a. *Site design.*
    - i. Building scale and massing shall relate to that of adjacent buildings to the extent practical.
    - ii. Public developments shall be exemplary in their use of signage and landscaping and in the preservation of existing trees.

- iii. Pedestrian areas shall be separated from vehicular areas wherever possible. Traffic circulation should be safe, convenient and designed according to sound engineering practices.
  - iv. The design of the site and facilities shall promote energy conservation through proper solar access, shading and other measures, where appropriate.
  - v. Appropriate access for emergency vehicles, garbage trucks and other service vehicles shall be provided.
  - vi. All site elements shall be designed to protect natural and community resources, such as wildlife habitats, historic structures and ecologically sensitive areas.
- b. *External compatibility.*
- i. Buffering and screening of public service facilities shall be provided commensurate with the facility's degree of impact and incompatibility with surrounding developments.
  - ii. Electrical transformers and other utility equipment shall be screened from public view.
  - iii. Site illumination and public address systems, particularly for recreation areas, shall be designed so as to create no interference with the privacy of adjoining properties.
  - iv. Adverse impacts on adjacent properties, such as noise, smoke, glare and odor, shall be mitigated through site design. Where necessary, building construction methods or mechanical equipment should also be used to mitigate these adverse impacts.
- c. *Preliminary development plan in conjunction with rezoning.* When a property is rezoned to the PS district, the plan board shall recommend to the city commission whether a preliminary development plan is required before the property is rezoned or the uses permitted on the property are changed. The city commission may require such development plan, or those specific items or portions of a preliminary development plan that the city commission deems necessary, to be included as part of any petition to rezone property to this classification or to change the permitted uses on the property if the newly permitted use has not been previously approved. Should the city commission deem a preliminary development plan is needed to judge whether the proposed use can be accommodated on the site without detriment to the health, safety and general welfare of surrounding properties, the development plan shall meet the requirements of this chapter.

A preliminary development plan is intended to help further the purpose of this district by providing the plan board and city commission with additional information on site-specific conditions that will assist the city plan board and city commission in their decision-making process relating to the accommodation of the proposed use(s) at appropriate locations necessary to serve the public; the assurance of public awareness of the proposed location

of potential public facilities, utilities and recreation; and the assurance that the conditions placed upon the rezoning are designed to minimize any potential negative impacts on surrounding properties.

Sec. 30-4.23. - Permitted uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section are allowed.

**Table V-9: Permitted Uses in Special Districts.**

Use	Use Standards	AGR	AF	CON	ED	MD	P\$
Accessory dwelling unit	<u>30-5.36</u>	A	-	-	-	A	-
Agricultural, forestry and fishing uses		P	-	-	-	-	-
Airport		-	S	-	-	-	-
Animal specialty services		P	-	-	-	-	P
Arboreta and botanical or zoological garden		-	-	P	-	-	P
Armor systems manufacturing and assembly	<u>30-5.16</u>	-	P	-	-	-	-
Assisted living facility		-	-	-	-	P	-
Business services		-	P	-	-	P	P
Campground		P	-	-	-	-	P

Cemetery		-	-	-	-	-	P
Community residential home (up to 6 residents)	<u>30-5.6</u>	P	-	P	-	-	-
Correctional institution		-	-	-	-	-	P
Day care center	<u>30-5.7</u>	-	-	-	-	P	P
Drive-through facility	<u>30-5.9</u>	-	P	-	-	-	-
Emergency shelter		-	-	P	P	P	P
Equipment rental and leasing, heavy		P	P	-	-	P	-
Equipment rental and leasing, light		P	P	-	P	P	-
Farmers market		P	-	-	-	-	P
Food distribution center for the needy	<u>30-5.12</u>	-	-	-	-	P	P
Food truck, not located within a food truck park	<u>30-5.38</u>	-	P	-	P	P	A
Food park (less than 6 pads)	<u>30-5.13</u>	-	P	-	P	P	P
Food truck park (6 or more pads) <sup>1</sup>	<u>30-5.13</u>	-	S	-	S	S	S
Gasoline or alternative fuel station	<u>30-5.14</u>	-	P	-	-	-	P
Golf course		P	P	-	-	-	P
Health services		-	P	-	-	P	P

Heliport		-	P	-	-	S	-
Hospital		-	-	-	-	P	-
Hotel or motel		-	P	-	-	P	-
Library		-	-	-	-	-	P
Light assembly, fabrication and processing	<u>30-5.17</u>	-	P	-	-	-	-
Medical or dental laboratory		-	P	-	-	P	-
Medical marijuana dispensing facility		-	P	-	-	A	-
Membership sports and recreation club		P	P	-	-	-	P
Mini-warehouse or self-storage facility	<u>30-5.19</u>	-	P	-	-	-	-
Museums or art gallery		-	-	-	P	-	P
Office		-	P	-	-	P	P
Office, medical or dental		-	P	-	-	P	-
Outdoor storage (principal use)	<u>30-5.20</u>	S	S	-	-	-	-
Parking, surface (principal use)	<u>30-5.21</u>	-	S	-	-	-	P
Pet services		P	P	-	-	-	P
Place of religious assembly	<u>30-5.22</u>	-	P	-	P	-	-
Public administration building		-	P	-	P	P	P

Public maintenance or storage facility		-	P	-	-	-	P
Public park		P	P	P	P	P	P
Recreation, indoor		P	P	-	P	-	P
Recreation, outdoor		-	P	-	P	-	P
Recreational vehicle park		-	-	-	-	-	P
Rehabilitation center		-	-	-	-	P	P
Research development or testing facility		-	P	-	-	P	-
Residence for destitute people	<u>30-5.24</u>	-	-	-	-	P	P
Restaurant		-	P	-	-	P	-
Retail nursery, lawn, or garden supply store		S	P	-	-	-	-
Retail sales (not elsewhere classified)		-	P	-	-	A	-
Sale of agricultural products		A	-	-	-	-	P
School (elementary, middle, or high - public or private)		-	-	-	P	-	-
School, professional		-	P	-	P	-	-
School, vocational or trade		-	P	-	P	-	-
Shooting range, outdoor	<u>30-5.26</u>	S	-	-	-	-	-

Simulated gambling establishment		-	-	-	-	-	-
Single-family dwelling		P	-	P	-	-	-
Single room occupancy residence	<u>30-5.8</u>	-	-	-	-	-	P
Skilled nursing facility		-	-	-	-	P	-
Social service facility	<u>30-5.27</u>	-	-	-	-	P	-
Solar generation station	<u>30-5.29</u>	P	P	-	-	-	P
Stadiums or athletic arena		-	-	-	P	-	P
Subsistence garden	<u>30-5.30</u>	P	P	P	P	P	P
Urban market farm, less than 5 acres	<u>30-5.30</u>	P	P	P	P	P	P
Urban market farm, 5 acres or greater	<u>30-5.30</u>	S	S	S	S	S	S
Theater, drive-in		-	S	-	-	-	-
Truck, train or bus terminal or maintenance facility		-	P	-	-	-	P
Utilities		-	-	-	-	-	P
Vehicle repair	<u>30-5.31</u>	-	P	-	-	-	P
Vehicles sales or rental		-	P	-	-	-	-
Veterinary services	<u>30-5.32</u>	P	P	-	-	-	-
Warehouse or distribution facility (less than 50,000 sf)		-	P	-	-	-	-

Warehouse or distribution facility (50,000 sf or greater)		-	P	-	-	2025-662B -	-
Waste management facility		-	-	-	-	-	S
Water conservation area, water reservoir or control structure, or drainage or water well		-	-	P	-	-	P
Wholesale trade		-	P	-	-	-	-
Wireless communication facility or antenna	See <u>30-5.33</u>						

**LEGEND:**

P = Permitted by right; S = Special use permit; A = Accessory; Blank = Use not allowed.

\* = Other uses may be allowed as designated by the ordinance rezoning a property to PS.

1 = Special use permit required for any proposed food truck park with six or more food truck pads when the food truck park's boundaries would be less than 300 feet from the boundary of any single-family zoned property or property that is developed with a single-family dwelling; otherwise, such food truck park is allowed by right.

(Ord. No. 160685, § 4, 3-15-18; Ord. No. 170975, § 4, 2-21-19; Ord. No. 190292, § 5, 2-20-20; Ord. No. 190714, § 5, 6-4-20; Ord. No. 190988, § 5, 9-3-20; Ord. No. 191128, § 5, 9-17-20; Ord. No. 200727, § 5, 6-2-22; Ord. No. 211358, § 13, 10-17-22; Ord. No. 2023-168, § 13, 6-1-23; Ord. No. 2024-90, § 1, 4-18-24)

Sec. 30-4.24. - Dimensional standards.

The following table contains the dimensional standards for the various uses allowed in each special district:

**Table V-10: Dimensional Standards for Special Districts.**

	AGR	AF	CON	ED	MD	PS <sup>5</sup>
<b>DENSITY/INTENSITY</b>						

Max. density (units/acre)	0.2		0.2			2025-662B
Max. lot coverage	20%	None	10% <sup>1</sup>	None	40% <sup>2</sup>	
<b>LOT STANDARDS</b>						
Min. lot area	5 acres	None	5 acres	None	6,000 sq. ft.	
Min. lot width (ft.)	300	None	None	None	60	
Min. lot depth (ft.)	300	None	None	None	None	
<b>MIN. SETBACKS (ft.)</b>						
Front	50 <sup>4</sup>	25	50	25 <sup>7</sup>	20	
Side-street	50 <sup>4</sup>	<sup>6</sup>	50	25 <sup>7</sup>	15	
Side-interior	25 <sup>4</sup>	<sup>6</sup>	25	15 <sup>7</sup>	15	
Rear	50 <sup>4</sup>	<sup>6</sup>	50	50	15	
<b>BUILDING HEIGHT (stories)</b>						
Max.	3	None	3	None	5	
With SUP	NA	NA	NA	NA	14 <sup>8</sup>	

**LEGEND:**

1 = By impervious cover of any kind.

2 = 50 percent when a minimum of 75 percent of parking is accommodated within a parking structure.

3 = Intensive recreation uses such as fairgrounds, stadia, community assembly buildings, performing arts halls, arenas, etc.

4 = Hog raising operations, buildings for commercial poultry raising, dog kennels and open runs or cages, and stables shall be located a minimum of 200 feet from any property line.

5 = Development standards to be determined at the time of rezoning.

6 = Per FAA and airport regulations.

7 = If the development abuts land shown as SF or RL on the future land use map, the setback along that property line shall be 50 feet plus an additional ten feet setback per every floor above the second.

8 = Building heights for hospitals and large-scale medical office facilities may be increased to a maximum of 14 stories through the special use permit process. All other uses may be increased to a maximum of eight stories through the special use permit process.

(Ord. No. 170974, § 9, 2-21-19)

Sec. 30-4.25. - Airport facility (AF).

- A. *Purpose.* The airport facility (AF) district is established to ensure the proper and safe operation of the Gainesville Regional Airport, to protect the public investment in the airport, and to protect and promote the public utility of the airport. Recognizing the unique conditions pertaining to the airport, this district provides a means of balancing local concerns with conformance to applicable state and federal regulations.
- B. *Objectives.* The provisions of the AF district are intended to:
1. Ensure public health, safety, and welfare by adherence to all applicable local, state, and federal standards and regulations.
  2. Protect the public investment through development plan review, where applicable, to accommodate efficient and harmonious use of the facility.
  3. Be consistent with the Comprehensive Plan and be compatible with surrounding land uses through adoption and implementation of the airport facility zoning map.
- C. *Additional requirements.*
- 1.

**QUALIFICATIONS OF THE APPRAISER**  
**William Emerson, MAI**

**Employment:**

Secretary/Treasurer of Emerson Appraisal Company. Actively engaged in the real estate appraisal profession since 1983, with appraisal experience in all types of valuation and evaluation assignments. Emerson Appraisal Company was established in 1961 and provides appraisal services to the Gainesville, Alachua County and the North Central Florida geographical region.

**Contact Information:**

Emerson Appraisal Company, Inc.      Phone: (352) 372-5645    Fax: (352) 377-4665  
 110 Northwest 2<sup>nd</sup> Avenue              Email: [bill@emersonappraisal.com](mailto:bill@emersonappraisal.com)  
 Gainesville, FL 32601                      Website: [www.emersonappraisal.com](http://www.emersonappraisal.com)

**Appraisal License:**

State of Florida  
 State Certified General Real Estate Appraiser RZ248

**Educational Background:**

B.S.B.A.    University of Florida, 1983  
                  Major-Computer and Informational Science  
                  Minor-Economics

**Professional Seminars:**

A.I.R.E.A.    R41B Seminar, 1985  
 S.R.E.A.    R41C Seminar, 1987  
 A.I.        Powerline Easement & EMF's, 1995  
 A.I.        Data Confirmation and Verification Methods, 1996  
 A.I.        Small Hotel/Motel Valuation, 1998  
 A.I.        Standards of Professional Appraisal Practice, 1998  
 A.I.        Case Studies in Commercial Highest & Best Use, 1999  
 A.I.        Appraisal of Nonconforming Uses, 1999  
 A.I.        Standards of Professional Appraisal Practice, 2002  
 A.I.        Real Estate Disclosure, 2002  
 A.I.        New Technology for RE Appraisers, 2004  
 A.I.        USPAP Update, 2004  
 A.I.        USPAP Update, 2006  
 A.I.        Appraising from Blueprints and Specifications, 2006  
 A.I.        Analyzing Operating Expenses, 2006  
 A.I.        New Technology for Real Estate Appraisers, 2007  
 A.I.        USPAP Update, 2008  
 A.I.        Supervisory/Trainee Roles and Relationships, 2008  
 A.I.        Office Building Valuation, 2008  
 A.I.        Feasibility, Market Value, Investment Timing: Option Value, 2008  
 A.I.        Appraising Distressed Commercial Real Estate, 2009  
 A.I.        Valuing Commercial Green Buildings, 2009  
 A.I.        USPAP Update, 2010  
 A.I.        USPAP Update, 2012  
 A.I.        USPAP Update, 2014  
 A.I.        New Technology for Real Estate Appraisers, 2018  
 A.I.        USPAP Update 2022  
 A.I.        The Paperless Real Estate Appraisal Office, 2022

**QUALIFICATIONS OF THE APPRAISER**  
**William Emerson, MAI**

**Professional Education:**

A.I.R.E.A. Course/Exam #8-2, Residential Valuation (October 1984)  
 A.I.R.E.A. Course/Exam 1B-A, Capitalization Theory & Techniques, Part A (July 1985)  
 A.I.R.E.A. Course/Exam 1B-B, Capitalization Theory & Techniques, Part B (July 1985)  
 A.I.R.E.A. Course/Exam #8-1, Real Estate Appraisal Principles (October 1985)  
 A.I.R.E.A. Course/Exam 2-1, Case Studies in Real Estate Valuation (October 1986)  
 A.I.R.E.A. Exam 1A-2, Basic Valuation Procedures (February 1987)  
 A.I.R.E.A. Course/Exam 2-2, Report Writing and Valuation Analysis (July 1989)  
 A.I.R.E.A. Course/Exam 10, Market Analysis in Valuation Appraisals (June, 1991)  
 A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (July 1992)  
 A.I. Course/Exam, Code of Professional Ethics (Part B) (July 1992)  
 A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (November 1994)  
 A.I. Course/Exam, Code of Professional Ethics (Part B) (November 1994)  
 A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (November 1996)  
 A.I. Course, Advanced Sales Comparison and Cost Approaches (November 2004)  
 A.I. Course, Business Practices and Ethics (2009)  
 A.I. Course, Residential Design and Functional Utility (2010)  
 A.I. Course, Business Practices and Ethics (2014)  
 A.I. Course, Site Valuation and Cost Approach (2014)  
 A.I. Course, Appraising Automobile Dealerships (2018)  
 A.I. Course, Subdivision Valuation (2018)

**Professional Organizations:**

Licensed Real Estate Broker, State of Florida  
 Gainesville Board of Realtors  
 Florida Association of Realtors  
 National Association of Realtors  
 Appraisal Institute - MAI Member No. 10,546 (1994)  
 Appraisal Institute - Ocala/Gainesville Chapter, Vice Chairman (1995)  
 Appraisal Institute - Ocala/Gainesville Chapter, Chairman (1996)  
 Appraisal Institute - East Florida Chapter, Board of Directors (2007-2009)  
 Appraisal Institute - Region X (Florida) Regional Representative (2008-2009)

**Expert witness:**

Qualified as Expert Witness: Eighth Judicial Circuit, Gainesville, Florida, 1992

**Community Activities:**

Alachua County - Mandatory Refuse Collection Task Force, Vice Chairman (1987)  
 Alachua County - Illegal Dumping Task Force, Chairman (1988)  
 Gainesville Area Chamber of Commerce - Leadership Gainesville XVI Program (1989)  
 Delta Tau Delta Fraternity - House Corporation Secretary (1995 to 2003)  
 Delta Tau Delta Fraternity - House Corporation Treasurer (2004 to Present)

**Brief Property Types Appraised List (properties appraised last 5± years):**


Automotive Service-Sales	Multiple Family Acreage
Agricultural, Timberland	Pasture, Farmland
Bank Buildings	Residential
Commercial Land	Restaurants, Fast Food
Condominium	Restaurants, Table Service
Dental Office	Retail Small Stores
Gasoline-Convenience Sales	Shopping Center
Hotel/Motel	Small Multiple Family
Industrial	Subdivision Appraisals
Large Multiple Family	Suburban Office
Medical Office	Vacant Industrial
Mobile Home Parks	Wetlands
Multi-Story Office	

**Special use properties appraised include the following:**

Animal Hospital	Emergency Medical	Membership Lodge
Bowling Alley	Farm Supply	Mini Storage
Car Wash	Fast Oil Change	Private School
Churches	First Magnitude Springs	River Acreage
Cold Storage Warehouse	Fraternities/Sororities	Sports Club
Dairies	Funeral Homes	
Daycare Center	Golf Driving Range	

**QUALIFICATIONS OF THE APPRAISER**  
**William Emerson, MAI**

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

**EMERSON, WILLIAM J**  
110 NW 2ND AVE  
GAINESVILLE FL 32601


**LICENSE NUMBER: RZ248**

**EXPIRATION DATE: NOVEMBER 30, 2024**

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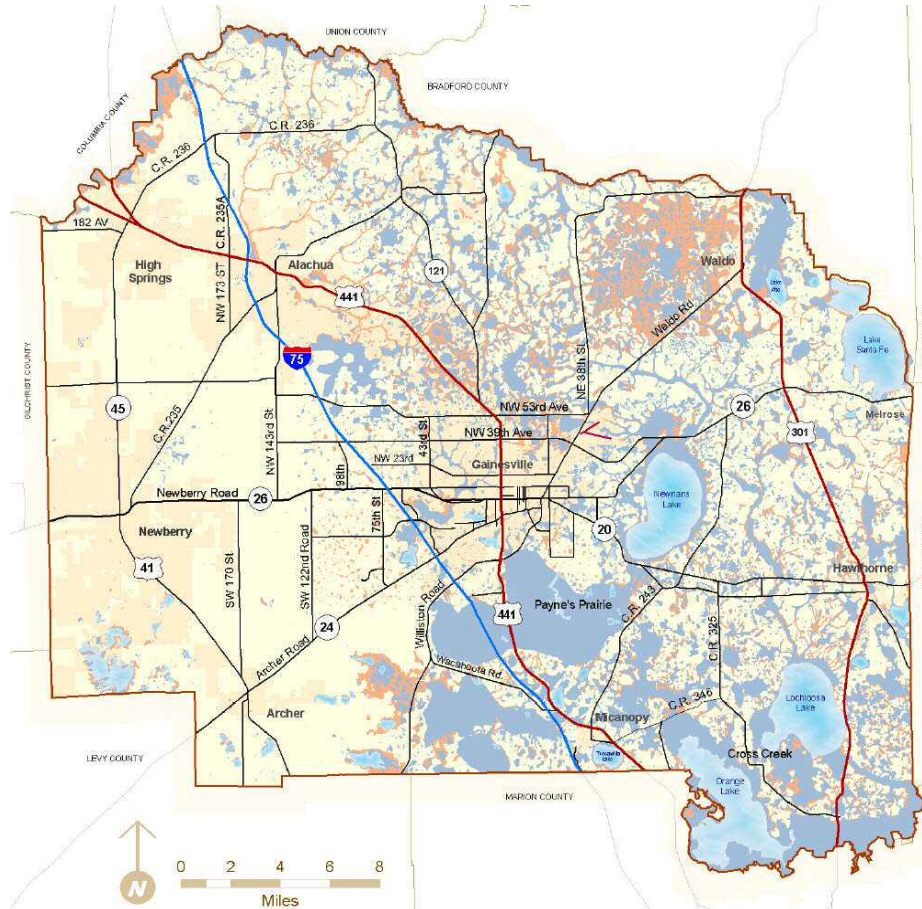
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Rev. 11/22

## GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

This area summary provides a brief overview of the underlying population, housing and economic factors influencing growth and trends in the Gainesville and Alachua County areas. This information is provided as background for the enclosed analysis and is a broad overview of demographic characteristics that influence the area.



Alachua County is located in the approximate center of the State of Florida, midway between the Atlantic Ocean and the Gulf of Mexico, and midway between Miami and Pensacola. It is 72 miles Southwest of Jacksonville, 100 miles Northeast of Tampa/St. Petersburg and 143 miles Southeast of Tallahassee, the state capital.

Gainesville, the county seat, is located in approximately the center of Alachua County and is the largest city in the county. Gainesville has a commissioner form of government and was established as a community in 1854, and incorporated by 1869. The city has approximately 32± square miles of land area and an elevation of about 75 feet above sea level.

## GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

### Population

The 2000, 2010 and 2020 Census populations and the 2022 estimates for the county and individual cities are as follows:

Gainesville's 2020 Census population was 141,085 persons within the city limits. The surrounding unincorporated area had a population of 108,824, and the combined population for all of Alachua County was 278,468 (2020 Census). The projected Alachua County population for 2022 is 287,872 persons, which indicates that the county is projected to grow in population at a rate of about 1.49± percent over the twelve year period. The 2022 estimate is 287,872 reflecting a eleven year growth estimate of 16.3 percent or about 1.48 percent per year.

<b>Population Profile</b>						
Area	2000	2010	2020	Percent	2022	Percent
	Census	Census	Census	Change 2010 to 2020 Per/Yr.	Estimate	Change 2010 to 2022 Per/Yr.
Alachua County	217,955	247,336	278,468	1.35%	287,872	1.49%
Alachua (City)	6,098	9,059	10,574	4.86%	10,844	1.79%
Archer	1,289	1,118	1,140	-1.33%	1,151	0.27%
Gainesville	95,477	124,354	141,085	3.02%	145,278	1.53%
Hawthorne	1,415	1,417	1,478	0.01%	1,480	0.40%
High Springs	3,863	5,350	6,215	3.85%	6,741	2.36%
LaCrosse	143	360	316	15.17%	288	-1.82%
Micanopy	653	600	648	-0.81%	656	0.85%
Newberry	3,316	4,950	7,342	4.93%	8,066	5.72%
Waldo	821	1,015	846	2.36%	875	-1.25%
Unincorporated	104,910	99,113	108,824	-0.55%	111,630	1.15%
State of Florida	15,982,378	18,801,310	21,538,187	1.76%	22,276,132	1.68%

Source: UF Bureau of Economic Research and Florida EDR

Historical growth in the county from 2000 through 2020 reflected an average increase of 1.35 percent per year for the overall county and about 3

percent for the City of Gainesville. This included some areas that were annexed into the city reflecting in the relatively high growth rate. The county growth is just below the state average for the same time period, which is typical for most areas in the North Central Florida geographical region.

The population mix by sex and age is shown on the following Population Mix Table. The 2023 population growth estimates are included both for the male and female categories. In terms of the age distribution, a significant portion of the local population is between 15 and 24 and the age group 25 through 44, which primarily relates to the university city characteristics of Gainesville.

<b>Population Mix</b>				
2010 Data		2023 Estimates		Change
Category	Population	Category	Estimate	
<u>Sex</u>		<u>Sex</u>		<u>Annual Growth</u>
Male	119,786	Male	136,317	1.06%
Female	127,550	Female	143,246	0.95%
Total	247,336	Total	279,563	1.00%
<u>Age</u>	<u>Percent</u>	<u>Age</u>	<u>Percent</u>	<u>Change</u>
0 - 14	14.7%	0 - 14	14.0%	-0.09%
15 - 24	31.0%	15 - 24	23.6%	-0.93%
25 - 44	25.3%	25 - 44	26.0%	0.09%
45 - 64	22.9%	45 - 64	20.2%	-0.34%
65 - over	10.8%	65 - over	16.1%	0.66%

Gainesville is a young community, due primarily to the University of Florida and Santa Fe College, which typically have students in an age range of around 18 to 25 years. The average age for the county is about 31 years. Enrollment at the University of Florida and Santa Fe College has increased significantly over the past 20 years. In 2021-2022, the fall enrollment was 61,112 at UF, including 5,161 online students. Santa Fe College reported about 13,675 for 2021-2022. Total enrollment is about 69,626, excluding online students. This student population has also contributed to the high percentage of rental housing (primarily apartment units) in the Gainesville market.

**GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW**

Employment and Labor Force

Gainesville is home to a diverse group of employers, including a world-class university and nationally-renowned community college, a thriving IT and Biotechnology community. Employment distribution by industry category and major private employers in the Gainesville and Alachua County area are shown in the following table.

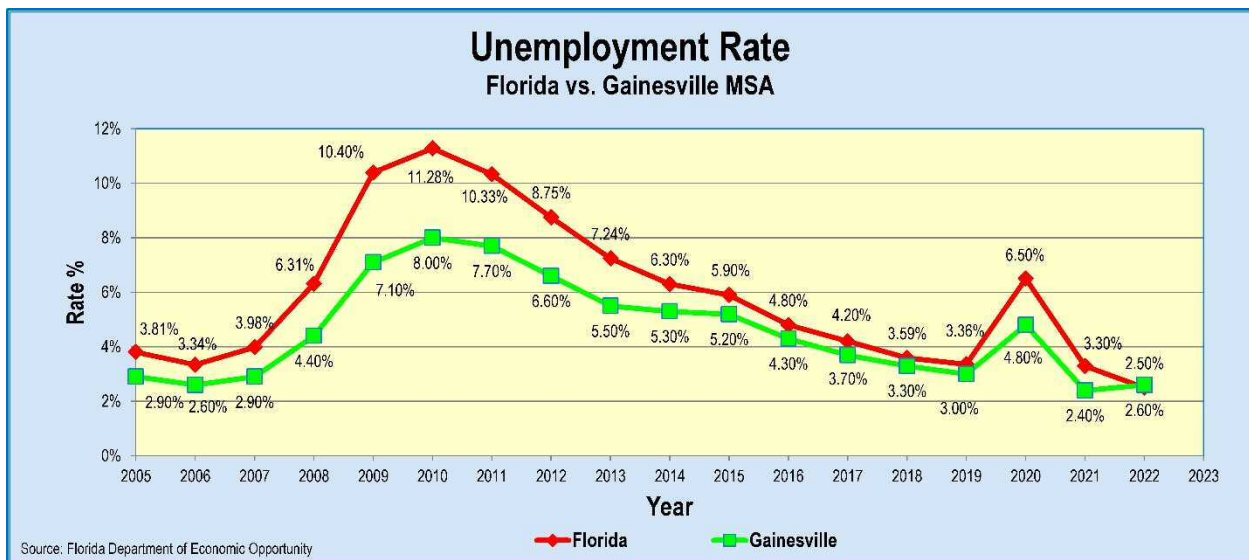
Alachua County and the City of Gainesville have a high percentage of government employment. In 2021, about 26.1 percent of Alachua County workforce is in local government employees, with an additional 19.9 percent in education and health services, including UF Health Hospitals and the VA Medical Center. Accordingly, about 46 percent of the local economic base in terms of employment is government related. This contributes to stability in employment and, historically, Gainesville and Alachua County have had unemployment rates significantly below the state average.

Also, because of the high governmental employment and numerous governmental building facilities, there are many properties that are exempt from real estate taxes. This primarily explains the relatively high real estate tax rates for Alachua County and the City of Gainesville.

The unemployment relationship between the Gainesville MSA and the State of Florida is shown in the chart below. Throughout upturns and downturns in the economy, Gainesville has continuously supported a lower unemployment rate in comparison with the State of Florida with about a 0.10 to 3.3 percent spread throughout the last 17 years. Again, this is primarily because of the high governmental employment in the local area and the stable economic base in Alachua County.

Average Annual Employment	
Category	Alachua County
All Industries 2021	132,635
	<u>Percent</u>
Natural Resource & Mining	0.9%
Construction	4.4%
Manufacturing	3.1%
Trade, Transportation & Utilities	15.4%
Information	1.3%
Financial Activities	4.4%
Professional & Business Services	11.6%
Education & Health Services	19.9%
Leisure & Hospitality	10.7%
Other Services	2.2%
Government	26.1%

Source: Florida EDR - Employment by Industry



## GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

### Major Employers

The more significant employers in the Gainesville market are summarized on the following Major Employers Table. By far, the University of Florida and the UF Shands Healthcare System supports a very large group of governmental employees and, combined with Alachua County, Santa Fe College and the VA Hospital, significant portions of the local marketplace are provided by government employment and the county has a relatively large influx of out of county workers that regularly commute to the Gainesville urban area for employment opportunities. The private sector employers also have a significant impact on area employment. The service and retail areas account for a significant amount of local employment, together medical related facilities. The county does not have a large workforce in typical industrial categories, but does support specialty manufacturing opportunities for medical, biotechnology and other spinoff and startup employers with technology transfer from the University of Florida. This includes the RTI Surgical employer that has a large medical manufacturing plant in the research park just north of Gainesville inside the city limits of Alachua, the Progress Research Park and San Felasco Tech City further north in the City of Alachua.

<b>Major Employers</b>		
Company	Industry	Employeeest
University of Florida	Education	17,648
UF Health Shands Teaching Hospital	Healthcare	9,944
Alachua County School Board	Public Education	4,634
US Department of Veterans Affairs	Public Education	3,438
Publix Supermarkets	Grocery	2,403
City of Gainesville	Government	2,265
North Florida Regional Medical	Medical & Surgical	1,857
Santa Fe Community College	Junior Colleges	1,388
Tacachale	Residential Mental	966
Alachua County Board Government	Legislative Bodies	947
Aramark campus	Food Service	897
Alachua County Sheriffs Office	Police	820
University Athletic Association	Sports Teams	755
United Postal Service	Postal Service	585
<small>Florida Department of Economic Opportunity, Gainesville Chamber of Commerce 2021</small>		

The county also has numerous small cities that serve as bedroom communities for the Gainesville urban area and also support local oriented business and commercial activities. The cities of High Springs, Alachua, Newberry, Hawthorne and Waldo have central water and sewer systems that facilitate local oriented growth. However, several small cities, including Archer, Micanopy, Melrose and LaCrosse do not have central sewer systems, which provides for more limited growth opportunities, especially for new commercial or industrial development. Most of the major new growth in the county has been in the western sector of Alachua County primarily in the I-75 corridor. However, there have been incentives spearheaded by the county and the City of Gainesville to increase development interest in the eastern sector of the county.

### Housing Profile

Information relating to the housing profile for Alachua County is published by ESRI "Housing Profile" for various housing categories. In 2022, the county had total housing units of 126,029, which is anticipated to increase by 2.4 percent in 2027 to 129,028. The distribution in 2022 was about 48.2 percent for owner occupied, 43.1 percent for renter occupied and about 8.7 percent vacant. The 2027 forecast is estimating about 49.1 percent owner occupied, 41.9 percent renter occupied, with vacancy at about 9 percent. Data is provided relating to owner occupied housing units by value stratified from \$50,000 to over \$2,000,000, with the largest category from about \$250,000 to \$400,000 in the local marketplace. Upper end homes, greater than about \$500,000, make up about 10.7 percent for 2022, which is anticipated to increase to just over 13.3 percent in 2027. Because of the large student population in Gainesville, there is almost an even division between owner occupied and renter occupied units in the local marketplace.

## **GAINESVILLE & ALACHUA COUNTY AREA ANALYSIS**

### Economic and Geographic Profile

Summary information is provided on the following attachments from the State of Florida Office of Economic and Demographic Research (EDR). This provides addition demographic information relating to the overall county.

### Summary

The continuous support of the University of Florida, Santa Fe College and numerous other governmental funded agencies has contributed greatly to the stability and growth of the economic base in the Gainesville and Alachua County area. This governmental influx of funds has enabled Alachua County to continue growing economically, even during mild downward trends and recessions in the national economy.

Rev. 3/23

# Alachua County

Florida's 24th most populous county  
with 1.3% of Florida's population



## Census Population

Census Population	Alachua County	Florida
1980 Census	151,369	9,746,961
1990 Census	181,596	12,938,071
2000 Census	217,955	15,982,824
2010 Census	247,336	18,801,332
2020 Census	278,468	21,538,187
% change 2010-2020	12.6%	14.6%
Age		
% Under 18 years of age	18.2%	19.5%
Race (alone) & Ethnicity		
% Not Hispanic-White	57.6%	51.5%
% Not Hispanic-Black or African American	18.4%	14.5%
% Not Hispanic-American Indian and Alaska Native	0.2%	0.2%
% Not Hispanic-Asian	6.4%	2.9%
% Not Hispanic-Native Hawaiian and Other Pacific Islander	0.0%	0.1%
% Not Hispanic-Some Other Race	0.6%	0.6%
% Not Hispanic-Two or More Races	4.7%	3.7%
% Hispanic or Latino (of any race)	12.1%	26.5%

## Population Estimates

	Alachua County	Florida
2021 Estimate	284,607	21,898,945
% change 2020-2021	2.2%	1.7%
2022 Estimate	287,872	22,276,132
% change 2020-2022	3.4%	3.4%
Based on 2021 Estimate		
2025	297,606	23,164,008
2030	310,589	24,471,129
2035	320,877	25,520,837
2040	328,767	26,405,472
2045	335,612	27,176,715
2050	341,795	27,877,707

## Population Characteristics

	Alachua County	Florida
Language spoken at home other than English		
Persons aged 5 and over	15.0%	29.8%
Place of birth		
Foreign born	10.7%	21.0%
Veteran status		
Civilian population 18 and over	6.9%	8.2%

## Migration

Residence 1 Year Ago	Alachua County	Florida
Persons aged 1 and over		
Same house	78.1%	85.2%
Different house in the U.S.	20.8%	13.8%
Same county in Florida	10.6%	7.9%
Different county in Florida	7.5%	3.1%
Different county in another state	2.7%	2.9%
Abroad	1.1%	0.9%

## Real Gross Domestic Product

Real GDP (Thousands of Chained 2012 Dollars)	Alachua County	Florida
2015 GDP	11,236,022	852,242,411
Percent of the State	1.3%	
2016 GDP	11,440,644	881,539,238
Percent of the State	1.3%	
2017 GDP	11,879,414	912,687,386
Percent of the State	1.3%	
2018 GDP	12,277,166	941,626,696
Percent of the State	1.3%	
2019 GDP	12,553,649	965,672,478
Percent of the State	1.3%	
2020 GDP	12,770,647	950,164,387
Percent of the State	1.3%	
2021 GDP	13,560,730	1,029,575,591
Percent of the State	1.3%	

## Population by Housing Type

	Alachua County	Florida
Household Population	260,839	21,073,604
Household Population per Occupied Housing Unit	2.31	2.47
Group Quarters Population	17,629	464,583

## Census Housing

Census Housing	Alachua County	Florida
Housing units	123,359	9,865,350
Occupied	112,723	8,529,067
Vacant	10,636	1,336,283

## Building Permits

Units Permitted	Alachua County	Florida
2000	1,973	155,269
2010	454	38,679
2020	1,767	164,074
2021	2,179	213,494

## Density

Persons per square mile	Alachua County	Florida
2000	249.3	296.4
2010	282.7	350.6
2020	318.0	401.4
2022	325.0	408.2

## Households and Family Households

Residence 1 Year Ago	Alachua County	Florida
Persons aged 1 and over		
Households		
Total households, 2000 Census	87,509	6,338,075
Family households, 2000 Census	47,819	4,210,760
% with own children under 18	46.2%	42.3%
Total households, 2010 Census	100,516	7,420,802
Family households, 2010 Census	53,500	4,835,475
% with own children under 18	41.3%	40.0%
Average Household Size, 2010 Census	2.32	2.48
Average Family Size, 2010 Census	2.91	3.01

According to Census definitions, a household includes all of the people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters. A family includes a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption.  
Census counts may be corrected for Census Count Question Resolution (CCR).

## Employment and Labor Force

Establishments 2021			Establishments % of All Industries, 2021		
	Alachua County	Florida		Alachua County	Florida
All industries	8,002	820,313	All industries	8,002	820,313
Natural Resource & Mining	97	5,545	Natural Resource & Mining	1.2%	0.7%
Construction	655	78,395	Construction	8.2%	9.6%
Manufacturing	204	22,795	Manufacturing	2.5%	2.8%
Trade, Transportation and Utilities	1,339	151,294	Trade, Transportation and Utilities	16.7%	18.4%
Information	167	16,928	Information	2.1%	2.1%
Financial Activities	744	89,810	Financial Activities	9.3%	10.9%
Professional & Business Services	2,030	205,828	Professional & Business Services	25.4%	25.1%
Education & Health Services	1,154	92,489	Education & Health Services	14.4%	11.3%
Leisure and Hospitality	760	63,682	Leisure and Hospitality	9.5%	7.8%
Other Services	626	57,817	Other Services	7.8%	7.0%
Government	131	5,893	Government	1.6%	0.7%

Average Annual Employment % of All Industries, 2021			Average Annual Wage 2021		
	Alachua County	Florida		Alachua County	Florida
All industries	132,635	8,859,818	All industries	\$56,050	\$60,299
Natural Resource & Mining	0.9%	0.8%	Natural Resource & Mining	\$39,656	\$42,128
Construction	4.4%	6.5%	Construction	\$51,760	\$59,088
Manufacturing	3.1%	4.4%	Manufacturing	\$62,104	\$69,997
Trade, Transportation and Utilities	15.4%	20.7%	Trade, Transportation and Utilities	\$45,901	\$53,762
Information	1.3%	1.6%	Information	\$70,642	\$104,461
Financial Activities	4.4%	6.9%	Financial Activities	\$65,418	\$93,945
Professional & Business Services	11.6%	16.5%	Professional & Business Services	\$56,384	\$74,787
Education & Health Services	19.9%	15.0%	Education & Health Services	\$58,142	\$59,043
Leisure and Hospitality	10.7%	12.7%	Leisure and Hospitality	\$24,672	\$31,029
Other Services	2.2%	3.0%	Other Services	\$38,307	\$44,107
Government	26.1%	11.8%	Government	\$72,825	\$61,210

Industries may not add to the total due to confidentiality and unclassified.

Labor Force as Percent of Population Aged 18 and Older			Unemployment Rate		
	Alachua County	Florida		Alachua County	Florida
2000	67.4%	61.8%	2000	3.0%	3.8%
2010	62.7%	64.2%	2010	7.8%	10.8%
2020	60.2%	58.6%	2020	5.8%	8.2%
2021	59.2%	59.0%	2021	3.7%	4.6%
2022 preliminary	59.8%	60.1%	2022 preliminary	2.5%	0.0%

Income and Financial Health			Per Capita Personal Income		
	Alachua County	Florida		Alachua County	Florida
2000	\$5,481,992	\$472,851,789	2000	\$25,076	\$29,466
2010	\$8,827,457	\$732,457,478	2010	\$35,625	\$38,872
% change 2000-2010	61.0%	54.9%	% change 2000-2010	42.1%	31.9%
2020	\$13,615,822	\$1,235,793,410	2020	\$48,858	\$57,292
% change 2010-2020	54.2%	68.7%	% change 2010-2020	37.1%	47.4%
2021	\$14,622,893	\$1,356,318,587	2021	\$52,367	\$62,270
% change 2020-2021	7.4%	9.8%	% change 2020-2021	7.2%	8.7%

Earnings by Place of Work (\$000s)			Median Income		
	Alachua County	Florida		Alachua County	Florida
2000	\$4,473,884	\$308,751,767	Median Household Income	\$53,314	\$61,777
2010	\$6,888,782	\$438,983,914	Median Family Income	\$79,712	\$74,237
% change 2000-2010	54.0%	42.2%			
2020	\$10,051,461	\$686,243,741			
% change 2010-2020	45.9%	56.3%			
2021	\$10,839,413	\$764,483,116			
% change 2020-2021	7.8%	11.4%			

Workers Aged 16 and Over			Personal Bankruptcy Filing Rate (per 1,000 population)		
	Alachua County	Florida		Alachua County	Florida
Place of Work in Florida			12-Month Period Ending September 30, 2021	0.60	1.45
Worked outside county of residence	5.8%	17.8%	12-Month Period Ending September 30, 2022	0.58	1.14
Travel Time to Work			State Rank	55	NA
Mean travel time to work (minutes)	22.0	27.9			

NonBusiness Chapter 7 & Chapter 13

Reported County Government Revenues and Expenditures

Revenue 2019-20	Alachua County	Florida*	Expenditures 2019-20	Alachua County	Florida*
Total - All Revenue Account Codes (\$000s)	\$459,847.5	\$52,645,134.4	Total - All Expenditure Account Codes (\$000s)	\$431,879.84	\$48,804,501.28
Per Capita \$	\$1,693.18	\$2,553.85	Per Capita \$	\$1,590.20	\$2,367.54
% of Total	100.0%	100.0%	% of Total	100.0%	92.7%
Taxes (\$000s)	\$182,260.1	\$16,651,821.4	General Government Services** (\$000s)	\$94,400.11	\$8,468,311.68
Per Capita \$	\$671.09	\$807.79	Per Capita \$	\$347.59	\$410.80
% of Total	39.6%	31.6%	% of Total	21.9%	16.1%
Permits, Fee, and Special Assessments (\$000s)	\$29,846.8	\$2,256,256.6	Public Safety (\$000s)	\$150,079.08	\$12,039,077.73
Per Capita \$	\$109.90	\$109.45	Per Capita \$	\$552.60	\$584.02
% of Total	6.5%	4.3%	% of Total	34.8%	22.9%
Intergovernmental Revenues (\$000s)	\$61,751.6	\$7,095,752.8	Physical Environment (\$000s)	\$39,412.88	\$5,403,299.24
Per Capita \$	\$227.37	\$344.22	Per Capita \$	\$145.12	\$262.12
% of Total	13.4%	13.5%	% of Total	9.1%	10.3%
Charges for Services (\$000s)	\$84,819.3	\$14,148,555.9	Transportation (\$000s)	\$23,632.58	\$5,666,984.30
Per Capita \$	\$312.31	\$686.36	Per Capita \$	\$87.02	\$274.91
% of Total	18.4%	26.9%	% of Total	5.5%	10.8%
Judgments, Fines, and Forfeits (\$000s)	\$1,737.8	\$161,937.7	Economic Environment (\$000s)	\$11,352.57	\$1,793,284.71
Per Capita \$	\$6.40	\$7.86	Per Capita \$	\$41.80	\$86.99
% of Total	0.4%	0.3%	% of Total	2.6%	3.4%
Miscellaneous Revenues (\$000s)	\$13,505.0	\$1,629,204.3	Human Services (\$000s)	\$16,929.09	\$4,112,446.49
Per Capita \$	\$49.73	\$79.03	Per Capita \$	\$62.33	\$199.50
% of Total	2.9%	3.1%	% of Total	3.9%	7.8%
Other Sources (\$000s)	\$85,927.0	\$10,701,605.8	Culture / Recreation (\$000s)	\$2,632.91	\$1,960,626.16
Per Capita \$	\$316.39	\$519.14	Per Capita \$	\$9.69	\$95.11
% of Total	18.7%	20.3%	% of Total	0.6%	3.7%
			Other Uses and Non-Operating (\$000s)	\$75,929.71	\$8,431,538.28
			Per Capita \$	\$279.58	\$409.02
			% of Total	17.6%	16.0%
			Court-Related Expenditures (\$000s)	\$17,510.91	\$928,932.70
			Per Capita \$	\$64.48	\$45.06
			% of Total	4.1%	1.8%

\* All County Governments Except Duval - The consolidated City of Jacksonville / Duval County figures are included in municipal totals rather than county government totals.

\*\* (Not Court-Related)

Quality of Life

Crime	Alachua County	Florida
Crime rate, 2020 (index crimes per 100,000 population)	3,208.5	2,158.0
Admissions to prison FY 2021-22	677	25,362
Admissions to prison per 100,000 population FY 2021-22	235.2	113.9

Health Insurance Status

Percent Insured by Age Group	Alachua County	Florida
Under 65 years	88.5%	84.5%
Under 19 years	93.9%	93.0%
18 to 64 years	86.8%	81.6%

State Infrastructure

Transportation	Alachua County	Florida
State Highway		
Centerline Miles	293.5	12,123.4
Lane Miles	1,042.5	45,337.5
State Bridges		
Number	71	7,079

State and Local Taxation

2022	Alachua County	Florida
	County-Wide	Not County-Wide*
County	7.7662	1.4906
School	6.4980	
Municipal		3.2648
Special Districts	1.5177	0.2392

\*MSTU included in Not County-Wide "County" category

State Facilities

Buildings/Facilities (min. 300 Square Feet)	Alachua County	Florida
Number	364	9,426
Square Footage	1,686,314	65,539,144

Education

Public Education Schools Traditional Setting (2022-23)	Alachua County	Florida
Total (state total includes special districts)	52	3,780
Elementary	28	1,878
Middle	9	569
Senior High	10	725
Combination	5	608

Educational attainment

Persons aged 25 and older	Alachua County	Florida
% HS graduate or higher	93.2%	89.0%
% bachelor's degree or higher	45.2%	31.5%

