	Client File #:	E2413	Appraisal File #:	RL16053X-E
	<h1>Summary Appraisal Report • Residential</h1>			
	Appraisal Company: Fruitticher-Lowery Appraisal Group, Inc.			
	Address: 3000 Langley Avenue, Suite 402, Pensacola,, FL 32504			
Phone: 850-477-0419		Fax:		Website:
Appraiser: Rodger K. Lowery, MAI		Co-Appraiser:		
AI Membership (if any): <input type="checkbox"/> SRA <input checked="" type="checkbox"/> MAI <input type="checkbox"/> SRPA		AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA		
AI Status (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate		AI Status (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate		
Other Professional Affiliation:		Other Professional Affiliation:		
E-mail: RLowery@FLAG1.Net		E-mail:		
Client: City of Pensacola		Contact: Mr. Michael B. Laven, CPA, A.A.E.		
Address: 2430 Airport Boulevard, Suite 225, Pensacola, FL 32504				
Phone: 850-436-5000		Fax:		E-mail:
<b>SUBJECT PROPERTY IDENTIFICATION</b>				
Address: 2413 Emily St				
City: Pensacola		County: Escambia		State: FL ZIP: 32504
Legal Description: Lot 7, Block 2, College Heights				
Tax Parcel #: 01-2405-000		RE Taxes: 481.07		Tax Year: 2015
Use of the Real Estate As of the Date of Value:		Single Family Residential		
Use of the Real Estate Reflected in the Appraisal:		Single Family Residential		
Opinion of highest and best use (if required):		Single-Family Residential		
<b>SUBJECT PROPERTY HISTORY</b>				
Owner of Record: James W. Stegall				
Description and analysis of sales within 3 years (minimum) prior to effective date of value:		No sales were noted in the three years prior to the inspection of the subject property. The subject is under consideration for acquisition by the City of Pensacola, under specific guidelines of the FAA giving full value support from transactions taken outside the project area, so as to minimize the value impact of previous acquisitions in the project area.		
Description and analysis of agreements of sale (contracts), listings, and options:		No agreement for sale was presented to the appraiser. This appraisal is being prepared for use by the client for the purpose of acquiring the subject for the Airport Commerce Park.		
<b>RECONCILIATIONS AND CONCLUSIONS</b>				
Indication of Value by Sales Comparison Approach		\$ 78,000		
Indication of Value by Cost Approach		\$ 26,000		
Indication of Value by Income Approach		\$ N/A		
Final Reconciliation of the Methods and Approaches to Value:		The subject property is a single-family occupied residential home that is in average condition. Although many properties in the subject's neighborhood are tenant occupied, the primary valuation method used by investors is the sales comparison approach. Considering this, only the sales comparison approach was utilized in valuing the subject. Based upon a direct comparison of the subject to recently sold competing properties, the sales comparison approach reflected a value for the subject as-is of \$78,000. Assuming the lot were vacant with no improvements, the lot value would be approximately \$26,000.		
Opinion of Value as of: 09/21/2016		\$ 78,000		
Exposure Time: 6 months				
The above opinion is subject to: <input type="checkbox"/> Hypothetical Conditions and/or <input checked="" type="checkbox"/> Extraordinary Assumptions cited on the following page.				

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<b>Client:</b>	City of Pensacola	<b>Client File #:</b>	E2413
<b>Subject Property:</b>	2413 Emily St, Pensacola, FL 32504	<b>Appraisal File #:</b>	RL16053X-E

**ASSIGNMENT PARAMETERS**

<b>Intended User(s):</b>	City of Pensacola - Pensacola International Airport		
<b>Intended Use:</b>	For use by the client for the purpose of acquiring properties for the Airport Commerce Park.		
<i>This report is not intended by the appraiser for any other use or by any other user.</i>			
<b>Type of Value:</b>	Market Value	<b>Effective Date of Value:</b>	09/21/2016
<b>Interest Appraised:</b>	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other		
<b>Hypothetical Conditions:</b>	(A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.)		
<b>Extraordinary Assumptions:</b>	(An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.)		
This value reported is based upon the extraordinary assumption that all public and private utilities are available to the property. It is also based upon the extraordinary assumption that there are no structural deficiencies that would negatively impact the use of the residence.			
In accordance with Standard Rule 2-2(b) of the Uniform Standard of Professional Appraisal Practice (USPAP), this is a summary appraisal report.			

**SCOPE OF WORK**

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

Scope of Subject Property Inspection/Data Sources Utilized	Approaches to Value Developed
<b>Appraiser</b> Property Inspection: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date of Inspection: 09/21/2016 Describe scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: Inspected the interior and exterior of the property and measured the improvements. Used the ECPA website to determine land size. Resources used were Pensacola MLS and public records.	<b>Cost Approach:</b> <input type="checkbox"/> Is necessary for credible results and is developed in this analysis <input checked="" type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis
<b>Co-Appraiser</b> Property Inspection: <input type="checkbox"/> Yes <input type="checkbox"/> No Date of Inspection: Describe scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:	<b>Sales Comparison Approach:</b> <input checked="" type="checkbox"/> Is necessary for credible results and is developed in this analysis <input type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis
	<b>Income Approach:</b> <input type="checkbox"/> Is necessary for credible results and is developed in this analysis <input checked="" type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis

**Additional Scope of Work Comments:** I inspected the interior and exterior of the subject property and the subject's neighborhood as well as competing neighborhoods. I researched comparable improved residential sales similar to the subject as well as similar lot sales for use in the sales comparison approach to determine the current market value of the property as well as the value assuming the improvements were razed and the lot was vacant. Interior and exterior photographs are included in the report.

**Significant Real Property Appraisal Assistance:**  None     Disclose Name(s) and contribution:

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<b>Subject Property:</b>	2413 Emily St, Pensacola, FL 32504	<b>Appraisal File #:</b>	RL16053X-E

**MARKET AREA ANALYSIS**

<b>Location</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	<b>Built Up</b> <input type="checkbox"/> Under 25% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Over 75%	<b>Growth</b> <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<b>Supply &amp; Demand</b> <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<b>Value Trend</b> <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Decreasing	<b>Typical Marketing Time</b> <input type="checkbox"/> Under 3 Months <input checked="" type="checkbox"/> 3-6 Months <input type="checkbox"/> Over 6 Months
<b>Neighborhood Single Family Profile</b>		<b>Neighborhood Land Use</b>		<b>Neighborhood Name:</b> Airport Commerce Park	
<b>Price</b>	<b>Age</b>	<b>1 Family</b>	<b>Commercial</b>	<b>PUD</b> <input type="checkbox"/> <b>Condo</b> <input type="checkbox"/> <b>HOA:</b> \$ /	
40 Low	40	60%	20%	<b>Amenities:</b>	
150 High	60	10%	5%		
80 Predominant	50	5%	%		

**Market area description and characteristics:** The subject neighborhood is considered to be the areas around the north, east and west sides of the Pensacola International Airport bound to the east by Spanish Trail, the airport to the south, Ninth Avenue to the north and west. This area includes the Scenic Heights and College Heights residential neighborhoods which appear to have been developed during the same time frame. These two residential neighborhoods reflect a similar mix of owner-occupancy and tenant occupied residences. The neighborhood is located in close proximity to Cordova Mall, Pensacola State College, Sacred Heart Hospital as well as numerous other office, retail and restaurant properties. Values in the subject's subdivision have been stagnant due to the pending purchase of properties by the Pensacola International Airport for the Airport Commerce Park.

**SITE ANALYSIS**

<b>Dimensions:</b> 75' x 126.6'	<b>Area:</b> 9,495 Sq.Ft.
<b>View:</b> Interior Residential	<b>Shape:</b> Rectangular
<b>Drainage:</b> Appears to be adequate	<b>Utility:</b> Average
<b>Site Similarity/Conformity To Neighborhood</b>	<b>Zoning/Deed Restriction</b>
<b>Size:</b> <input type="checkbox"/> Smaller than Typical <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Larger than Typical	<b>View:</b> <input type="checkbox"/> Favorable <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Less than Favorable
<b>Utilities</b>	<b>Zoning:</b> MDR, Medium Density Residential <input checked="" type="checkbox"/> Legal <input type="checkbox"/> No zoning <input type="checkbox"/> Legal, non-conforming <input type="checkbox"/> Illegal
<b>Electric</b> <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	<b>Covenants, Condition &amp; Restrictions</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
<b>Gas</b> <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	<b>Documents Reviewed</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Water</b> <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	<b>Ground Rent</b> \$ /
<b>Sewer</b> <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	<b>Off Site Improvements</b>
	<b>Street</b> <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
	<b>Alley</b> <input type="checkbox"/> Public <input type="checkbox"/> Private
	<b>Sidewalk</b> <input type="checkbox"/> Public <input type="checkbox"/> Private
	<b>Street Lights</b> <input type="checkbox"/> Public <input type="checkbox"/> Private

**Site description and characteristics:** The subject consists of an approximate 9,495 square foot site with approximately 75 feet of frontage along the south side of Emily Street, east of 12th Avenue and west of the Pensacola International Airport. The site is level and appears to have good utility. No adverse site conditions were noted during my inspection.

**HIGHEST AND BEST USE ANALYSIS**

<input checked="" type="checkbox"/> Present Use <input type="checkbox"/> Proposed Use <input type="checkbox"/> Other
<b>Summary of highest and best use analysis:</b> The highest and best use as vacant and as improved is single-family residential.

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Client:	City of Pensacola	Client File #:	E2413
Subject Property:	2413 Emily St, Pensacola, FL 32504	Appraisal File #:	RL16053X-E

**IMPROVEMENTS ANALYSIS**

<b>General</b>	Design: Ranch	No. of Units: 1	No. of Stories: 1	Actual Age: 52	Effective Age: 35	
<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Under Construction	<input type="checkbox"/> Proposed	<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Detached	<input type="checkbox"/> Manufactured	<input type="checkbox"/> Modular
Other:						
<b>Exterior Elements</b>	Roofing: Composite Shingle	Siding: Brick/Block	Windows: Single-Pane Aluminum			
<input checked="" type="checkbox"/> Patio	<input type="checkbox"/> Deck	<input checked="" type="checkbox"/> Porch Cvd Front/Back	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Fence Chain Link		
Other:						
<b>Interior Elements</b>	Flooring: Wood/Tile	Walls: Drywall	<input checked="" type="checkbox"/> Fireplace # 1			
Kitchen: <input checked="" type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Oven	<input type="checkbox"/> Fan/Hood	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Dishwasher	Countertops: Vinyl Laminate
Other: Wood Cabinets						
<b>Foundation</b>	<input checked="" type="checkbox"/> Crawl Space	Wood Sub-Floor	<input type="checkbox"/> Slab	<input type="checkbox"/> Basement		
Other:						
<b>Attic</b>	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Scuttle	<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairway	<input type="checkbox"/> Finished	
<b>Mechanicals</b>	HVAC: Central		Fuel: Electric		Air Conditioning: Central	
<b>Car Storage</b>	<input type="checkbox"/> Driveway	<input type="checkbox"/> Garage	<input checked="" type="checkbox"/> Carport 1-Car		<input type="checkbox"/> Finished	
<b>Other Elements</b>	Utility Room					

**Above Grade Gross Living Area (GLA)**

	Living	Dining	Kitchen	Den	Family	Rec.	Bdrms	# Baths	Utility	Other	Area Sq. Ft.
Level 1	1	Area	1				3	1.1			1,005
Level 2											
Finished area above grade contains:			Bedroom(s): 3			Bath(s): 1.1			GLA: 1,005		

Summarize Above Grade Improvements: The improvements appear to be in average condition.

**Below Grade Area or Other Area**

	Living	Dining	Kitchen	Den	Family	Rec.	Bdrms	# Baths	Utility	% Finished	Area Sq. Ft.
Below Grade											
Other Area											

Summarize below grade and/or other area improvements:

Discuss physical depreciation and functional or external obsolescence: Based upon my interior and exterior inspection of the property the physical condition of the property is average with an effective age of approximately 35-years.

Discuss style, quality, condition, size, and value of improvements including conformity to market area: The subject is a ranch-style home built in 1964 consisting of a three-bedroom/one and one-half bath residence The improvements are considered to be average quality in average condition. Overall the effective age is estimated to be 35 years.

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**SITE VALUATION****Site Valuation Methodology**

- Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- Alternative Method:** (Describe methodology and rationale)

**Site Valuation**

ITEM	SUBJECT	COMPARISON 1	COMPARISON 2	COMPARISON 3
Address	2413 Emily St Pensacola, FL 32504	3850 Whispering Pines Dr. Pensacola, FL 32503	6300 Summer Lakes Ln. Pensacola, FL 32504	705 Farmington Road Pensacola, FL 32504
Proximity to Subject		1.7 Miles NE	1.7 Miles Northeast	1.8 Miles West
Data Source/ Verification		MLS #489702	MLS #452094	MLS #481627
Sales Price	\$	\$ 27,500	\$ 35,000	\$ 35,000
Price / Sq.Ft.	\$	\$ 2.76	\$ 3.10	\$ 3.40
Sale Date		1/27/2016	7/13/2015	7/2/2015
Location	College Heights	Scenic Heights	Summer Lakes	The Grove
Site Size	9,495 Sq.Ft.	9,960 SF	11,282 SF	10,290 SF
Site View	Interior Residential	Interior Res.	Residential	Interior Res.
Site Improvements	Assumed Vacant	Vacant	Slab	Vacant
Net Adjustment		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1,200	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -10,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -10,000
Indicated Value		Net Adj. 4.4 % Gross Adj. 4.4 % \$ 26,300	Net Adj. 28.6 % Gross Adj. 28.6 % \$ 25,000	Net Adj. 28.6 % Gross Adj. 28.6 % \$ 25,000
Prior Transfer History	None noted three years prior.	Foreclosure 6/2015 \$100 CT	None noted three years prior.	None noted three years prior.

**Site Valuation Comments:** Comparable one is the most recent single-family lot sales in the subject's neighborhood or adjoining neighborhoods. Comparables two and three are larger and in superior neighborhoods. The subject property, assuming it were vacant would compare most similar to comparable one and inferior to comparables two and three for location and size. Based upon a direct comparison of the subject to the three comparable lots, and assuming the subject was vacant land, it is my opinion that the value of the lot would be \$26,000.

**Site Valuation Reconciliation:** Based upon a comparison of the subject parcel (assuming it was vacant land) to the comparable, I would reconcile the subject's lot value at \$26,000.

**Opinion of Site Value****\$ 26,000**

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**COST APPROACH****Cost Approach Definitions**

- Reproduction Cost** is the estimated cost to construct, at current prices as of the effective appraisal date, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship, and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building.
- Replacement Cost** is the estimated cost to construct, at current prices as of the effective appraisal date, a building with utility equivalent to the building being appraised, using modern materials and current standards, design and layout.

**Cost Approach Analysis****Estimated Cost New**

Above Grade Living Area	1,005	Sq. Ft @ \$	= \$
Finished Below Grade Area		Sq. Ft @ \$	= \$
Unfinished Below Grade Area		Sq. Ft @ \$	= \$
Other Area		Sq. Ft @ \$	= \$
Car Storage	262	Sq. Ft @ \$	= \$
			\$
			\$
			\$

**Total Estimated Cost New**

<b>Total Estimated Cost New</b>			\$
<b>Less Depreciation</b>			
Physical	58.33	% = \$	
Functional		% = \$	
External		% = \$	
<b>Total Depreciation</b>		\$	
<b>Depreciated Value of Improvements</b>			\$
<b>Contributory Value of Site Improvements</b>			\$
			\$
			\$
<b>Opinion of Site Value</b>			\$ 26,000
<b>Indicated Value</b>			\$ 26,000

Cost Approach Comments (Data Sources, Depreciation Basis, Site Value, Etc.):

Cost Approach Reconciliation:

**Indication of Value by Cost Approach****\$ 26,000**

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**INCOME APPROACH**

**Market Rent Analysis**

ITEM	SUBJECT	RENTAL 1	RENTAL 2	RENTAL 3
<b>Address</b>	2413 Emily St Pensacola, FL 32504			
<b>Proximity to Subject</b>				
<b>Data Source/ Verification</b>				
<b>Lease Term</b>				
<b>Date of Lease</b>				
<b>Rent /</b>	\$	\$	\$	\$
<b>Rent Concession</b>				
<b>Less Utilities</b>				
<b>Less</b>				
<b>Adjusted Market Rent</b>		\$	\$	\$
<b>Location</b>	College Heights			
<b>Site/View</b>				
<b>Quality of Construction</b>	Average			
<b>Age</b>	52			
<b>Condition</b>	Average			
<b>Above Grade Bedrooms</b>	Bedrooms 3	Bedrooms	Bedrooms	Bedrooms
<b>Above Grade Baths</b>	Baths 1.1	Baths	Baths	Baths
<b>Gross Living Area</b>	1,005 Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
<b>Below Grade Area</b>	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
<b>Other Area</b>	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
<b>Heating/Cooling</b>	Central			
<b>Car Storage</b>				
<b>Net Adjustment</b>		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
<b>Indicated Market Rent</b>		Net Adj. % Gross Adj. % \$	Net Adj. % Gross Adj. % \$	Net Adj. % Gross Adj. % \$

Rent comparable analysis and reconciliation of market rent of subject property:

**Opinion of Market Rent** \$

**Gross Rent Multiplier Analysis**

ADDRESS	DATE	SALE PRICE	GROSS RENT	GRM	COMMENTS

Comment and reconciliation of the gross rent multiplier (GRM):

**Opinion of Market Rent:** \$ \_\_\_\_\_ x \_\_\_\_\_ GRM = \$

**Indication of Value by Income Approach** \$ N/A

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**SALES COMPARISON APPROACH**

ITEM	SUBJECT	COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address	2413 Emily St Pensacola, FL 32504	3765 Summer Dr Pensacola, FL 32504		3950 Kingsberry Dr Pensacola, FL 32504		6340 Schwab Dr Pensacola, FL 32504	
Proximity to Subject		1.06 miles NE		1.08 miles E		0.36 miles NW	
Data Source/ Verification		MLS #492032 Public Records		MLS #490492 Public Records		MLS #488171 Public Records	
Original List Price	\$		\$ 89,000		\$ 86,000		\$ 87,500
Final List Price	\$		\$ 89,000		\$ 86,000		\$ 84,800
Sale Price	\$		\$ 87,550		\$ 90,000		\$ 80,000
Sale Price % of Original List	%		98.4 %		104.7 %		91.4 %
Sale Price % of Final List	%		98.4 %		104.7 %		94.3 %
Closing Date		3/16/2016		2/4/2016		2/18/2016	
Days On Market		36		34		125	
Price/Gross Living Area	\$	\$ 79.09		\$ 78.26		\$ 80.00	
	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment
Financing Type	Cash to Seller	Conventional		Conventional		Conventional	
Concessions	None	None noted		None noted.		None Noted	
Contract Date	N/A	1/14/2016		12/8/2015		1/18/2016	
Location	College Heights	Scenic Heights		Tierra Verde		College Court	
Site Size	9,495 Sq.Ft.	9,820 SF		9,430 SF		8,120 SF	
Site Views/Appeal	Residential/Avg.	Residential/Avg.		Residential/Avg.		Residential/Avg.	
Design and Appeal	Ranch/Avg.	Ranch/Avg.		Ranch/Avg.		Ranch/Avg.	
Quality of Construction	Average	Average		Average		Average	
Age	52	57, Eff. 35		51, Eff. 35		51, Eff. 30	
Condition	Average	Good	-5,000	Good	-5,000	Good	-5,000
Above Grade Bedrooms	Bedrooms 3	Bedrooms 3		Bedrooms 3		Bedrooms 3	
Above Grade Baths	Baths 1.1	Baths 2	-1,500	Baths 1.1		Baths 1.1	
Gross Living Area	1,005 Sq.Ft.	1,107 Sq.Ft.	-1,500	1,150 Sq.Ft.	-2,200	1,000 Sq.Ft.	
Below Grade Area	None	None		None		None	
Below Grade Finish	N/A	N/A		N/A		N/A	
Other Area	None	None		None		None	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Central	Central		Central		Central	
Car Storage	1-Car Carport	1-Car Carport		Drive Only	+1,500	1-Car Garage	-1,500
	FP/CvdPrchs/Fnc	ScrPch/Fnc/Wksh	-1,500	FP/ScrPch/Fence	-1,500	FP/Fence/Porches	
Net Adjustment (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -9,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -7,200	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -6,500
Adjusted Sale Price		Net Adj. 10.9%		Net Adj. 8.0%		Net Adj. 8.1%	
		Gross Adj. 10.9%	\$ 78,050	Gross Adj. 11.3%	\$ 82,800	Gross Adj. 8.1%	\$ 73,500
Prior Transfer History	None noted in three years prior to this appraisal.	8/4/2015 Sold \$60,500 Repairs needed.		Foreclosure 10/2015 \$45,100		1/17/2015 Sold \$45,000 Repairs Needed	

**Comments and reconciliation of the sales comparison approach:** See additional comments on the following addendum. The three comparables sales are considered the best available in the neighborhood having occurred within the past year. Adjustments were applied to the comparables for variances in age, condition, improvement size and bathrooms as well as variances in other features such as car storage variances and other site improvements. After the adjustments, the three comparables reflect an adjusted range of \$73,500 to \$82,800. With about equal weight to each adjusted sale, I reconciled the subject's current market value at \$78,000.

**Indication of Value by Sales Comparison Approach** \$ 78,000

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**Supplemental Addendum**File No. **RL16053X-E**

Client	<b>City of Pensacola</b>						
Property Address	<b>2413 Emily St</b>						
City	<b>Pensacola</b>	County	<b>Escambia</b>	State	<b>FL</b>	Zip Code	<b>32504</b>
Owner	<b>James W. Stegall</b>						

**Comments:****Sales Comparison Approach:**

I performed a search for recent comparable improved sales to compare to the subject property. My search revealed a total of 37 sales occurring in the last year ranging in price from \$33,500 to \$160,000 with an average price of \$85,411 and a median price of \$89,500. However, many of the homes were either in superior condition, located in a superior location as compared to the subject and/or much larger in size. Of the 37 sales located, the three selected for comparison purposes were considered to be the most comparable to the subject.

The subject is in average condition, which is inferior to the three sales. Based upon a comparison of the subject to the three comparable sales, I have applied a downward condition adjustment of \$5,000 to the three sales to compare to the subject's inferior condition.

The subject includes one and one-half bathrooms, which is similar to sales two and three. Sale one included two bathrooms. The adjustment for a half bath versus a full bath is approximately \$1,500 for homes in this price range. Therefore sale one is adjusted down \$1,500.

The size of the subject is most similar to sale three. Using an depreciated cost new adjustment of \$15/SF for the difference in size, a downward size adjustment of \$1,500 is applied to sale one with a downward adjustment of \$2,200 applied to sale two.

Sale one included a one-car carport which is most similar to the subject with sale two having drive-only car storage and sale three having a one-car garage. An upward adjustment of \$1,500 is applied to sale two for the inferior car storage and a downward adjustment of \$1,500 is applied to sale three for its superior car storage.

The subject includes a front and rear covered porch as well as chain link fencing. In comparison with the features included in sales one, two and three, I apply a downward adjustment of \$1,500 each to sales one and two for superior amenities.

Once the above noted adjustments have been applied, the three comparable sales reflect a narrow range from \$73,500 to \$82,800. With about equal weight to each adjusted sale, I reconcile the subject's value via the sales comparison approach at \$78,000.

<b>Client:</b>	<b>City of Pensacola</b>	<b>Client File #:</b>	<b>E2413</b>
<b>Subject Property:</b>	<b>2413 Emily St, Pensacola, FL 32504</b>	<b>Appraisal File #:</b>	<b>RL16053X-E</b>

### STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, I have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. I will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

### VALUE DEFINITION

**Market Value Definition (below)**

**Alternate Value Definition (attached)**

MARKET VALUE is defined as 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 acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: *The Dictionary of Real Estate Appraisal*, 5th ed., Appraisal Institute

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<b>Client:</b>	<b>City of Pensacola</b>	<b>Client File #:</b>	<b>E2413</b>
<b>Subject Property:</b>	<b>2413 Emily St, Pensacola, FL 32504</b>	<b>Appraisal File #:</b>	<b>RL16053X-E</b>

**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**

**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, which include the Uniform Standards of Professional Appraisal Practice.
- 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.

**APPRAISER:**

Signature \_\_\_\_\_

Name Rodger K. Lowery, MAI

Report Date 9/28/2016

Trainee  Licensed  Certified Residential  Certified General

License # Cert. Gen. RZ1922 State Florida

Expiration Date 11/30/2016

**CO-APPRAISER:**

Signature \_\_\_\_\_

Name \_\_\_\_\_

Report Date \_\_\_\_\_

Trainee  Licensed  Certified Residential  Certified General

License # \_\_\_\_\_ State \_\_\_\_\_

Expiration Date \_\_\_\_\_

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### Site Map

Client	City of Pensacola						
Property Address	2413 Emily St						
City	Pensacola	County	Escambia	State	FL	Zip Code	32504
Owner	James W. Stegall						



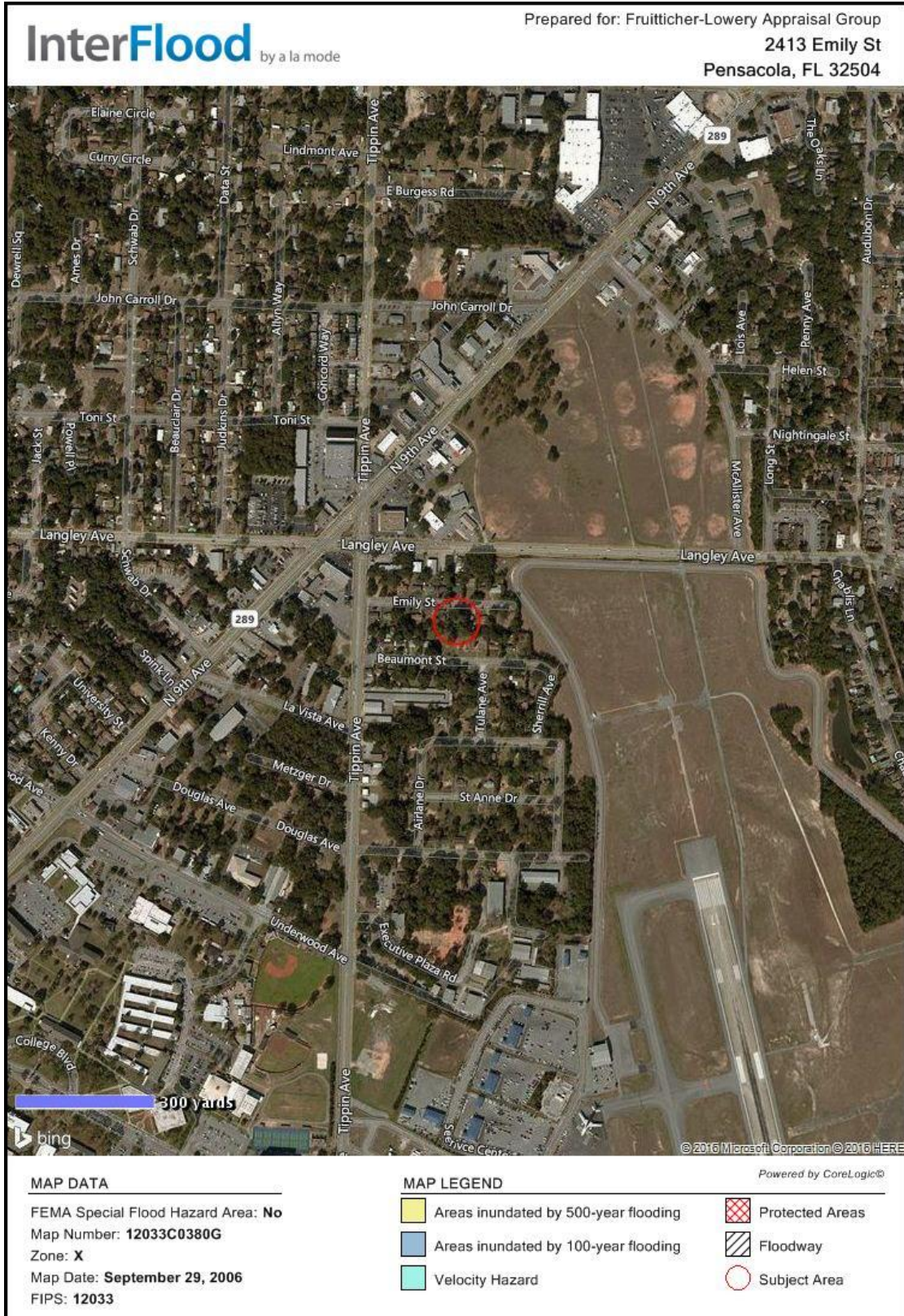
### Aerial Map

Client	City of Pensacola						
Property Address	2413 Emily St						
City	Pensacola	County	Escambia	State	FL	Zip Code	32504
Owner	James W. Stegall						



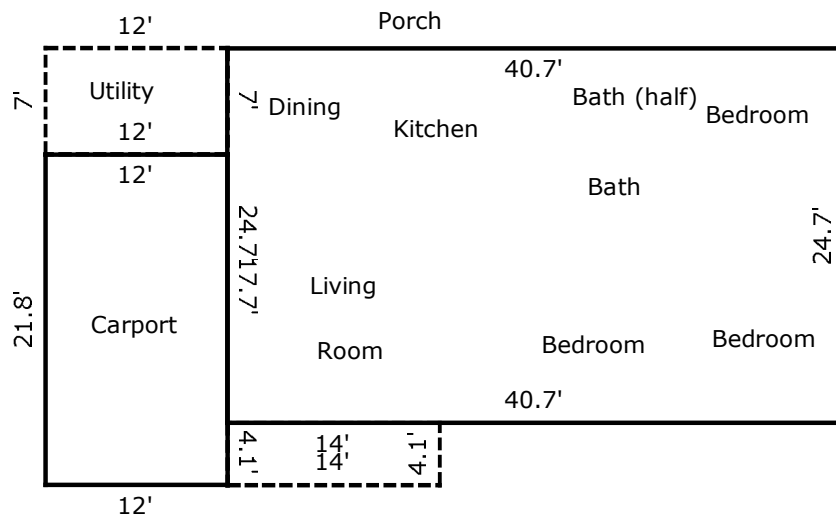
# Flood Map

Client	City of Pensacola		
Property Address	2413 Emily St		
City	Pensacola	County Escambia	State FL Zip Code 32504
Owner	James W. Stegall		



## Building Sketch

Client	City of Pensacola			
Property Address	2413 Emily St			
City	Pensacola	County	Escambia	State FL Zip Code 32504
Owner	James W. Stegall			



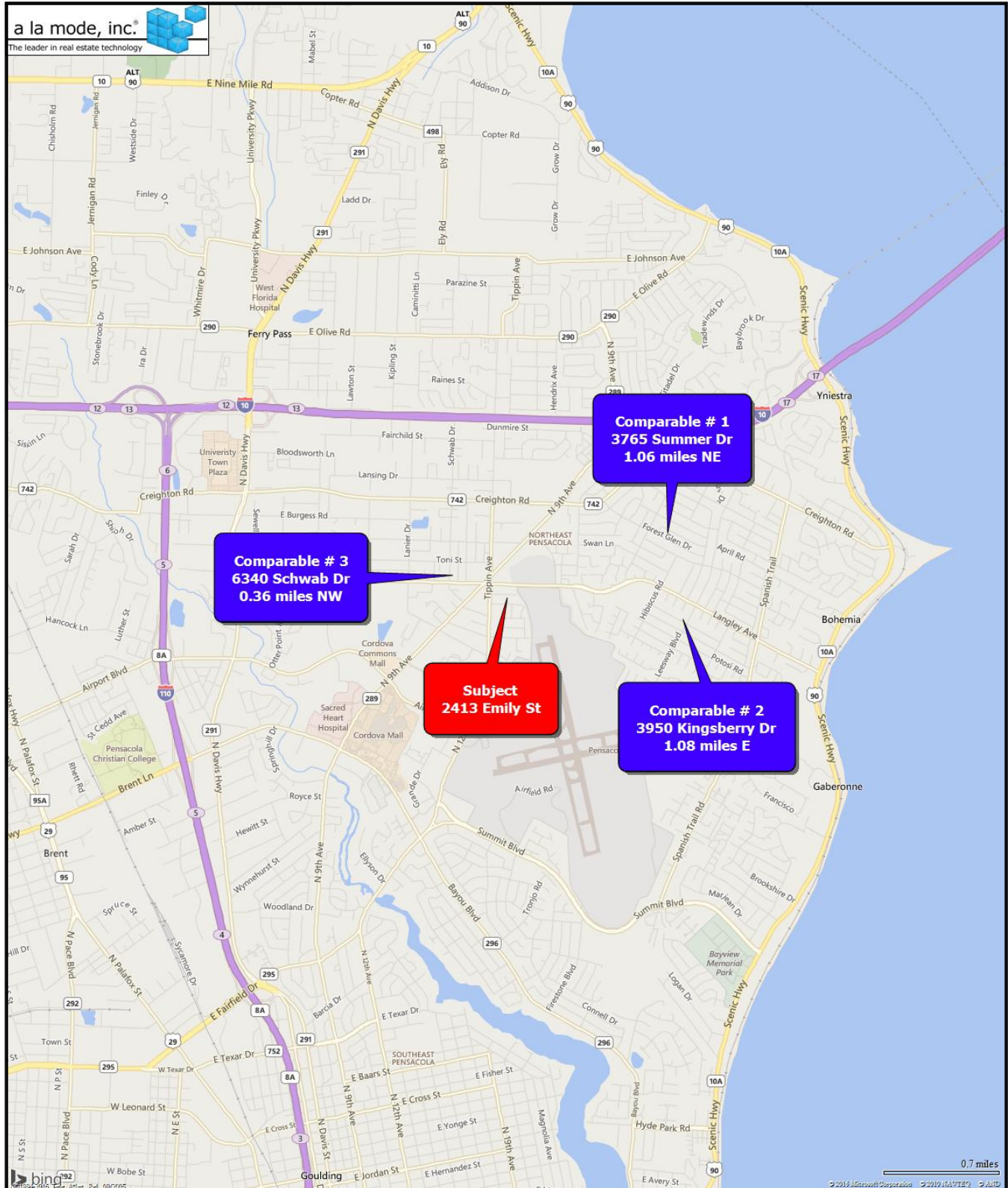
TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

<b>Living Area</b>	
First Floor	1005.29 Sq ft
<b>Total Living Area (Rounded):</b>	<b>1005 Sq ft</b>
<b>Non-living Area</b>	
1 Car Carport	261.6 Sq ft
Covered Porch	57.4 Sq ft
Storage	84 Sq ft

# Location Map

Client	<b>City of Pensacola</b>						
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Owner	<b>James W. Stegall</b>						





### Photograph Addendum

Client	City of Pensacola				
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Owner	James W. Stegall				



Subject Front



Subject Rear

### Photograph Addendum

Client	City of Pensacola						
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Owner	James W. Stegall						



Street Scene



Living Room

### Photograph Addendum

Client	City of Pensacola						
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**Kitchen**



**Bedroom**

### Photograph Addendum

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Bedroom



Bedroom

### Photograph Addendum

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**Bathroom**



**Dining Area**

### Photograph Addendum

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**Comparable #1**



**Comparable #2**

### Photograph Addendum

Client	City of Pensacola				
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Comparable #3