

LANDS COMMITTEE MEETING AGENDA

In compliance with Governor DeSantis Executive Order 20-52 which outlines measures to mitigate COVID-19, the District is hosting the Governing Board meeting via communication media technology and/or remote conferencing technology.

The Meeting will be conducted via GoTo Webinar for Presentations Only

GoTo Webinar Link: <https://attendee.gotowebinar.com/register/6537419471337182989>

Separate Call-In Number for Audio

Toll Free 1-888-585-9008 - **Conference Room Number: 704-019-452 #**

Public Comment Form Link: www.srwmd.org/comments.

September 21, 2020

District Headquarters

Following Board Workshops

Live Oak, Florida

1. Call to Order / Committee Roll Call
2. Public Comment
General Discussion / Updates
None
Land Acquisition / Property Offers
3. Drufner Property, Hamilton County
Conservation Easement Modification Requests
None
Surplus Lands
4. Santa Fe Oasis, Gilchrist County
5. Announcements
6. Adjournment

A person may not lobby the District until such person has registered as a lobbyist with the Contracts and Procurement Coordinator by filing a registration form.

Definitions:

•"Lobbies" is defined as seeking to influence a district policy or procurement decision or an attempt to obtain the goodwill of a district official or employee. (112.3261(1)(b), Florida Statutes [F.S.]

•"Lobbyist" is a person who is employed and receives payment, or who contracts for economic consideration, for the purpose of lobbying, or a person who is principally employed for governmental affairs by another person or governmental entity to lobby on behalf of that other person or governmental entity. (112.3215(1)(h), F.S.)

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee
FROM: Stephen Schroeder, Chief, Office of Administration
THRU: Steve Minnis, Deputy Executive Director, Business and Community Services
DATE: September 10, 2020
RE: Acquisition of a 10 Acre +/- Parcel of Real Property (Drufner), Hamilton County

RECOMMENDATION

Staff requests the Lands Committee recommend to the Governing Board approval of the acquisition of a 10 acre +/- parcel of real property located in Hamilton County, authorizing the use of funds from the Florida Forever Trust Fund for the land purchase and acquisition costs, and on terms agreed to between the District and Seller.

BACKGROUND

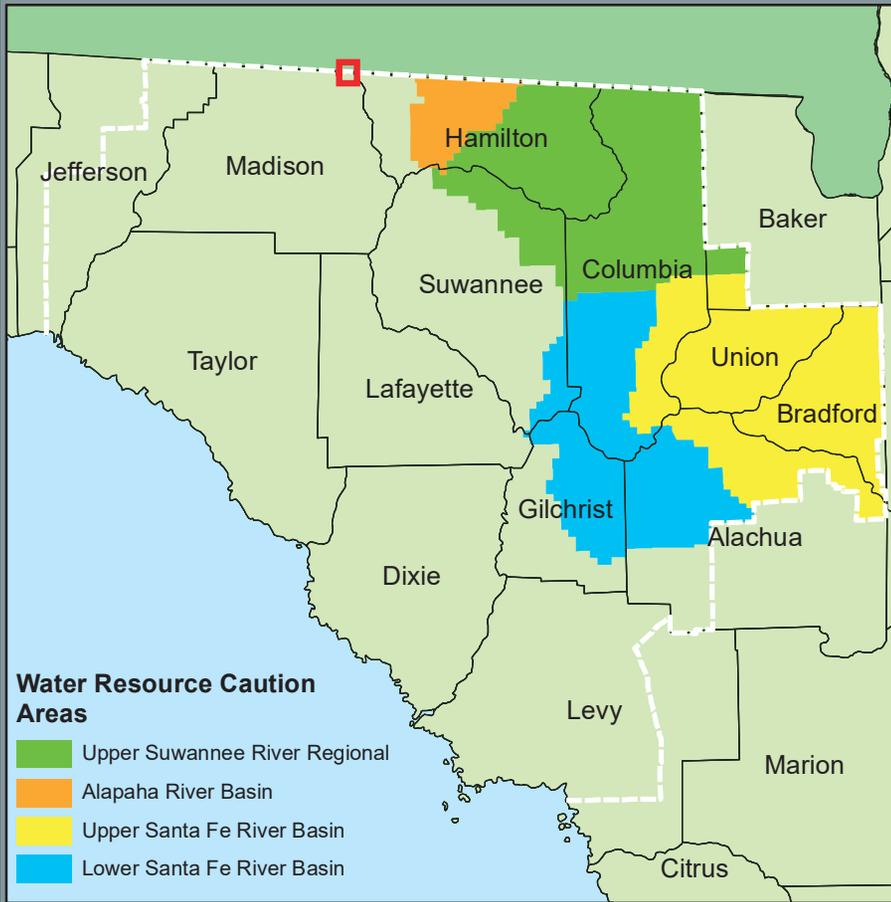
The District received an offer to purchase the fee interest in a 10 acre +/- tract of real property in Hamilton County from Jean T. Drufner. The Governing Board accepted the Lands Committee recommendation that staff enter detailed assessment and negotiations for the acquisition at its regular meeting on November 12, 2019.

After negotiations, a price of \$18,500 was agreed to between the District and the seller. The seller also agreed to pay all costs of the title search and title insurance. An appraisal of the property was conducted in July 2019 by the seller and appraised the value at \$25,000.00. Additionally, a Phase I Environmental Site Assessment was conducted and found no concerns.

A copy of the location map is attached.

SCS/rl
Attachments
File #2020-005

Drufner Tract Property Offer Location Map

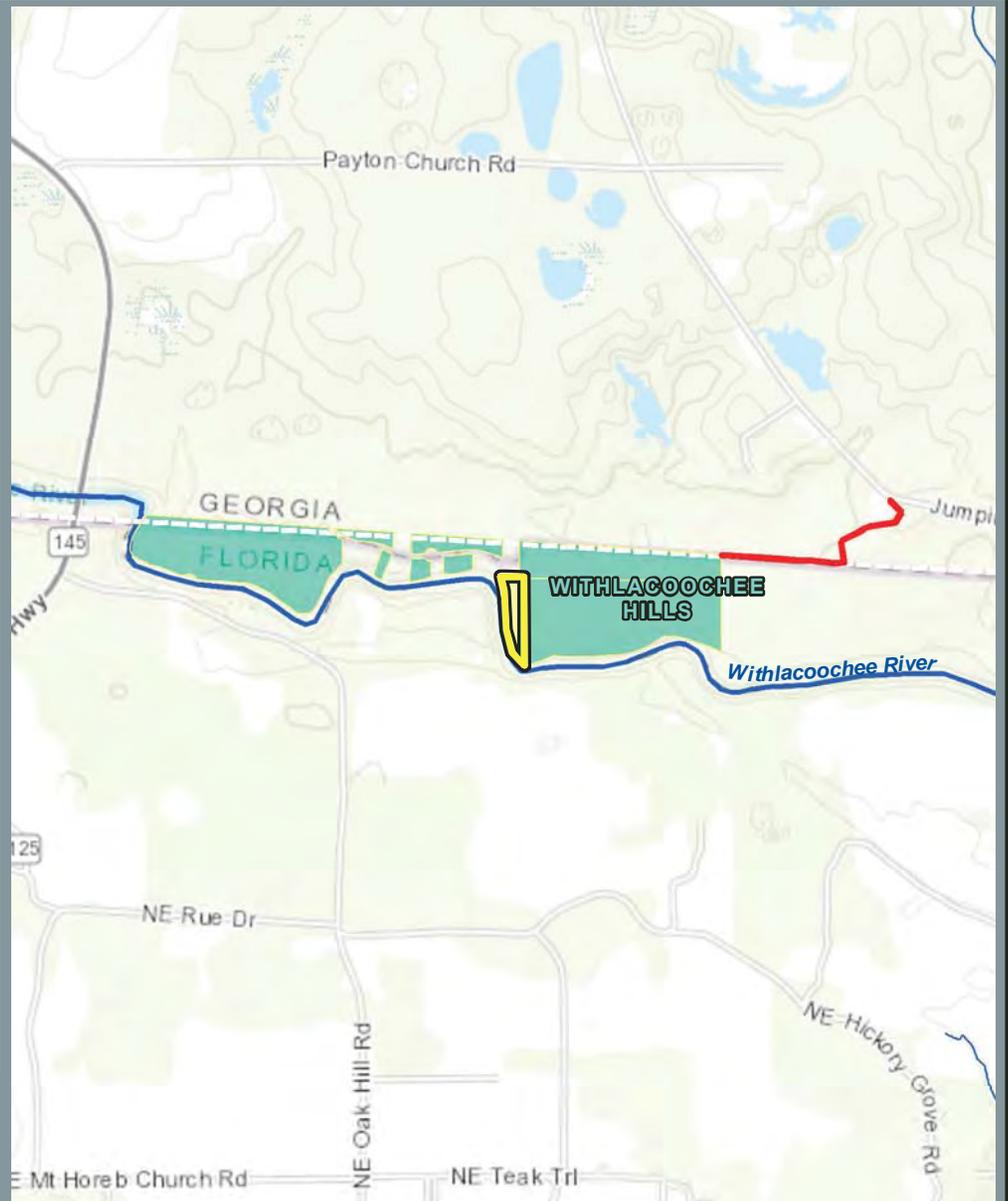


Water Resource Caution Areas

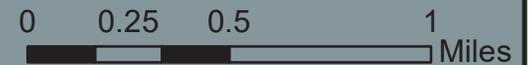
- Upper Suwannee River Regional
- Alapaha River Basin
- Upper Santa Fe River Basin
- Lower Santa Fe River Basin



Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the SRWMD at 386-362-1001.
Map Created 1/4/2019



- Property Boundary
- SRWMD Ownership
- SRWMD Boundary
- SRWMD Proposed Acquisition



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Chief, Office of Administration

THRU: Steve Minnis, Deputy Executive Director, Business and Community Services

DATE: September 10, 2020

RE: Sale of Surplus Property, Santa Fe Oasis, Gilchrist County

RECOMMENDATION

Staff requests the Lands Committee recommend to the Governing Board to reject all offers received for the sale of a 0.76 acres+/- parcel located in Santa Fe Oasis, Gilchrist County, sell the parcel to the general public for the highest price obtainable, and require a five percent offer deposit.

BACKGROUND

On May 12, 2020, the Governing Board approved the Lands Committee recommendation to declare as surplus a 0.76 acre +/- parcel of real property located in Santa Fe Oasis, Gilchrist County. In the background information to declare the parcel surplus it was determined that the parcel no longer serves a conservation purpose for the District in that it is no longer needed to be owned in order to further the District's land conservation purposes of flood control, water storage, water management, conservation and protection of water resources, aquifer recharge, water resource and water supply development, and preservation of wetlands, streams, and lakes, as per section 373.016, Florida Statutes (F.S.). The parcel was purchased in 1999 using Save Our Rivers funding.

On February 28, 2020, pursuant to section 373.089(8), F.S., District staff invited adjacent property owners to submit offers to purchase the property. Each owner was required to submit a bid accompanied by an appraisal conducted within 360 days of the submission date. The letters were sent via certified mail. Additionally, staff posted a notice of intent to sell on the District website and published the notice in the Gilchrist County Journal. As of date, the District has received two offers, accompanied by current certified appraisals.

Mr. Dave Weaver, an adjacent landowner, submitted a bid in the amount of \$6,550. The appraisal was conducted on May 28, 2020, by Candler, Moses and Associates and reflected an adjusted value, considering the restrictions to be imposed, of \$5,000.

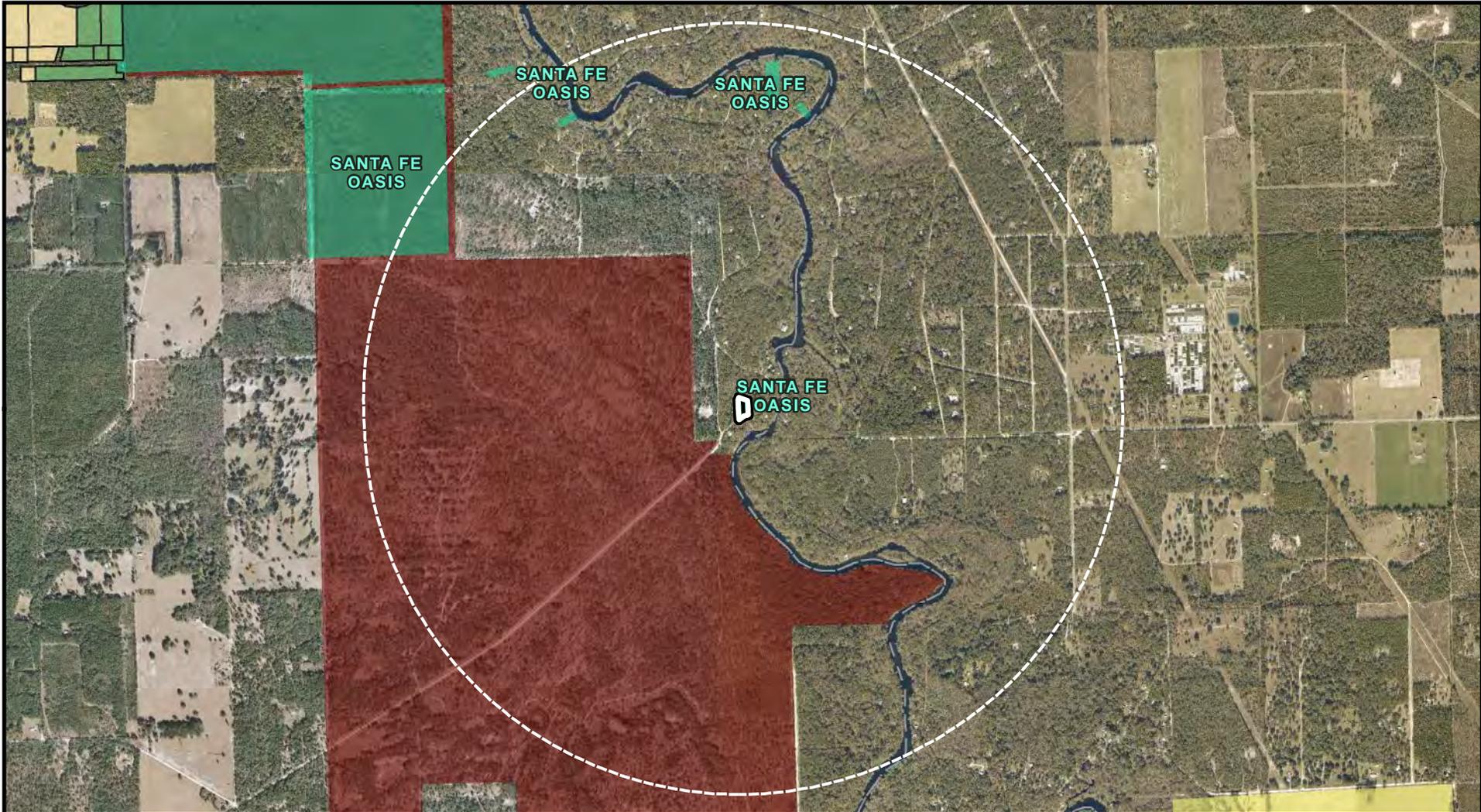
Mr. Jay Raulerson, was not an adjacent owner but responded based on notice in the newspaper and by word of mouth, submitted a bid in the amount of \$37,500. The appraisal was conducted on June 3, 2020, by Legacy Appraisal Services and provided an appraised value of \$14,825. The offeror has subsequently confirmed that he is ready, willing, and able to consummate the sale on any terms required by the District.

Subsection 373.089(8)(b), F.S., states that "Fourteen days after publication of such notice, the district may sell the parcel to an adjacent property owner or, if there are two or more owners of adjacent property, accept sealed bids and sell the parcel to the highest bidder or reject all offers."

Subsection 373.089(8)(c), F.S., states that "If the parcel is not sold to an adjacent property owner pursuant to paragraph (b), the district may sell the parcel at any time to the general public for the highest price obtainable." Therefore, staff is recommending that the Lands Committee recommend to the Governing Board to reject all offers received for the parcel, to sell the parcel to the general public for the highest price obtainable and require a five percent offer deposit.

Conditions for sale will require the purchaser to absorb all costs incurred to close the transaction and that the transaction be subject to deed restrictions prohibiting permanent enclosed structures, installation of a septic system, and installation of a well on the subject property.

SCS/rl
Attachments
File ##00-034

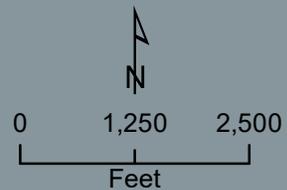


-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership
-  SRWMD Proposed Acquisitions
-  1 Mile Buffer

Adjacent Parcels Ranking

-  Primary
-  Secondary

Santa Fe Oasis (Weaver Offer)
 ± 0.76 Ac
 Gilchrist County

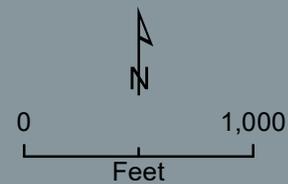


Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the SRWMD at 386-362-1001. Map Created 6/27/2019

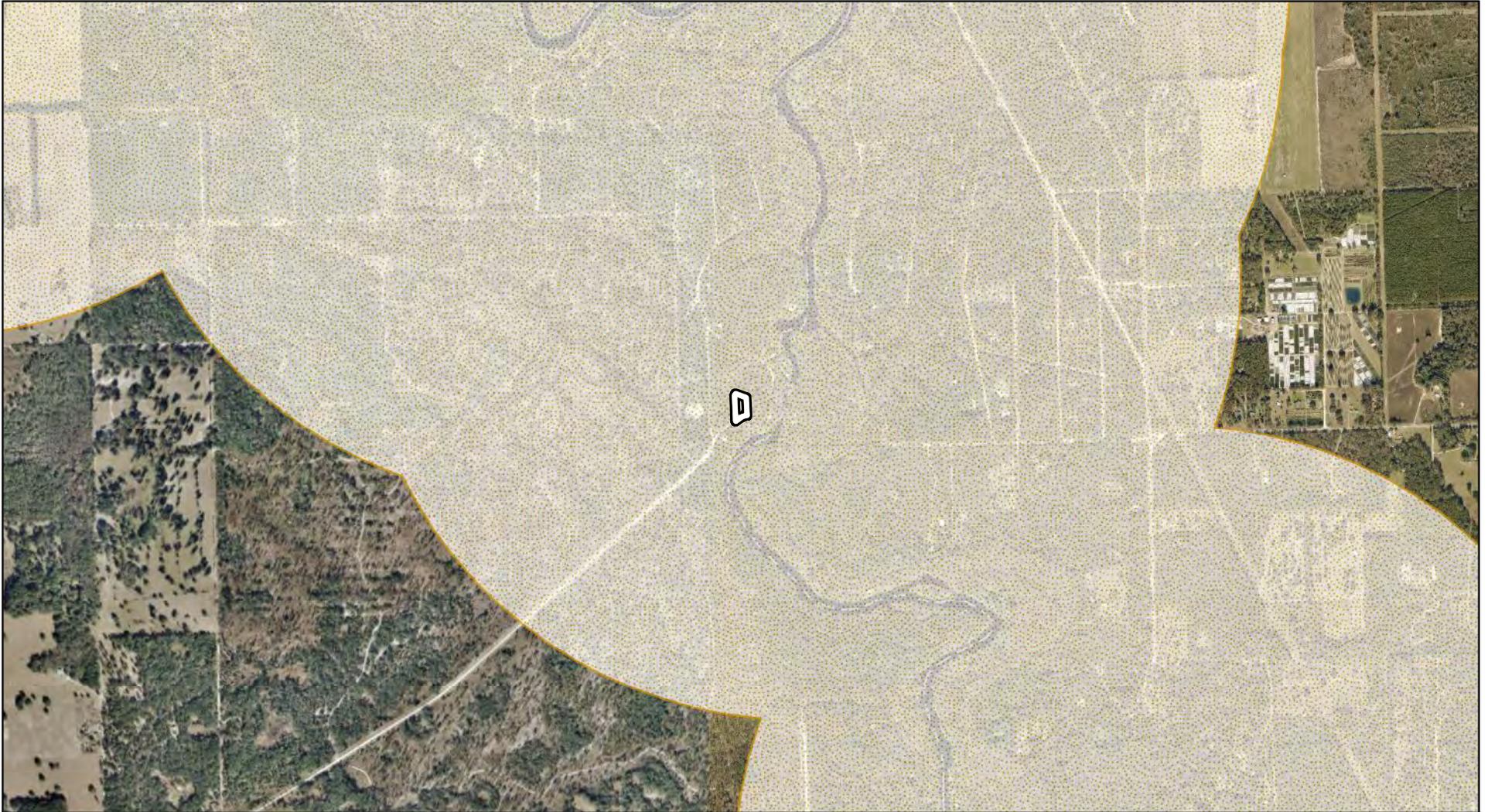


-  Property Boundary
-  Surface Waters (Riverine)
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other

Santa Fe Oasis (Weaver Offer) Property Offer Surface Water Protection

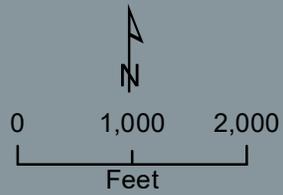


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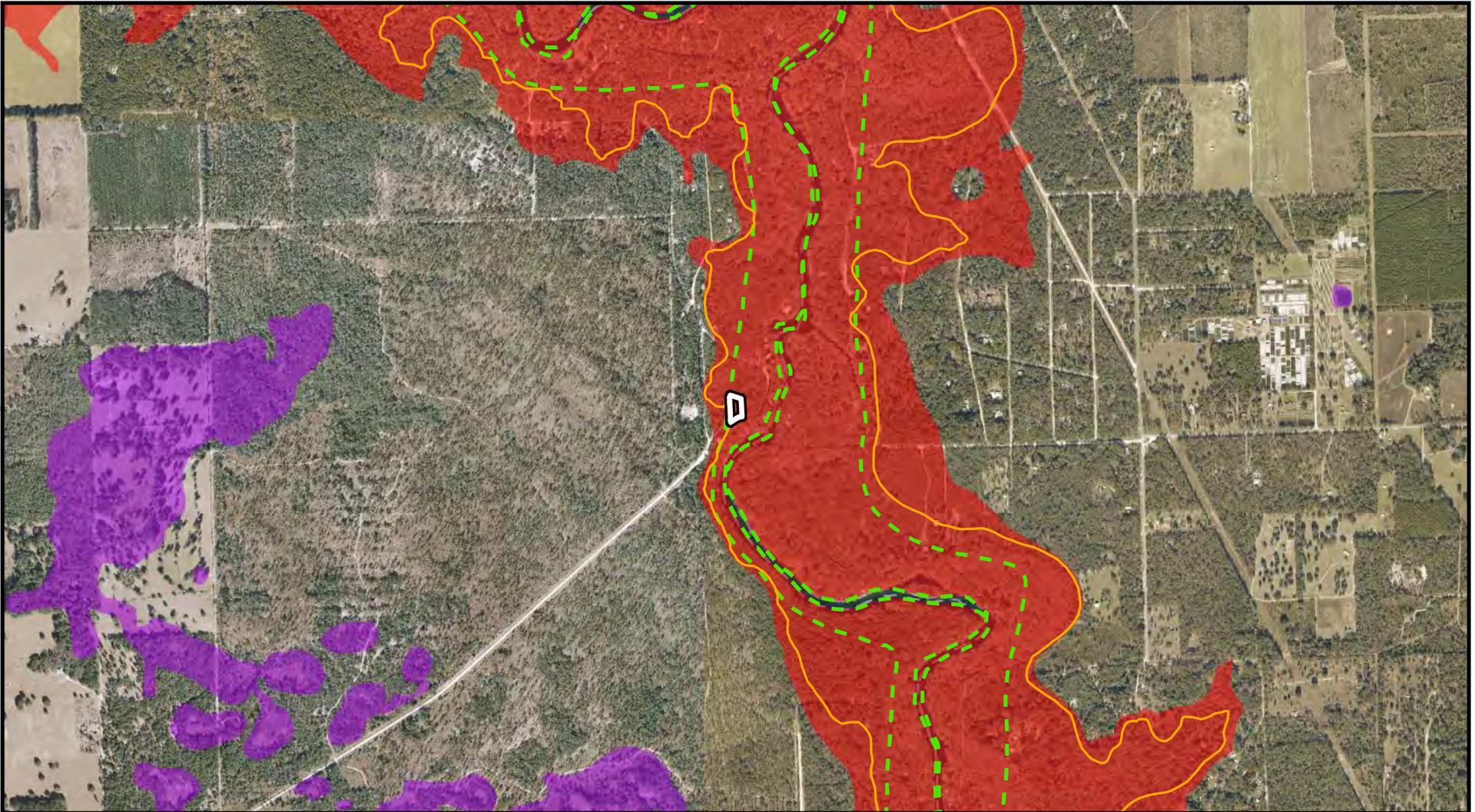


**Santa Fe Oasis (Weaver Offer)
Property Offer
Springs Protection**

-  Property Boundary
-  Springs Protection

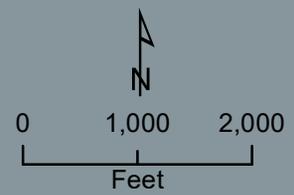


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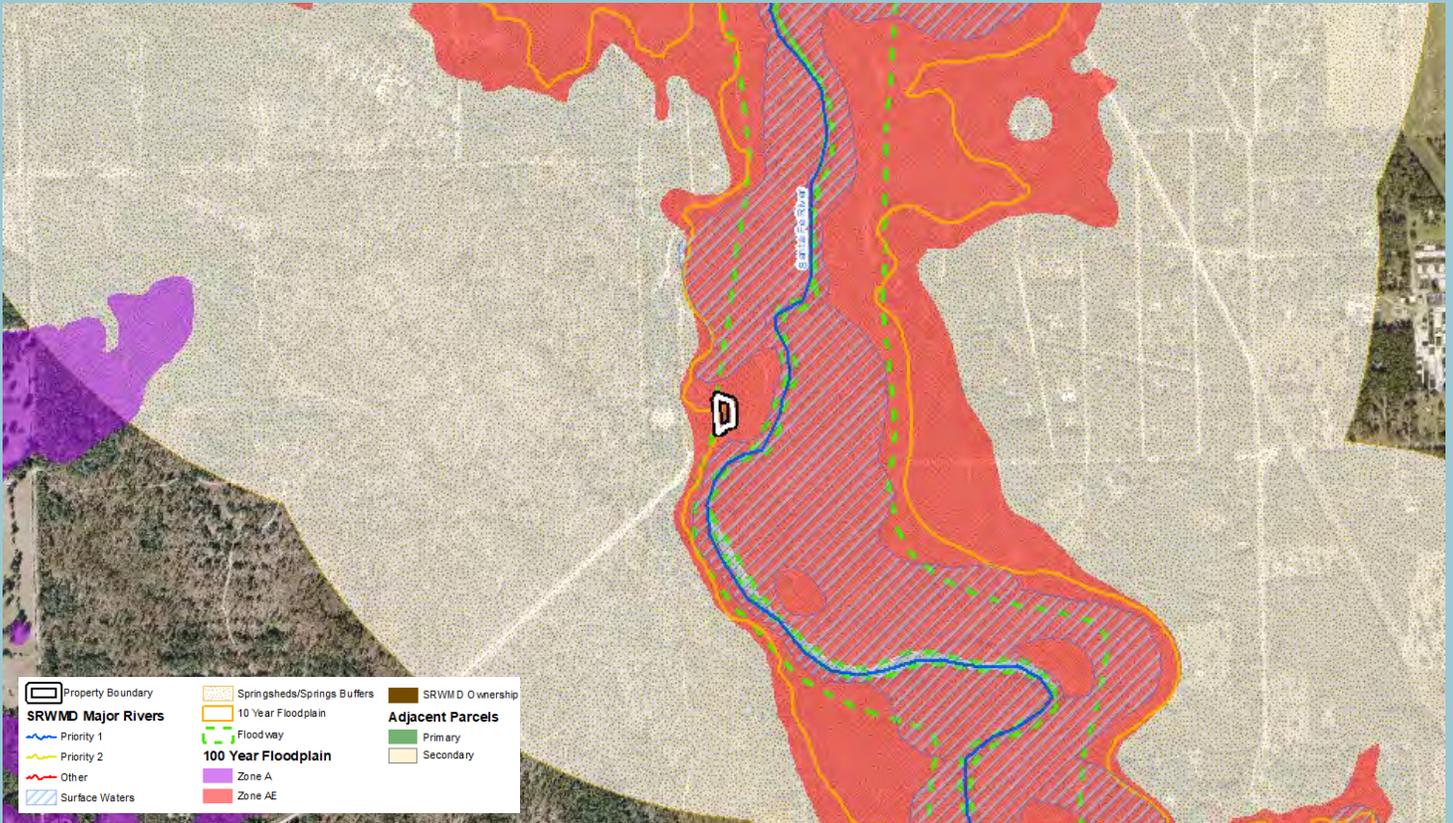
Santa Fe Oasis (Weaver Offer) Property Offer Floodplain Protection

-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE



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Suwannee River Water Management District Triage Analysis Results



Property Name: Santa Fe Oasis - Weaver Offer

Date: 06/27/19

Acreage: ± 0.76

County: Gilchrist

Transaction Type: Surplus

Surface Water Protection-

Major River? (Y) [Santa Fe-Priority 1]

Riverine Surface Waters? (N)

Springs Protection -

Within Springshed or springs buffers?
(Y) [Springs Buffer] [± 0.76 ac]

Adjacency

(N)

Flood Protection-

Floodway? (Y) [± 0.75 ac]

10 Year Floodplain? (Y) [± 0.65 ac]

100 Year Floodplain? (Y) [± 0.75 ac]

Miscellaneous:

PFA? (N)

WRCA? (Y) [Eastern]

BMAP? (Y) [Santa Fe]



Santa Fe Oasis

Surplus Land Information

Gilchrist County, Florida

Parcel ID 36-06-15-0086-000F-0080

Parcel is .76 acres+/-

Conditions of sale: Fee Simple. District will retain certain conservation protections either through a conservation easement or through Deed Restrictions. Protections will include no permanent structures, no well or septic systems.

Cash sale only. The District will not provide financing.

Buyer to pay for all transaction costs including, but not limited to, appraisal, survey, and closing costs, including legal fees.

Schroeder, Stephen

From: Jay Raulerson <JayRaulerson@coloradochoice.com>
Sent: Wednesday, June 10, 2020 4:24 PM
To: Schroeder, Stephen
Subject: Bid and Appraisal for the Parcel ID 36-06-15-0086-000F-0080
Attachments: 20200610155648.pdf

Hey Steve: Attached is the Appraisal for the Parcel ID# 36-06-15-0086-000F-0080 and my bid on the parcel will be \$37,500.00. Please send me a reply to let me know that you did receive this email.

Thanks

James L. Raulerson, Jr.
JLR & CAR Holdings, LLC
1000 South Ronald Reagan Blvd.
Longwood, FL 32750



PHONE: 386.454.1121
PO BOX 809 HIGH SPRINGS, FL 32655

June 3, 2020

Jay Raulerson
JLR & CAR Holdings, LLC
1000 S. Ronald Reagan Blvd.
Longwood, FL 32750

RE: SRWMD Lot

Mr. Raulerson:

I am pleased to submit this restricted appraisal report for the Suwannee River Water Management District (SRWMD) surplus lands lot in Gilchrist County, Florida. The property is identified as tax parcel 36-06-15-0086-000F-0080 and Lot 8 BLK F of Santa Fe Oasis Subdivision containing 0.76 acres of land. The property is currently offered for sale to adjacent landowners and this appraisal is to assist in determining a market value for the lot. The client is JLR & CAR Holdings, LLC with its members and the SRWMD as intended users of this report. ***This is the sole intended use and user of this report. This is an appraisal of the fee simple interest as a single economic unit at the client's request therefore, the fact that the transfer of the property will be subject to some type of development restrictions prohibiting structures, wells, and septic tanks is not considered.***

This appraisal is documented in a restricted appraisal report. The following report presents assumptions and limiting conditions, pertinent facts about the market and the subject property, and the reasoning leading to our conclusions.

Sincerely,

Scott T. Brodbeck, MAI
Legacy Appraisal Services, LLC
Florida State-Certified General Real Estate Appraiser RZ3386

EXECUTIVE SUMMARY

SUBJECT PROPERTY, RIGHTS APPRAISED

The subject property consists property identified as tax parcel 36-06-15-0086-000F-0080 and Lot 8 BLK F of Santa Fe Oasis Subdivision containing 0.76 acres of land. *This is an appraisal of the fee simple interest at the client's request therefore, the fact that the transfer of the property will be subject to some type of development restrictions prohibiting structures, wells, and septic tanks is not considered.* There are no building improvements to be appraised. Fee simple interest is defined as "absolute ownership unencumbered by any other interest or estate subject only to the limitations imposed by the government powers of taxation, eminent domain, police power and escheat".¹

PROPERTY HISTORY

The subject is currently offered for bid sale.

EFFECTIVE DATE OF APPRAISAL

June 3, 2020

PURPOSE OF APPRAISAL, CLIENT, INTENDED USER

Develop an opinion of market value for the client to make an offer to purchase the subject tract. The client is JLR & CAR Holdings, LLC with its members and the SRWMD as intended users of this report.

SCOPE OF WORK

For this appraisal, we conducted the following:

- Interviewed market participants and other sources concerning factors influencing value;
- Reviewed files and researched relevant market data;
- Applied the sales comparison approach to arrive at a value conclusion for the property;
- Prepared a restricted appraisal report summarizing conclusions.

HIGHEST AND BEST USE

Residential lot.

¹ The Dictionary of Real Estate Appraisal, Sixth Edition (Chicago: Appraisal Institute, 2015) p. 90

SUBJECT AERIAL PHOTO



1. SALES COMPARISON APPROACH

This approach produces an estimate of value by comparing the subject with similar, recently sold properties in the same or similar competing areas. Analyzing the degree of comparability between properties involves judgments as to their similarity with respect to such factors as location, zoning, and size. The sale prices of the most comparable properties tend to set the value range in which the subject will fall. Further analysis of the comparable data entails an adjustment process which effectively “normalizes” by accounting for specific differences between each sale and the subject. Each sale provides an independent indication of what the buyer of that sale would pay for the subject property. These estimates are then reconciled into a value conclusion.

Table 1.1. SCA Grid

	Subject	Sale 1	Sale 2	Sale 3
County	Gilchrist	Gilchrist	Gilchrist	Gilchrist
Subdivision	Santa Fe Oasis	Santa Fe Oasis	Ira Beas Oasis	Santa Fe Oasis
Legal	Lot 8 Blk F	Lot 7 Blk F	Lots 3&4	Lot 5 Blk F
Sale Date		8/23/2017	10/22/2019	11/12/2019
Lot Size	0.76	0.65	0.82	0.57
Sale Price		\$ 18,500	\$ 15,000	\$ 11,000
Weighting		35%	30%	35%
Indicated Value of Subject Lot	\$	14,825		

SUMMARY

Three recent lot sales similar to the subject lot were discovered, with Sale 1 being adjacent to the subject, and Sale 3 being a few lots away from the subject. All sales are interior lots with no river frontage and graded road access like the subject. In addition to these sales, active listings and sales of similar lots across the river in the Three Rivers Estates development in Columbia County were observed ranging in price from \$10,000 to \$20,000 with several lots at the lower end to middle of the range marked as closed or pending sales. This confirms that there is an active market for these types of properties and supports the value conclusion from the Sales Comparison Approach of \$14,825 for the subject property.

CERTIFICATION OF VALUE

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 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.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP).
- Scott Brodbeck inspected the subject on June 3, 2020.
- The appraiser has not provided appraisal services with regards to the subject property in the three years prior to the agreement to perform this appraisal.
- No one provided real property appraisal assistance other than the signing appraiser.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Scott Brodbeck has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Designated Members.



Scott T. Brodbeck, MAI
Florida State-Certified General Real Estate Appraiser RZ3386

June 3, 2020

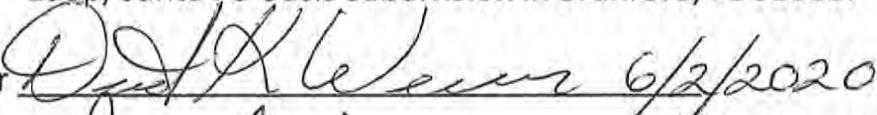
Date

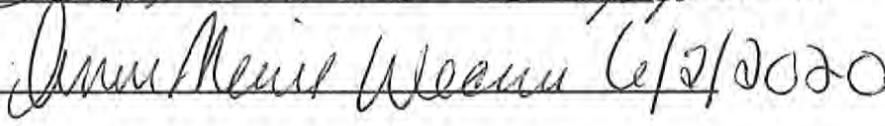
Dave Weaver

To: Schroeder, Stephen
Cc: WEAVETONE@YAHOO.COM
Subject: Parcel ID 36-06-15-0086-000f-0080

Mr. Stephen Schroeder,

Myself and my wife would like to submit a bid of \$6550.00 for Parcel # 36-06-15-0089-000f-0080 approximately .76 acres+/-
Located on 120TH Loop, Santa Fe Oasis subdivision in Branford, FL 32008.

David K. Weaver  6/2/2020

Ann Marie Weaver  6/2/2020

Dave K. Weaver
Plant Manager
H. & S. Swansons' Tool Company
9000 68th St
Pinellas Park, FL 33782
727-388-0714
Dave.Weaver@hsswansons.com
www.hsswansons.com

Client	David Weaver	File No. 20-A-252-1
Property Address	NE 120th Loop	
City	Branford	County Gilchrist State FL Zip Code 32008
Owner	Suwannee River Water Management District	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

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

Comments on Standards Rule 2-3

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

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

Reasonable Exposure Time

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

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 1 to 3 months

Comments on Appraisal and Report Identification

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

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of the discussions contained in this report is specific to the needs of the client and for the intended use stated in the report.

APPRAISER:

Signature: 
 Name: Jordan Chase Moses

State Certification #: Cert Gen RZ3672
 or State License #: _____
 State: FL Expiration Date of Certification or License: 11/30/2020
 Date of Signature and Report: 05/29/2020
 Effective Date of Appraisal: 05/28/2020
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 05/28/2020

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

	Client File #:	Appraisal File #:	20-A-252-1
	Appraisal Report · Land		
	Appraisal Company: Candler, Moses & Associates, Inc.		
	Address: 184 North Marion Avenue, Lake City, FL 32055		
Phone: (386) 755-2774		Fax: (386) 755-8534	Website: www.candlermoses.com
Appraiser: Jordan Chase Moses		Co-Appraiser:	
AI Membership (if any): <input type="checkbox"/> SRA <input checked="" type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS		AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS	
AI Affiliation (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate		AI Affiliation (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate	
Other Professional Affiliation:		Other Professional Affiliation:	
E-mail: chase@candlermoses.com		E-mail:	
Client: David Weaver		Contact:	
Address: 5163 102nd Street North, St. Petersburg, FL 33708			
Phone: 727-688-9845		Fax:	E-mail: weavetone@yahoo.com
SUBJECT PROPERTY IDENTIFICATION			
Address: NE 120th Loop			
City: Branford	County: Gilchrist	State: FL	ZIP: 32008
Legal Description: Lot 8 Block F of the Santa Fe Oasis unrecorded subdivision			
Tax Parcel #: 36-06-15-0086-000F-0080	RE Taxes: 0.00	Tax Year: 2019	
Use of the Real Estate As of the Date of Value: Vacant			
Use of the Real Estate Reflected in the Appraisal: Vacant/Recreation			
Opinion of highest and best use (if required): Vacant/Recreation			
SUBJECT PROPERTY HISTORY			
Owner of Record: Suwannee River Water Management District			
Description and analysis of sales within 3 years (minimum) prior to effective date of value:		Subject has no prior sales history in the past 36 months.	
Description and analysis of agreements of sale (contracts), listings, and options:		The subject is not currently listed for sale but has been offered for sale to adjacent land owners. No asking price has been set and it has been requested the potential buyer obtain an appraisal. No recent sales data available.	
RECONCILIATIONS AND CONCLUSIONS			
Indication of Value by Sales Comparison Approach		\$ 5,000	
Indication of Value by Cost Approach		\$ Not Developed	
Indication of Value by Income Approach		\$ Not Developed	
Final Reconciliation of the Methods and Approaches to Value:		In this instance, only the Sales Comparison Approach was developed because this appraisal analysis is considered to be the most reliable within the market area and the most commonly used. The Cost and Income Approaches were not developed because they are not typically relied on for valuing vacant properties within this market.	
Opinion of Value as of: 05/28/2020		\$ 5,000	
Exposure Time: 1 to 3 months			
The above opinion is subject to: <input checked="" type="checkbox"/> Hypothetical Conditions and/or <input type="checkbox"/> Extraordinary Assumptions cited on the following page.			

*NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product, or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports®. AI Reports® AI-120.05 Appraisal Report - Land © Appraisal Institute 2017, All Rights Reserved

Client:	David Weaver	Client File #:	
Subject Property:	NE 120th Loop, Branford, FL 32008	Appraisal File #:	20-A-252-1

APPRAISER CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the report assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon the developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.

None Name(s)

As previously identified in the Scope of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:

Property Inspected by Appraiser Yes No

Property Inspected by Co-Appraiser Yes No

- Services provided, 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: None Specify services provided:

ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS, CANDIDATES AND PRACTICING AFFILIATES

Appraisal Institute Designated Member, Candidate for Designation, or Practicing Affiliate Certify:

- 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.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

▪ I am a Designated Member of the Appraisal Institute.
As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

APPRAISERS SIGNATURES

APPRAISER:

Signature 
Name Jordan Chase Moses
Report Date 05/29/2020
Trainee Licensed Certified Residential Certified General
License # Cert Gen RZ3672 State FL
Expiration Date 11/30/2020

CO-APPRAISER:

Signature _____
Name _____
Report Date _____
Trainee Licensed Certified Residential Certified General
License # _____ State _____
Expiration Date _____

*NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product, or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports®. AI Reports® AI-900.05 Certification, Assumptions and Limiting Conditions® Appraisal Institute 2017, All Rights Reserved