

PROPERTY

MAGNOLIA PARK PARCEL

3036 NORTHWEST 14TH STREET

GAINESVILLE, ALACHUA COUNTY, FLORIDA 32605

Emerson

Appraisal

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

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July 23, 2024

Ms. Kara C. Brecken
Land Rights Coordinator
Department of Sustainable Development
200 East University avenue
Gainesville, FL 32601

RE: APPRAISAL OF THE MAGNOLIA PARK PARCEL, 3036 NORTHWEST 14TH STREET,
GAINESVILLE, ALACHUA COUNTY, FLORIDA 32605.

Dear Ms. Brecken:

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

As part of the analysis, I have physically viewed property and the property was appraised as a whole in fee simple ownership status. The Magnolia Park Property consists of an individual tax parcel that comprises Lots 9 and 10 of the original Magnolia Park Subdivision, as described in the appraisal report. This is a vacant parcel of land that has creek frontage along Hogtown Creek and is appraised in current "as is" status, as described in the enclosed appraisal report. The analysis is made and is contingent upon the enclosed Special Appraisal Assumption relating to 1) survey/title search information and 2) site engineering, as well as, the General Assumptions and Limiting Conditions and Appraisal Certification.

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

Estimated Market Value **\$140,000.00**
("As Is" Condition, July 19, 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

2024-082
Magnolia Park Parcel

Property Summary and Appraisal Conclusions



Property	Magnolia Park Parcel 3036 NW 14th Street Gainesville, FL 32605	
Apparent Owner:		
Tax Parcel No.	08975-000-000	
Current Use:	Vacant land	
Land Area:	1.43	Acres± overall (Source: Tax Roll)
	0.57	Acres± Usable (Estimated)
Zoning:	RMF-6	
Land Use Plan:	Residential Medium Density	
Land Use Jurisdiction:	City of Gainesville	
Highest And Best Use:	Residential	

Appraisal Conclusions:

Property Interest Appraised	Fee Simple
Estimated Market Value	\$140,000
"As Is" Basis	7/19/2024

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LETTER OF TRANSMITTAL

PROPERTY SUMMARY AND APPRAISAL CONCLUSION

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ADDENDA

Sales Information
Tax Roll Information
Zoning Information
Appraiser Qualifications: Don Emerson, Jr., MAI, SRA
Gainesville/Alachua County Area Analysis

APPRAISAL DATA AND SCOPE OF WORK

Problem Identification:

Subject Property:

Magnolia Park Parcel, Lots 9 and 10, located at 3036 Northwest 14th Street, Gainesville, Florida 32605. This location is in Northwest Gainesville about one block west of Northwest 13th Street in the Magnolia Park residential area that is behind the commercial uses along Northwest 13th Street. This is a vacant parcel of land that fronts along the west side of Northwest 14th Street and extends from the road frontage downward to the creek bottom of Hogtown Creek that makes up the western lot line of the subject property. This is two adjoining lots that are located in the original Magnolia Park Subdivision.

Existing Use of Real Estate as of Date of Value:

Vacant land.

Use of Real Estate Reflected in the Appraisal:

Vacant residential land.

Relevant Characteristics:

The Magnolia Park Parcel consists of Lots 9 and 10 in the Magnolia Park Subdivision. This location is in Northwest Gainesville about one block west of Northwest 13th Street in the Magnolia Park Subdivision. This is a residential area that is behind the commercial uses along Northwest 13th Street. This is a wooded parcel that fronts along the west side of Northwest 14th Street and extends from the road frontage downward to the creek bottom of Hogtown Creek that makes up the western lot line. This is two adjoining vacant lots.

This appraisal provides a fee simple market value estimate for the vacant lot in current "as is" status as of the date of viewing on July 19, 2024 and July 23, 2024.

Date of Report: July 23, 2024

Effective Date of Appraisal
(Date of Value): July 19, 2024

Date(s) of Viewing: July 19, 2024 and July 23, 2024

Client:

City of Gainesville.

Intended User:

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

Intended Use of Report:

This appraisal is being performed to assist the city 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 interest in the real estate only.

Type and Definition of Value:

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

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and each acting in what they consider their own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

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

Assignment Conditions:

This assignment is made considering Special Appraisal Assumptions relating to hypothetical conditions and/or extraordinary assumptions, as described in the report. No hypothetical assumptions are made for the appraisal analysis. The subject property is relatively unique in that it is an elongated parcel extending from Northwest 14th Street downward to the creek bottom of Hogtown Creek. The site consists of two tax parcels and has zoning that would allow for multiple units on the subject site, as described in the report. Extraordinary assumptions were made for the analysis leading to 1) survey/title search information and 2) site engineering. Extraordinary assumptions are made relating to 1) survey/title search information and 2) site engineering. Also, the appraisal is made contingent upon the enclosed General Assumptions and Limiting Conditions and Appraisal Certification.

Appraisal Solution:

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

APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

Property Identification Scope:

Extent Property is Identified:

- Physical The property is physically identified from the available Alachua County Public Records as well as a viewing by the appraiser of the exterior of the property.
- Legal The legal description is from the Alachua County Public and/or Tax Records for the subject property. No title search information has been provided to the appraiser and the analysis has been completed contingent upon a Special Appraisal Assumption relating to 1) survey/title search information.
- Economic Current economic conditions are considered for the appraisal analysis. However, given the recent Coronavirus issues in the United States over the recent past, what affect future economic conditions may have on real property marketability and value conclusions is uncertain at the current time. Inherently, the appraisal analysis could vary depending upon the duration and side effects caused by the Coronavirus pandemic in the United States and/or current economic conditions.

Extent Property Viewed:

Don Emerson, Jr., MAI, performed an exterior viewing of the vacant parcel on July 19, 2024 and July 23, 2024. This consisted of a walking tour of various vantage points on the property, as shown on the enclosed photographs.

Type of Appraisal Analysis Applied:

The appraisal solution identified application of the Sales Comparison Approach in estimating the market value for the subject vacant land. The subject property is vacant land, and as such, the Cost Approach to value and Income Approach to value are not applicable and are not used.

Type and Extent of Data Researched:

Type of Data:

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

APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

Time Frame:

This appraisal provides a current land value opinion for the subject property. To the extent possible, the most recent and relevant data is included in the analysis as deemed essential to support the 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 subject parcel is a vacant residential lot located in an older established residential district in Northwest Gainesville that is just west of Northwest 13th Street and generally extends from Northwest 23rd Avenue northward to about Northwest 39th Avenue in the northwest sector of Gainesville. The geographical scope of coverage includes the subject residential district as well as other areas in Gainesville with similar residential characteristics for available creek front residential lots, as described in the analysis.

Level of Confirmation and/or Verification:

All sales information in this appraisal has been confirmed as a minimum from public record sources. In many cases, market sales have been confirmed by public record sources, a principal to the transaction, MLS data, sales agent or other verification in addition to public records information. Most of the comparable properties have been viewed by appraisers with Emerson Appraisal Company. However, some may have been verified by photographs in MLS, aerial photographs from public records or other data sources.

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 vacant lot is located in Northwest Gainesville at 3036 Northwest 14th Street. This location is about one block west of Northwest 13th Street (US Highway 441) and is about nine blocks south of Northwest 39th Avenue. The property consists of two lots that are part of the original Magnolia Park Subdivision that was platted many years ago. Generally, uses in the area primarily support commercial, church or other commercial uses along the Northwest 13th Street frontage, with single family residential properties typically east and west of the highway behind the commercial road frontage. This location is just north of Northwest 29th Road at the corner of Northwest 13th Street just northwest of the McDonald's Restaurant.

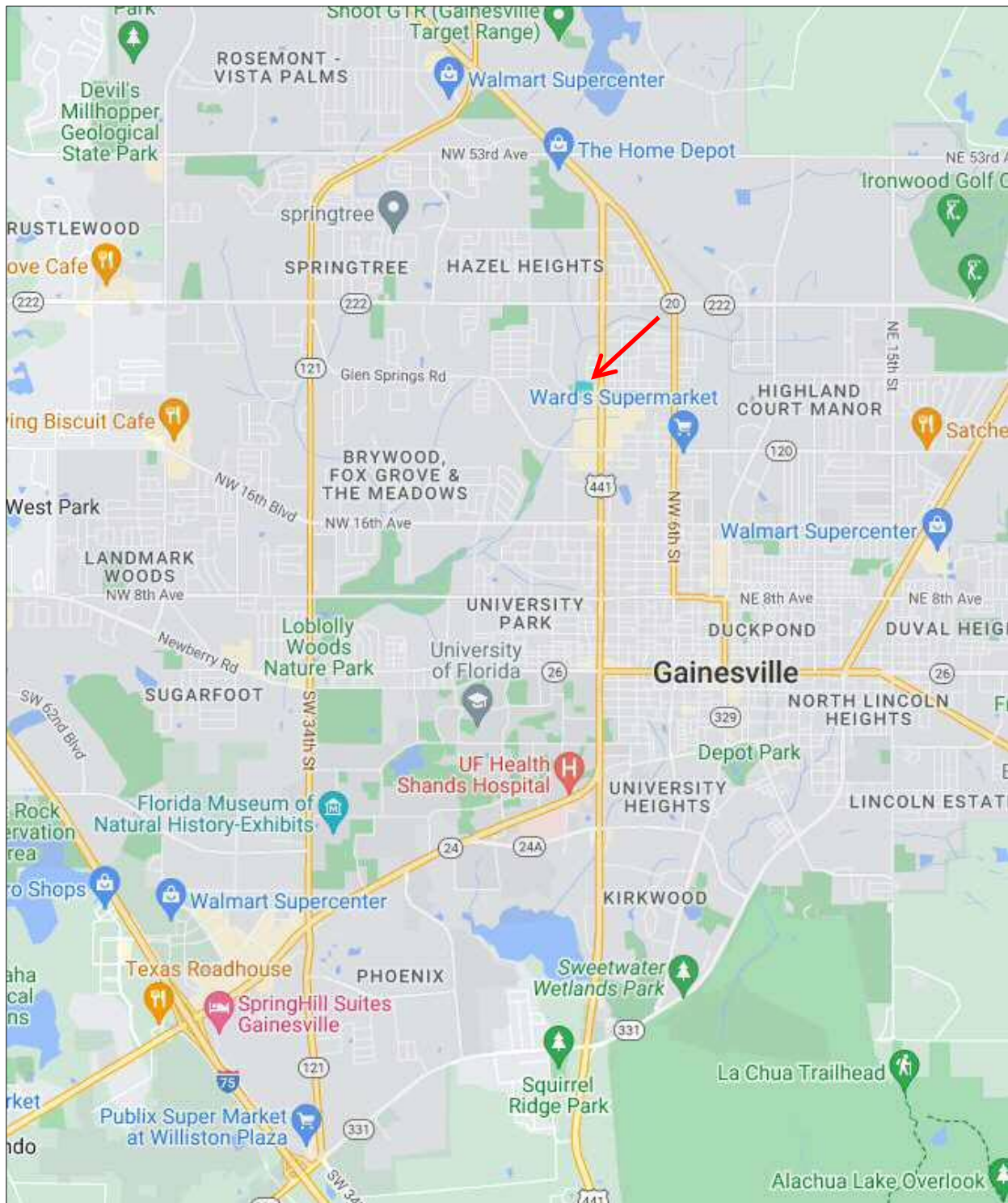
This neighborhood is an older and established single family residential district for the City of Gainesville that was originally developed in about the 1930s through the 1950s. The neighborhood is serviced by central water, sewer and electric utilities and has a relatively heterogeneous mix of residential 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 23rd Avenue and 13th Street, including the Wawa's convenience store and gasoline outlet, the new Chipotle Retail Plaza and Goodwill facility along 23rd Avenue, together with a new carwash facility and upgrades of existing properties along Northwest 13th Street corridor between 23rd Avenue and Northwest 39th Avenue, including the Aldi's grocery store and the Shores Animal Hospital facility. Most of the residential properties are 100 percent built-up with existing homes, with relatively limited vacant parcels for new residential or commercial development.

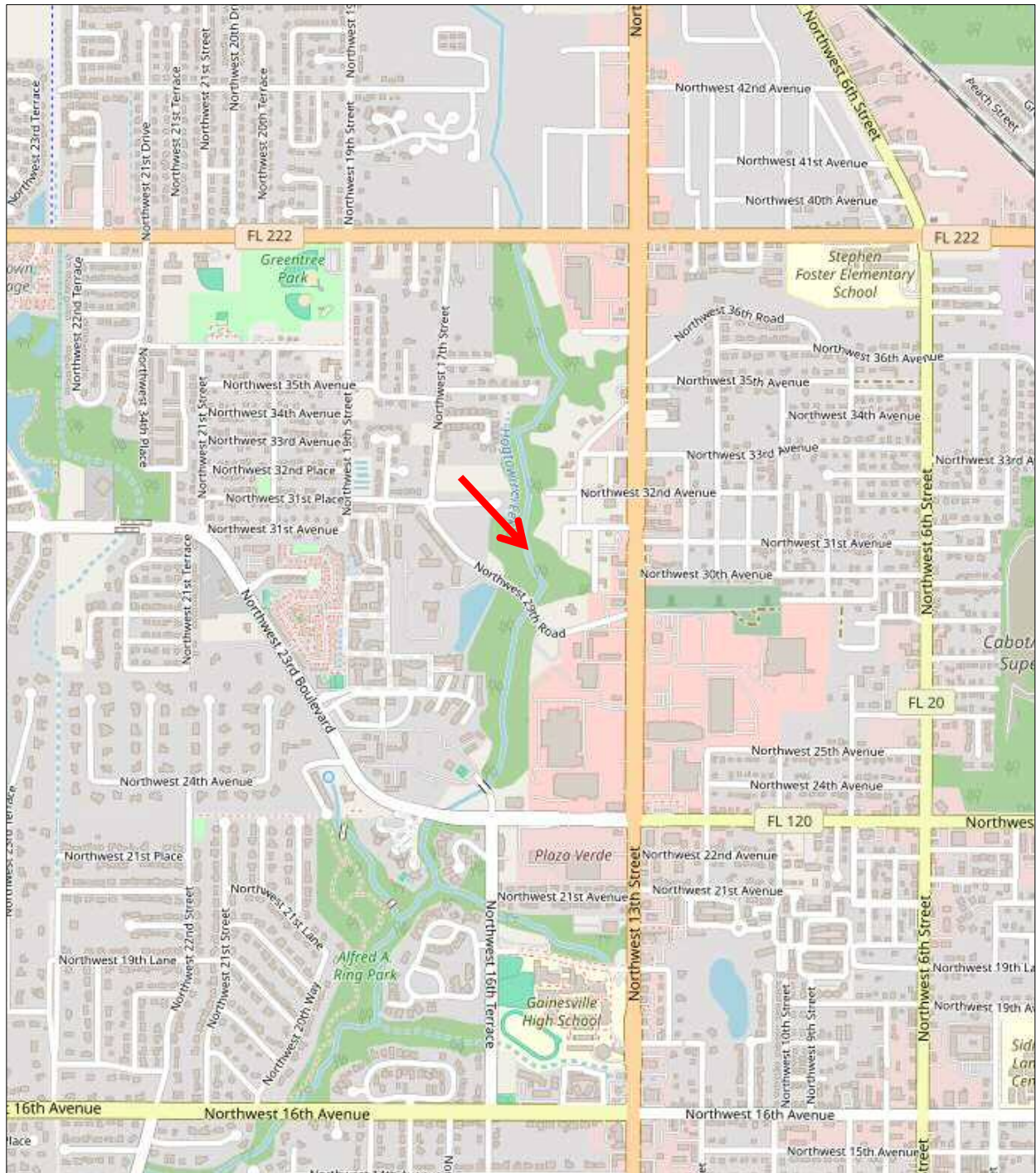
Overall, the neighborhood has good access to local employment centers with connectivity to Northwest 13th Street, Northwest 39th Avenue and Northwest 23rd Avenue further south. Both Northwest 13th Street (US Highway 441) and Northwest 39th Avenue are main north/south and east/west thoroughfares for the 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 13th Street. From there, the creek generally extends southward just west of Northwest 13th Street through this sector of the city and actually borders the west lot line of the subject property just north of Northwest 29th Road. Many of the older residential subdivisions in this area have lots with creek front view similar to the Magnolia Park subdivision. No major detrimental conditions were noted.

See "Location Map" and "Neighborhood Map".



Location Map



Neighborhood Map

APPARENT OWNER AND RECENT SALES HISTORY

According to the current 2023 tax roll, the subject property is owned by the 3036 Northwest 13th Street, LLC, 201 Northwest 10th Avenue, Gainesville, Florida 32601. According to tax records there have been no recent sales concerning the property within the last three years. However, the property is currently listed for sale for \$190,000 as of April 16, 2024.

LEGAL DESCRIPTION

The legal description for the subject property is taken from the Alachua County tax records. The tax roll describes the property as Lots 9 and 10, Block 1 of the Magnolia Park Subdivision, according to Plat Book "C", Page 58, public records of Alachua County, Florida. This description is consistent with Parcel 2 in the historical deed of transfer included in the addenda of the appraisal report. Historically, the subject property and other parcels sold in 2017 are shown on the historical deed. I am not aware of any other sales and/or listing gives concerning the property within the past three years. See "Tax Roll Information" in addenda.

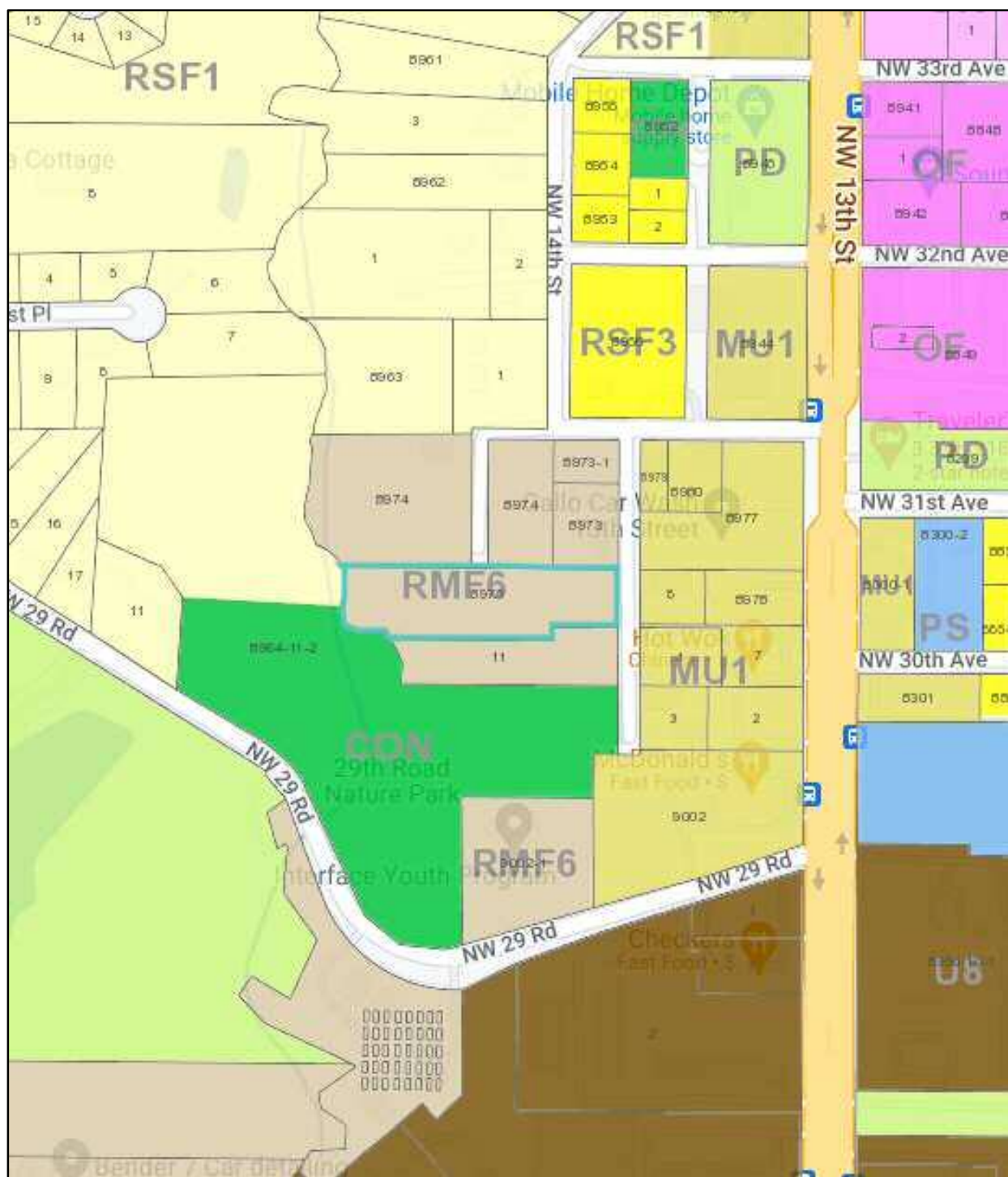
ZONING INFORMATION

Based on the City of Gainesville Zoning Maps, the subject property is currently zoned "RMF-6" (Multi-Family Medium Density Residential) district and has a future land use designation of "Residential Medium Density" (8-30 DU/AC). The "RMF-6" district is an established Multiple Family Medium Density Residential District that is typical for the subject neighborhood and other areas along main roadways adjacent to commercial frontage parcels. Generally, the multiple family residential districts were established for the purpose of providing areas of medium density multi-family residential development with full urban services and locations convenient to urban facilities, neighborhood convenience centers, neighborhood shopping centers and activity centers. The "RMF-6" zoning district is the lowest medium density multi-family residential district, and allows up to 8 up to 30 dwelling units per acre. This is primarily a multi-family residential zoning, but does allow for accessory dwelling units, adult day care home, community residential home (up to 6 residents), family child care home and other uses, as described by the "Zoning Information" in the addenda of the appraisal report.

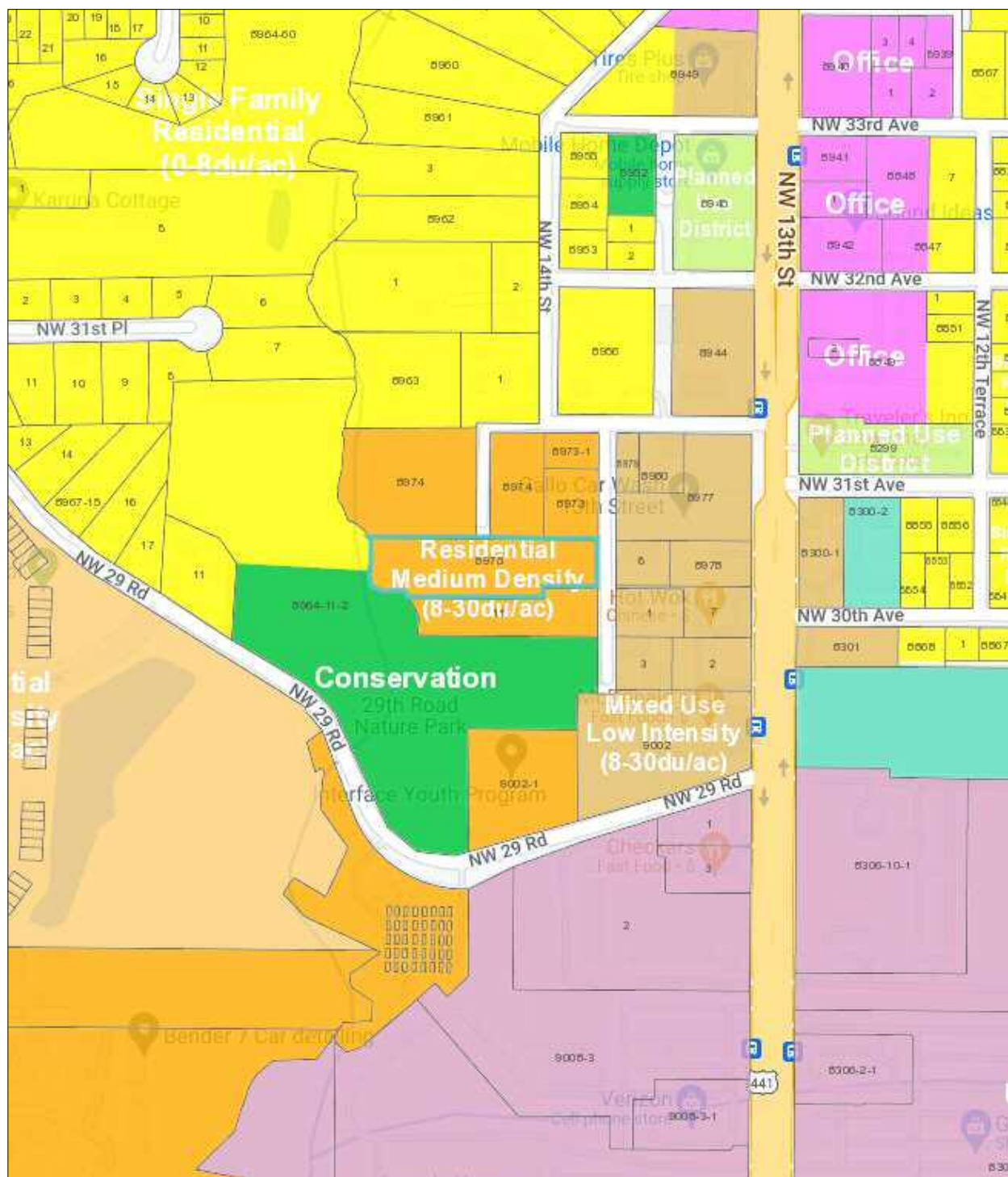
As shown on the enclosed "Zoning Map" and "Land Use Map", the subject property is one of six tax parcels that make up the entire "RMF-6" zoning category in proximity to the subject property. However, none of the properties are improved with existing apartment or multiple family buildings. One property is improved with a single family home, another lot with two single-family homes that are detached and appear to be rented and all of the remaining parcels are vacant land. There are single family low density use just north and west of the subject property and most of the adjoining properties in the Forest Park Subdivision north of the subject property with lots along the creek basin support single family residential use.

Further the subject property is adjacent to a parcel of land recently purchased by the city that was added to the conservation area just south of the subject property, and as such, the property borders "Conservation" zoning to the south. Accordingly, any development of the subject property would be required to comply with all zoning regulations, including setbacks from any wetland areas and/or established buffers between any conservation areas in proximity to the site.

As described in the site description section of the appraisal report, the subject site has a significant amount of land within a designated flood area, according to available maps, that makes up about 19,646 square feet at the western end of the site bordering Hogtown Creek that makes up about 31.5 percent of the site. Further, there are wetlands that extend further west that also include all of the flood zone area that extends westward for another 17,960 square feet, more or less, or about 28.7 percent of the overall ownership, as shown on the enclosed "Site and Improvement Description Table 2". Accordingly, available land area that is "upland" usable land area is about 0.57 acres or about 24,786 square feet. Actual building envelope would be slightly less because of the required setback for the conservation land to the south that would be a set-aside for a buffer protected area to the "Conservation" district.



Zoning Map



Land Use Map

ZONING INFORMATION (CONT'D)

Accordingly, exact usable area is uncertain for the subject site and, in all probability, would be limited to about the easternmost 0.57 acres given available information at time of analysis. However, exact status could vary and can only be determined by qualified land planners and site engineers that would require a full wetlands survey, overall property survey and, possibly, a topographical map for the subject property. These studies were not available at time of appraisal, and as such, actual usable site area could vary depending upon the results of detailed surveys and/or other studies (see Special Appraisal Assumption 2 relating to environmental status). To the extent possible, all of these characteristics are considered for the "as is" land value estimate.

Given all of these constraints on the subject property and the relatively minimal usable land area, in all probability, the subject site would have difficulty meeting the full use density allowed under current zoning given the relatively small usable land area remaining on the subject site. The site does appear to have two separate access corridors including the frontage along Northwest 14th Street, as well as, access to Northwest 14th Terrace. However, 14th Terrace connects to the area of the site designated as wetlands and may or may not be able to provide full access for a future residential or other use of the subject property. Most likely, primary access would be off of Northwest 14th Street

Given all of the characteristics associated with land zoning, wetlands, floodplain and conservation use to the south, any use of the subject site would probably result in a typical low density use for single family residential purposes, possibly supporting a maximum of one or two homesites given the current configuration and the fact that the property is described as two separate lots. To the extent possible, this characteristic is considered for the "as is" land value estimate.

See "Zoning Information" in addenda. See attached "Zoning Map" and "Land Use Map".

TAX DATA

The subject property is currently assessed as an individual tax parcel. The 2023 assessed value and taxes are summarized on the following "Tax Data Table 1" and reflects a current assessment of \$57,000 for the vacant land, with annual taxes of about \$1,213 per year. This is a typical assessment for residential lots in the area of the subject property, but is favorable for the subject property given current value supported in the marketplace. Accordingly, there is the possibility of an increase in the assessment depending on the Alachua County Property Appraiser's assessments into the future. However, a significant change is not expected in the immediate future.

Table 1 Assessed Value & Tax Data

Tax Parcel No: 08975-000-000

Owner: 3036 NW 13th Street LLC
410 SE 4th Avenue Ste. A
Gainesville, FL 32601

Tax Roll Legal Description: Magnolia Park PB C-58
Lots 9 and 10

Assessed Value:

Tax Year	2023
Improvement Value	0
Land Value	\$57,000
Land Agr. Value	n/a
Agricultural Market Value	n/a
Just (Market Value)	\$57,000
Assessed Value	\$57,000
Taxable Value:	\$57,000

Tax Parcel Size: Acres 1.43

2022 Taxes:

Base Tax:	\$1,264.12
Add: Fire & Solid Waste	=
Total Taxes:	\$1,264.12
Early Payment Discount:	4.0% \$1,213.56

PROPERTY DESCRIPTION

The subject property is a relatively elongated vacant parcel of land that has access to "Lot 10" with about 106 front feet along the west side of Northwest 14th Street, which is a two lane paved city street. Northwest 14th Street dead ends just south of the subject property and extends northward to Northwest 31st Avenue providing access to Northwest 13th Street. Also, Northwest 31st Avenue extends further west to Northwest 14th Terrace that appears to be a one lane dirt road providing access to the western portion of the subject property that was originally described as Lot 9 on the Magnolia Park Subdivision Plat (see site map). Accordingly, the subject site technically consists of two separate lots, including the relatively small Lot 10 along the paved road frontage, as shown on the historical subdivision plat (see enclosed drawings), with Lot 9 significantly larger extending from Lot 10 downward to the bottom of Hogtown Creek. Based on information provided by City of Gainesville utility maps, there are city utilities along Northwest 14th Street (Woodland Street) and along Northwest 31st Avenue that extends further west and appears to service the adjoining residential property to the north that is west of Northwest 14th Terrace, but does not extend all the way along 14th Terrace to the subject site. Actual status could not be determined without a detailed survey and/or field verification of utility status. (See city utility maps in the addenda.)

In any case, the overall parcel does have access to city water and sewer utilities, especially along Northwest 14th Street along the east lot line that would facilitate development of the subject property for residential use or possibly multiple units on the overall parcel. The short connector street to Lot 9 (also described as Northwest 14th Street) is a dirt trail road and not paved.

As shown on the various maps, the "Flood Plain Map" as well as the "Wetlands Map" have been provided and as shown on the enclosed "Site and Improvement Description Table 2", the site is estimated to contain total parcel size of about 1.43 acres, with about 0.86 acres or about 60 percent of the site within wetlands and/or flood zone area, as shown enclosed attachments. The wetland area cannot be used for development purposes and would require a setback and exact status cannot be determined until the property goes through a site plan review process for any future development. However, the actual extent of the wetlands on the property has not been determined by a survey or engineering study.

Any user of this report should recognize that actual usable land area and/or wetland areas or flood plain areas could vary depending upon the results of a detailed topographical survey of the subject site. This information was not available at time of appraisal (see Special Appraisal Assumptions). For purposes of the appraisal, an estimated usable site area is about 24,829 square feet or about 0.57 acres or about 40 percent of overall parcel size (see Table 2). Overall, the site is vacant and wooded with trees and underbrush, as shown on the enclosed photographs.

According to FIRM Flood Map 12001C0312D, dated June 16, 2006, portions of the property are located in Zone "X", outside of the flood area, with a significant portion of the property within Zone "A", a special flood hazard area.

The property is located in an established single family residential area that is just behind the commercial uses along Northwest 13th Street in proximity to the Magnolia Park Subdivision. Most of the homes in the area were built in the 1930s through about the 1950s, with some gradual redevelopment over time where existing or remaining vacant lots were developed with newer homes and/or older homes demolished for new residential construction. There are some multitenant buildings in the area primarily in proximity to the commercial uses along the road frontage and similar growth trends are expected to continue for the immediate future.

The subject property is vacant land does not have any improvements, and as such, a separate description of improvements is not applicable and is not provided.

Property Photographs



Photographs Page 1 of 2

Property Photographs



Table 2 - Site & Improvement Data

Property	Magnolia Park Parcel 3036 NW 14th Street Gainesville, FL 32605																	
Legal Description	Lots 9 and 10, Magnolia Park Subdivision Plat Book C, Page 58 Public Records of Alachua County, OR Book 4535, Page 1724																	
Land Characteristics	<table><tr><th>Acre±</th><th>SF±</th><th>%</th></tr><tr><td>1.43</td><td>62,291</td><td>100.0%</td></tr><tr><td>0.45</td><td>19,646</td><td>31.5%</td></tr><tr><td><u>0.41</u></td><td><u>17,860</u></td><td><u>28.7%</u></td></tr><tr><td>0.57</td><td>24,786</td><td>39.8%</td></tr></table>	Acre±	SF±	%	1.43	62,291	100.0%	0.45	19,646	31.5%	<u>0.41</u>	<u>17,860</u>	<u>28.7%</u>	0.57	24,786	39.8%	<p>Overall Parcel (Source tax roll)</p> <p>Less: flood zone area with wetlands</p> <p>Less: remaining wetlands</p> <p>Estimated usable upland land area</p> <p>Note: the required 50 foot wetlands setback is not considered. Actual usable land for development would be lower.</p> <p>Note: Actual areas must be determined by detailed studies by qualified professionals</p>	
Acre±	SF±	%																
1.43	62,291	100.0%																
0.45	19,646	31.5%																
<u>0.41</u>	<u>17,860</u>	<u>28.7%</u>																
0.57	24,786	39.8%																
Site & Improvements:	<p>Vacant parcel with frontage along NW 14th Street with access by NW 31st Avenue to NW 14th Street connecting to NW 13th Street. This is an elongated parcel extending east and west along the east side of Hogtown creek and is made up of two platted lots in the Magnolia Park Subdivision. The overall site is irregular in shape and generally follows the east side of Hogtown Creek along the west lot line. Overall parcel size is 1.43 acres+- according to County tax parcel records. Land area outside of flood area and wetlands is estimated at about 0.57 ± acres. Actual usable area would be lower with the required wetlands setback. See attached maps & exhibits. This is vacant wooded land area with proximity to City water & sewer utilities with future residential development potential on the usable land area. Exact status could vary depending on a current site survey and flood/wetlands determination by qualified professionals. Road frontage is about 106 feet with a depth of about 470 feet along the south lot line. The site heavily wooded and has a relatively steep slope from the road frontage down to the creek basin.</p>																	
Building Improvements	None - Vacant land area																	
Zoning & Land Use																		
Land Use Jurisdiction:	City of Gainesville																	
Zoning:	RMF-6																	
Land Use Plan:	Residential Medium Density (8-30 du/ac) for most of the property																	
Flood Map Information																		
Map Number:	12001C0312D																	
Map Date:	6/16/2006 (see enclosed flood map)																	
Map Designation:	X - Area of minimal flood hazard A - Special flood hazard area																	
Site Utilities	GRU electric utilities are available in the area with central water, sewer and electric in proximity to the property along the road frontage.																	
Site Access	Direct frontage on NW 14th Street and secondary access by NW 14th Terrace																	
Other:	Located in an established residential neighborhood in proximity to commercial and mixed use properties along NW 13th Street. The site is adjacent to established residential subdivisions lots to the north along the creek and abuts land to the south with conservation land zoning.																	



Tax Parcel Map



Aerial Photograph 1

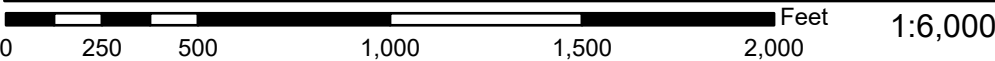
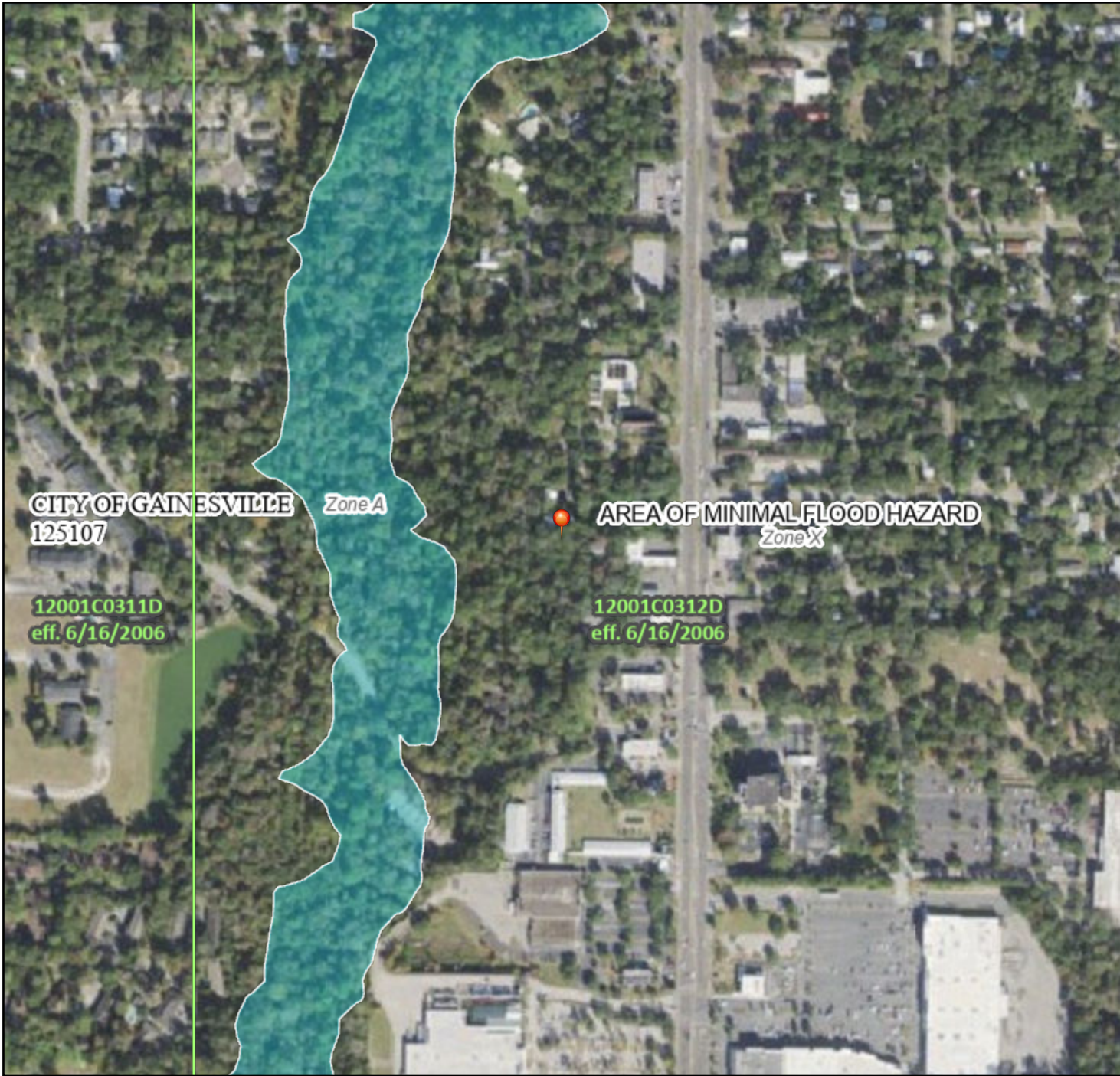


Aerial Photograph 2

National Flood Hazard Layer FIRMMette



82°20'44"W 29°41'6"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
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

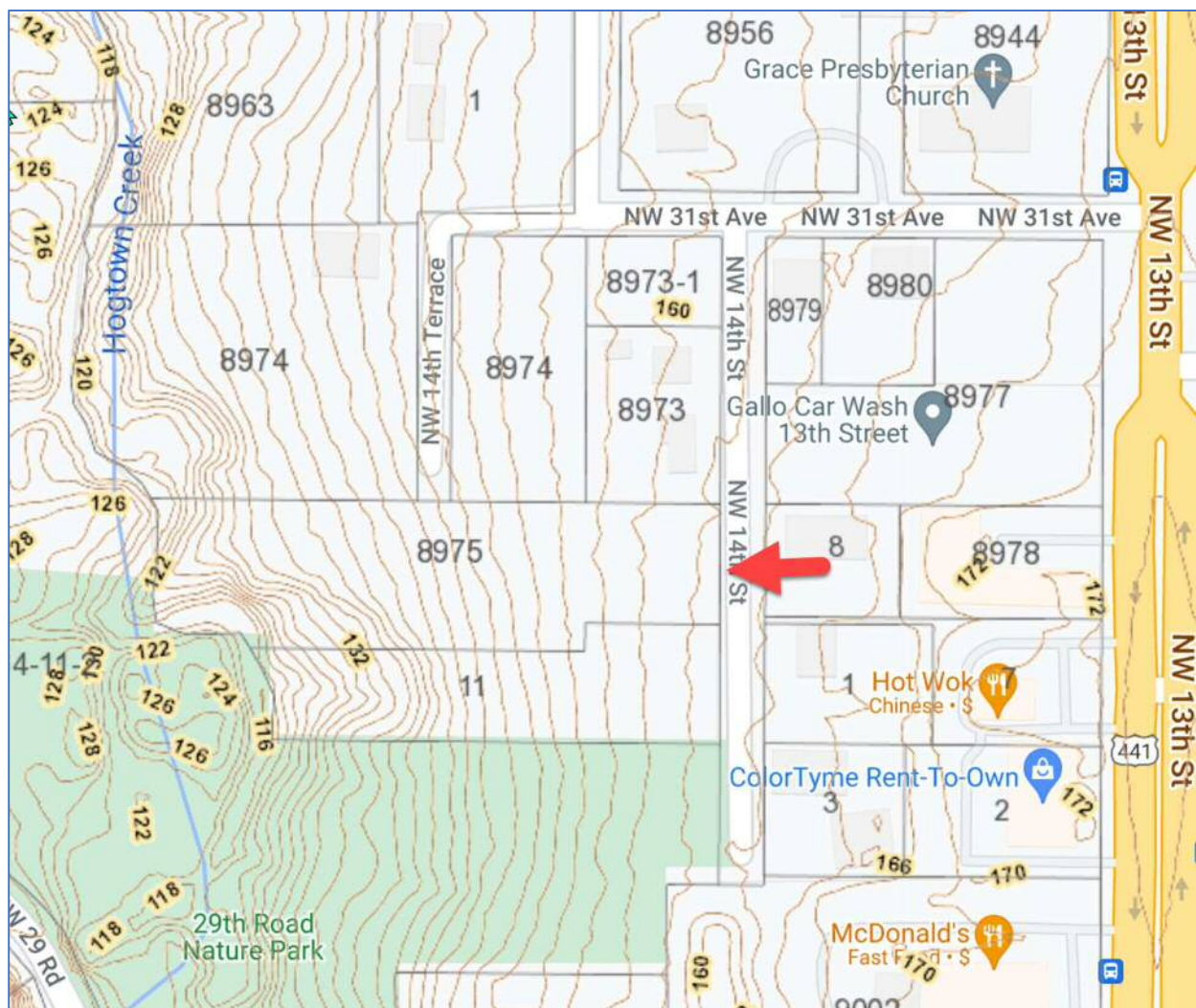


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

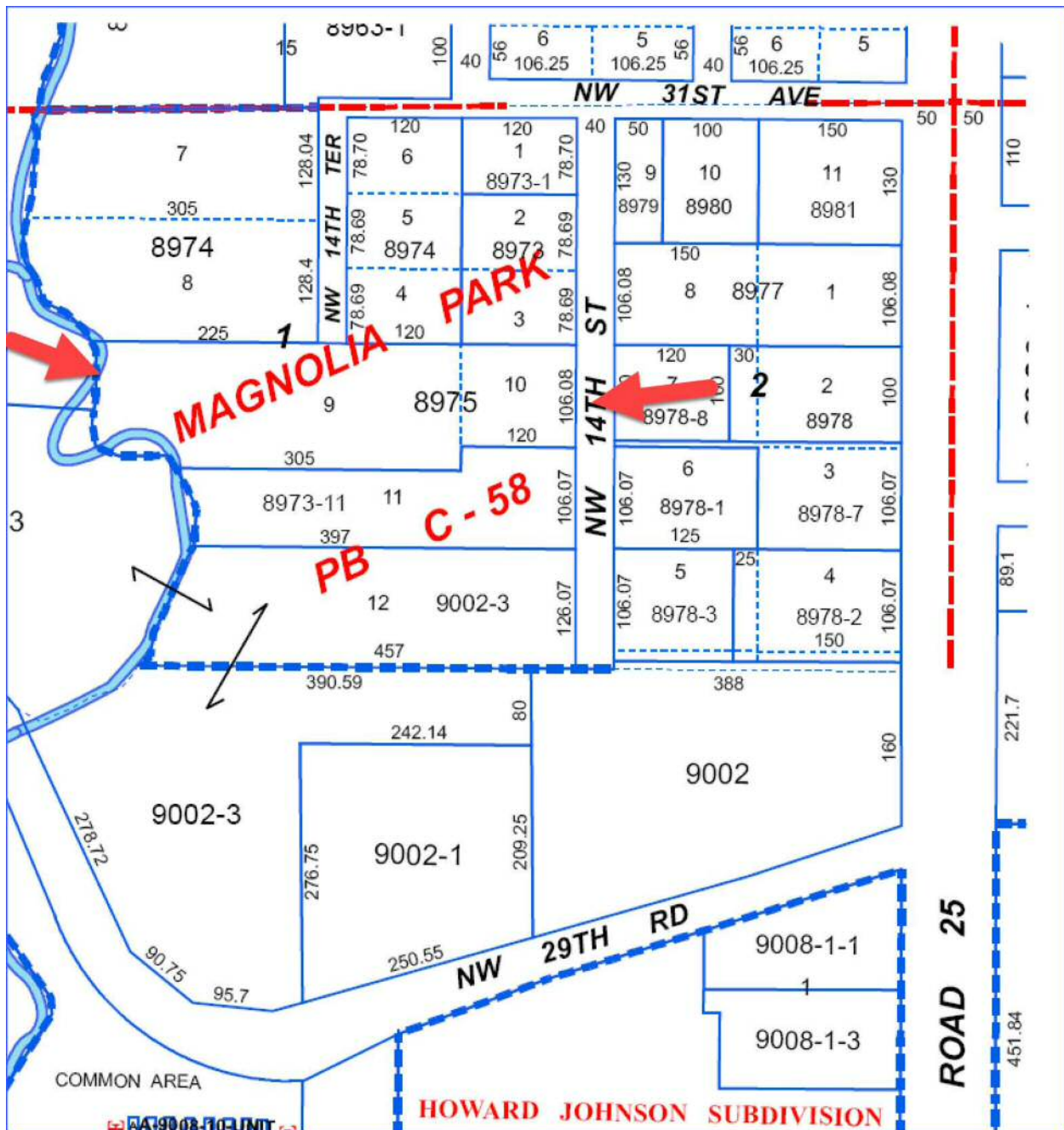
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/15/2024 at 11:27 AM 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.

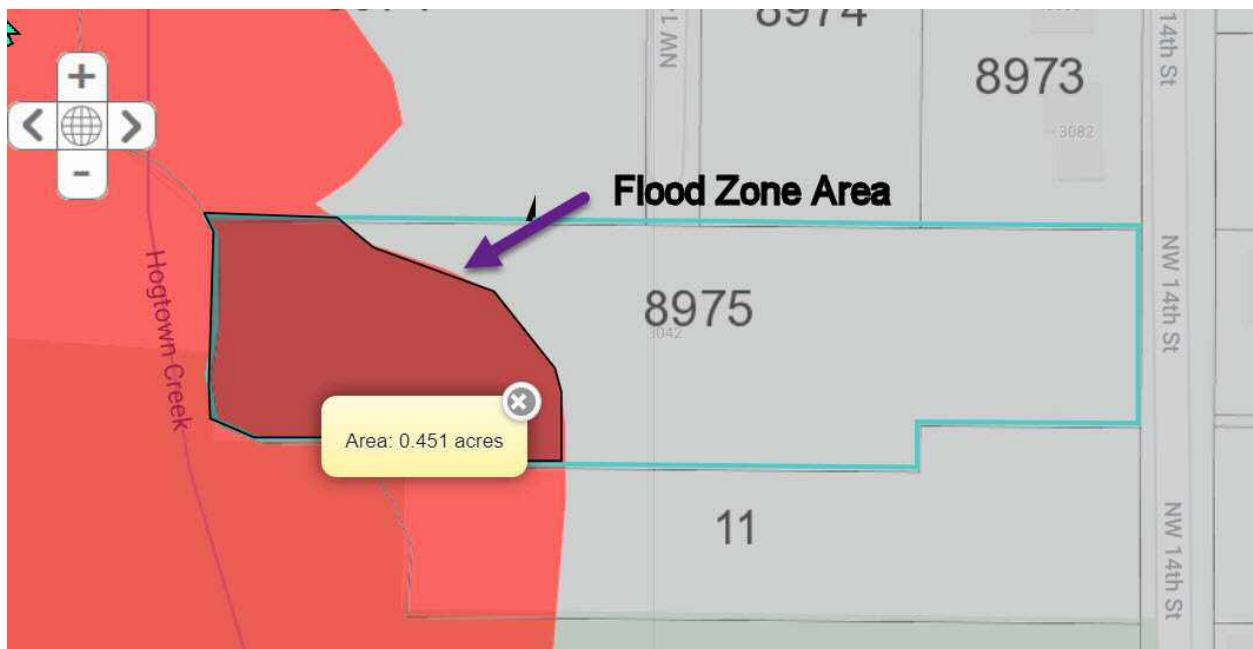
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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



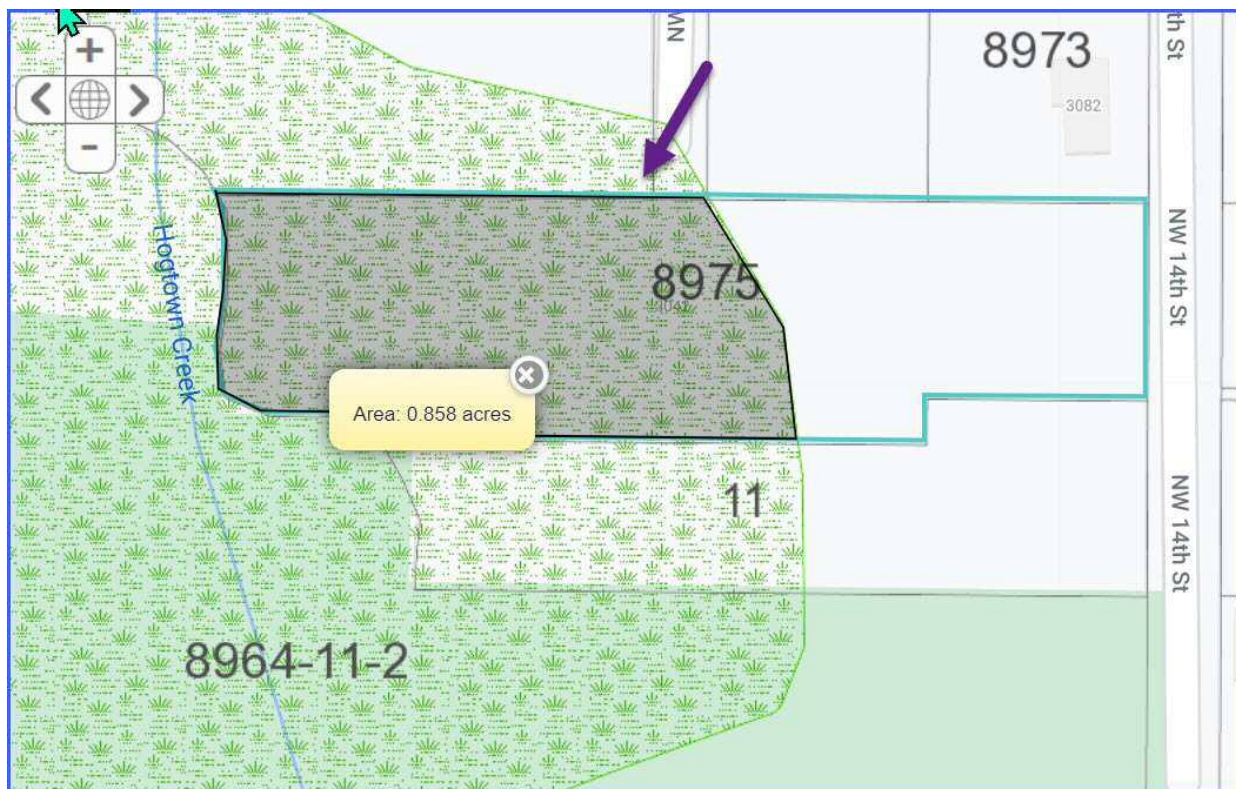
Topographical Map



Site Map



Flood Map



Wetlands Map

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 FOR SITE AS VACANT

The physically possible uses of the subject site would include a wide range of prospective land uses. The overall site is level to sloping elevation down to Hogtown Creek and appears to be adequately drained. The site has the availability of city water, sanitary sewer and electric utilities, with frontage along Northwest 14th Street, which the two lane paved city street. The subject property consists of two tax parcels, with the front vacant parcel and the rear parcel sloping downward to Hogtown Creek. The property is zoned "RMF-6" (Multiple Family Residential) district and has a future land use designation of "Residential Medium Density (8-30 du/ac)". The "RMF-6" zoning would allow for residential development of the site to a lower density, if desired.

The subject "Residential Medium Density" district only considers six tax parcels immediately adjacent to the subject property that are north of the City of Gainesville "Conservation" use to the south, west of the mixed use low intensity commercial uses along Northwest 13th Street and south of existing single family residential uses in the Forest Park Subdivision. Of the five tax parcels in private ownership (excluding the city conservation land to the south), only two parcels are improved with existing single family homes. None of the parcels are improved for apartment multiple family occupancy, with the exception of one lot that has the two small homes that could be rented individually. All of the remaining parcels are vacant land or the parcel improved with one single family home along the creek frontage of Hogtown Creek. There are mixed use commercial and apartment uses east of the subject property across Northwest 14th Avenue that have been in place for many years and have received good market acceptance.

One of the limiting factors for the subject property is the restrictions imposed by the flood zone area on the western portion of the subject site and adjoining wetlands adjacent to the creek. Part of the property is in both the flood zone and wetlands area and an additional portion of the property is in the remaining wetlands that are east of the creek and generally are not usable for building purposes. Available land area outside of uplands and/or wetland areas is about 0.57 acres or about 40 percent of the subject site. Also, the site borders city conservation land to the south and, according to the city planning office, would have a required buffer area for any construction adjacent to the city or park.

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

Accordingly, there is relatively minimal available land area for future construction and, given the relatively narrow width of the subject site along the road frontage (about 107 front feet), it is problematic to achieve the full allowed density on the subject property that would be economically feasible for multiple family residential use. In all probability, any potential purchaser of the site would most likely entertain construction of one owner occupied single-family home or, possibly, a duplex or small triplex structure at the front of the lot that would provide for adequate onsite parking and maintain appropriate setbacks and/or buffer areas between the wetlands and adjacent city park property. Full intensive development to the maximum density allowed by current zoning of around 8 to 30 density units per acre does not appear to be achievable and/or economically feasible given the characteristics of the subject site. In all probability, a typical buyer would consider single family residential occupancy and/or possibly low density apartment use on the subject site. This is estimated to be the maximally productive use and the highest and best use of the site as vacant given known information at time of appraisal. Exact status could vary depending upon the results of a site plan review process by qualified planning engineers, wetlands survey and flood determination of the subject site.

HIGHEST AND BEST USE AS IMPROVED

The property is vacant land and does not have any existing improvements, and as such, a separate analysis of site as improved is not applicable and is not provided.

APPRAISAL PROCESS

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

The subject property consists of one individual tax parcel that is made up of two platted lots (Lots 9 and 10, Block 1, Magnolia Park Subdivision), that would have good support for single family residential use, especially given proximity to existing homes overlooking the creek basin near the subject property, both on the east and west sides of Hogtown Creek. This was estimated to be maximally productive and the highest and best use of site as currently vacant.

LAND VALUE ANALYSIS

The Direct Land Sales Comparison Approach is used to estimate a market value for the subject vacant site. This approach has as its premise a direct comparison of recent sales of similar creek front lots in the subject neighborhood or other competing residential districts in Northwest Gainesville to use for direct comparison purposes. Adjustments are considered for individual parcel characteristics as they relate to the subject property, as described in the following analysis.

The sales search produced six market sales of similar vacant creek front lots in northwest sector of Gainesville. These sales are summarized on the enclosed "Land Sales Table 3A" and are located on the following "Land Sales Map", with individual aerial photographs of each sale provided in the following "Land Sales Table 3B" for the creek front lots.

All of these lots are located in existing single family residential subdivisions in the northwest sector of the city and most are in existing older subdivision similar to the characteristics of the subject Magnolia Park Subdivision. The sales have access to central water and sewer, in most cases, and have a similar highest and best use for future residential development purposes. The sales are summarized on the following "Land Sales Table 3A", with individual aerial site maps and overall sales location map.

LAND VALUE ANALYSIS (CONT'D)

All of the properties are located for residential use, typically for low density single family use, with one sale supporting up to four units per acre and the subject site with a higher overall density under the "RMF-4" category that would allow for more than one residential unit on the overall parcel. However, as described in the property description and other sections of the appraisal report, given the relatively narrow width of the subject lot, especially along the main road frontage of 14th Street with about 106 front feet and elongated shape of the parcel with significant wetlands that are not usable for development purposes along the western lot line, the highest and best use is estimated be for typical low density single family residential use. This would support one single family home site or possibly two smaller homesites or units on the overall parcel.

Market research was performed for available sales with similar locational characteristics and land zoning. The six sales reflect an initial price range anywhere from a low of \$40,000 per lot to a high of \$205,000 per lot, with an average of about \$122,000. The parcels range anywhere from the smallest parcel containing about 1.03 acres to the largest lot containing about 2.02 acres, with an average parcel size of about 1.4 acres. This relates to the subject parcel size containing about 1.43 acres of total land area, but with only about 0.57 acres of usable land area given the land located within existing wetlands and the flood plain area along Hogtown Creek. Accordingly, most of the usable site area is at the eastern end of the subject site along Northwest 14th Street. The subject site contains total site area of around 1.43 acres with only about 0.57 acres of usable land area, which is more or less typical of many lots along the creek basin similar to the subject property. However, the subject property does have a significant amount of wetland area, as previously described.

The six market sales reflect a relatively diverse group of properties that support a wide overall price range. One of the smaller lots is the Snow Subdivision Parcel that sold for \$205,000 (Sale 1) containing about 1.03 acres with "RSF-1" zoning that sold for about \$4.57 per square foot on a time adjusted basis (3 percent per year). This lot is located just north of the University of Florida and actually consisted of two separate subdivision lots combined into one parcel. However, one of the lots had a significant amount of land area within the flood plain, but the site could conceivably support two single-family homes and set the upper limit of the overall value range at \$4.57 per square foot.

The remaining sales (excluding Sale 1) range from a low of about \$0.71 per square foot to a high of about \$4.57 per square foot depending upon individual site characteristics, percentage of wetlands/flood area and other property features. Two of the more comparable sales are highlighted on Table 3A and are used for direct comparison in estimating a market value for the subject lot and more detailed sales information is included in the addenda. Sale 2 is located in Forest Park just north of the subject property and was a lot that was improved with an existing single family home. This property is also located in the adjacent subdivision with frontage on Northwest 14th Street as well as Hogtown Creek and is larger in size than the subject site and also had similar wetland areas and/or land within the flood basin of Hogtown Creek. Sale 3 is the Loblolly Woods Parcel that is larger in size than the subject property, but had significantly irregular shaped and similar wetlands areas with usable land area, supporting construction of one single family home.

With the most weight given to Sales 2 and 3, an adjustment process is considered described on the following "Sales Comparison Analysis Table 4". This is not an exact process, but is an attempt by the appraiser to identify significant property characteristics as they relate to the market sales and the subject property and to make market-oriented adjustments to the two more comparable sales to "narrow" an appropriate value range for the subject property. The adjustment process is shown at the bottom of Table 4 and most of the adjustments were made for use density, location and overall parcel size.

Land Sale 2 is the Forest Park Property that had a lower zoning density with an upward adjustment of 10 percent for lower land use density in comparison with the subject property and had superior site characteristics with more overall usable land area, with an adjusted price level at the bottom of Table 4 at about \$2.08 per square foot.

LAND VALUE ANALYSIS (CONT'D)


Land Sale 3 is the Loblolly Woods Parcel located off of Southwest 34th Street, that is estimated to be superior for location, with a negative adjustment of 15 percent. This property had a lower zoning density and a similar upward adjustment of about 10 percent is made in comparison with the subject property. Also, the site had about 2.04 acres, was larger in size, and, typically, as parcel size increases, the price per square foot decreases, and an upward adjustment of 5 percent is made. The adjusted price for Sale 3 is \$2.43 per square foot.

After the adjustment process, the overall range is still relatively wide from a low of about \$2.08 per square foot to a high of about \$2.43 per square foot, with an average of about \$2.26 per square foot. Land value for the subject property is estimated near the middle of the range at \$2.25 per square foot, indicating a final value conclusion rounded to \$140,000, as shown at the bottom of Table 4.




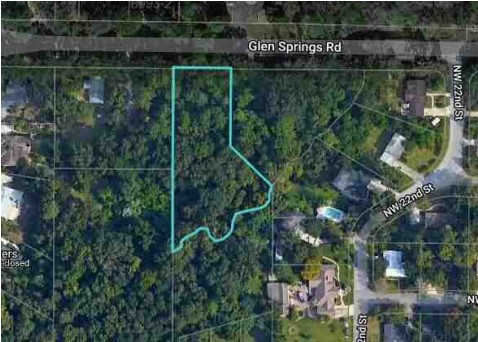
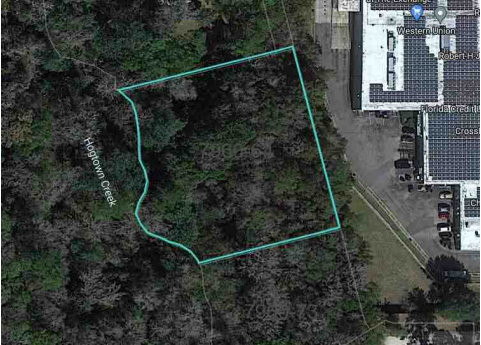

Estimated Market Value

\$140,000

Land SalesTable 3A - Residential Creek Frontage Lots

Sale No.	Date	Property	Address	Sale Price	Lot Size		Zoning	Time Adj.	Price	Comments
					SF±	Acrest±		7/19/2024	Per	
								3.00%	SF±	
1	Oct-23	Snow Subdivision	2051 NW 14th Place	\$205,000	44,867	1.03	RSF-1	\$205,000	\$4.57	Paved road access, two lots, N of UF
2	Feb-23	Forest Park ¹	3100 NW 14th Street	\$141,000 ±	74,139	1.70	RSF-1	\$146,993	\$1.98	Paved road, approx. land allocation+/-, excluding house
3	Mar-22	Loblolly Woods	3334 NW 5th Ave	\$202,000	88,862	2.04	RSF-1	\$216,140	\$2.43	Hogtown Creek, vacant lot, significant wetlands
4	Oct-21	Creek View Lot 1	2200 Blk. Glen Springs Rd	\$70,000	51,401	1.18	RSF-1	\$75,600	\$1.47	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	\$44,500	\$0.71	Dirt road access south of 39th Ave.
6	Sep-19	Creek View Lot 2	2200 Blk. Glen Springs Rd	\$74,000	45,738	1.05	RSF-1	\$84,545	\$1.85	Fronts on Glen Springs Road
Sales Analysis :				Low	\$40,000	44,867	1.03	\$44,500	\$0.71	
				High	\$205,000	88,862	2.04	\$216,140	\$4.57	
				Average	\$122,000	61,216	1.41	\$128,796	\$2.17	
Subject Property						1.43	Total acres			
						0.57	"Usable" land area acres +/-			
							RMF-6			
<div>  = Most Comparable </div> <div> ¹ Adjusted to exclude house improvements </div>										

Land Sales Table 3B - Creek Frontage Lots

Aerial Views		
		
1. Snow Subdivision	2. Forest Park	3. Loblolly Woods
		
4. Creek View Lot 1	5. Floral Park Lot 64	6. Creek View

Land Sales Map

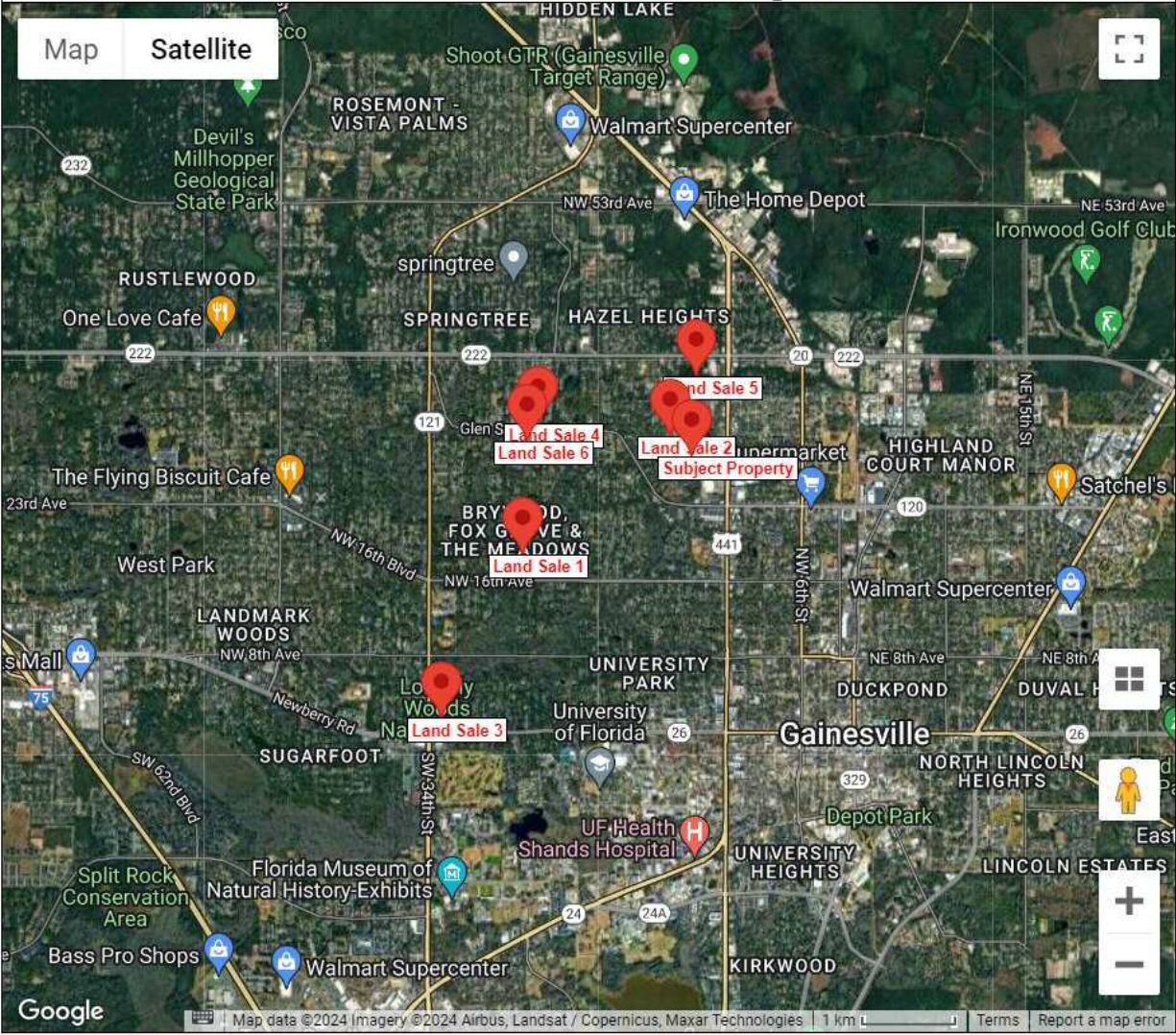


Table 4 Sales Comparison Analysis

Subject Property				Sale 2		Sale 3	
Property Name	Subject Vacant Lot		Forest Park 1		Loblolly Woods		
Location:	3036 NW 14th Street		3100 NW 14th Street		3334 NW 5th Ave		
	Access off of NW 35th Place		1 Block N of Subject		Off SW 34th Street		
Submarket:	Florida Park Area		Florida Park Area		SW 34th St. Loblolly Woods		
Improvements:	None		None		None		
Topographical	Sloping to creek wetlands		Sloping to creek wetlands		Wooded, wetlands		
Bld. Area SF±	None		None		None		
Parcel Size Acres±	1.43	Acres± total site	1.98		2.04		
	0.57	Usable Land 40%±	Similar wetlands/flood area		Minimal usable, wetlands/flood		
Zoning/Use	RMF-6		RSF-1		RSF 1		
Wetlands	Wetlands & flood zone, wooded within Hogtown Creek floodway		Woodlands & flood zone, wooded Within creek floodway		Wetlands, flood zone, wooded Within creek floodway		
Access	Paved access, NW 25th Place		Paved Access		Cul-de-sac road access		
Date of Valuation/Sale:	Jul-24		Feb-23		Mar-22		
Available utilities	Probable elec., water & sewer		Similar		Electric, water & sewer		
Date of Sale			Adjusted to exclude house				
Sale Price ¹ :	-----		\$141,000		\$202,000		
Adjusted Price/SF	Adjusted to date of value		See Table 3A	\$1.98	See Table 3A	\$2.43	
Other Transactional Adj.				none		none	
Indicated Price/SF				\$1.98		\$2.43	
¹ Cash equivalent sale price							
Physical Adjustments							
Location & visibility	Established residential area		Forest Park	0.0%	Loblolly Woods, Superior	-15.0%	
Utilities	Available in Area		Similar	0.0%	Similar	0.0%	
Zoning Use & Density	Residential RMF-6		Lower density	10.0%	Lower density	10.0%	
Site characteristics	Wetlands & flood zone		Superior	-5.0%	Similar	0.0%	
Building improvements	Vacant land		Excluded	0.0%	None	0.0%	
Shape & access	Irregular, awkward shape		Paved, rectangular±	0.0%	Paved	0.0%	
Parcel size & usable area	1.43 acres+-, 0.57 usable +-		Similar	0.0%	2.04 Ac. limited Usable	5.0%	
Total Net Adjustment				5.0%	0.0%		
Adjusted Sales Price/Acre±				\$2.08	\$2.43		
<u>Indicated Value Subject Property</u>							
	<u>SF±</u>	<u>\$/SF</u>	<u>Value</u>				
Subject Site SF±	62,291	\$2.25	\$140,154	Analysis Summary: Low			
Acre± 1.43				High			
				Average			
Contributory Improvement Value	None		<u>\$0</u>				
Indicated Value			\$140,154				
Rounded			\$140,000				

RECONCILIATION AND FINAL VALUE CONCLUSION

The enclosed analysis provides an appraisal of a vacant residential lot located in an older established residential and mixed commercial use area of the City of Gainesville just north of Northwest 29th Road, along Northwest 14th Street fronting along the east side of Hogtown Creek. The subject property is a vacant lot is in proximity to central water and sewer utilities, as described in the report. With the most weight given to available land sales, the subject lot has an estimated value of about \$2.10 per square foot. Applying this amount to the subject property indicates a value conclusion rounded to \$140,000, as shown at the bottom of "Sales Comparison Analysis Table 4".

Estimated Market Value
("As Is" Condition, July 19, 2024)

\$140,000.00

Table 5 Valuation Summary

	Indicated Value
Land Sales Comparison Approach	\$140,000
Estimated Market Value	\$140,000
As Is, Fee Simple Basis	
Date of Value: 7/19/2024	
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.)

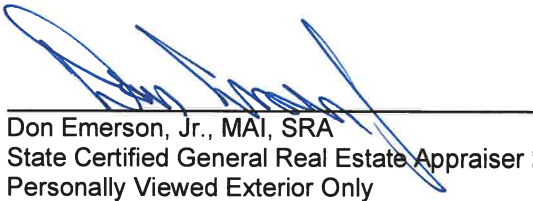
Financial Institution Disclosures:

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, Jr., MAI, has completed the continuing education program of the Appraisal Institute.

Property: Magnolia Park Parcel
3036 Northwest 14th Street
Gainesville, Alachua County, Florida 32605


Don Emerson, Jr., MAI, SRA
State Certified General Real Estate Appraiser RZ101
Personally Viewed Exterior Only

Rev. 7/20

SPECIAL APPRAISAL ASSUMPTIONS

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

Hypothetical Conditions

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

None

Extraordinary Assumptions

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

1) Survey/Title Search Information

For the appraisal analysis, I was not provided with a current detailed land survey or title search information. As such, actual lot size, status of any easements, encroachments and the final value conclusion could vary depending upon results of a current detailed land survey with area calculation and/or title search information. The enclosed value estimate was based upon available information at time of analysis.

2) Site Engineering

The subject property is a relatively narrow lot that extends from the road frontage of Northwest 14th Street downward to the creek bottom, with a significant slope, as described in the various report attachments. The property has a required creek setback and has significant wetlands, according to available public record maps. Further, the site is adjacent to conservation land to the south, and as such, would have a required buffer for any development, as well as a required setback from wetland areas.

At time of appraisal, no detailed site engineering, surveys or any plan review process data was available. Accordingly, actual use densities, usable building area and other site criteria could vary depending upon the results of detailed engineering studies. These studies have not been provided at time of appraisal, and as such, the value conclusions could vary depending upon more accurate information that may be available in the future. Site engineering is highly recommended for any purchaser of the subject property to determine actual use densities that may be made of the subject site given current land zoning and property characteristics.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

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

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

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

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

Rev. 7/20

Land Sale No. 2



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
Verification	Other sources: Public records, MLS & appraisal, Confirmed by Bill Emerson

Sale Price	\$241,000	Land & improvements
Cash Equivalent	\$241,000	
Downward Adjustment	\$100,000	Substract improvements
Adjusted Price	\$141,000	Approximate land value

Land Data

Zoning	RSF-1, Residential
Topography	Sloping to creek
Utilities	Water, sewer, elec.
Dimensions	Irregular

Emerson Appraisal Company, Inc.

Appraisers, Consultants & Market Analysts

Land Sale No. 2 (Cont.)

Shape	Irregular
Landscaping	Wooded
Flood Info	Flood area along creek

Land Size Information

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

Remarks

This property is the Forest Park residential lot located at 3100 NW 31st Street with frontage along the East side of Hogtown Creek. The property is two combined tax parcels that were 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 \$100,000, reflecting contributory land value of about \$141,000 at time of sale. The site contains about 74,139 square feet or about 1.702 acres. This indicates a land contribution of about \$1.90 per square foot for the overall site as vacant including the wetlands and usable upland land area.

Land Sale No. 3



Land Sale No. 3 (Cont.)



Property Identification

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

Sale Data

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

Land Sale No. 3 (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, has significant wetlands 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.

[Sign Up for Property Watch](#)

Parcel Summary

Parcel ID 08975-000-000
Prop ID 77630
Location Address UNASSIGNED LOCATION RE
Neighborhood/Area 324430.02
Subdivision MAGNOLIA PARK BLKS 1 & 2
Legal Description MAGNOLIA PARK PB C-58 LOTS 9 10 BK 1 OR 4535/1724
(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 1.43
Homesteaded False

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

[View Map](#)

Millage Rate Value

Millage Rate: 22.1775

Owner Information

3036 NW 13TH STREET LLC
 410 SE 4TH AVE STE A
 GAINESVILLE, FL 32601-6880

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	\$57,000	\$57,000	\$57,000	\$57,000	\$57,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$57,000	\$57,000	\$57,000	\$57,000	\$57,000
Assessed Value	\$57,000	\$57,000	\$57,000	\$57,000	\$57,000
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$57,000	\$57,000	\$57,000	\$57,000	\$57,000
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

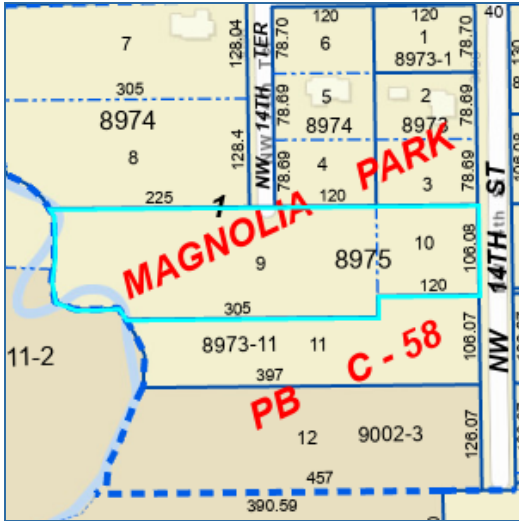
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0100	SFR	1.43	62290.8	0	0	RMF6

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/1/2017	\$650,000	MS	4535	1724	Qualified (Q)	Vacant		3036 NW 13TH STREET LLC	Link (Clerk)
11/2/2015	\$100	MS	4390	1469	Unqualified (U)	Improved	* KEENE LINDA COLLEEN TRUSTEE	* BURCH, ERNEST WILLIAM JR	Link (Clerk)
12/31/2012	\$100	MS	4161	1549	Unqualified (U)	Improved	* E W BURCH JR AKA ERNEST WIL	* KEENE LINDA COLLEEN TRUSTEE	Link (Clerk)

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

Map



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

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

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Developed by



[Search](#) > [Account Summary](#) > Bill Details

Real Estate Account #08975 000 000

Owner:
3036 NW 13TH STREET LLC

Situs:
UNASSIGNED LOCATION RE

[Parcel details](#)
[Property Appraiser](#)



[Get bills by email](#)

2023Annual Bill

ALACHUA COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ALTERNATE KEY	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2023 Annual Bill	77630	—	3600	\$0.00	PAID

Tax Deed Application #240052
Date 04/11/2024
Bidder [% bill_data.deed_bidder %]

If received by:	Tax Deed (see 2021)
Please pay:	Paid Off

Combined taxes and assessments: \$1,264.12

Amounts due are subject to change - contact us for details.

SAVE TIME PAY ONLINE @ [WWW.ALACHUACOLLECTOR.COM](#)

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	TAXABLE	TAX
COUNTY GENERAL	7.6414	\$57,000.00	\$435.56
LIBRARY GENERAL	1.0339	\$57,000.00	\$58.93
SCHOOL CAP PROJECT	1.5000	\$57,000.00	\$85.50
SCHOOL DISCRNRY & CN	0.7480	\$57,000.00	\$42.64
SCHOOL GENERAL	3.1840	\$57,000.00	\$181.49
SCHOOL VOTED	1.0000	\$57,000.00	\$57.00
CHILDREN'S TRUST	0.4612	\$57,000.00	\$26.29
ST JOHNS RIVER WATER MGT DISTR	0.1793	\$57,000.00	\$10.22
CITY OF GAINESVILLE	6.4297	\$57,000.00	\$366.49
Total Ad Valorem Taxes	22.1775		\$1,264.12

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
No Non-Ad Valorem Assessments.		

Parcel Details

Owner:	3036 NW 13TH STREET LLC
Situs:	UNASSIGNED LOCATION RE

Account	08975 000 000
Alternate Key	77630
Millage code	3600
Millage rate	22.1775

Assessed value:	\$57,000
School assessed value:	\$57,000

2023 TAX AMOUNTS	
Ad valorem:	\$1,264.12
Non-ad valorem:	\$0.00
Total Discountable:	\$1,264.12
Total tax:	\$1,264.12

LEGAL DESCRIPTION
MAGNOLIA PARK PB C-58 LOTS 9 10 BK 1 OR 4535/1724

LOCATION	
Book, page, item:	4535-1724-
Geo number:	30-09-20-08975000000
Range:	20
Township:	09
Section:	30
Neighborhood:	324430.02
Use code:	000
Total acres:	1.43

Tax Deed Application #240052

This parcel has a paid off deed application spanning 2021, 2022, and 2023.

Applicant:	Bidder number 3316512 ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411
Application date:	04/11/2024

Alachua County Tax Collector
PO BOX 44310, JACKSONVILLE, FL 32231-4310

DIVISION 3. RESIDENTIAL

Section 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 shall be allowed.

Table V - 4: Permitted Uses in Residential Districts.

USES	Use Standards	RSF-1 to 4	RC	MH	RMF-5	RMF-6 to 8
Accessory dwelling units	30-5.33	-	A	A	A	A
Adult day care homes	30-5.2	P	P	P	P	P
Assisted living facilities		-	-	-	P	P
Attached dwellings (up to 6 attached units)		-	-	-	P	P
Bed and breakfast establishments	30-5.4	S	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P
Community residential homes (7 to 14 residents)	30-5.6	-	-	-	-	P
Community residential homes (over 14 residents)	30-5.6	-	-	-	-	P
Day care centers	30-5.7	-	P	P	P	P
Dormitory, small	30-5.8	-	-	-	-	P
Dormitory, large	30-5.8	-	-	-	-	S
Emergency shelters		-	-	-	-	P
Family child care homes	30-5.10	P	P	P	P	P
Fowl or livestock (as an accessory use)	30-5.36	-	-	-	-	-
Mobile homes		-	-	P	-	-
Multi-family dwellings		-	-	-	P	P
Multi-family, small-scale (2-4 units per building)		-	P ¹	-	P	P
Places of religious assembly	30-5.21	S	P	P	P	P
Libraries		-	S	S	S	S
Public parks		P	P	P	P	P
Schools (elementary, middle and high)		S	P	P	P	P
Single-family dwellings		P	P	P	P	P
Skilled nursing facility		-	-	-	-	S
Social service homes/halfway houses	30-5.26	-	-	-	-	S

LEGEND:

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

1 = No more than 2 dwellings units per building are permitted in the RC district.

Section 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
DENSITY/INTENSITY										
Residential density (units/acre)										
Min	None	None	None	None	None	None	None	8 ¹	8 ¹	8 ¹
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%
LOT STANDARDS										
Min lot area (sq. ft.)	8,500	7,500	6,000	4,300	3,000	3,000	3500	None	None	None
Min lot width (ft.)										
Single-family	85	75	60	50	35	35	40	40	40	40
Two-family ²	NA	NA	NA	NA	70	NA	75	75	75	75
Other uses	85	75	60	50	35	35	85	85	85	85
Min lot depth (ft.)	90 ³	90 ³	90 ³	80 ³	None	None	90	90	90	90
MIN SETBACKS (ft.)										
Front	20 ³	20 ³	20 ³	20 ³	10 ⁴	15	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max
Side (street)	10	10	7.5	7.5	NA	NA	15	15	15	15
Side (interior) ^{5,6}	7.5	7.5	7.5	7.5	5	5	10	10	10	10
Rear ^{6,7}	20	20	15	10	20	15	10	10	10	10
Rear, accessory	7.5	7.5	5	5	5	5	5	5	5	5
MAXIMUM BUILDING HEIGHT (stories)										
By right	3	3	3	3	3	3	3	3	3	3
With building height bonus	NA	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.

3 = 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.

- 1 4 = Attached stoops or porches meeting the standards in Sections 30-4.13 and 30-4.14 are permitted to
2 encroach up to 5 feet into the minimum front yard setback.
- 3 5 = Except where the units are separated by a common wall on the property line of two adjoining lots. In
4 such instances, only the side yard setback for the end unit is required.
- 5 6 = Accessory pre-engineered or pre-manufactured structures of 100 square feet or less and one story in
6 height may be erected in the rear or side yard as long as the structure has a minimum yard setback
7 of three feet from the rear or side property line, is properly anchored to the ground, and is
8 separated from neighboring properties by a fence or wall that is at least 75% opaque.
- 9 7 = Accessory screened enclosure structures, whether or not attached to the principal structure, may be
10 erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the
11 rear property line. The maximum height of the enclosure at the setback line shall not exceed eight
12 feet. The roof and all sides of the enclosure not attached to the principal structure shall be made of
13 screening material.

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

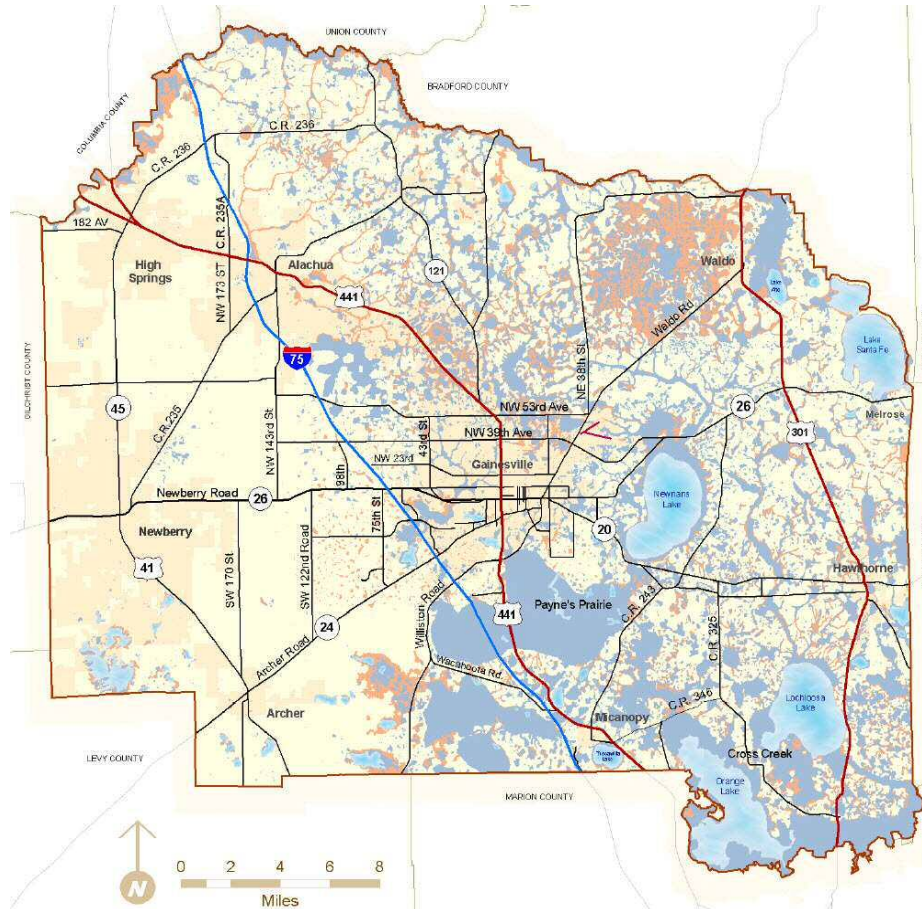
Special use properties appraised include the following:

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

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.

<u>Population Profile</u>			Percent Change		Percent Change	
Area	2000 Census	2010 Census	2020 Census	2010 to 2020 Per/Yr.	2022 Estimate	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.

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

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

GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

Employment and Labor Force

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

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

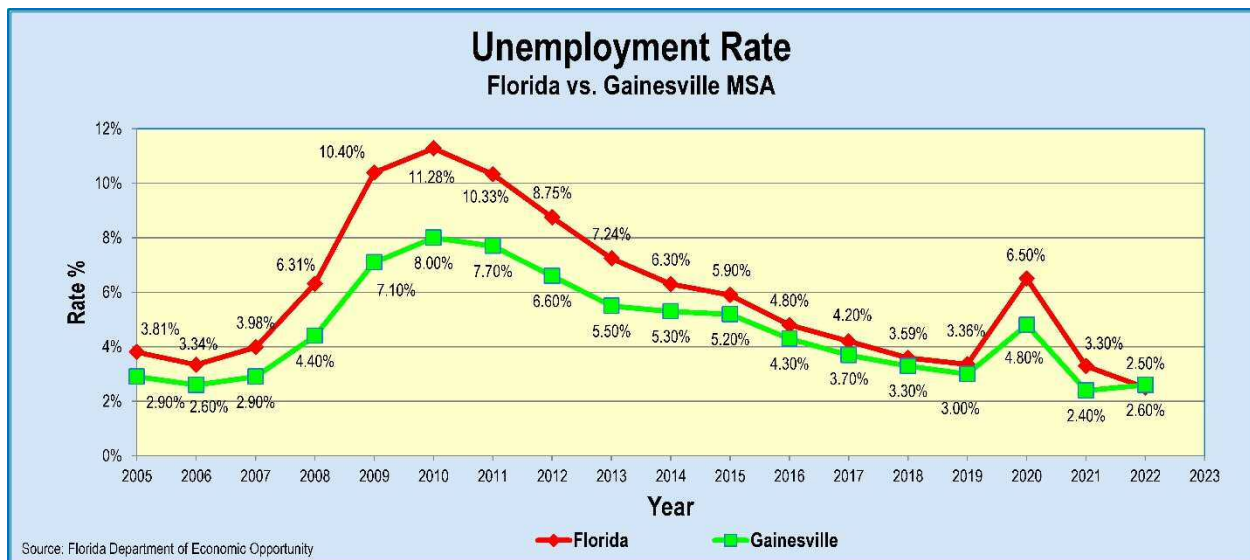
Also, because of the high governmental employment and numerous governmental building facilities, there are many properties that are exempt from real estate taxes. This primarily explains the relatively high real estate tax rates for Alachua County and the City of Gainesville.

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

Average Annual Employment

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

Source: Florida EDR - Employment by Industry



GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

Major Employers

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

Major Employers		
Company	Industry	Employees±
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
Florida Department of Economic Opportunity, Gainesville Chamber of Commerce 2021		

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

Housing Profile

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

GAINESVILLE & ALACHUA COUNTY AREA ANALYSIS

Economic and Geographic Profile

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

Summary

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

Rev. 3/23

Alachua County

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



Census Population

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

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

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

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

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%

Density

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

Migration

Residence 1 Year Ago		
Persons aged 1 and over	Alachua County	Florida
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%

Households and Family Households

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

Average Annual Employment % of All Industries, 2021	Alachua County	Florida	Average Annual Wage 2021	Alachua County	Florida
All industries	132,635	8,859,818	All industries	\$66,050	\$60,299
Natural Resource & Mining	0.9%	0.8%	Natural Resource & Mining	\$39,656	\$42,128
Construction	4.4%	6.5%	Construction	\$51,760	\$59,088
Manufacturing	3.1%	4.4%	Manufacturing	\$62,104	\$69,997
Trade, Transportation and Utilities	15.4%	20.7%	Trade, Transportation and Utilities	\$45,901	\$53,762
Information	1.3%	1.6%	Information	\$70,642	\$104,461
Financial Activities	4.4%	6.9%	Financial Activities	\$65,418	\$93,945
Professional & Business Services	11.6%	16.5%	Professional & Business Services	\$56,384	\$74,787
Education & Health Services	19.9%	15.0%	Education & Health Services	\$58,142	\$59,043
Leisure and Hospitality	10.7%	12.7%	Leisure and Hospitality	\$24,672	\$31,029
Other Services	2.2%	3.0%	Other Services	\$38,307	\$44,107
Government	26.1%	11.8%	Government	\$72,825	\$61,210

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

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

Income and Financial Health

Personal Income (\$000s)	Alachua County	Florida	Per Capita Personal Income	Alachua County	Florida
2000	\$5,481,992	\$472,851,789	2000	\$25,076	\$29,466
2010	\$8,827,457	\$732,457,478	2010	\$35,625	\$38,872
% change 2000-2010	61.0%	54.9%	% change 2000-2010	42.1%	31.9%
2020	\$13,615,822	\$1,235,793,410	2020	\$48,858	\$57,292
% change 2010-2020	54.2%	68.7%	% change 2010-2020	37.1%	47.4%
2021	\$14,622,893	\$1,356,318,587	2021	\$52,367	\$62,270
% change 2020-2021	7.4%	9.8%	% change 2020-2021	7.2%	8.7%

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

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

NonBusiness Chapter 7 & Chapter 13

Reported County Government Revenues and Expenditures

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

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

** (Not Court-Related)

Quality of Life

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

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 Facilities

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

Conservation Land (land acres only)

State-Owned (includes partially-owned)	76,409	5,689,323
% of Total Conservation Land (CL)	74.9%	54.9%
% of Total Area Land	13.6%	16.6%
% of Florida State-Owned CL	1.3%	

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 and Local Taxation

2022	Alachua County	
	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

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%

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