

**PROPERTY**

**FLORIDA PARK ACREAGE PARCEL  
1600 BLOCK NORTHWEST 39<sup>TH</sup> AVENUE  
GAINESVILLE, ALACHUA COUNTY, FLORIDA 32605**

January 17, 2024

Ms. Kara Brecken  
Land Rights Coordinator  
Department of Sustainable Development  
CITY OF GAINESVILLE  
3334 Northwest 5<sup>th</sup> Avenue  
Gainesville, FL 32601

RE: APPRAISAL OF FLORIDA PARK ACREAGE PARCEL, 1600 BLOCK NORTHWEST 39<sup>TH</sup> AVENUE, GAINESVILLE, ALACHUA COUNTY, FLORIDA 32605.

Dear Ms. Brecken:

At your request, I have completed an appraisal of the above described property, which is more fully located and described in the body of this appraisal report. The 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 was appraised as a whole owned in fee simple interest. The value estimate is for the real estate only and does not include any proposed construction, equipment and/or any business goodwill. This is a vacant acreage parcel of land that is immediately adjacent to the Hogtown Creek in a mixed use residential and commercial district in Northwest Gainesville. The property consists of vacant acreage that is a mix of upland wooded area adjacent to the creek as well as significant wetlands within the creek basin. At time of appraisal, no site engineering, wetlands surveys, flood plain determination or any surveying was available for the property. Accordingly, the property is being appraised under conditions of uncertainty with respect to actual uses and density of uses that may be made of the subject real estate.

To the extent possible, this appraisal provides an "as is" value estimate for the vacant land, based upon available information at time of analysis relating to probable use of the property, as described in the highest and best use section of the appraisal report. The analysis is made contingent upon Special Appraisal Assumptions relating to 1) survey/title search information and 2) land zoning and probable use density, as well as, the General Assumptions and Limiting Conditions and Appraisal Certification. As described in the appraisal and the Special Appraisal Assumptions, the value of the property could vary significantly depending upon an outcome of a full site plan review process by the City of Gainesville for any future development.

The subject property is a unique parcel of land that is "subject to" numerous city and other regulations relating to wetland areas, flood plain, Hogtown Creek floodway, and required setbacks for any development. At time of appraisal, very limited engineering, surveying or any other technical data was available. The property is being appraised under conditions of uncertainty with respect to actual use and use densities that may be made of the subject property. Accordingly, the enclosed value estimates could vary depending upon the outcome of a site plan review process by the City of Gainesville.

Inherently this may reduce the reliability and/or accuracy of the enclosed analysis. Any user of this report is advised to have full studies made before making a buy/sell decision concerning the subject real estate.

Letter to Ms. Brecken  
January 17, 2024  
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As a result of my investigation and data collected to support the estimate of value, in my opinion, the property has an estimated market value as follows:

**Estimated Market Value** **\$275,000.00**  
**("As Is" Basis, January 12, 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,



Don Emerson, Jr., MAI, SRA  
State Certified General Real Estate Appraiser RZ101

DEjr/jp  
Attachments

2023-131  
Florida Park Acreage Parcel

## Property Summary and Appraisal Conclusions

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Property Florida Park Parcel  
1600 Block NW 39th Avenue  
Gainesville, FL 32605

Apparent Owner:  
Tax Parcel No's 07960-047-000

Current Use: Vacant land  
Land Area: 9.65 Acres± overall  
5.35 Acres± Usable

Zoning: Mostly RSF4  
Land Use Plan: Mostly residential low density  
Land Use Jurisdiction: City of Gainesville  
Highest And Best Use: Single family

Appraisal Conclusions:

Property Interest Appraised Fee Simple  
**Estimated Market Value \$275,000**  
"As Is" Basis 1/12/2024

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**LETTER OF TRANSMITTAL**

**PROPERTY SUMMARY AND APPRAISAL CONCLUSIONS**

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**ADDENDA**

Tax Roll Information  
Land Sales Information  
Gainesville & Alachua County Area Analysis  
Deed/Legal Description  
Zoning Information  
Appraiser Qualifications - Don Emerson, Jr., MAI, SRA

APPRAISAL DATA AND SCOPE OF WORK

Problem Identification:

Subject Property:

The subject property is a vacant parcel of land located in an established single family residential and commercial district in proximity to the intersection of Northwest 39<sup>th</sup> Avenue and Northwest 13<sup>th</sup> Street and is inside the city limits of Gainesville. The property extends from its frontage along Northwest 39<sup>th</sup> Avenue southward and terminates about where Hogtown Creek is joined by Springstead Creek, as shown on the enclosed exhibits. Essentially, this is an appraisal of vacant land considering the highest and best use at time of appraisal, given in place land zoning and other property characteristics.

Existing Use of Real Estate as of Date of Value:

Vacant land.

Use of Real Estate Reflected in the Appraisal:

Vacant land considering current use potential for residential use as described in the appraisal report.

Relevant Characteristics:

The subject property is vacant land that is located behind various single family residential developments and most of the properties in immediate proximity to Hogtown Creek in this area are improved with single family residential home sites both on the east and west sides of Hogtown Creek. The property is vacant land that is encumbered with a sewer easement and is subject to existing wetlands and other land use regulations in place on the property at time of appraisal.

Date of Report: January 17, 2024

Effective Date of Appraisal  
(Date of Value): January 12, 2024

Date(s) of Viewing: January 12, 2024

Client:

City of Gainesville, c/o Ms. Kara Brecken, Land Rights Coordinator.

Intended User(s):

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

Intended Use of Report:

Provide a market value estimate for the land in current "as is" status to assist the client in making a purchase decision concerning the subject real estate. There are no other intended uses.

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

### Property Interest Appraised:

Fee simple market value for the real estate only. The value estimate is for the vacant land in current "as is" status and does not include any proposed building improvements.

### 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 and value opinion are made contingent upon Special Appraisal Assumptions relating to either hypothetical conditions or extraordinary assumptions, as described in the appraisal report, together with the General Assumptions and Limiting Conditions and Appraisal Certification. This appraisal considers two extraordinary assumptions relating to 1) survey/title search information and 2) land zoning and probable use density (see Special Appraisal Assumptions).

### Appraisal Solution:

The subject property is vacant land located in an established single family residential area with proximity to Hogtown Creek, as described in the appraisal report. The appraisal solution identified application of a Direct Land Sales Comparison Approach in estimating market value for the subject vacant land based upon recent sales of similar sites in the local marketplace.

APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

Property Identification Scope:

Extent Property is Identified:

- Physical Information relating to the physical characteristics of the property is based upon available public records information and a viewing of the property by the appraiser. Further, available public records information is considered relating to land zoning, topographical characteristics, available utilities and other property characteristics. At time of appraisal, no current studies relating to wetlands surveys, topographical surveys, detailed flood data or site engineering, or any other detailed studies.
  
- Legal At time of appraisal, a current site survey with full metes and bounds legal description was not available. Further, the property has not gone through a formal site plan review process by the city to determine uses that may be made of the property. As such, the exact status of any easements, encroachments wetlands status, usable land area for building purposes could vary. . The analysis does consider available information from public information sources. See Special Appraisal Assumptions relating to 1) survey/title search and 2) land zoning and probable use density.  
  
A fee simple value estimate is provided for the vacant land in current “as is” status.
  
- Economic Current economic conditions are considered for the “as is” value estimate.

Extent Property Viewed:

Don Emerson, Jr., MAI, performed a viewing of the property on January 12, 2024. This primarily consisted of a site viewing from the primary access corridor along the west line adjacent to Northwest 35<sup>th</sup> Place and general vantage points from surrounding public roadways. (See enclosed “Photographs”.)

Type of Appraisal Analysis Applied:

The appraisal solution identified application of the Direct Land Sales Comparison Approach in estimating vacant land value for the subject property. As such, the Cost and Income Approaches are not applicable and are not used for the analysis. The value estimate is for real estate only in current “as is” status for the vacant lot and does not include any proposed construction.

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

### 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, any 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 and comparable land sales and listings as appropriate. This includes sufficient information to support the approaches to value applied and the conclusions and opinions of the appraiser.

Further, the City of Gainesville Planning Department was contacted relating to any available data considering current land zoning, wetlands and flood plain characteristics on the subject property. To the extent possible, current data and property status is considered. However, this is a unique property given the various restraints imposed by current land zoning, proximity to Hogtown Creek and overall densities and/or uses supported on the property could vary significantly depending upon a detailed site plan review process by the City of Gainesville for any future development. To the extent possible, typical uses and densities that may be achieved and available information at time of analysis are considered for the "as is" land value estimate.

#### Time Frame:

This appraisal provides a current value opinion. To the extent possible, the most recent and relevant data is included in the analysis as deemed essential to support the current "as is" value conclusion. 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.

#### Geographical Scope:

The Florida Park Parcel is located in an established single family residential area for properties in proximity to Hogtown Creek and is situated in an older established residential neighborhood for the City of Gainesville generally located at the southwest quadrant of the Northwest 13<sup>th</sup> Street and Northwest 39<sup>th</sup> Avenue intersection in Northwest Gainesville. The analysis considered the characteristics of the subject residential district as well as competing residential districts in other areas of Gainesville. This geographical scope of coverage is consistent with the size, magnitude and other aspects of the subject real estate.

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

### Level of Confirmation and/or Verification:

All sales information in this appraisal has been confirmed as a minimum from public record data sources. In many cases, land sales and/or 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. Many sales and/or listings have been viewed along road frontage by Don Emerson, MAI, or other associates with Emerson Appraisal Company or have been analyzed considering aerial photographs, MLS data and/or photographs or other information sources without an individual site viewing. Any sales information from outside of Alachua County has been obtained from sources believed to be reliable and individual viewings have not been made.

### 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 real estate is located in Northwest Gainesville in the 1600 block of Northwest 39<sup>th</sup> Avenue. This location is about one block west of Northwest 13<sup>th</sup> Street (US Highway 441) along 39<sup>th</sup> Avenue and extends south along the west side of Hogtown Creek about eight blocks south of Northwest 39<sup>th</sup> Avenue. The property is part of the original Forest Park Subdivision that was platted many years ago and, generally, uses in this area primarily support commercial, church, office and other commercial uses along the Northwest 13<sup>th</sup> Street frontage, with single family residential properties typically east and west of the highway behind the commercial road frontage.

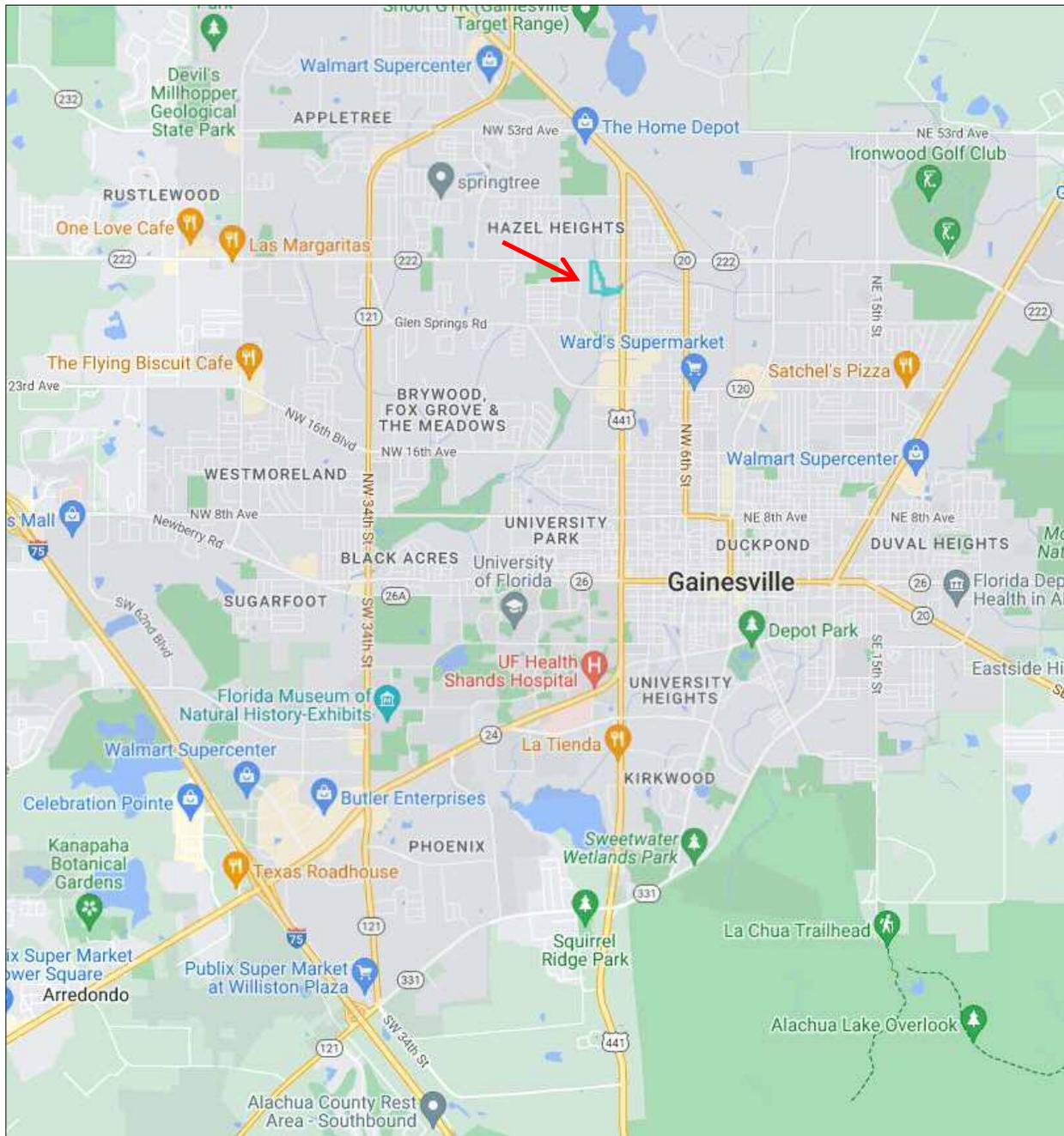
This neighborhood is an older and established single family residential district for the City of Gainesville that was originally developed in about the 1930s through the 1950s. The neighborhood is serviced by central water, sewer and electric utilities and has a relatively heterogeneous mix of residential and commercial properties that have continued to expand with the economic growth of the city.

Recent construction in the area includes new commercial facilities at the intersection of Northwest 23<sup>rd</sup> Avenue and 13<sup>th</sup> Street, including the Wawa's convenience store and gasoline outlet, the new Chipotle Retail Plaza and Goodwill facility along 23<sup>rd</sup> Avenue, together with upgrades of existing properties along Northwest 13<sup>th</sup> Street corridor between 23<sup>rd</sup> Avenue and Northwest 39<sup>th</sup> Avenue. Most of the residential properties are 100 percent built-up with existing homes, with relatively limited vacant parcels for new residential or commercial development.

Overall, the neighborhood has good access to local employment centers with connectivity to Northwest 13<sup>th</sup> Street, Northwest 39<sup>th</sup> Avenue and Northwest 23<sup>rd</sup> Avenue further south. Both Northwest 13<sup>th</sup> Street (US Highway 441) and Northwest 39<sup>th</sup> Avenue are main north/south and east/west thoroughfares for the City of Gainesville and are four lane divided highways. Current growth trends are anticipated to continue for the immediate future and no major detrimental conditions were noted.

The Hogtown Creek headwaters and nature park are located north of the subject property near the Home Depot outlet on Northwest 13<sup>th</sup> Street and Hogtown Creek generally extends southward through this sector of the city and actually borders the east lot line of the subject property. Many of the older residential subdivisions in this area have lots with creek front view similar to the Forest Park subdivision. No major detrimental conditions were noted.

See "Location Map" and "Neighborhood Map".



## Location Map



## APPARENT OWNER AND RECENT SALES HISTORY

Based upon information from Alachua County tax records, the subject property is owned by Modern Trends Development, LLC, c/o Andrew Hirshik, 2511 Northwest 36<sup>th</sup> Drive, Gainesville, Florida 32605. According to tax records, there have been no recent sales concerning the property within the past three years. The last recorded transaction was in January 2008 at a price of \$325,000.

Based upon information from the Gainesville Multiple Listing Service, the property is currently listed for sale at \$300,000 and, apparently, was originally listed on July 29 2022 for \$350,000 with the price reduced through the current date. I am not aware of any other sales and/or listing agreements concerning the property within the past three years.

## LEGAL DESCRIPTION

The legal description for the subject property is from Alachua County tax records and the last deed of transfer recorded for the subject real estate, according to tax roll information. The deed is included in the addenda of the appraisal report. Also, the property is described as Alachua County Tax Parcel 07960-047-000. This description is adequate for appraisal purposes, but may not be adequate for a legal transfer of the subject real estate. See tax roll information and historical deed in addenda.

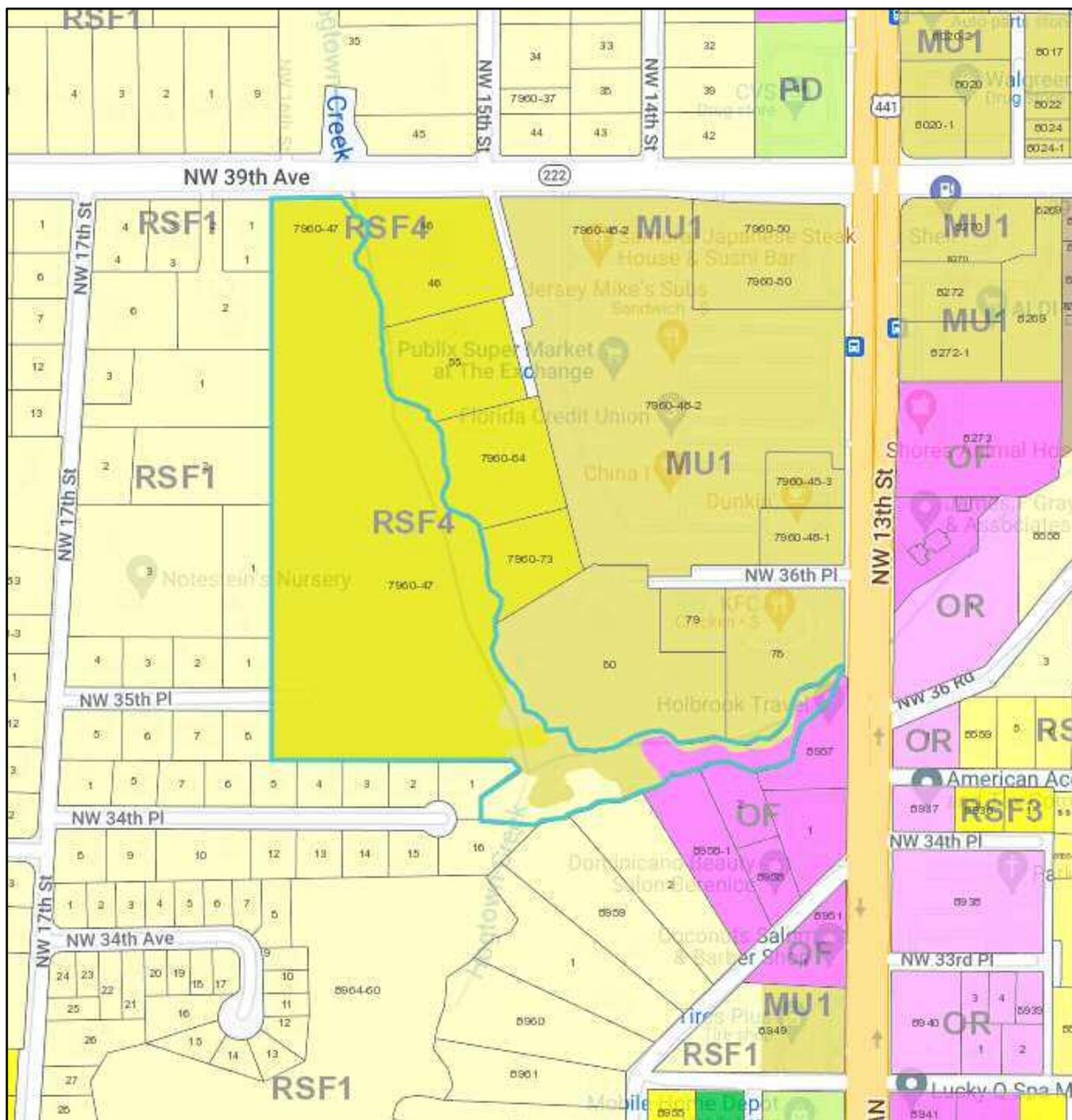
According to available information, the Alachua County tax roll reflects a parcel size of 9.65 acres for the subject property and the historical deed from 2008 reflects a parcel size of about 10.06 acres. For purposes of the appraisal, the tax roll land area of 9.65 acres is used for the appraisal analysis. Exact status could vary depending upon the results of a current survey and/or title search.

## ZONING INFORMATION

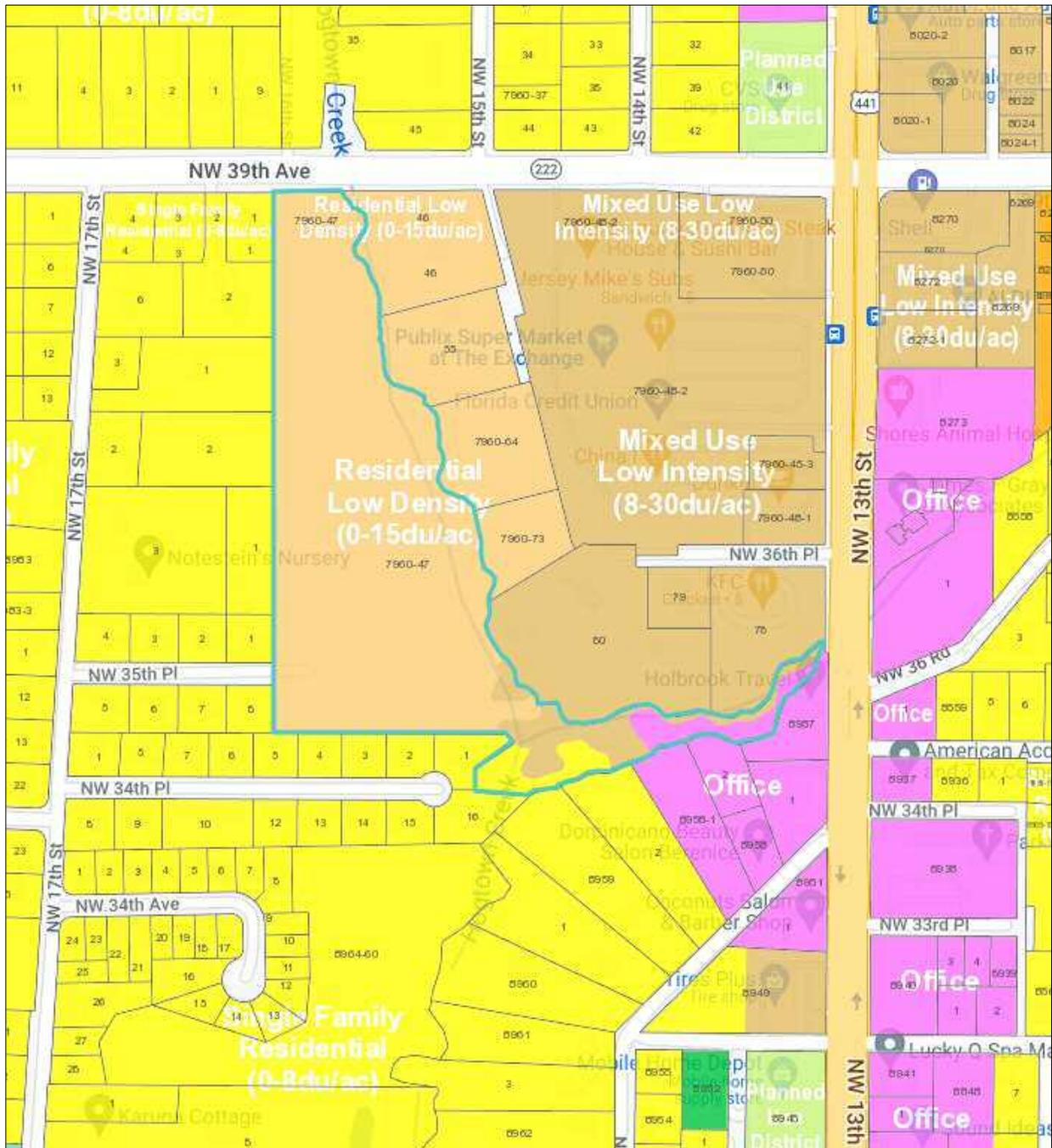
Based upon information from the City of Gainesville Zoning Maps and the Alachua County GIS information system. The property is currently zoned "RS-4" (Single Family Residential) for most of the property, as shown enclosed "Zoning Map". However, the site is very irregular in shape and portions of the acreage is within the creek bottom for Hogtown Creek and Springstead Creek. The overall parcel is located in the "OF" (Office) category as well as a small portion in the extreme southwest corner of the property that is in the "RSF-1" (Single Family Low Density) category. Most of the site (especially the usable land area west of Hogtown Creek, is within the residential low density category. The "Land Use Map" reflects "Residential Low Density" (0-15 du/ac) for most of the property consistent with the underlying land zoning that is also the same for the extreme southern land area adjacent to Springstead Creek with a mix of office and low density residential zoning (see enclosed "Land Use Map" and "Zoning Map").

Generally, the in place zoning for most of the property, especially for the usable land area, is within the residential low density category for the subject property. More detailed information relating to land zoning and uses permitted is included in the addenda of the appraisal report.

In addition to typical setbacks for wetlands, flood plain and other criteria, the subject property is also encumbered by a City of Gainesville utility sewer easement that extends north and south through the central section of the subject ownership. As such, there would be required setbacks from the sewer easement as well as any wetlands or flood areas and it appears that the sewer line generally follows the creek area, in all probability, any development would be in the extreme southwest corner of the subject site, with a setback from the sewer as well as the wetlands and creek bottom, where there may be an extended setback given all of the requirements associated with the physical characteristics of the property adjacent to the creek as well as the sewer line easement. This would be problematic for any subdivision or other development of the subject site.



## Zoning Map



## Land Use Map

## ZONING INFORMATION (CONT'D)

As part of the initial research for the appraisal analysis, the City of Gainesville Planning and Zoning Department was contacted for any information relating to land uses allowed for the subject property, as well as, issues relating to wetland areas, required setbacks, available utilities and other criteria that would be considered on any development of the subject site. Generally, the property would be required to have typical setbacks from wetland areas and/or flood plain that are typical for all residential development in the city.

The site is significantly irregular in shape, with the only definable usable land area in the southwest corner of the property adjacent to existing residential developments west of the subject site. As shown on the enclosed drawings, land area outside of wetlands is estimated at about 5.3 acres, more or less. However, there may be additional setback from the wetlands and sewer lines that would reduce usable land area for any development purposes. Further, there may be required tree mitigation and other components of a site plan review process for any development of the subject site.

Since the property has not gone through a full site plan review process for future residential or other use, the exact use density that may be achieved on the property is unknown at time of appraisal. To the extent possible, typical uses and densities that can be made of the property are considered for the analysis. As such, property values could vary depending upon the results of a full site plan review process with the City of Gainesville for any development of the property. Inherently, this adds uncertainty to the vacant conclusion for the subject property since exact status is unknown. To the extent possible, typical uses and densities that can be made of the property in comparison with similar parcels in the area are considered for the analysis.

See "Zoning Information" in addenda.

## TAX DATA

The Modern Trends Property is currently assessed as summarized on the following "Assessed Value and Tax Table 1". The current assessment is \$144,750 for the 9.65 acre parcel, with annual taxes of about \$3,210 per year. Taxes would be 4 percent less with early payment discount.

## Table 1 Assessed Value & Tax Data

<b>Tax Parcel No:</b>	<b>07960-047-000</b>	
<b>Owner:</b>	Modern Trends Developmnet LLC C/O Andrew Hirshik 2511 NW 36th Drive	
<b>Assessed Value:</b>		
Tax Year		2023
Improvement Value		0
Land Value		\$144,750
Land Agr. Value		n/a
Agricultural Market Value		n/a
Just (Market Value)		\$144,750
Assessed Value		\$144,750
Taxable Value:		\$144,750
Tax Parcel Size:	Acres	9.65
<b>2022 Taxes:</b>		
Base Tax:		\$3,210.19
Add: Fire & Solid Waste		-
Total Taxes:		\$3,210.19
Early Payment Discount:	4.0%	\$3,081.78

## PROPERTY DESCRIPTION

The subject property is a parcel of vacant land that is located just about three blocks west of Northwest 13<sup>th</sup> Street (US Highway 441) along the south side of Northwest 39<sup>th</sup> Avenue. Both of these roadways are four lane traffic corridors in the immediate northwest sector of the City of Gainesville, as described in the neighborhood data section of the appraisal report.

The site is an irregular shaped tract of land that has about 150 feet of frontage along the south side of Northwest 39<sup>th</sup> Avenue and is an interior wooded parcel that fronts along the west side of Hogtown Creek that crosses Northwest 39<sup>th</sup> Avenue at the subject property and most of the eastern lot line is made up by the shoreline of Hogtown Creek. Further, the property includes additional frontage along Springstead Creek that travels under Northwest 13<sup>th</sup> Street flowing east to west merging with Hogtown Creek at the south end of the subject ownership. Accordingly, a substantial portion of the subject property is within the creek basin for both Hogtown Creek and Springstead Creek is within wetlands and/or flood areas adjacent to the creek bottom and is not usable for building or development purposes. According to information provided by Alachua County tax records, the overall ownership contains about 9.65 acres of land area, more or less.

At time of appraisal, a current site survey, topographical survey and/or wetlands determination was not available for the appraisal analysis. Because the subject property has significant wetlands and is adjacent to the creek, actual usable land area for any development purposes could vary significantly depending upon the results of a current survey and wetlands/flood zone determination. This information was not available at time of appraisal, and as such, the property is being appraised under conditions of uncertainty with respect to actual usable land area. See enclosed Special Appraisal Assumptions. As shown on the enclosed "Site Location Map" and other exhibits, an allocation of upland area indicates an approximate area outside of wetlands (and required setbacks) of about 5.35 acres of land area, as shown on the enclosed "Topographical Map", "Wetlands Map", "Flood Plain Map" and other exhibits. A summary is provided in the "Site and Improvement Data Table 2". However, there are additional setback requirements that limit the usable land area (see zoning section of appraisal).

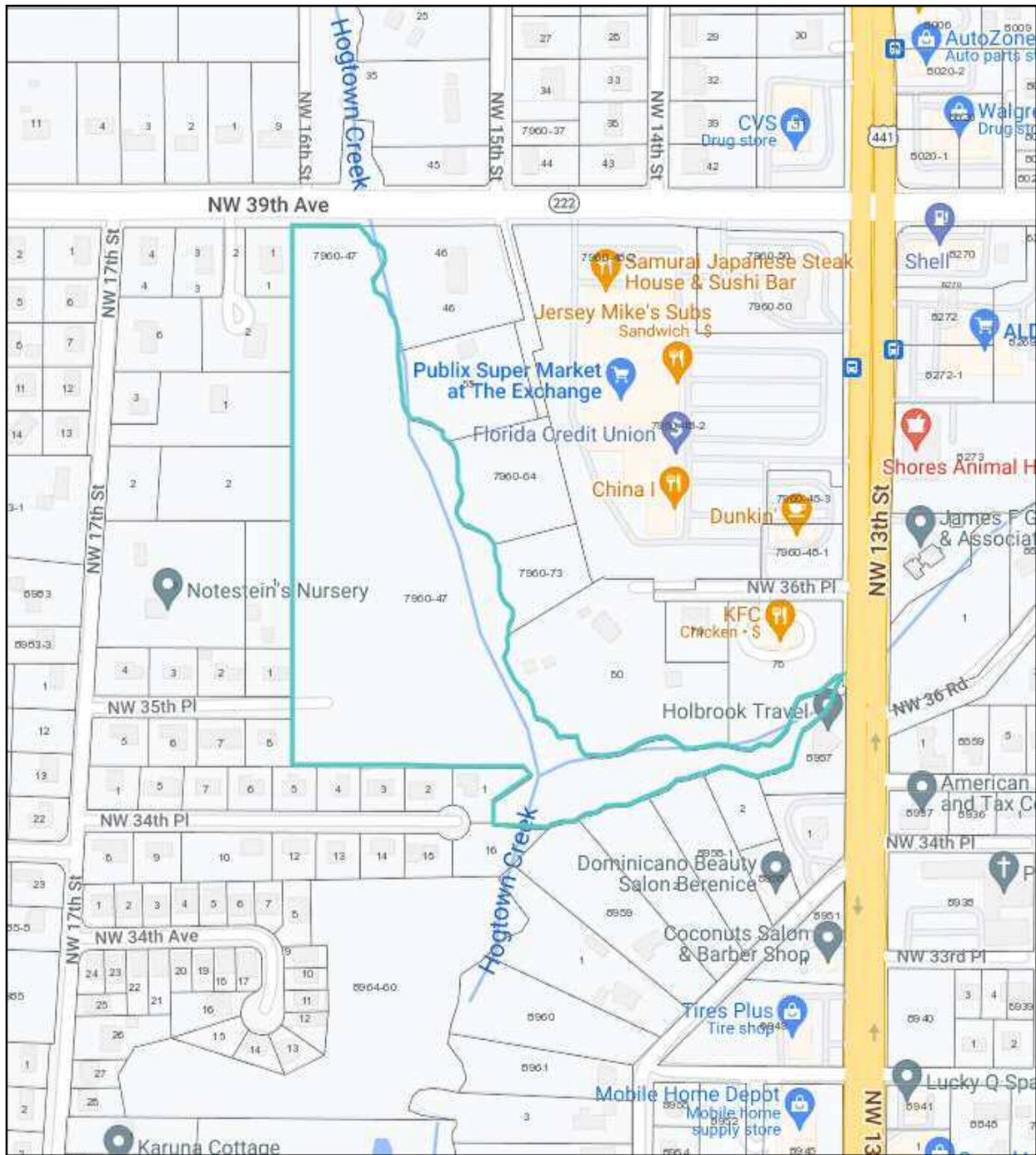
Most of the land area is heavily wooded with mature undergrowth and trees, as shown on the enclosed "Photographs". Based upon approximations from the historical deed and county maps, the site has about 150 feet of frontage along the south side of 39<sup>th</sup> Avenue, extends to 1,230 feet along the western line and is significantly irregular in shape. Total parcel size based upon county tax roll information is about 9.65 acres of land area, more or less, and approximations from the "County Wetlands Map" reflects about 5.35 acres of land area outside of wetlands, as shown on the enclosed maps and attachments. Accordingly, only about 45 percent of the site is land area outside of wetlands and/or flood plain, with most of the remaining land area within creek bottom of the Hogtown and Springstead Creeks. There are required setbacks from the creek and any wetlands that reduces usable land area for any future development. Depending on required setbacks, usable land area for construction could be reduced to about 2.97± acres.

Current access is provided by Northwest 35<sup>th</sup> Place, which is a two lane internal road within the residential subdivision immediately west and adjacent to the property connecting to Northwest 17<sup>th</sup> Street, that provides access to the north to Northwest 39<sup>th</sup> Avenue, together with access southward to Northwest 29<sup>th</sup> Road. The road frontage along Northwest 39<sup>th</sup> Avenue is adjacent to the Hogtown Creek Basin with a fenced right of way area along the sidewalk on 39<sup>th</sup> Avenue, with no apparent access directly to 39<sup>th</sup> Avenue or 13<sup>th</sup> Street.

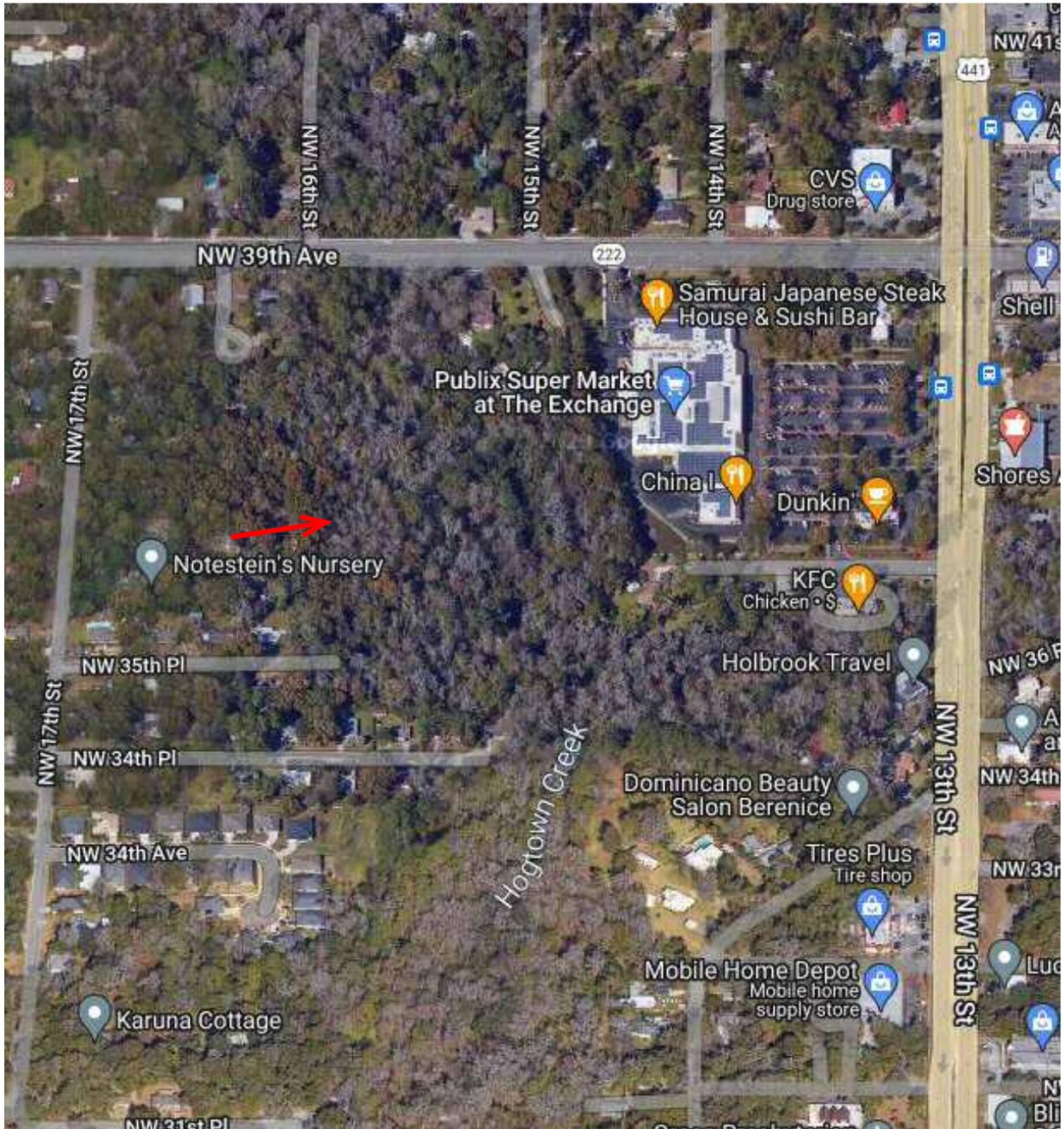
The site topography generally slopes from the western lot line downward to the east along the Hogtown Creek Basin and Springstead Creek. As shown on the enclosed "Photographs", there is a relatively modest slope along the west lot line with a more predominant downward slope to the creek basin from about the middle of the site extending further eastward for the creek bottom.

## Table 2 - Site & Improvement Data

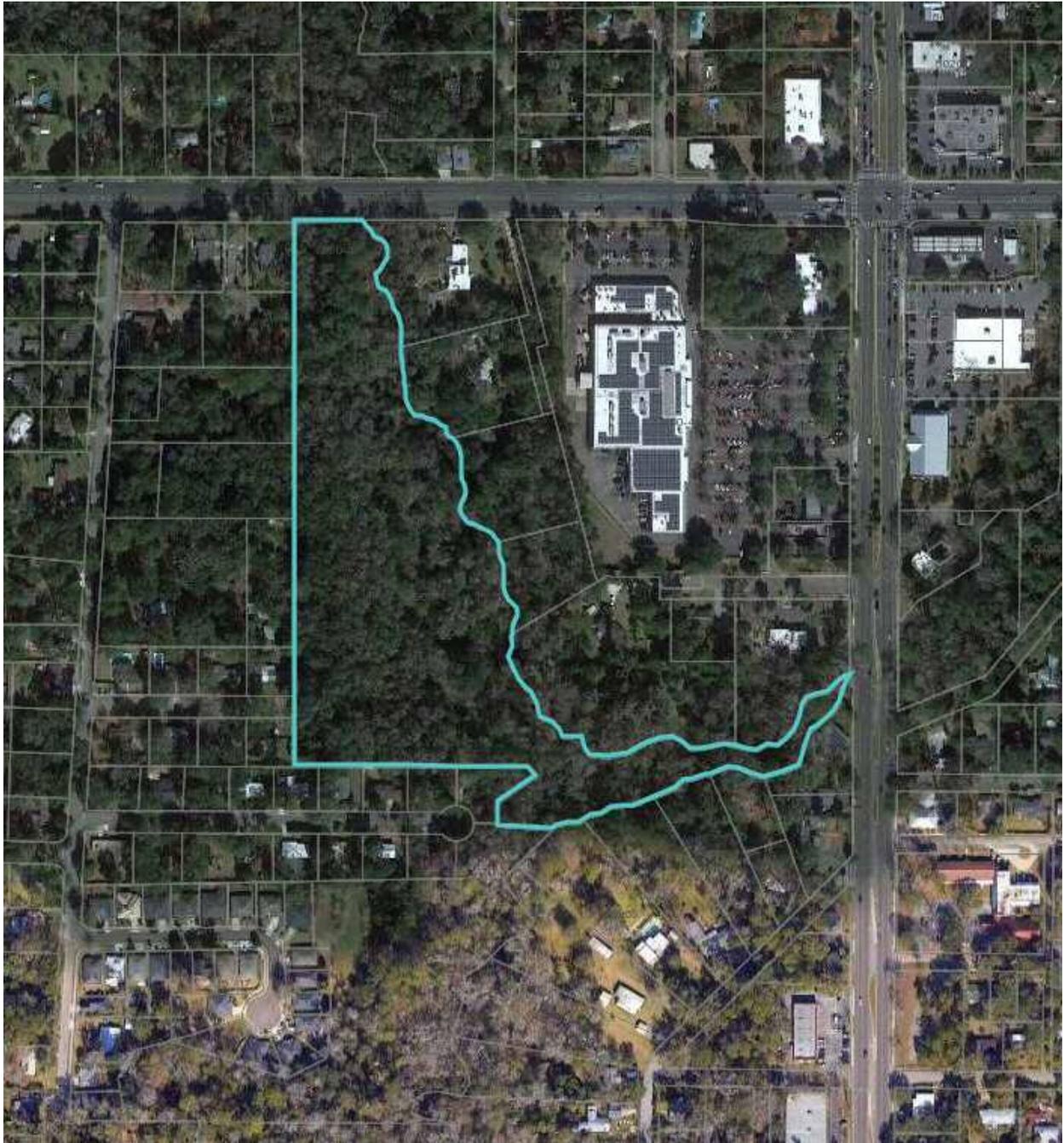
<b>Property</b>	Florida Park Parcel 1600 Block NW 39th Avenue Gainesville, FL 32605																				
<b>Land Characteristics</b>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; border-bottom: 1px solid black;">Acres±</th> <th style="text-align: center; border-bottom: 1px solid black;">SF±</th> <th style="text-align: center; border-bottom: 1px solid black;">%</th> <th></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">9.65</td> <td style="text-align: center;">420,354</td> <td style="text-align: center;">100.0%</td> <td>Overall Parcel (Source tax roll)</td> </tr> <tr> <td style="text-align: center;"><u>4.30</u></td> <td style="text-align: center;"><u>187,308</u></td> <td style="text-align: center;"><u>44.6%</u></td> <td>Less: Wetlands (Source tax roll mapping program)</td> </tr> <tr> <td style="text-align: center;">5.35</td> <td style="text-align: center;">233,046</td> <td style="text-align: center;">55.4%</td> <td>Probable Upland land area outside of wetlands</td> </tr> <tr> <td style="text-align: center;">2.97</td> <td colspan="2"></td> <td>Approximate "Usable Site Area" for development</td> </tr> </tbody> </table> <p>Note: Actual areas must be determined by detailed studies by qualified professionals</p>	Acres±	SF±	%		9.65	420,354	100.0%	Overall Parcel (Source tax roll)	<u>4.30</u>	<u>187,308</u>	<u>44.6%</u>	Less: Wetlands (Source tax roll mapping program)	5.35	233,046	55.4%	Probable Upland land area outside of wetlands	2.97			Approximate "Usable Site Area" for development
Acres±	SF±	%																			
9.65	420,354	100.0%	Overall Parcel (Source tax roll)																		
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5.35	233,046	55.4%	Probable Upland land area outside of wetlands																		
2.97			Approximate "Usable Site Area" for development																		
<b>Site &amp; Improvements:</b>	<p>Vacant acreage with frontage along NW 39th Avenue and rear access to NW 35th Place. This is an elongated parcel extending north and south along the west side of Hogtown creek and along the north and south sides of Springstead Creek. Primary access is by NW 35th Place that is an internal road in the Forest Park Farms subdivision. Overall the parcel is elongated in shape and generally follows the west side of Hogtown Creek from the 39th Avenue frontage southward to the junction with Springstead creek that flows under NW 13th Street and merges with Hogtown creek and continues to flow further South. Overall parcel size is 9.65 acres+- according to County tax parcel records. Land area outside of wetlands is estimated at about 5.35 ± acres. See attached maps &amp; exhibits. This is vacant wooded land area with proximity to City water &amp; sewer utilities with future residential development potential on the usable land area.</p>																				
<b>Building Improvements</b>	None - Vacant land area																				
<b>Zoning &amp; Land Use</b>																					
Land Use Jurisdiction:	City of Gainesville																				
Zoning:	Mostly RSF-4 that borders OF zoning in the creek bottom along NW 13th Street. Maximum density of 8 units/ac																				
Land Use Plan:	Residential Low Density (0-15 du/ac) for most of the property. Office adjacent to 13th street in the creek bottom.																				
<b>Flood Map Information</b>																					
Map Number:	12001C0305E																				
Map Date:	11/2/2018 (see enclosed flood map)																				
Map Designation:	X - Area of minimal flood hazard A - Special flood hazard area																				
<b>Site Utilities</b>	GRU electric utilities are available in the area with central water, sewer and electric in the adjoining subdivisions to the east and west of the subject acreage. According to City utility maps there is sewer line that traverses the site north to south that appears to border the wetlands area adjacent to Hogtown Creek. See enclosed GRU maps in addenda																				
<b>Site Access</b>	Direct frontage on NW 39th Avenue and by NW 35th Place																				
<b>Other:</b>	Located in an established residential neighborhood in proximity to the Publix Exchange shopping center at the SW corner on NW 13th Street and NW 39th Avenue. The site is adjacent to established residential subdivisions including Farm Hills, Pine Creek, Forest Creek Cluster and Florida Park																				



## Tax Parcel Map



**Aerial Photograph 1**

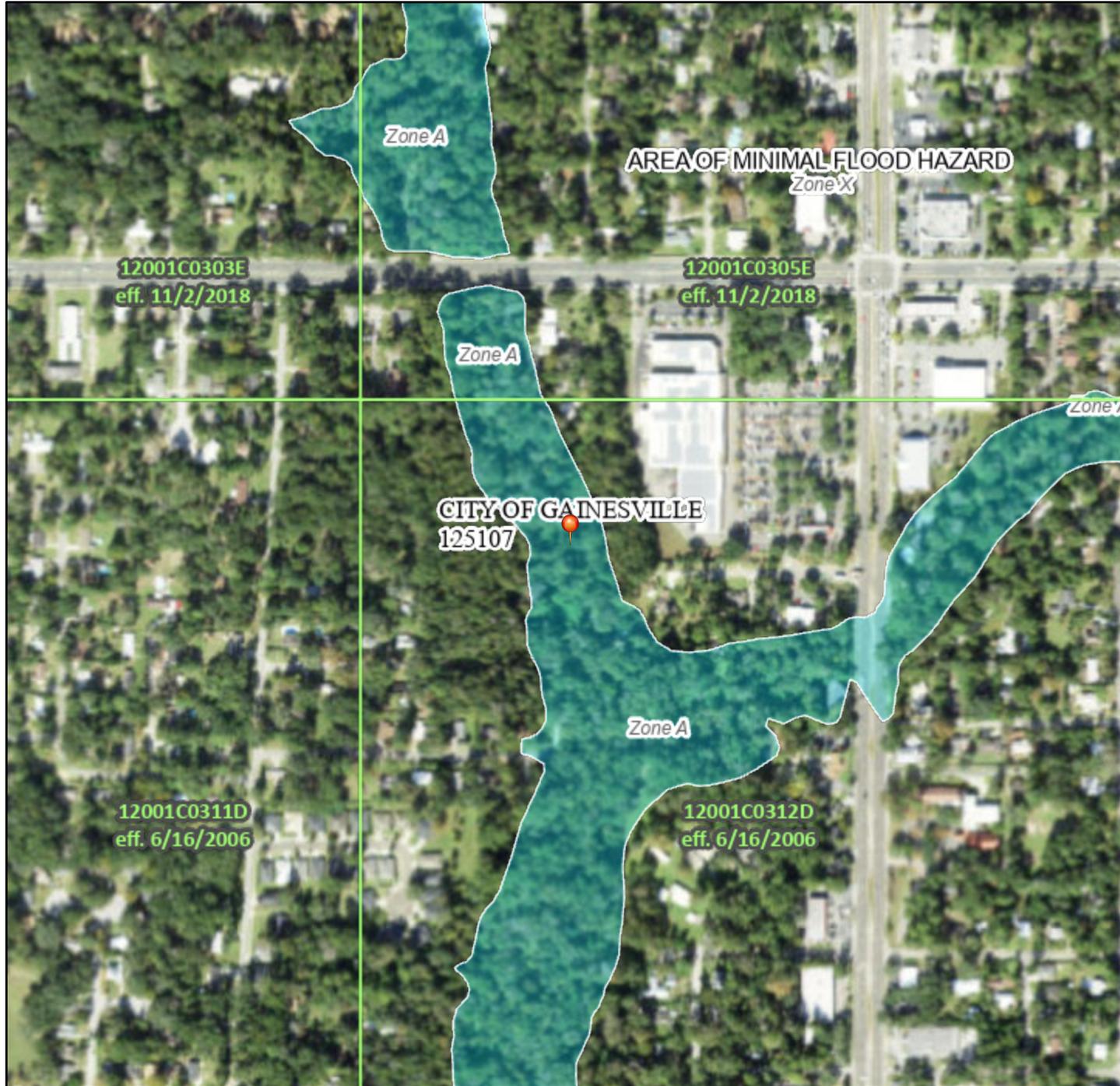


**Aerial Photograph 2**

# National Flood Hazard Layer FIRMette



82°20'49"W 29°41'26"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

82°20'12"W 29°40'55"N

Basemap Imagery Source: USGS National Map 2023

## Legend

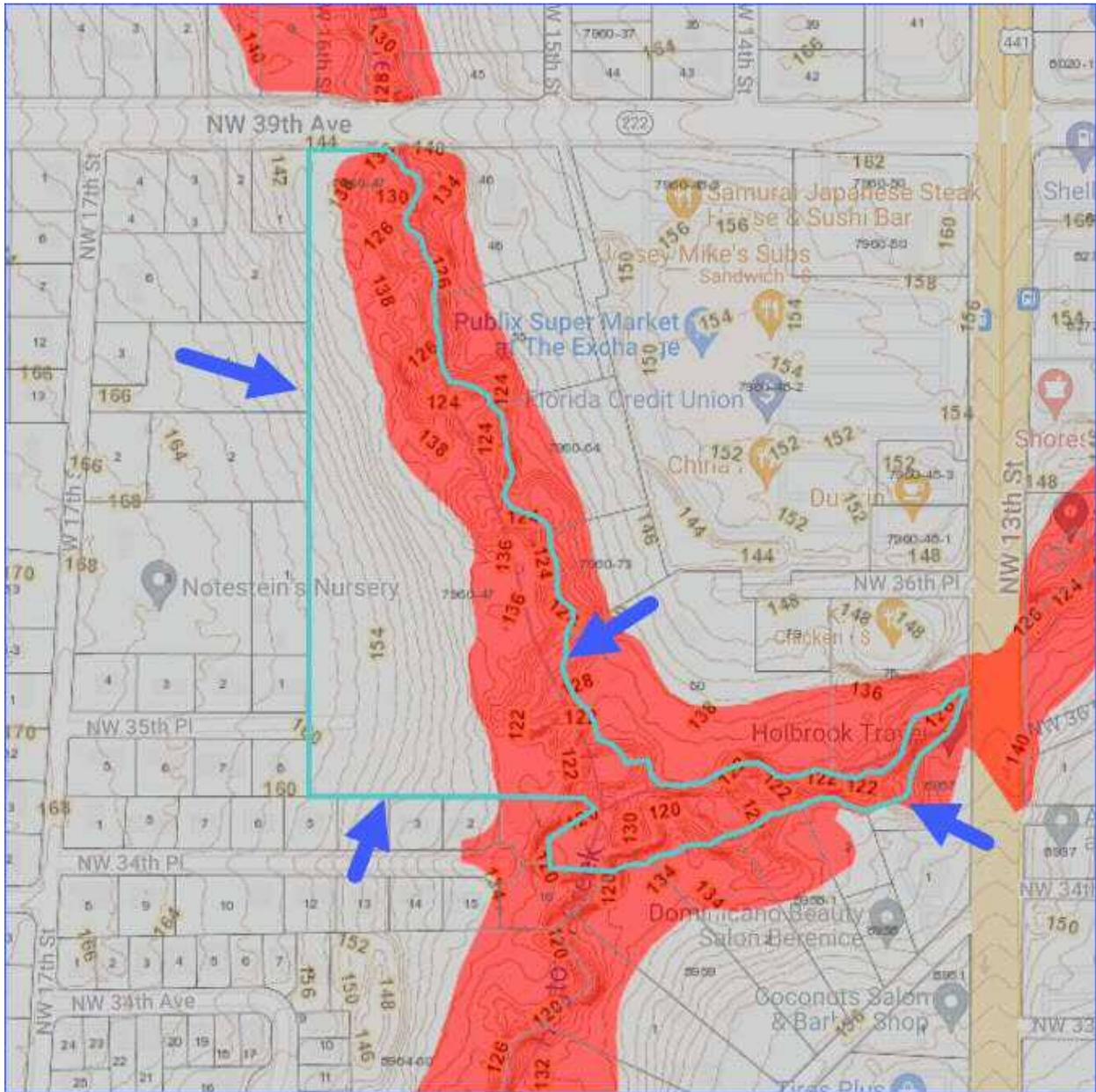
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		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 Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		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.

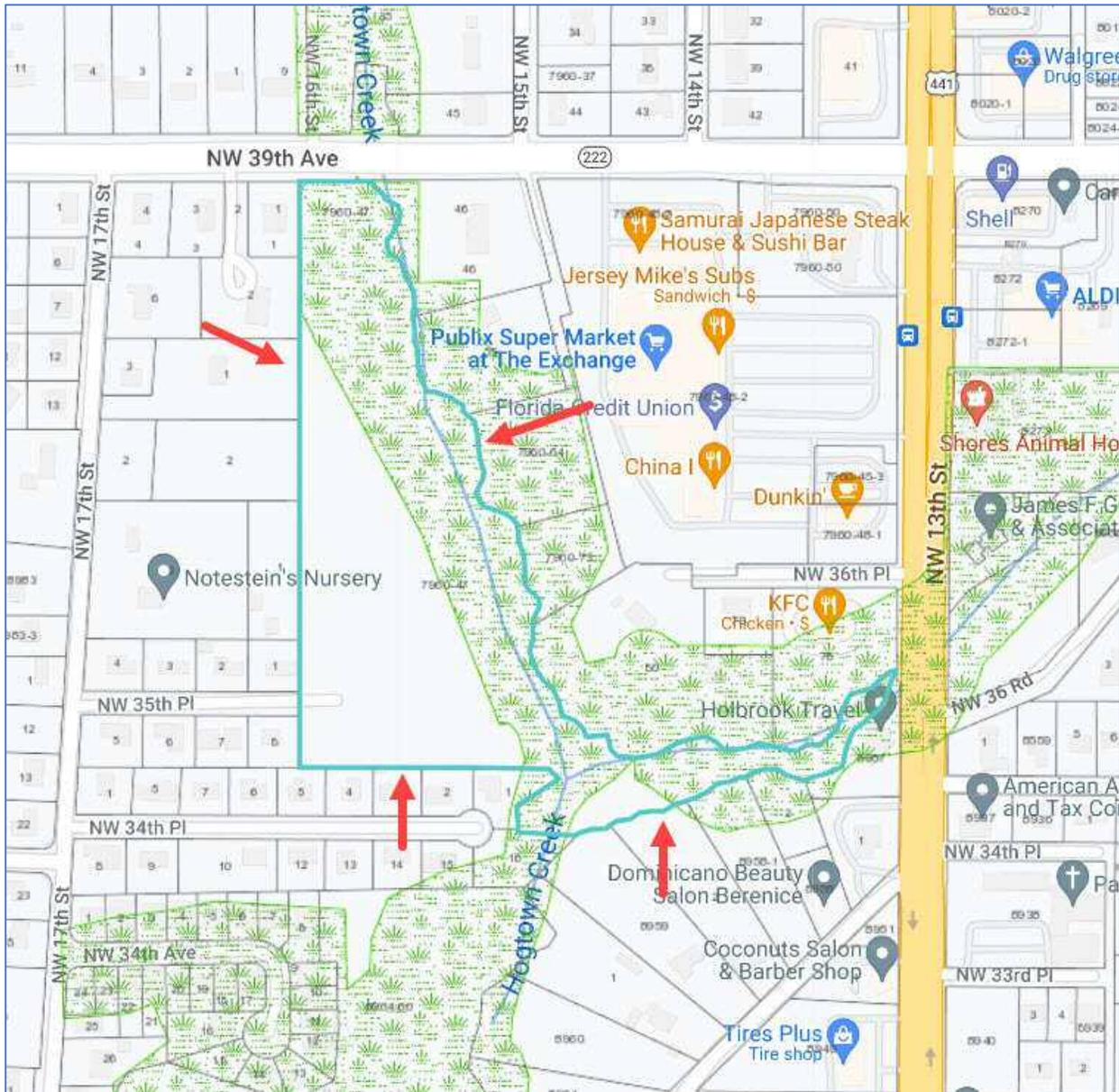
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/4/2023 at 1:34 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.

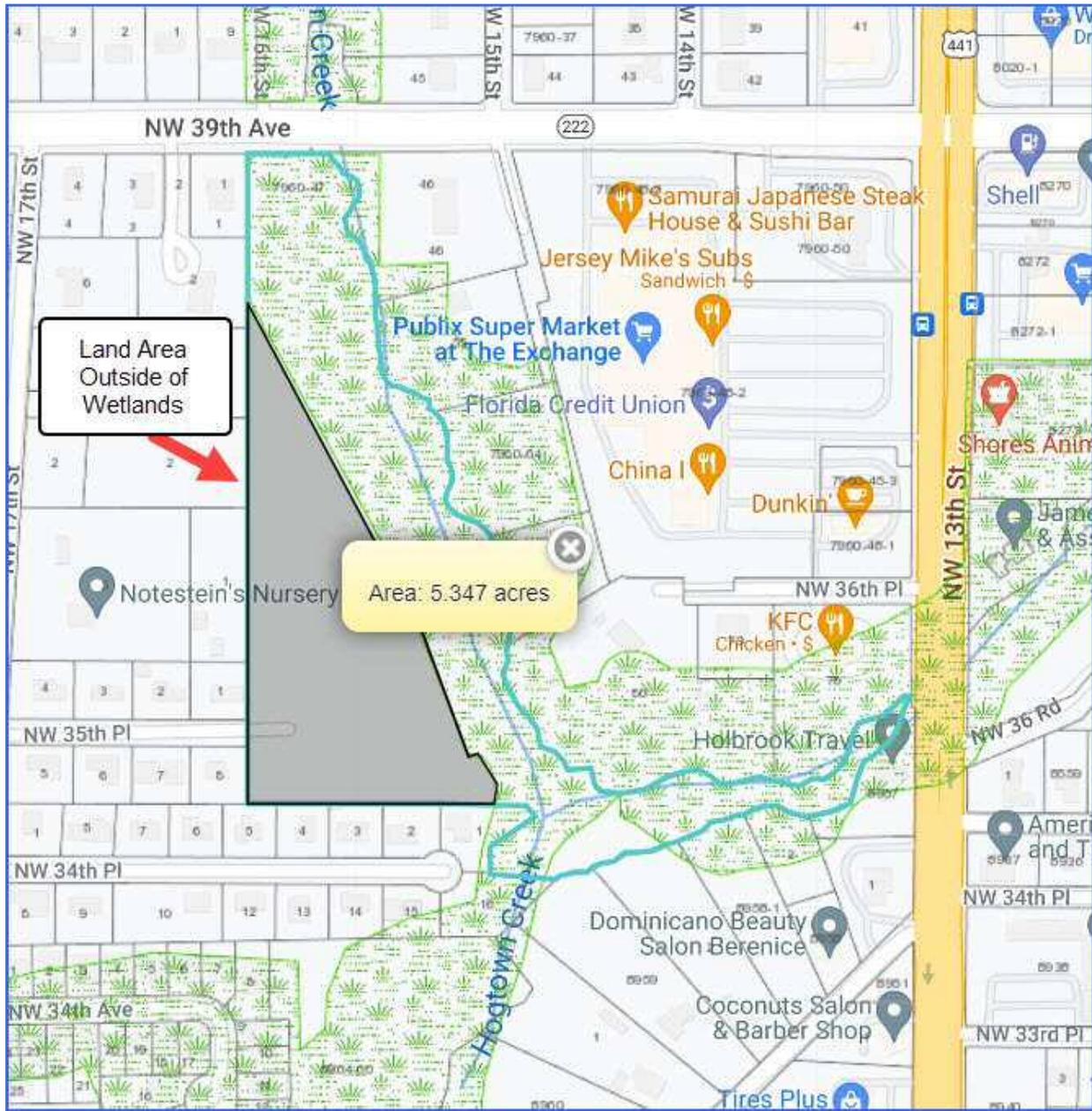
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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



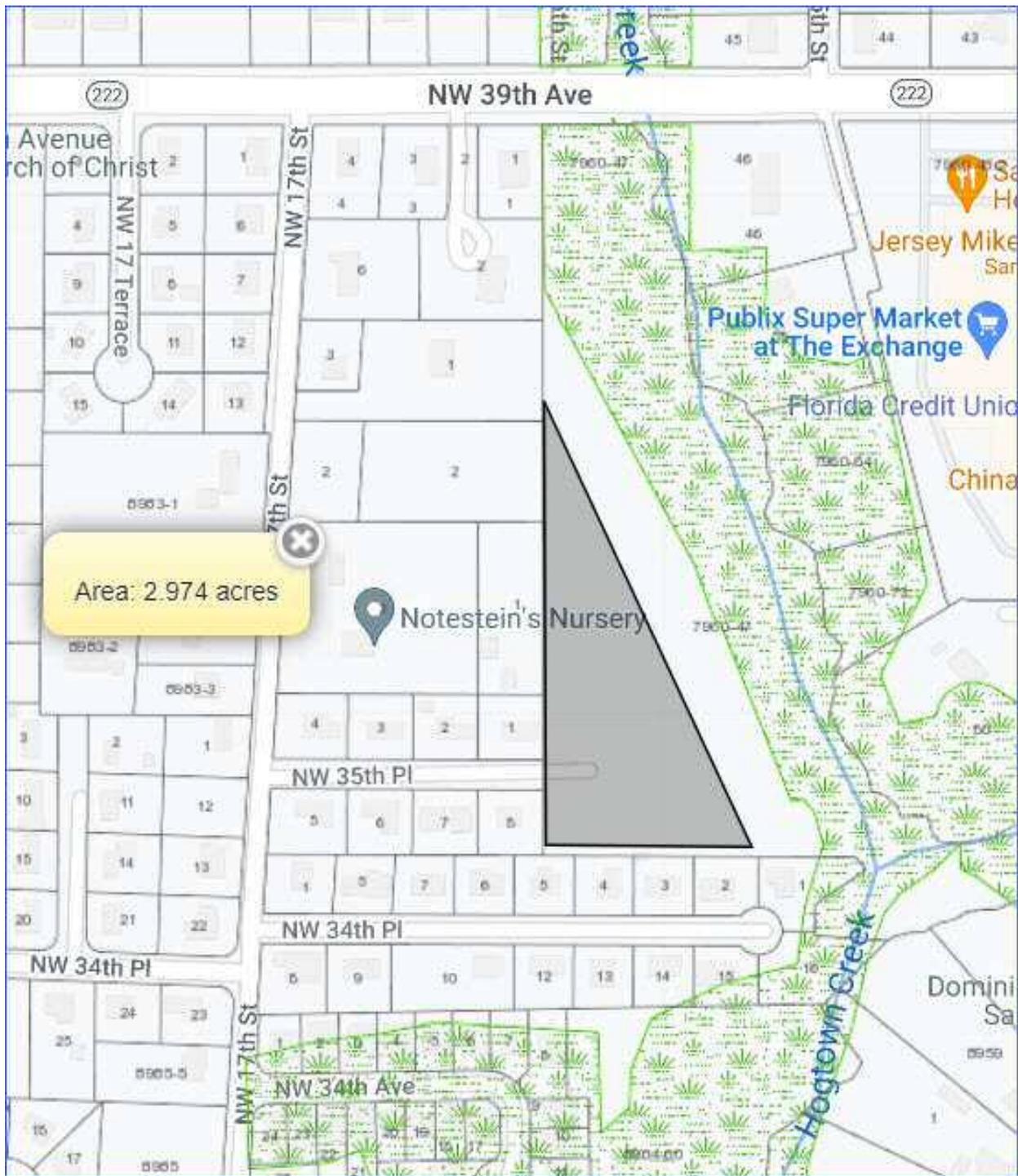
**Topographical Map**



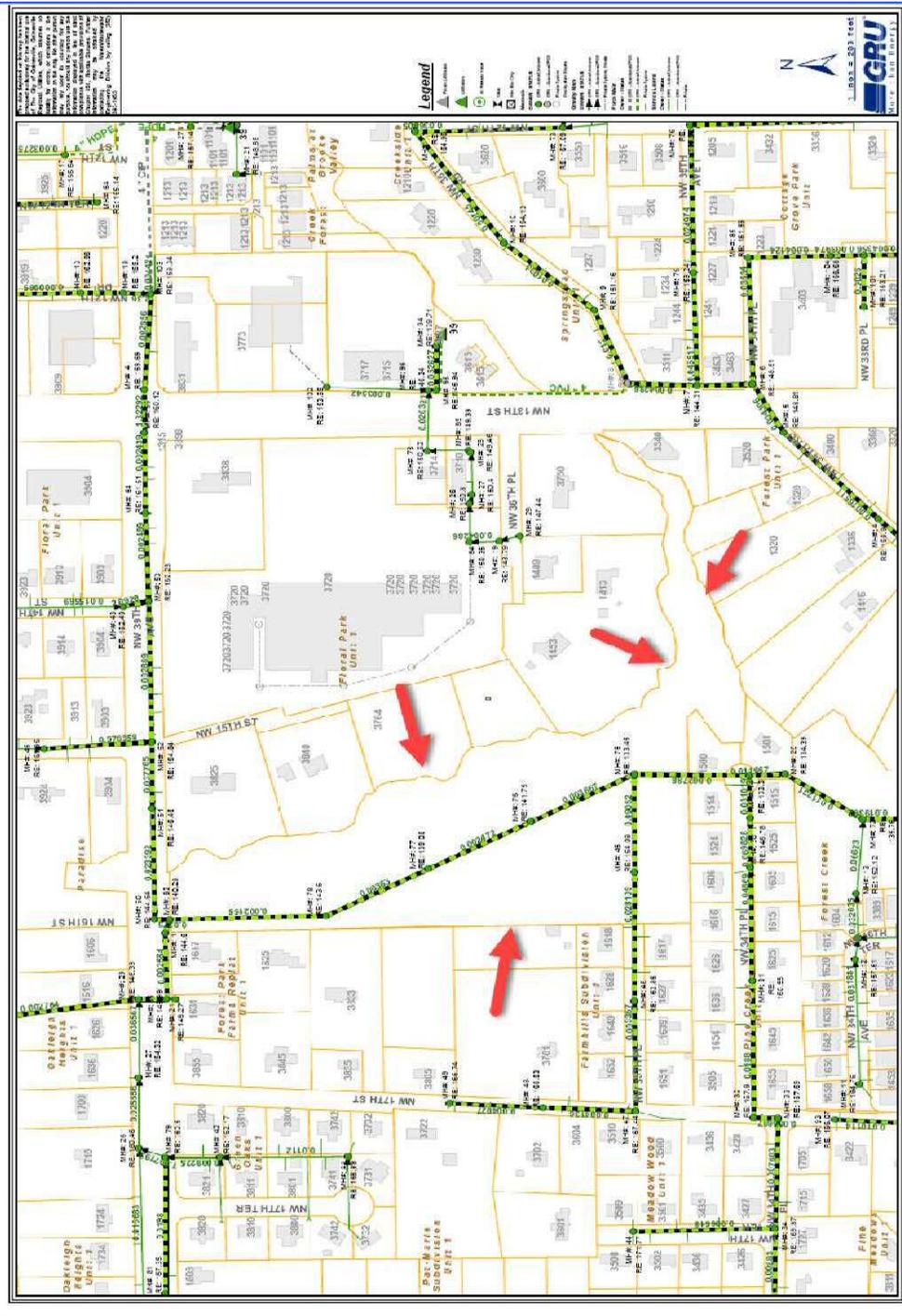
## Alachua County Wetlands Map



## Land Area Outside of Wetlands



## Probable Usable Land Area Map



## GRU Sewer Map

# Property Photographs



# Property Photographs



## PROPERTY DESCRIPTION (CONT'D)

According to information provided by the City of Gainesville, there is water, sewer and electric utilities access in the subdivision properties to the west of the subject property. However, according to information provided by the City of Gainesville utility department, there is a sewer line and easement that extends on a diagonal from north to southeast across the subject property where the topography of the site tends to break downward significantly toward the bottom of Hogtown Creek. Most likely the usable land area for the site is westward of the sewer line, which, more or less, follows the wetlands line for the for the subject site. Exact status is unknown without a detailed survey and/or wetlands determination of the subject site.

Any development of the site would require setbacks both from the wetlands and/or the sewer utility easements and extension of utilities for future single family residential use. This is vacant land without any significant building improvements, and as such, the description of any improvements is not applicable and is not provided.

See attached maps, drawings and photographs.

## 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 subject site is currently vacant land, and as such, has no building improvements. Accordingly, highest and best use addresses the usability and unique site characteristics for the subject vacant parcel of land. Since there are no building improvements, a separate analysis or consideration of existing improvements is not applicable and is not provided.

The subject site does have usable land area along the western lot line adjacent to the adjoining residential subdivisions including Farm Hills, Forest Park and Pine Creek Subdivisions, all of which were developed many years ago and are located immediately west and adjacent to the subject property along the western lot line. Also, there are individual single family residential lots across the creek with dirt road access adjacent to the Publix Exchange Shopping Center that is located at the southwest corner of Northwest 13<sup>th</sup> Street and Northwest 39<sup>th</sup> Avenue. Single family residential use has received good appeal in the area for properties adjoining the creek and most of the creek frontage, for Hogtown Creek and other creeks in the area, supports single family residential subdivisions adjacent to the creek frontage. However, typically lots along the creek are larger than typical subdivision lots because of the required setback from wetlands areas that must be left in their natural state as part of the creek bottom and surrounding natural habitat.

## HIGHEST AND BEST USE OF SITE AS VACANT (CONT'D)

Single family residential occupancy as well supported in the area adjacent to creeks and, in all likelihood, more intensive multiple family and/or commercial development would not be allowed under the current zoning category. The property is zoned "RSF-4" that is a low density single family residential zoning for the entire western segment of the property west of Hogtown Creek and portions of the Springstead Creek bottom along Northwest 13<sup>th</sup> Street are within the commercial zoning areas along 13<sup>th</sup> Street, but the land area on this portion of the subject property is not usable for any development purposes given the wetlands characteristics and creek bottom. Accordingly, for all purposes, single family residential use is the only allowed use on the usable portion of the subject site that is the upland area west of Hogtown Creek, with access through the existing residential subdivisions further west.

The density allowed by land use plan goes up to 15 units per acre. However, the "RSF" zoning allows for lower density with a maximum of about 8 units per acre. This would require subdivision development with full installed utilities to individual lots if the property were subdivided for multiple residential lots. Further, the proximity to the wetlands, the existing sewer line extending through the property and required setbacks from adjoining developments would probably result in a minimal number of lots under a development scenario where possibly one to four smaller lots could be subdivided from larger parent parcel. However, this would require a full site plan review process by the City of Gainesville for any future development and actual densities that may be achieved are unknown at time of appraisal. Typically, this is common for any parcels with similar land zoning along creek bottoms where there is the possibility to subdivide larger parcels to support multiple residential home sites. To the extent possible, this characteristic is considered for the "as is" land value estimate for the subject acreage.

Given the sloping topography, required setbacks from wetland areas, irregular shape, sewer easement and other aspects of the subject site, most likely, any potential purchaser would consider the ability to possibly create one or more residential parcels. Unfortunately, the actual uses permitted that may be achieved for the property are unknown at time of appraisal and the site does have significant limitations with respect to all of the issues previously described. Any purchaser of the subject property would possibly consider using the site for one large residential use or, possibly, a minimal subdivision with lots immediately adjacent to the west lot line for low density single family residential use. In all probability, the full capacity allowed under zoning will not be achieved for the property given the elevation characteristics, existing wetlands, required setbacks from wetlands and the restrictions imposed by the sewer utility easements across a significant portion of the subject site area. To the extent possible, the value estimate is made considering typical uses that could be achieved given the limitations described above.

It should be recognized that the site has not gone through a full development process for any development, and as such, exact status could vary. See Special Appraisal Assumptions.

## APPRAISAL PROCESS

This appraisal provides a value estimate for vacant land. The most appropriate appraisal technique in estimating value for the property is the Direct Land Sales Comparison Approach. This approach provides a direct comparison of recent land sales for similar vacant parcels in estimating a market value for the subject property.

The subject property is a relatively unique vacant parcel of land with a highest and best use for single family residential purposes, most likely supporting one or possibly several single family home sites as part of a larger parcel located in an established residential district in Northwest Gainesville. The property is located in proximity to central water and sewer utilities, with favorably view overlooking Hogtown Creek.

As such, the Land Sales Comparison Approach for the subject property is used where recent sales of similar creek front parcels are used for direct comparison with the subject property in estimating "as is" vacant land value under a potential use for single family residential development consistent with current land zoning and the highest and best use analysis, as described in the appraisal report.

## LAND SALES ANALYSIS

The Sales Comparison Approach Is applied in estimating market value for the subject vacant land, based upon recent available sales of similar creek front parcels that have sold in the Gainesville marketplace over the recent past.

A search of the immediate neighborhood of the subject property in other areas in proximity to residential development and existing creeks was performed for the Northwest Gainesville marketplace for any recent sales of similar residential parcels with similar land zoning. Available sales are summarized on the enclosed "Market Sales Table 3A" and are located on the enclosed "Sales Map".

As shown (see table), the six sales reflect properties that have sold from September 2019 through February 2023 and reflect an overall price range anywhere from a low of about \$40,000 per lot to a high of \$202,000, with an average of about \$102,000 per lot. Typical lot size ranges from about 1.05 to 3.5 acres, with an average of about 1.81 acres. Many of these parcels have direct frontage along wetlands and/or creeks similar to the subject property where typically a significant portion of the individual lot is within wetland areas and not available for development purposes. Typically, any single family homes and other site improvements are located outside of the flood area or floodway with access to paved city streets and with central water, sewer and electric utilities.

The subject property is a relatively large acreage tract of land containing about 9.65 acres of total area, with about 5.35 acres of upland area outside of wetlands. Actual usable area would probably be lower. A search of the Gainesville marketplace determined that there were no recent sales of similar relatively large tracts located along Hogtown Creek or other established waterways in the Gainesville urban area to use for comparison purposes. However, there were available sales of typical single family lots on smaller acreage parcels along creeks in Northwest Gainesville that are used for comparison purposes and are summarized in the enclosed "Land Sales Table 3A" and are located on the enclosed "Table 3B Map".

Seven land sales were identified for comparison purposes that have sold in the local market over the past several years and all are located in the northwest sector of the city similar to the subject property. Parcel size ranges anywhere from the smallest lot containing about 1.05 acres to the largest parcel containing about 3.45 acres, with an average parcel size of about 1.81 acres.

All of the lots have proximity to creeks and, typically, the creek basins are within wetlands that are not usable for building purposes similar to the wetlands and creek bottom characteristics of the subject property in the various comparable sales used for comparison purposes. However, the subject property, given its relatively elongated shape and proximity to Hogtown Creek as well as Springstead Creek, makes a significant portion of the subject property unusable for building purposes. On an overall basis, about 5.35 acres are "usable" land area outside of wetlands and any buildings would require typical setbacks from wetlands and would require full utilities for any single family development. This is common for all creek front lots and is not unique to the subject property. However, the subject property, because of its elongated shape, has a significant amount of unusable site area that is considered in the appraisal analysis.

As shown in Table 3A, the various creek frontage lots reflect a relatively wide overall price range (on a time adjusted basis at 3 percent per year) anywhere from a low of about \$0.70 per square foot to a high of \$1.82 per square foot, with an average of \$1.24 per square foot primarily varying by lot size. The average is \$1.24 on a time adjusted basis at 3 percent per year. Parcel size also is considered. For example, the highest sales price is for the smaller 1.05 acre lot along Glen Springs Road that sold for \$1.82 per square foot. All of the remaining sales are significantly larger (greater than about one acre in size) and support a significantly lower overall price range. Accordingly, consideration is given to overall parcel size of the various comparable sales as they compare with the subject property given its relatively large size in comparison with most of the market sales. The subject property has an overall size of about 9.65 acres. However, a significant portion of the property is within wetlands or creek bottom with total "usable" area estimated at about 5.35 acres.

## LAND SALES ANALYSIS (CONT'D)

While all lot sales adjacent to creeks have some element of unusable land area, because wetlands required setbacks, the subject property, because of its configuration, has a significantly higher level of unusable land area, especially at the southern extreme of the ownership where most of the land is made up of unusable creek bottom and very irregular in shape.

In an attempt to narrow an appropriate value range for the subject property, an adjustment process is applied to three of the more comparable sales, as shown on the following "Sales Comparison Analysis Table 4". This is not an exact process, but is an attempt by the appraiser to make specific adjustments for observed differences in the characteristics between the three more comparable sales and the subject property. The goal is to establish an approximate value range given the unique characteristics of the subject property as it relates to the various sales available for comparison purposes.

As shown on the enclosed "Sales Comparison Analysis Table 4", Market Sale 1 is a 1.7 acre parcel located in the Florida Park area in proximity to Northwest 13<sup>th</sup> Street. This is a recent land sale and was for a parcel that was sloping in elevation and was improved with a single family home at time of sale. The contributory value of the improvements were subtracted from overall sales price to determine the appropriate allocation for the vacant land, which does add some variability to indicated value for the Forest Park Sale 1. The time adjusted price level is about \$1.65 per square foot, as shown in Table 3. Further, additional adjustments for wetlands and parcel size are made in Table 4. This sale indicated an adjusted price level of about \$1.32 per square foot.

Market Sale 2 is located east of Southwest 34<sup>th</sup> Street just north of University Avenue in proximity to Hogtown Creek. This is a wooded lot also with wetlands that indicated a price level of about \$1.05 per square foot and had good direct access to a paved cul-de-sac road and also had significant land area within wetlands and would support one single family home. This property indicates an adjusted price level of about \$1.05 per square foot, as shown at the bottom of Table 3A. The more detailed sales comparison analysis in Table 4 reflected adjustments for wetlands area upward 15 percent given the high degree of wetlands on this parcel, together with a negative adjustment of about 10 percent for its smaller size. This recognizes that, typically, smaller lots, with all else being the same, sell for a higher price per square foot than larger parcels similar to the subject property. This sale reflected an adjusted price of about \$1.10 per square foot, as shown at the bottom of Table 4.

Land Sale 3 is the Zedalis Lot located just north of the subject property, just off of Northwest 39<sup>th</sup> Avenue. This location is near the Florida Park area and was for a parcel of land that included a platted lot with direct paved frontage and all utilities, together with rear land area all along Hogtown Creek, with a total lot size of about 3.45 acres. This sale was one of the more comparable properties in terms of location, but was an older sale that occurred in July 2019. However, all of the market sales were adjusted upward for market conditions, as rate of about 3 percent per year for the observed differences in the timeframe between the date of sale and the current date. This sale had a higher percentage of wetlands at about 74 percent, with an upward adjustment of about 30 percent more comparable to the overall ratio of the subject property with about 45 percent wetlands and creek bottom. The adjusted price level is about \$1.04 per square foot, as shown at the bottom of the "Sales Comparison Analysis Table 4".

In conclusion, the sales comparison analysis, on an overall basis, reflects an adjusted price range of a low of \$1.04 per square foot to a high of about \$1.32 per square foot, with an average of about \$1.18 per square foot. Market value for the subject property is rounded to about \$1.18 per square foot, as shown at the bottom of Table 4. Applying this amount to the subject land area outside of wetlands and creek bottom (about 5.35 acres) of the subject indicates an overall value conclusion rounded to \$275,000 for the subject property given available sales and unique characteristics of the subject site.

**Indicated Value by Sales Comparison Approach**

**\$275,000**

### Land Sales Table 3A - Creek Frontage Lots

Sale No.	Date	Property	Address	Sale Price	Lot Size		Zoning	Time Adj.	Price	Price	Comments
					12/1/2023	Per		SF±	Acre±	3.00%	
1	Feb-23	Forest Park	3100 NW 14th Street	\$120,000 ±	74,170	1.70	RSF-1	\$122,700	\$1.65		Paved road access, land allocation+-, excluding house
2	Mar-22	Loblolly Woods	3334 NW 5th Ave	\$202,000	202,000	2.02	RSF-1	\$212,100	\$1.05		Hogtown Creek , less contributory Imp value.
3	Jul-19	Zedalis Lot	3924 NW 15th Street	\$106,000	150,282	3.45	RSF-1	\$119,780	\$0.80		Florida Park North of 39th Avenue, 26% uplands±
4	Oct-21	Creek View Lot 1	2200 Blk. Glen Springs Rd.	\$70,000	51,401	1.18	RSF-1	\$74,375	\$1.45		Fronts on Glen Springs Road
5	Oct-20	Floral Park Lot 64	3700 Blk. NW 15th St.	\$40,000	62,291	1.43	RSF-4	\$43,700	\$0.70		Dirt road access south of 39th Ave., East of subject
6	Sep-19	Creek View Lot 2	2200 Blk. Glen Springs Rd.	\$74,000	45,738	1.05	RSF-1	\$83,250	\$1.82		Fronts on Glen Springs Road
Sales Analysis :				Low	\$40,000	45,738	1.05		\$43,700	\$0.70	
				High	\$202,000	202,000	3.45		\$212,100	\$1.82	
				Average	\$102,000	97,647	1.81		\$109,318	\$1.24	
Subject Property						9.65	Total acres	RSF-4			Road Access NW 35th Place
						5.35	"Usable" land area acres				

Land Sales Table 3B - Creek Frontage Lots

Aerial Views



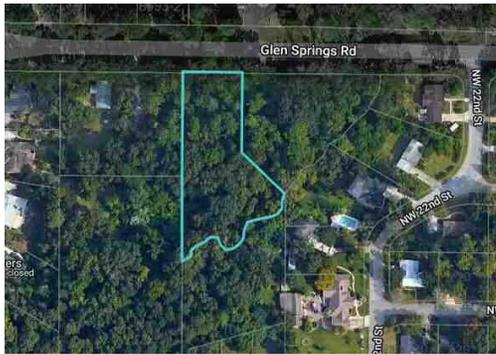
1. Forest Park



2. Loblolly Woods



3. Zedalis Lot



4. Creek View Lot 1

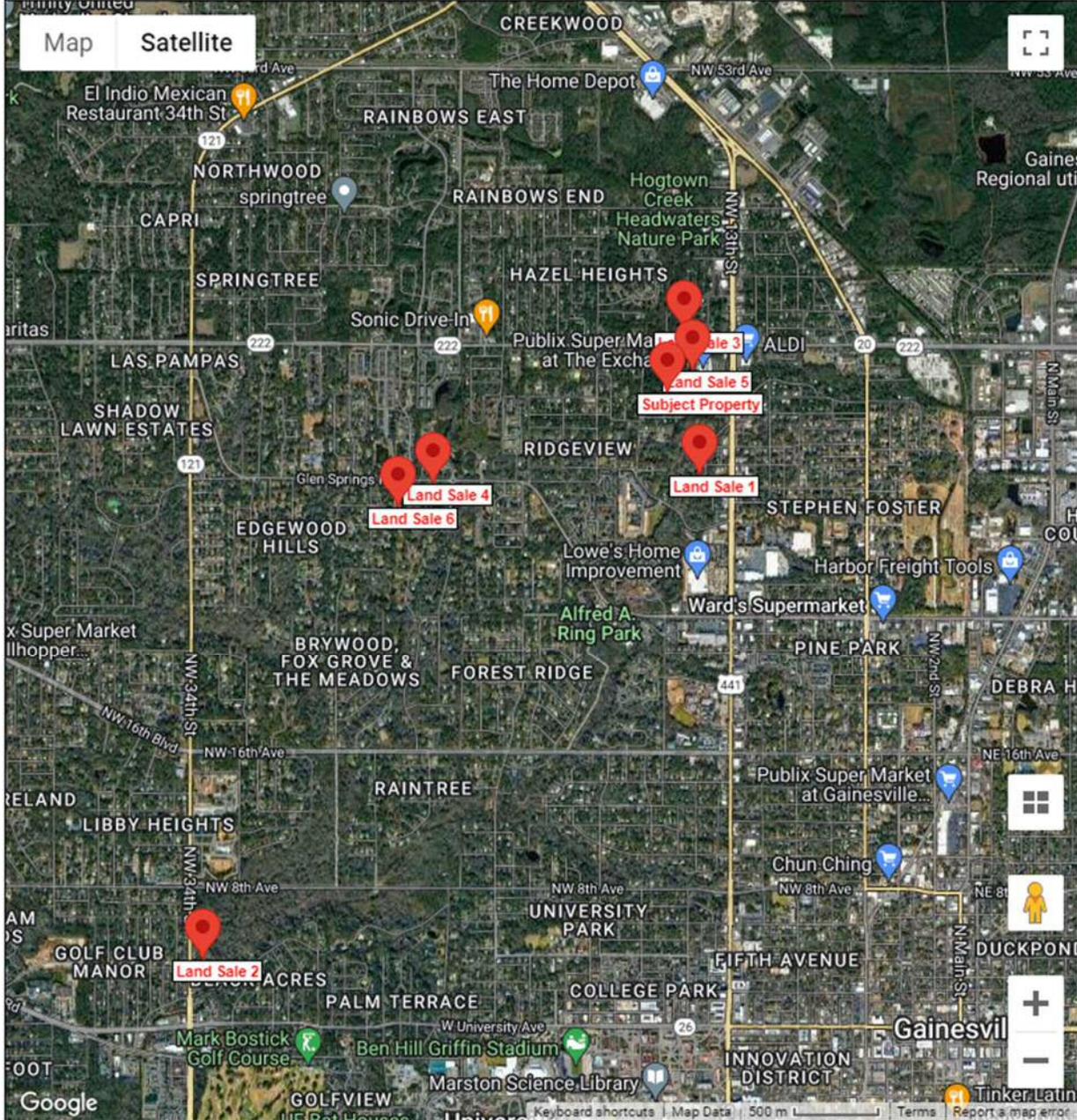


5. Floral Park Lot 64



7. Creek View Lot 2

# Land Sales Map



**Table 4 Sales Comparison Analysis**

Subject Property		Sale 1		Sale 2		Sale 3	
Property Name	Subject	Forest Park		Loblolly Woods		Zedalis Lot	
Location:	1600 Block NW 39th Avenue Access off of NW 35th Place	3100 NW 14th Street Forest Park off 13th Street		3334 NW 5th Ave Off SW 34th Street		3924 NW 15th Street Off NW 39th Avenue	
Submarket:	Florida Park Area	Forest Park area		SW 34th St. Loblolly Woods		Near Florida Park	
Improvements:	None	None		None		None	
Topographical	Sloping to creek wetlands	Sloping to creek, wetlands		Wooded, wetlands		Lot with wetlands	
Bld. Area SF±	None	House, garage, adjusted		None		None	
Parcel Size Acres±	9.65 Acres± total site 5.35 Usable Land 55%±	1.70 85% +/-		2.02 Minimal usable, wetlands/flood		3.45 Residential lot with wetlands	
Zoning/Use	RSF- 4	RSF 2		RSF 1		RSF-1	
Wetlands	Wetlands & Flood Zone, wooded within Hogtown Creek floodway	Fronts Hogtown Creek		Wetlands/Flood Hogtown Creek		Rear all wetlands Hogtown Creek	
Access	Paved access, NW 25th Place	Paved access		Cul-de-sac road access		Paved road	
Date of Valuation/Sale:	1/12/2024	Feb-23		Mar-22		Jul-19	
Available utilities	Probable elec., water & sewer	Electric, water & sewer available		Electric, water & sewer		Electric, water & sewer	
Date of Sale							
Sale Price <sup>1</sup> :	-----	\$120,000		\$202,000		\$106,000	
Adjusted Price/SF		See Table 3A \$1.65		See Table 3A \$1.05		See Table 3A \$0.80	
Other Transactional Adj.		none		none		none	
Adjusted Sale Price		\$1.65		\$1.05		\$0.80	
<sup>1</sup> Cash equivalent sale price							
<b>Physical Adjustments</b>							
Location & visibility	Established residential area	Forest Park 0.0%		Loblolly Woods 0.0%		Similar 0.0%	
Utilities	Available in Area	Similar 0.0%		Similar 0.0%		Similar 0.0%	
Zoning	Residential	Residential 0.0%		Platted lot 0.0%		Residential 0.0%	
	Wetlands & creek bottom, 45%	Minimal -10.0%		Significant wetlands 15.0%		Wetlands 74% 30.0%	
Building improvements	Vacant land	Excluded 0.0%		Vacant 0.0%		Similar 0.0%	
Shape & access	Irregular, awkward shape	Paved, rectangular± 0.0%		Irregular shape 0.0%		Irregular, awkward shape 0.0%	
Parcel size	9.65 Acres total, 5.35 usable	Smaller -10.0%		Smaller -10.0%		Similar 0.0%	
Total Net Adjustment		-20.0%		5.0%		30.0%	
Adjusted Sales Price/Acre±		\$1.32		\$1.10		\$1.04	
<b>Indicated Value Subject Property</b>							
	SF±	\$/SF	Value				
Subject Site SF±	233,046	\$1.18	\$274,994	Analysis Summary: Low \$1.04			
Acres±	5.35			High \$1.32			
				Average \$1.18			
Contributory Improvement Value	None		\$0				
Indicated Value			\$274,994				
<b>Rounded</b>			<b>\$275,000</b>				

RECONCILIATION AND VALUE CONCLUSION

The enclosed analysis provides a market value estimate for the Florida Park Parcel consisting of vacant land located along Hogtown Creek in proximity to established residential neighborhoods near the intersection of Northwest 13<sup>th</sup> Street and Northwest 39<sup>th</sup> Avenue in the suburban area of Gainesville, as described in the enclosed appraisal report. This is a vacant tract of land without any building improvements, but does have proximity to central water and sewer utilities, paved road access and is adjacent to Hogtown Creek with a relatively large parcel size containing about 9.65 acres with a relatively narrow parcel paralleling Hogtown Creek and Springstead Creek, as described in the appraisal report.

The Direct Land Sales Comparison Approach was used to estimate market value based upon recent sales of similar parcels with frontage along creeks in the Gainesville suburban area and, where possible, in the northwest sector of the city or in proximity to Hogtown Creek or other tributaries with similar creek frontage characteristics. All of the properties have similar locational characteristics in comparison with the subject property, with similar site infrastructure in terms of available utilities, with a mix of properties with varying degrees of wetland areas and usable land area for single family residential use.

Seven sales were identified for comparison purposes providing adequate information to support a value conclusion for the subject property given the unique characteristics of the subject acreage with a relatively high percentage of wetland areas that are not usable for residential use, but do provide for frontage overlooking a creek front "amenity" that is desirable for residential proximity.

Three of the more comparable sales were used for a more detailed comparison with the subject property reflecting a value conclusion rounded to about \$275,000 for the subject site. In summary, the subject property has estimated market value in current "as is" status of \$275,000.

**Estimate Market Value** **\$275,000.00**  
**("As Is" Condition, January 12, 2024)**

**Table 5 Valuation Summary**

	Indicated Value
Land Sales Comparison Approach	\$275,000
<b>Estimated Market Value</b>	<b>\$275,000</b>
As Is, Fee Simple Basis	
Date of Value: 1/12/2024	
Exposure/Marketing Time Frame, 9 to 12 months	

## 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, Don Emerson, MAI, has completed the continuing education program of the Appraisal Institute.

Property: Florida Park Acreage Parcel  
1600 block Northwest 39<sup>th</sup> Avenue  
Gainesville, Alachua County, Florida 32605

  
\_\_\_\_\_  
Don Emerson, Jr., MAI, SRA  
State Certified General Real Estate Appraiser RZ101  
Personally Viewed Property

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## **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 current site 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 current survey and/or title search information. The enclosed value estimate was based upon available information at time of analysis. Further, land value could vary depending upon a flood elevation determination and/or wetlands determination in addition to a typical property survey. As such, the value could vary depending upon the results of a detailed survey with elevation and wetlands determination for the subject property.

2) **Land Zoning and Probable Use Density**

This appraisal provides a market value estimate for a parcel of land currently zoned residential use by the City of Gainesville. To the extent possible, an "as is" value estimate is provided, recognizing the uses allowed under current zoning for the subject property and the physical site characteristics. The appraiser was unable to identify any recent sales of property with similar land size, shape, location, zoning and wetland/flood characteristics. Accordingly, the enclosed value estimates could vary depending upon more accurate information that may be available through a possible rezoning of the property and/or a full site plan review process with the City of Gainesville for future development.

Any user of this report is advised that property value could vary significantly. This is the appraiser's best approximation given available information at time of analysis. Any buyer or seller of the property is advised to take the property through a site plan review with the city planning department before making an investment/sale decision.

## **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.

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Sign Up for Property Watch

**Parcel Summary**

**Parcel ID** 07960-047-000  
**Prop ID** 74189  
**Location Address** UNASSIGNED LOCATION RE  
**Neighborhood/Area** 324419.02  
**Subdivision**  
**Legal Description** FLORAL PARK PB D-7 LOTS 47-77 & 13 ACRES AS PER DB 228/325 & STS ADJ DB 366/212) & LESS R/W 8/10 INT TO JPI AS TO LOTS 50 51 59 50 68 69 77 PER OR 671/398) LESS ELY 335 FT OR 1384/74-80 & OR 1387/774 OR 1396/823 OR 1770/2685)LESS R/W PER OR 1582-16 FT OR  
(Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** VACANT (00000)  
**Sec/Twp/Rng** 30-09-20  
**Tax Area** GAINESVILLE (3600)  
**Acres** 9.65  
**Homesteaded** False

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

[View Map](#)

**Millage Rate Value**

**Millage Rate:** 22.1775

**Owner Information**

MODERN TRENDS DEVELOPMENT LLC  
 % ANDREW HIRSHIK  
 2511 NW 36TH DR  
 GAINESVILLE, FL 32605

**Valuation**

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$144,750	\$144,750	\$144,750	\$144,750	\$144,750
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	<b>\$144,750</b>	<b>\$144,750</b>	<b>\$144,750</b>	<b>\$144,750</b>	<b>\$144,750</b>
Assessed Value	\$144,750	\$144,750	\$144,750	\$144,750	\$144,750
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$144,750	\$144,750	\$144,750	\$144,750	\$144,750
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.

**TRIM Notice**

2023 TRIM Notice (PDF)

**Land Information**

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0115	SFR ACREAGE	0.51	22215.6	0	0	OF
0115	SFR ACREAGE	0.94	40946.4	0	0	MU1
0115	SFR ACREAGE	7.71	335847.6	0	0	RSF4
0115	SFR ACREAGE	0.49	21344.4	0	0	RSF1

**Sales**

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/11/2008	\$325,000	WD	3729	1463	Qualified (Q)	Vacant	* EDIX INVESTMENTS INC	MODERN TRENDS DEVELOPMENT LLC	<a href="#">Link (Clerk)</a>
8/12/2005	\$300,000	WD	3192	1235	Unqualified (U)	Vacant	* HENRY & JENKINS III TRUSTEES	* EDIX INVESTMENTS INC	<a href="#">Link (Clerk)</a>
12/21/1990	\$100	DD	1796	2771	Unqualified (U)	Vacant		* HENRY & JENKINS III TRUSTEES	<a href="#">Link (Clerk)</a>
5/2/1990	\$100	MS	1770	2685	Unqualified (U)	Improved		* UNASSIGNED	<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
10-4584	SIGN PERMIT	Yes	No	9/14/2010	\$2,400
97-06825	FIRE SPR. SYS.	Yes	No	11/26/1997	\$0
97-06883	FIRE SPR. SYS.	Yes	No	10/20/1997	\$0
97-06478	MECHANICAL	Yes	No	10/8/1997	\$3,900
97-06241	SIGN PERMIT	Yes	No	10/1/1997	\$9,900
97-05844	MECHANICAL	Yes	No	9/24/1997	\$1,000
97-05495	SIGN PERMIT	Yes	No	9/11/1997	\$400
97-04961	COMM REMODEL PERMIT	Yes	No	9/4/1997	\$150,000
97-05256	FIRE SPR. SYS.	Yes	No	8/29/1997	\$0
97-04983	SIGN PERMIT	Yes	No	8/20/1997	\$1,152
97-04769	FIRE SPR. SYS.	Yes	No	8/15/1997	\$0
97-00338	SIGN PERMIT	Yes	No	1/17/1997	\$4,809
96-09052	COMM REMODEL PERMIT	Yes	No	12/30/1996	\$12,500
96-09399	FIRE SPR. SYS.	Yes	No	12/20/1996	\$0
96-09441	SIGN PERMIT	Yes	No	12/20/1996	\$2,000
96-08711	MECHANICAL	Yes	No	11/25/1996	\$5,400
96-08712	MECHANICAL	Yes	No	11/25/1996	\$4,350
96-08454	COMM REMODEL PERMIT	Yes	No	11/20/1996	\$80,000
96-08453	COMM REMODEL PERMIT	Yes	No	11/18/1996	\$20,000
95-07830	FIRE SPR. SYS.	Yes	No	12/21/1995	\$0
95-07752	MECHANICAL	Yes	No	12/18/1995	\$0
95-07357	SIGN PERMIT	Yes	No	11/30/1995	\$2,500
95-07329	SIGN PERMIT	Yes	No	11/29/1995	\$2,835
95-06465	COMM REMODEL PERMIT	Yes	No	11/22/1995	\$14,000
95-07054	SIGN PERMIT	Yes	No	11/15/1995	\$3,900
95-06425	SIGN PERMIT	Yes	No	10/17/1995	\$3,600
95-05615	MECHANICAL	Yes	No	9/22/1995	\$0
95-05361	SIGN PERMIT	Yes	No	9/15/1995	\$3,015
95-05260	MECHANICAL	Yes	No	9/13/1995	\$1,500
95-04918	MECHANICAL	Yes	No	9/5/1995	\$0
95-04726	MECHANICAL	Yes	No	8/28/1995	\$0
95-04178	COMM REMODEL PERMIT	Yes	No	8/24/1995	\$12,780
95-04648	SIGN PERMIT	Yes	No	8/23/1995	\$800
95-04649	SIGN PERMIT	Yes	No	8/23/1995	\$2,500
95-04425	COMM REMODEL PERMIT	Yes	No	8/15/1995	\$0
94-04301	COMM BUILDING PERMIT	Yes	No	8/14/1995	\$0
95-04366	FIRE SPR. SYS.	Yes	No	8/11/1995	\$0
95-03604	COMM REMODEL PERMIT	Yes	No	7/21/1995	\$40,000
95-04014	SIGN PERMIT	Yes	No	7/20/1995	\$5,300
95-03002	MECHANICAL	Yes	No	5/23/1995	\$10,000
95-03003	MECHANICAL	Yes	No	5/23/1995	\$2,400
95-02763	FIRE SPR. SYS.	Yes	No	5/15/1995	\$0
95-02509	CHANGE OF USE-NO CONST	Yes	No	5/11/1995	\$0
95-02748	MECHANICAL	Yes	No	5/11/1995	\$112,000
95-02710	MECHANICAL	Yes	No	5/10/1995	\$1,042
95-02711	MECHANICAL	Yes	No	5/10/1995	\$911
95-02712	MECHANICAL	Yes	No	5/10/1995	\$911
95-02713	MECHANICAL	Yes	No	5/10/1995	\$911
95-02714	MECHANICAL	Yes	No	5/10/1995	\$1,152



ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
07960 047 000	UNASSIGNED LOCATION RE	3600

MODERN TRENDS DEVELOPMENT LLC  
 % ANDREW HIRSHIK  
 2511 NW 36TH DR  
 GAINESVILLE, FL 32605

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	144,750	0	144,750	1,106.09
LIBRARY GENERAL	1.0339	144,750	0	144,750	149.66
SCHOOL CAP PROJECT	1.5000	144,750	0	144,750	217.13
SCHOOL DISCRNRY & CN	0.7480	144,750	0	144,750	108.27
SCHOOL GENERAL	3.1840	144,750	0	144,750	460.88
SCHOOL VOTED	1.0000	144,750	0	144,750	144.75
CHILDREN'S TRUST	0.4612	144,750	0	144,750	66.76
ST JOHNS RIVER WATER MGT DISTR	0.1793	144,750	0	144,750	25.95
CITY OF GAINESVILLE	6.4297	144,750	0	144,750	930.70
<b>TOTAL MILLAGE</b>					<b>22.1775</b>
<b>AD VALOREM TAXES</b>					<b>\$3,210.19</b>

LEGAL DESCRIPTION
FLORAL PARK PB D-7 LOTS 47-77 & 13 ACRES AS PER DB 228/325 & STS ADJ DB 366/212) See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS **\$3,210.19**

IF PAID BY PLEASE PAY	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$3081.78	\$3113.88	\$3145.99	\$3178.09	\$3210.19

**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
07960 047 000	UNASSIGNED LOCATION RE

MODERN TRENDS DEVELOPMENT LLC  
 % ANDREW HIRSHIK  
 2511 NW 36TH DR  
 GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2023	\$3081.78
<input type="checkbox"/> Dec 31, 2023	\$3113.88
<input type="checkbox"/> Jan 31, 2024	\$3145.99
<input type="checkbox"/> Feb 29, 2024	\$3178.09
<input type="checkbox"/> Mar 31, 2024	\$3210.19

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

## Land Sale No. 1



### Property Identification

**Record ID** 1462  
**Property Type** Residential, Residential lot  
**Property Name** Forest Park Hogtown Creek Lot  
**Address** 3100 NW 14th Street, Gainesville, Alachua County, Florida 32605  
**Location** Forest Park Area NW 13th Street  
**Tax ID** 08963-000-000 +  
**Latitude, Longitude** N29.682110, W-82.340980  
**Market Type** Residential

### Sale Data

**Grantor** Alace P. Roark  
**Grantee** Robert A. DeMasi  
**Sale Date** February 10, 2023  
**Deed Book/Page** 5070-167  
**Property Rights** Fee simple  
**Verification** Public records & appraisal; Confirmed by Bill Emerson

**Sale Price** \$241,000 Land & improvements  
**Cash Equivalent** \$241,000  
**Downward Adjustment** \$121,000 Subtract improvements  
**Adjusted Price** \$120,000 Approximate land value

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

### **Land Data**

<b>Zoning</b>	RSF-1, Residential
<b>Topography</b>	Sloping to creek
<b>Utilities</b>	Water, sewer, elec.
<b>Dimensions</b>	Irregular
<b>Shape</b>	Irregular
<b>Landscaping</b>	Wooded
<b>Flood Info</b>	Flood area along creek

### **Land Size Information**

<b>Gross Land Size</b>	1.702 Acres or 74,139 SF
<b>Front Footage</b>	200 ft Total Frontage: 200 ft NW 14th Street;

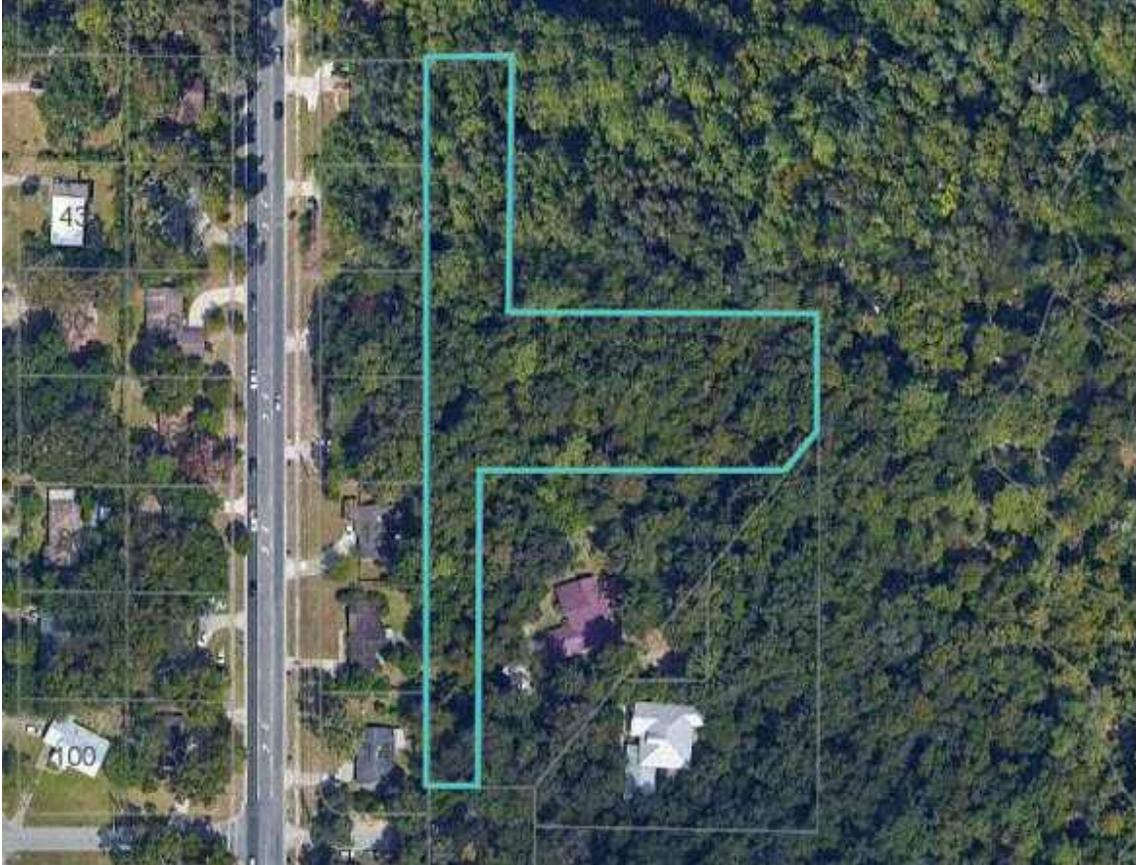
### **Indicators**

<b>Sale Price/Gross Acre</b>	\$70,505 Adjusted
<b>Sale Price/Gross SF</b>	\$1.62 Adjusted
<b>Sale Price/Front Foot</b>	\$600 Adjusted

### **Remarks**

This property is the Roark Forest Park residential lot located at 3100 NW 31st Street with frontage along the East side of Hogtown Creek. The lot was improved with an older residential home with miscellaneous residential site improvements. The house was built in 1950 containing two bedrooms and one bathroom that was in average overall condition. The overall property sold in 2/10/23 for \$241,000. Estimated contributory value of the improvements is about \$121,000, reflecting contributory land value of about \$120,000 at time of sale. This indicates a land contribution of about \$1.62 per square foot for the vacant site.

**Land Sale No. 2**



## Land Sale No. 2 (Cont.)



### **Property Identification**

<b>Record ID</b>	1420
<b>Property Type</b>	Residential, Residential lot
<b>Property Name</b>	Loblolly Woods Land
<b>Address</b>	3334 NW 5th Avenue, Gainesville, Alachua County, Florida 32607
<b>Location</b>	North side of 5th Avenue by Loblolly Woods Nature Park
<b>Tax ID</b>	06471-001-008
<b>Latitude, Longitude</b>	N29.656644, W-82.371563
<b>Market Type</b>	Residential Lot

### **Sale Data**

<b>Grantor</b>	Mark Fenster
<b>Grantee</b>	Atlantic Design and Construction, LLC
<b>Sale Date</b>	March 09, 2022
<b>Deed Book/Page</b>	4988/1513
<b>Property Rights</b>	Fee Simple
<b>Marketing Time</b>	4.5 Months
<b>Conditions of Sale</b>	Arms length
<b>Financing</b>	Cash sale

## Land Sale No. 2 (Cont.)

**Sale History** 2/1/2020 \$195,000 OR 4856/2340  
**Verification** David Pais, listing agent; 352-215-1580, Other sources: Public records, MLS & Appraisal, Confirmed by Bill Emerson

**Sale Price** \$202,000  
**Cash Equivalent** \$202,000

### Land Data

**Zoning** RSF-1 Single Family Residential, Residential Single Family  
**Topography** Level  
**Utilities** City Water, Sewer and Electric  
**Shape** Irregular

### Land Size Information

**Gross Land Size** 2.040 Acres or 88,862 SF

### Indicators

**Sale Price/Gross Acre** \$99,020  
**Sale Price/Gross SF** \$2.27

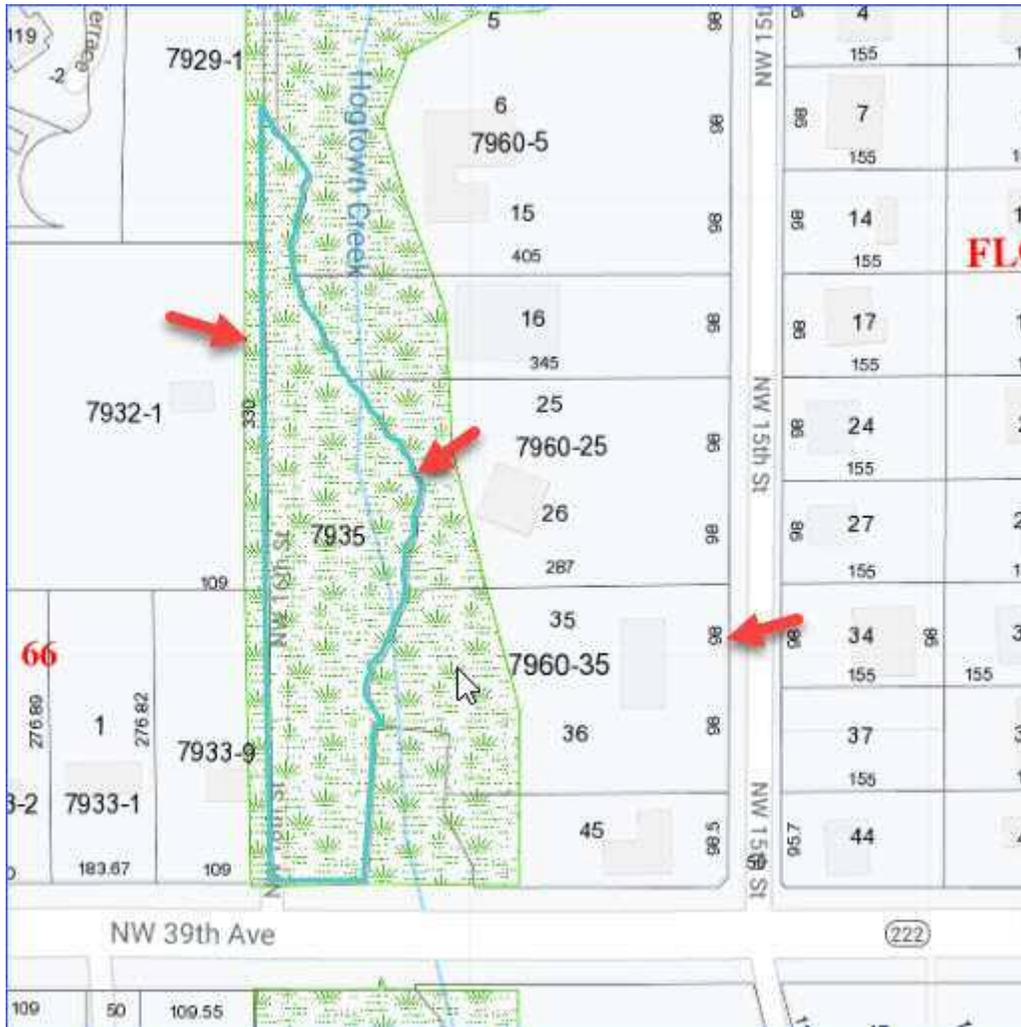
### Remarks

This is the Loblolly Woods land which consists of 2.04 acres of residential land located at 3334 Northwest 5th Avenue by the Loblolly Woods Nature Park. This is a secluded lot that borders upon the nature park which is wooded land surrounding the Hogtown creek in Northwest Gainesville off of Northwest 34th Street. This lot is irregular in shape and is mostly located in a special flood hazard area surrounding Hogtown creek and will most likely be used as a single family home site. The lot sold in March 2022 for \$202,000 indicating a price level of \$2.27 per square foot of land area.

Land Sale No. 3



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



#### Property Identification

<b>Record ID</b>	1217
<b>Property Type</b>	Residential, Residential Parcel
<b>Property Name</b>	Zedalis Property
<b>Address</b>	3924 NW 15 Street, Gainesville, Alachua County, Florida 32605
<b>Location</b>	Floral Park Area
<b>Tax ID</b>	07935-000-000, 07960-035-000
<b>Latitude, Longitude</b>	N29.689234, W-82.342042

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

#### Sale Data

<b>Grantor</b>	Timothy C. Zedalis & Jennifer M. Zedalis, h/w
<b>Grantee</b>	Victoria Cortes and Rey Cortes, individually
<b>Sale Date</b>	July 02, 2019
<b>Deed Book/Page</b>	4699-686
<b>Property Rights</b>	Fee Simple
<b>Marketing Time</b>	3 months
<b>Conditions of Sale</b>	Typical
<b>Financing</b>	Typical conventional
<b>Verification</b>	Kristen Rabell, Agent; 352-213-6760, July 21, 2020; Other sources: Public Records, Confirmed by Don Emerson

<b>Sale Price</b>	\$230,000
<b>Downward Adjustment</b>	\$124,000 home contribution
<b>Adjusted Price</b>	\$106,000

#### Land Data

<b>Zoning</b>	RSF1, Single Family Residential
<b>Topography</b>	Sloping lot to creek
<b>Utilities</b>	Water, sewer & electric
<b>Shape</b>	Irregular
<b>Flood Info</b>	Land along creek in wetlands

#### Land Size Information

<b>Gross Land Size</b>	3.450 Acres or 150,282 SF
------------------------	---------------------------

#### Indicators

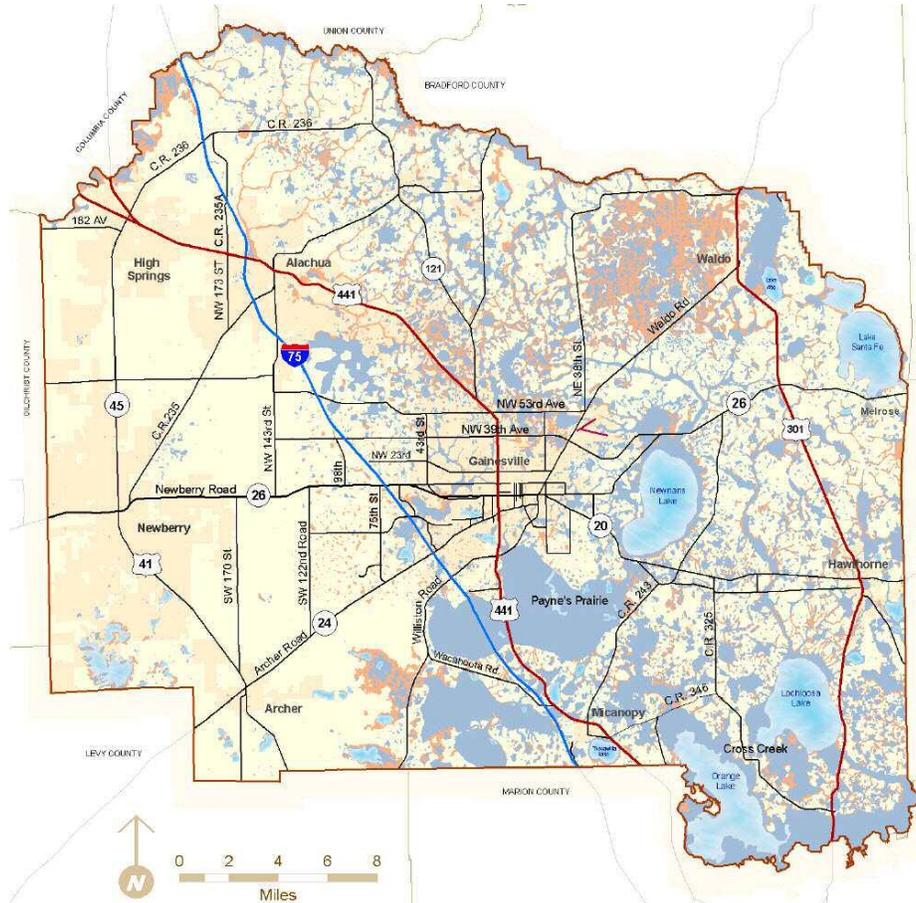
<b>Sale Price/Gross Acre</b>	\$30,725 Adjusted
<b>Sale Price/Gross SF</b>	\$0.71 Adjusted

#### Remarks

This property is the the Zedalis residential parcel located in the Floral Park subdivision immediately adjacent to Hogtown Creek and in proximity to Northwest 39th Avenue. This property consists of two combined lots that are part of the subdivision together with a significant amount of vacant land across the creek from the home. The parcel has total site area of about 3.45 acres. About 74 percent of the site is within wetlands areas along the creek, with the remaining land area, supporting the existing family home that was originally built in 1950 that was in fair condition at time of sale. The overall property including land and improvements sold for \$230,000 in July 2019. The home is estimated to have contributory value of about 124,000, reflecting a land value component of about 106,000. Dividing the land value component by the overall acreage of 3.45 acres indicates a land consideration of about \$30,725 per acre at time of sale, excluding the residential improvements. The land area along the creek has a recreational benefit and is a natural buffer for the house, according to the sales agent. The lots have access to paved interior roads in the subdivision, as well as full available water, sewer and electric utilities.

## 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>Age</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.

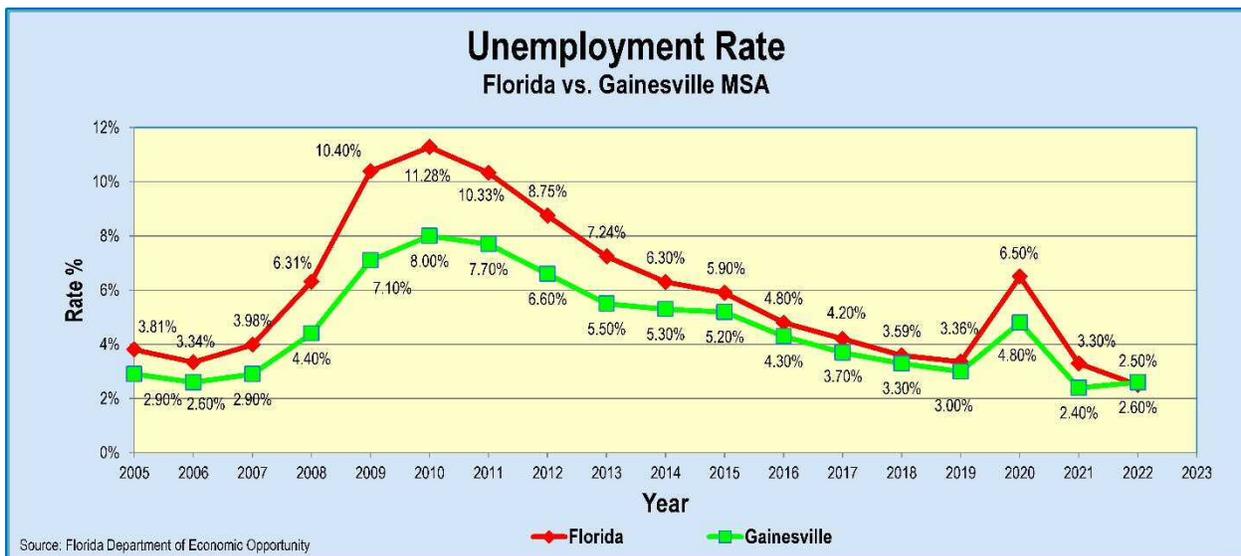
Alachua County and the City of Gainesville have a high percentage of government employment. In 2021, about 26.1 percent of Alachua County workforce is in local government employees, with an additional 19.9 percent in education and health services, including UF Health Hospitals and the VA Medical Center. 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.

<b>Average Annual Employment</b>	
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>		
<b>Company</b>	<b>Industry</b>	<b>Employeeest</b>
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 additional 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	Alachua County	Florida
All industries	8,002	820,313
Natural Resource & Mining	97	5,545
Construction	655	78,395
Manufacturing	204	22,795
Trade, Transportation and Utilities	1,339	151,294
Information	167	16,928
Financial Activities	744	89,810
Professional & Business Services	2,030	205,828
Education & Health Services	1,154	92,489
Leisure and Hospitality	760	63,682
Other Services	626	57,817
Government	131	5,893

Establishments

% of All Industries, 2021	Alachua County	Florida
All industries	8,002	820,313
Natural Resource & Mining	1.2%	0.7%
Construction	8.2%	9.6%
Manufacturing	2.5%	2.8%
Trade, Transportation and Utilities	16.7%	18.4%
Information	2.1%	2.1%
Financial Activities	9.3%	10.9%
Professional & Business Services	25.4%	25.1%
Education & Health Services	14.4%	11.3%
Leisure and Hospitality	9.5%	7.8%
Other Services	7.8%	7.0%
Government	1.6%	0.7%

Average Annual Employment  
% of All Industries, 2021

	Alachua County	Florida
All industries	132,635	8,859,818
Natural Resource & Mining	0.9%	0.8%
Construction	4.4%	6.5%
Manufacturing	3.1%	4.4%
Trade, Transportation and Utilities	15.4%	20.7%
Information	1.3%	1.6%
Financial Activities	4.4%	6.9%
Professional & Business Services	11.6%	16.5%
Education & Health Services	19.9%	15.0%
Leisure and Hospitality	10.7%	12.7%
Other Services	2.2%	3.0%
Government	26.1%	11.8%

Average Annual Wage  
2021

	Alachua County	Florida
All industries	\$56,050	\$60,299
Natural Resource & Mining	\$39,656	\$42,128
Construction	\$51,760	\$59,088
Manufacturing	\$62,104	\$69,997
Trade, Transportation and Utilities	\$45,901	\$53,762
Information	\$70,642	\$104,461
Financial Activities	\$65,418	\$93,945
Professional & Business Services	\$56,384	\$74,787
Education & Health Services	\$58,142	\$59,043
Leisure and Hospitality	\$24,672	\$31,029
Other Services	\$38,307	\$44,107
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

	Alachua County	Florida
2000	67.4%	61.8%
2010	62.7%	64.2%
2020	60.2%	58.6%
2021	59.2%	59.0%
2022 preliminary	59.8%	60.1%

Unemployment Rate

	Alachua County	Florida
2000	3.0%	3.8%
2010	7.8%	10.8%
2020	5.8%	8.2%
2021	3.7%	4.6%
2022 preliminary	2.5%	0.0%

Income and Financial Health

Personal Income (\$000s)

	Alachua County	Florida
2000	\$5,481,992	\$472,851,789
2010	\$8,827,457	\$732,457,478
% change 2000-2010	61.0%	54.9%
2020	\$13,615,822	\$1,235,793,410
% change 2010-2020	54.2%	68.7%
2021	\$14,622,893	\$1,356,318,587
% change 2020-2021	7.4%	9.8%

Per Capita Personal Income

	Alachua County	Florida
2000	\$25,076	\$29,466
2010	\$35,625	\$38,872
% change 2000-2010	42.1%	31.9%
2020	\$48,858	\$57,292
% change 2010-2020	37.1%	47.4%
2021	\$52,367	\$62,270
% change 2020-2021	7.2%	8.7%

Earnings by Place of Work (\$000s)

	Alachua County	Florida
2000	\$4,473,884	\$308,751,767
2010	\$6,888,782	\$438,983,914
% 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%

Median Income

	Alachua County	Florida
Median Household Income	\$53,314	\$61,777
Median Family Income	\$79,712	\$74,237

Percent in Poverty, 2021

	Alachua County	Florida
All ages in poverty	19.1%	13.2%
Under age 18 in poverty	16.2%	18.4%
Related children age 5-17 in families in poverty	16.3%	17.5%

Workers Aged 16 and Over

	Alachua County	Florida
Place of Work in Florida		
Worked outside county of residence	5.8%	17.8%
Travel Time to Work		
Mean travel time to work (minutes)	22.0	27.9

Personal Bankruptcy Filing Rate  
(per 1,000 population)

	Alachua County	Florida
12-Month Period Ending September 30, 2021	0.60	1.45
12-Month Period Ending September 30, 2022	0.58	1.14
State Rank	55	NA

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	Alachua County	Florida
Traditional Setting (2022-23)	School District	
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%



This instrument prepared by:  
Raymond M. Ivey, Esquire  
SCRUGGS & CARMICHAEL, P.A.  
4041-B Northwest 37 Place  
Gainesville, Florida 32606  
(Statutory Form §689.02 F.S.)

2,275.00  
18.50

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2398323 2 PGS  
2008 JAN 11 04:44 PM BK 3729 PG 1463  
J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK25 Receipt#358659  
Doc Stamp-Deed: 2,275.00



THIS WARRANTY DEED, made and entered into  
on this 11<sup>th</sup> day of January, 2008 by and between

**EDIX INVESTMENTS, INC., a Florida corporation**

whose address is 720 NORTHWEST 23 AVNEUE, GAINESVILLE, FL 32609  
hereinafter called Grantor\*, and

**MODERN TRENDS DEVELOPMENT, LLC, a Florida Limited Liability  
Company**

whose address is 4141 NORTHWEST 37 PLACE, GAINESVILLE, FL 32606  
hereinafter called Grantee\*

**WITNESSETH**, that said Grantor, for and in consideration of the sum of Ten  
and No/100 Dollars (\$10.00) and other valuable consideration to said Grantor in  
hand paid by said Grantee, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said Grantee, the following described land,  
situated, lying and being in Alachua County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**SUBJECT TO easements and restrictions of record, if any;  
SUBJECT TO Taxes for 2008 and all subsequent years;**

**Tax Parcel #07960-047-000.**

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

**AND** said Grantor does hereby fully warrant the title to said land, and  
will defend the same against the lawful claims of all persons whomsoever.

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

**IN WITNESS WHEREOF**, the Grantor has executed this deed under seal on the  
day and year first above written.

Signed, sealed and delivered  
in our presence as witnesses:

**EDIX INVESTMENTS, INC.**

Witness  
Printed Name: RAYMOND M. IVEY

BY:   
EDWIN B. DIX, President

Witness  
Printed Name: PATTI L. HUNT

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing warranty deed was acknowledged before me this  
11<sup>th</sup> day of January, 2008, by EDWIN B. DIX, President of EDIX  
INVESTMENTS, INC., a Florida corporation, who is personally known  
to me.

Raymond M. Ivey  
Commission # DD499533  
Expires January 7, 2010  
Bonded Troy Fair Insurance Inc. 800-355-7019

NOTARY PUBLIC  
Commission Number: \_\_\_\_\_

## EXHIBIT A

LEGAL DESCRIPTION:

A PORTION OF "FOREST PARK FARMS", A SUBDIVISION AS RECORDED IN PLAT BOOK 'C', PAGE 46 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SHOWN ON SAID PLAT AS "RESERVED", BEING GENERALLY DESCRIBED AS:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, THAT LIES SOUTHERLY OF N.W. 39TH AVENUE (STATE ROAD NO. 222, R/W VARIES), WESTERLY OF "FLORAL PARK" A SUBDIVISION AS RECORDED IN PLAT BOOK 'D', PAGE 7 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, WESTERLY AND NORTHERLY OF "FOREST PARK" A SUBDIVISION AS RECORDED IN PLAT BOOK 'C', PAGE 46 OF SAID PUBLIC RECORDS, NORTHERLY OF "PINE CREEK" A SUBDIVISION AS RECORDED IN PLAT BOOK 'E', PAGE 86 OF SAID PUBLIC RECORDS, EASTERLY OF "FARMHILLS SUBDIVISION" AS RECORDED IN PLAT BOOK 'E', PAGE 81 OF SAID PUBLIC RECORDS AND EASTERLY OF LOTS 1, 2 AND 3 OF "FOREST PARK FARMS", A SUBDIVISION AS RECORDED IN PLAT BOOK 'C', PAGE 46 OF SAID PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT (4X4 NO ID) FOUND AT THE SOUTHEAST CORNER OF LOT 4 OF SAID "FOREST PARK FARMS" (PB 'C', PG. 46) SAID CORNER ALSO KNOWN AS THE SOUTHEAST CORNER OF "FARMHILLS SUBDIVISION" (PB 'E', PG. 81) SAID CORNER LYING ON THE NORTH BOUNDARY OF SAID "PINE CREEK" (PB 'E', PG. 86) AND RUN THENCE SOUTH 89° 41' 27" EAST, ALONG SAID NORTH BOUNDARY, 488.97 FEET TO A CONCRETE MONUMENT (3X3 NO ID) FOUND ON THE NORTH LINE OF LOT 1 OF SAID "PINE CREEK"; THENCE CONTINUE SOUTH 89° 41' 27" EAST, ALONG SAID NORTH BOUNDARY, 38.53 FEET, MORE OR LESS, TO THE CENTERLINE OF HOGTOWN CREEK; THENCE GENERALLY NORTHWESTERLY, ALONG SAID CENTERLINE, THROUGH THE FOLLOWING 42 COURSES AND DISTANCES:

- |   |   |
|---|---|
| 1) NORTH 37° 59' 29" WEST, 30.28 FEET;  | 2) NORTH 65° 18' 31" EAST, 32.83 FEET;    |
| 3) SOUTH 86° 43' 26" EAST, 61.06 FEET;  | 4) NORTH 28° 56' 44" EAST, 34.97 FEET;    |
| 5) NORTH 84° 10' 51" WEST, 106.20 FEET; | 6) NORTH 28° 25' 38" WEST, 40.00 FEET;    |
| 7) NORTH 46° 08' 06" EAST, 34.89 FEET;  | 8) NORTH 70° 01' 07" WEST, 54.57 FEET;    |
| 9) SOUTH 57° 27' 56" WEST, 38.24 FEET;  | 10) NORTH 73° 31' 59" WEST, 35.80 FEET;   |
| 11) NORTH 24° 09' 01" EAST, 22.54 FEET; | 12) NORTH 50° 47' 50" EAST, 37.51 FEET;   |
| 13) NORTH 11° 22' 58" EAST, 80.80 FEET; | 14) NORTH 53° 09' 03" EAST, 80.43 FEET;   |
| 15) NORTH 05° 46' 19" EAST, 27.59 FEET; | 16) NORTH 19° 57' 23" WEST, 74.52 FEET;   |
| 17) NORTH 76° 34' 30" WEST, 14.68 FEET; | 18) NORTH 27° 52' 57" WEST, 78.64 FEET;   |
| 19) NORTH 21° 51' 52" EAST, 30.45 FEET; | 20) NORTH 33° 49' 36" WEST, 24.19 FEET;   |
| 21) SOUTH 85° 16' 12" WEST, 50.89 FEET; | 22) NORTH 30° 33' 38" WEST, 66.71 FEET;   |
| 23) NORTH 41° 44' 53" EAST, 15.70 FEET; | 24) NORTH 22° 20' 14" EAST, 48.73 FEET;   |
| 25) NORTH 27° 54' 45" WEST, 39.86 FEET; | 26) NORTH 72° 59' 19" WEST, 40.46 FEET;   |
| 27) NORTH 30° 54' 36" EAST, 18.98 FEET; | 28) NORTH 28° 47' 06" EAST, 71.44 FEET;   |
| 29) NORTH 79° 16' 35" WEST, 89.51 FEET; | 30) SOUTH 49° 42' 45" WEST, 49.37 FEET;   |
| 31) NORTH 45° 32' 56" WEST, 63.48 FEET; | 32) NORTH 04° 15' 33" EAST, 33.12 FEET;   |
| 33) NORTH 65° 43' 46" EAST, 54.21 FEET; | 34) NORTH 13° 11' 15" WEST, 22.51 FEET;   |
| 35) NORTH 28° 23' 44" WEST, 42.24 FEET; | 36) NORTH 11° 08' 11" EAST, 119.97 FEET;  |
| 37) SOUTH 68° 27' 12" WEST, 48.29 FEET; | 38) NORTH 29° 23' 42" WEST, 99.81 FEET;   |
| 39) NORTH 51° 37' 05" EAST, 83.41 FEET; | 40) NORTH 52° 58' 26" WEST, 39.05 FEET;   |
| 41) NORTH 36° 01' 51" WEST, 38.53 FEET; | 42) NORTH 03° 34' 11" WEST, 29.76 FEET TO |

THE INTERSECTION OF SAID HOGTOWN CREEK CENTERLINE WITH THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE (STATE ROAD NO. 222, R/W VARIES) SAID INTERSECTION LYING ON A 46 FOOT OFFSET SOUTH OF THE STATIONED BASELINE FOR SAID N.W. 39TH AVENUE ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD NO. 222, SECTION 28005-2517-DATED 12-6-84; THENCE SOUTH 89° 58' 40" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 19.47 FEET, MORE OR LESS, TO A 5/8" REBAR AND CAP (FLA. DOT, 5/8" T); THENCE SOUTH 20° 00' 48" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 4.24 FEET TO A 5/8" REBAR AND CAP (FLA. DOT, 5/8" T) FOUND ON A 50 FOOT OFFSET SOUTH OF SAID STATIONED BASELINE; THENCE SOUTH 89° 58' 40" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 149.01 FEET TO A CONCRETE MONUMENT (4X4 PRM LB 2389) AT THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE EAST BOUNDARY OF LOT 1 OF "FOREST PARK FARMS" (PB 'C' PG. 46); THENCE SOUTH 01° 06' 15" EAST, ALONG SAID EAST BOUNDARY, SAID EAST BOUNDARY ALSO KNOWN AS THE EAST BOUNDARY OF "A REPLAT OF A PART OF LOT 1 OF FOREST PARK FARMS" AS RECORDED IN PLAT BOOK 'J', PAGE 6 OF SAID PUBLIC RECORDS, A DISTANCE OF 327.37 FEET TO A 3/4" IRON PIPE (NO ID) FOUND AT THE SOUTHEAST CORNER OF LOT 1 OF SAID "FOREST PARK FARMS", THE NORTHEAST CORNER OF LOT 2 OF SAID "FOREST PARK FARMS" AND THE SOUTHEAST CORNER OF LOT 2 OF SAID REPLAT (PB 'J', PG.6); THENCE SOUTH 00° 46' 30" WEST, 342.25 FEET TO A 3/4" IRON PIPE (NO ID) FOUND AT THE SOUTHEAST CORNER OF LOT 2 OF SAID "FOREST PARK FARMS" AND THE NORTHEAST CORNER OF LOT 3 OF SAID "FOREST PARK FARMS"; THENCE SOUTH 00° 13' 00" WEST, 289.20 FEET TO A CONCRETE MONUMENT (4X4 NO ID) FOUND AT THE SOUTHEAST CORNER OF SAID LOT 3, THE NORTHEAST CORNER OF LOT 4 OF SAID "FOREST PARK FARMS" AND THE NORTHEAST CORNER OF SAID "FARMHILLS SUBDIVISION" (PB 'E' PG. 81); THENCE SOUTH 00° 01' 58" WEST, 289.59 FEET TO SAID CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 4, THE SOUTHEAST CORNER OF SAID "FARMHILLS SUBDIVISION" AND THE POINT OF BEGINNING.

CONTAINING 10.08 ACRES, MORE OR LESS.

**Sec. 30-4.16. 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-4: Permitted Uses in Residential Districts.**

<b>USES</b>	<b>Use Standards</b>	<b>RSF-1 to 4</b>	<b>RC</b>	<b>MH</b>	<b>RMF-5</b>	<b>RMF-6 to 8</b>
Accessory dwelling unit	30-5.36	A	A	A	A	A
Adult day care home	30-5.2	P	P	P	P	P
Assisted living facility		-	-	-	P	P
Attached dwelling (up to 6 attached units)		-	-	-	P	P
Bed and breakfast establishment	30-5.4	S	P	P	P	P
Community residential home (up to 6 residents)	30-5.6	P	P	P	P	P
Community residential home (7 to 14 residents)	30-5.6	-	-	-	-	P
Community residential home (over 14 residents)	30-5.6	-	-	-	-	P
Day care center	30-5.7	-	P	P	P	P
Emergency shelter		-	-	-	-	P
Family child care home	30-5.10	P	P	P	P	P
Fowl or livestock (as an accessory use)	30-5.39	-	-	-	-	-
Mobile home		-	-	P	-	-
Multi-family dwelling		-	-	-	P	P
Multi-family, small-scale (2—4 units per building)		-	P <sup>1</sup>	-	P	P
Place of religious assembly	30-5.22	S	P	P	P	P
Library		-	S	S	S	S
Public park		P	P	P	P	P
School		S	P	P	P	P

(elementary, middle, or high - public or private)						
Simulated gambling establishment		-	-	-	-	-
Single-family dwelling		P	P	P	P	P
Single room occupancy residence	30-5.24	-	-	-	P	
Skilled nursing facility		-	-	-	-	S
Social service facility	30-5.28	-	-	-	-	S
Subsistence garden	30-5.30	P	P	P	P	P
Urban market farm, less than 5 acres	30-5.30	P	P	P	P	P
Urban market farm, 5 acres or greater	30-5.30	S	S	S	S	S

**LEGEND:**

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

1 = No more than two dwellings units per building are permitted in the RC district.

(Ord. No. 170975 , § 2, 2-21-19; Ord. No. 190292 , § 3, 2-20-20; Ord. No. 190714 , § 3, 6-4-20; Ord. No. 190988 , § 3, 9-3-20; Ord. No. 191128 , § 3, 9-17-20; Ord. No. 200727 , § 3, 6-2-22; Ord. No. 211358 , §§ 8, 9, 10-17-22; Ord. No. 2023-168 , §§ 8, 9, 6-1-23)

**Sec. 30-4.17. Dimensional standards.**

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

**Table V-5: Residential Districts Dimensional Standards.**

	RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
<b>DENSITY/INTENSITY</b>										
Residential density (units/acre)										
Min.	None	None	None	None	None	None	None	8 <sup>1</sup>	8 <sup>1</sup>	8 <sup>1</sup>
Max. by right	3.5	4.6	5.8	8	12	12	12	10	14	20
With density bonus points	-	-	-	-	-	-	-	See Table V-6	See Table V-6	See Table V-6
Nonresidential building coverage	35%	35%	40%	40%	50%	50%	50%	50%	50%	50%
<b>LOT STANDARDS</b>										
Min. lot area (sq. ft.)	8,500	7,500	6,000	4,300	3,000	3,000	3,500	None	None	None
Min. lot width (ft.)										
Single-family	85	75	60	50	35	35	40	40	40	40
Two-family <sup>2</sup>	NA	NA	NA	NA	70	NA	75	40	40	40
Other uses	85	75	60	50	35	35	85	85	85	85
Min. lot depth (ft.)	90 <sup>4</sup>	90 <sup>4</sup>	90 <sup>4</sup>	80 <sup>4</sup>	None	None	90	90	90	90
<b>MIN. SETBACKS (ft.)</b>										
Front	20 <sup>4</sup>	20 <sup>4</sup>	20 <sup>4</sup>	20 <sup>4,5</sup>	10 <sup>5</sup>	15	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.
Side (street)	10	10	7.5	5	NA	NA	15	10 <sup>3</sup> / 15	10 <sup>3</sup> / 15	10 <sup>3</sup> / 15
Side (interior) <sup>6,7</sup>	7.5	7.5	7.5	5	5	5	10	5 <sup>3</sup> / 10	5 <sup>3</sup> / 10	5 <sup>3</sup> / 10
Rear <sup>7,8</sup>	20	20	15	10	20	15	10	10	10	10
Rear, accessory	7.5	7.5	5	5	5	5	5	5	5	5
<b>MAXIMUM BUILDING HEIGHT (stories)</b>										
By right	3	3	3	3	3	3	3	3	3	3
With building height bonus	N/A	NA	NA	NA	NA	NA	NA	5	5	5

**LEGEND:**

- 1 = Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum density requirements.
  - 2 = Assumes both units on one lot. Lot may not be split, unless each individual lot meets minimum lot width requirement for single-family. Lot may not be split when the two-family dwelling is configured vertically.
  - 3 = Applicable only for two-family dwellings.
  - 4 = Lots abutting a collector or arterial street shall have a minimum depth of 150 feet and a minimum building setback of 50 feet along that street.
  - 5 = Attached stoops or porches meeting the standards in sections 30-4.13 and 30-4.14 are permitted to encroach up to five feet into the minimum front yard setback.
  - 6 = Except where the units are separated by a common wall on the property line of two adjoining lots. In such instances, only the side yard setback for the end unit is required.
  - 7 = Accessory pre-engineered or pre-manufactured structures of 100 square feet or less and one story in height may be erected in the rear or side yard as long as the structure has a minimum yard setback of three feet from the rear or side property line, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall that is at least 75 percent opaque.
  - 8 = Accessory screened enclosure structures, whether or not attached to the principal structure, may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure shall be made of screening material.
- ( Ord. No. 200252 , § 2, 2-4-21; Ord. No. 211358 , §§ 10, 11, 10-17-22; Ord. No. 2023-168 , §§ 10, 11, 6-1-23; Ord. No. 2023-528 , § 1, 9-7-23)

### Sec. 30-4.18. Density bonus points.

Development criteria described in the density bonus points manual, when met, shall allow increases in development intensity based upon the limits in this section. These increases in intensity shall be allowed should a developer propose to undertake a project that will result in a development sensitive to the unique environmental and developmental needs of the area. For each criterion met by the developer, certain points shall be credited to the project. Those points, calculated in accordance with the Density Bonus Points Manual, shall determine the maximum allowable density.

**Table V-6: Permitted Density Using Density Bonus Points**

<b>RMF-6</b>		<b>RMF-7</b>		<b>RMF-8</b>	
<b>Points</b>	<b>Max. residential density (du/ac)</b>	<b>Points</b>	<b>Max. residential density (du/ac)</b>	<b>Points</b>	<b>Max. residential density (du/ac)</b>
0	10	0	14	0	20
26	11	20	15	16	21
52	12	39	16	30	22
79	13	59	17	46	23
108	14	79	18	59	24
138+	15	98	19	75	25

**QUALIFICATIONS OF THE APPRAISER**  
**DON EMERSON, JR. MAI, SRA**

**Employment:**

President of Emerson Appraisal Company Inc. Actively engaged in the real estate profession since 1975, with appraisal experience in all types of valuation and evaluation assignments. Emerson Appraisal Company was established in 1961 and provides appraisal services to Alachua County and the North Central Florida geographical region.

**Appraisal License:**

State of Florida  
State Certified General Real Estate Appraiser RZ101

**Educational Background:**

B.S.B.A. University of Florida, 1975  
Major-Real Estate and Urban Land Studies  
Minor-Finance and Insurance

M.A. University of Florida, 1979  
Major-Real Estate and Urban Land Studies  
Minor-Building Construction

**Professional Organizations:**

Licensed Real Estate Broker, State of Florida  
License 0116657  
Gainesville Alachua County Association of Realtors  
Florida Association of Realtors  
National Association of Realtors  
Appraisal Institute  
MAI Member 6773, 1983  
SRPA, 1982  
Vice-Chairman Continuing Education Committee, 1989-1990  
Vice-Chairman General Course Development Committee, 1991  
Member General Curriculum Committee, 1991  
Chairman Seminar Committee, GAB, 1992  
Member Education Committee, GAB, 1992  
Vice-Chairman Education Committee, GAB, 1995  
Member Education Committee, GAB, 1996  
Member Publications Committee, 1998 - Current

**Professional & Civic Recognition:**

Realtor Emeritus Award 2017  
President Gainesville Sunrise Rotary Club, 1995  
George L. Schmutz Memorial Award 2001 and 2018  
Appraisal Institute in Recognition for contributions to the Advancement of Appraisal Knowledge.

**QUALIFICATIONS OF THE APPRAISER**  
**DON EMERSON, JR. MAI, SRA**

**Publications:**

"The Institutional Market for Real Estate Analysis Reports", Real Estate Issues, Fall/Winter, 1980.  
State of Florida Appraiser Core Law Seminar, Co-Author for Region X Appraisal Institute, 1995.  
"Subdivision Valuation" Seminar, Appraisal Institute, 2005.  
"Subdivision Valuation" Book, Published by Appraisal Institute, 2008  
"Subdivision Market Analysis and Absorption Forecasting", The Appraisal Journal, Fall 2008  
"Subdivision Valuation" Book Second Edition, Published, 2017

**Instructor:**

Appraisal Institute  
National and International Instructor-Level II Course Series, 1986 - 2021

State of Florida  
General Appraiser Instructor, License GA 100076

University of Florida Adjunct Faculty  
Bergstrom Center of Real Estate Studies, Nathan S. Collier Master of Science in Real Estate Program,  
2011 - Current

**Expert witness:**

Qualified as Expert Witness:

U.S. Bankruptcy Court, Middle District of Florida, Jacksonville Division, 1986  
U.S. Bankruptcy Court, Northern District of Florida, Gainesville Division, 1986  
Fifth Judicial Circuit, Ocala, Florida, 2002  
Eighth Judicial Circuit, Gainesville, Florida, 1986  
Fifth Judicial Circuit, Inverness, Florida, 1989  
U.S. Bankruptcy Court, Northern District of Florida, Tallahassee, Florida, 2002  
Seventh Judicial Circuit, St. Augustine, Florida, 1991

Brief Property Types Appraised List (properties appraised last 6± years):

Automotive Service-Sales	Mobile Home Parks
Agricultural, Timberland	Multi-Story Office
Bank Buildings	Multiple Family Acreage
Big Box Retail	Pasture, Farmland
Commercial Land	Professional Office
Condominium	Research Park
Dental Office	Residential
Gasoline-Convenience Sales	Restaurants, Fast Food
Hotel/Motel	Restaurants, Table Service
Industrial Manufacturing	Retail Small Stores
Industrial Storage	Shopping Center
Industrial Land	Small Multiple Family
Large Multiple Family	Subdivision Appraisals
Local Warehouse Storage Distribution	Suburban Office
Medical Office	

**QUALIFICATIONS OF THE APPRAISER**  
**DON EMERSON, JR. MAI, SRA**

Special use properties appraised include the following:

Animal Hospital	Funeral Homes
Aviation Easements	Membership Lodge
Blueberry Farm	Mini Storage
Car Wash	Private School
Churches	Right-of-Way Valuation
Daycare Center	River Acreage
Easement Valuation	Sororities
Farm Supply	Sports Club
Fast Oil Change	Springs
Fraternities	Transmitter Towers

Rev. 11/22