	Client File #:		Appraisal File #:	RL20102L-E
	<h1>Appraisal Report • Land</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 <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: RLowery@FLAG1.Net		E-mail:		
Client: City of Pensacola		Contact: Ms. Deana Stallworth		
Address: 222 W. Main Street, Pensacola, FL 32502				
Phone: 850-435-1834		Fax:		E-mail:
SUBJECT PROPERTY IDENTIFICATION				
Address: 100 Blk East Jordan Street				
City: Pensacola	County: Escambia	State: FL	ZIP: 32503	
Legal Description: Lot 17, Block 127, Belmont Tract				
Tax Parcel #: 00-0S-00-9010-170-127		RE Taxes: 0		Tax Year: 2019
Use of the Real Estate As of the Date of Value: Vacant Land				
Use of the Real Estate Reflected in the Appraisal: Vacant Land				
Opinion of highest and best use (if required): Assemblage with adjacent parcel for Residential development.				
SUBJECT PROPERTY HISTORY				
Owner of Record: City of Pensacola				
Description and analysis of sales within 3 years (minimum) prior to effective date of value: According to the Escambia County Property Appraiser's Office, there have been no other sales of the subject property in the previous 3 years.				
Description and analysis of agreements of sale (contracts), listings, and options: No listings were noted for the subject property.				
RECONCILIATIONS AND CONCLUSIONS				
Indication of Value by Sales Comparison Approach		\$ 8,650		
Indication of Value by Cost Approach		\$		
Indication of Value by Income Approach		\$		
Final Reconciliation of the Methods and Approaches to Value: buyer's demand in the area for vacant land.		All weight was placed on the sales comparison approach since it best reflects		
Opinion of Value as of: October 12, 2020		\$ 8,650		
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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June 2017

Client:	City of Pensacola	Client File #:	
Subject Property:	100 Blk East Jordan Street, Pensacola, FL 32503	Appraisal File #:	RL20102L-E

ASSIGNMENT PARAMETERS

Intended User(s):	City of Pensacola		
Intended Use:	City of Pensacola		
This report is not intended by the appraiser for any other use or by any other user.			
Type of Value:	Market Value	Effective Date of Value:	October 12, 2020
Interest Appraised:	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other		
Hypothetical Conditions: (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.) None			
Extraordinary Assumptions: (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 appraisal is based upon the extraordinary assumption the property is assembled with an adjoining property for development purposes due to the width of the lot not being adequate in size to be legally permissible for development.			
This is an Appraisal Report in accordance with Standard Rule 2-2(a) of the Uniform Standard of Professional Appraisal Practice (USPAP).			

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
Appraiser Property Inspection: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date of Inspection: October 12, 2020 Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: I physically inspected the parcel and the surrounding neighborhood. The Escambia County Property Appraisers website was relied upon in determining the property size.	Cost Approach: <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
Co-Appraiser 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:	Sales Comparison Approach: <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
	Income Approach: <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 subject property and the neighborhood, researched land sales during the year prior to the date of value to determine the current market value of the property as of the date of value of October 12, 2020.**

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

Client:	City of Pensacola	Client File #:	
Subject Property:	100 Blk East Jordan Street, Pensacola, FL 32503	Appraisal File #:	RL20102L-E

MARKET AREA ANALYSIS

Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Built Up <input type="checkbox"/> Under 25% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Over 75%	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Supply & Demand <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Value Trend <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Decreasing	Typical Marketing Time <input type="checkbox"/> Under 3 Months <input checked="" type="checkbox"/> 3-6 Months <input type="checkbox"/> Over 6 Months
---	--	--	---	--	--

Neighborhood Single Family Profile Price Age 30 Low 0 200 High 110 110 Predominant 70			Neighborhood Land Use 1 Family 80% Commercial 10% Condo % Vacant 5% Multifamily 5% %			Neighborhood Name: Belmont Tract PUD <input type="checkbox"/> Condo <input type="checkbox"/> HOA: \$ / Amenities:		
---	--	--	---	--	--	--	--	--

Market area description and characteristics: **The subject neighborhood is bound by Fairfield Drive to the north, Palafox Street to the west, Ninth Avenue to the east and Cervantes Street to the south. This is an older residential neighborhood bound by East Hill to the east, North Hill to the west and the downtown area to the south. New homes are being constructed on interior vacant lots and some older homes are being razed for redevelopment. Demand remains stable to strong for the neighborhood.**

SITE ANALYSIS

Dimensions: 30' x 150'	Area: 4,500 sf
View: Residential	Shape: Rectangular
Drainage: Appears Adequate	Utility: Fair to Average
Site Similarity/Conformity To Neighborhood	
Size: <input checked="" type="checkbox"/> Smaller than Typical <input type="checkbox"/> Typical <input type="checkbox"/> Larger than Typical	View: <input type="checkbox"/> Favorable <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Less than Favorable

Zoning: R-1AA, Medium Density Residential <input type="checkbox"/> Legal <input type="checkbox"/> No zoning <input type="checkbox"/> Legal, non-conforming <input checked="" type="checkbox"/> Illegal	Covenants, Condition & Restrictions <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Documents Reviewed <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent \$ /
--	---

Utilities		Off Site Improvements	
Electric <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Street <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Asphalt	
Gas <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Alley <input type="checkbox"/> Public <input type="checkbox"/> Private		
Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Sidewalk <input type="checkbox"/> Public <input type="checkbox"/> Private		
Sewer <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Street Lights <input type="checkbox"/> Public <input type="checkbox"/> Private		

Site description and characteristics: **The subject site consists of a 30' x 150' lot with 30 feet of frontage along the north side of East Jordan Street. The site contains approximately 4,500 square feet. The zoning is R-1AA, Medium Density Residential requiring a minimum lot size for single-family development of 5,000 square feet and a minimum lot width of 40 feet. Due to this, the current lot is undevelopable without being rezoned to R-1A or assembled with an adjoining parcel for development. This is the basis for the extraordinary assumption in this report.**

HIGHEST AND BEST USE ANALYSIS

☐ Present Use ☐ Proposed Use ☒ Other **Assemblage with an adjoining parcel for single-family or multifamily residential development**

Summary of highest and best use analysis: **The highest and best use of the site is either rezoning the property to R-1A, which allows for a smaller lot or assemblage with an adjoining parcel for development.**

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Client:	City of Pensacola	Client File #:	
Subject Property:	100 Blk East Jordan Street, Pensacola, FL 32503	Appraisal File #:	RL20102L-E

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	100 Blk East Jordan St Pensacola, FL 32503	1900 N Tarragona St Pensacola, FL 32503		214 E Yonge St Pensacola, FL 32503		2400 N 6th Ave Pensacola, FL 32503	
Proximity to Subject		0.13 miles SE		0.23 miles NE		0.41 miles NE	
Data Source/ Verification		MLS #571476 Public Records		MLS #564318 Public Records		MLS #544592 Public Records	
Sales Price	\$		\$ 15,500		\$ 8,250		\$ 18,500
Price / SF	\$		2.07		1.83		3.38
Sale Date		05/15/2020		12/19/2019		7/17/2019	
Location	Palafox Corridor	Similar		Similar		Similar	
Site Size	4,500 sf	7,500 sf		4,500 sf		5,475 sf	
Site View	Residential	Residential		Residential		Residential	
Site Improvements	None	None		None		None	
Zoning	R-1AA	R-1AA		R-1AA		R-1A	
Lot Width	30-Feet	60 Feet		30 Feet		50 Feet	
Net Adjustment		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -0.2		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0.09		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1.33	
(Adj.s, N.A. & I.V. are in \$ / SF)		Net Adj. 9.7 % (\$ -0.20 / SF)		Net Adj. 4.9 % (\$ 0.09 / SF)		Net Adj. 39.3 % (\$ -1.33 / SF)	
Indicated Value		Gross Adj. 9.7 % \$ 1.87		Gross Adj. 4.9 % \$ 1.92		Gross Adj. 49.4 % \$ 2.05	
Prior Transfer History	No Sales Noted Prior 3 Years.	None noted 1 year prior.		None noted 1 year prior.		Tax Deed \$2,100 4/7/2017	

Site Valuation Comments: The three comparable sales were selected as the best available for recent comps in the subject's neighborhood. The sales occurred since July 2019 and were vacant lot sales. Sales one and two are similar zoning with sale three being superior zoning allowing for a smaller developable lot. Due to increasing land prices in the neighborhood over the past few years, I applied an upward market conditions adjustment of 5% to sales two and three. An approximate downward adjustment of 45% was applied to sale three due to the zoning allowing for a smaller lot size and a lot width of 30-feet. The R-1AA requires a minimum 4,500 SF and a lot width of 40 feet. A downward adjustment of \$0.20/SF was applied to sale one due to its legally permissible lot width.

Site Valuation Reconciliation: Once adjustments are applied to all three sales, the comparables reflect an adjusted range from \$1.87 to \$2.05 per square foot. With more weight to sale two due to its similarities to the subject for zoning and lot width, I reconcile at a value of \$1.92 per square foot. Applying this to the subject's 4,500 square feet indicates a value of \$8,640, rounded to \$8,650 for the subject as of October 12, 2020.

Opinion of Site Value **\$ 8,650**

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Client:	City of Pensacola	Client File #:	
Subject Property:	100 Blk East Jordan Street, Pensacola, FL 32503	Appraisal File #:	RL20102L-E

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 my 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 Standards and Ethical Rules under which this appraisal was developed and reported 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, 6th ed., Appraisal Institute

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Client:	City of Pensacola	Client File #:	
Subject Property:	100 Blk East Jordan Street, Pensacola, FL 32503	Appraisal File #:	RL20102L-E

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 **Rodger K. Lowery, MAI**

Report Date **10/19/2020**

Trainee ☐ Licensed ☐ Certified Residential ☐ Certified General ☒

License # **St.Cert.Gen. REA #RZ1922** State **FL**

Expiration Date **11/30/2020**

CO-APPRAISER:

Signature

Name

Report Date

Trainee ☐ Licensed ☐ Certified Residential ☐ Certified General ☐

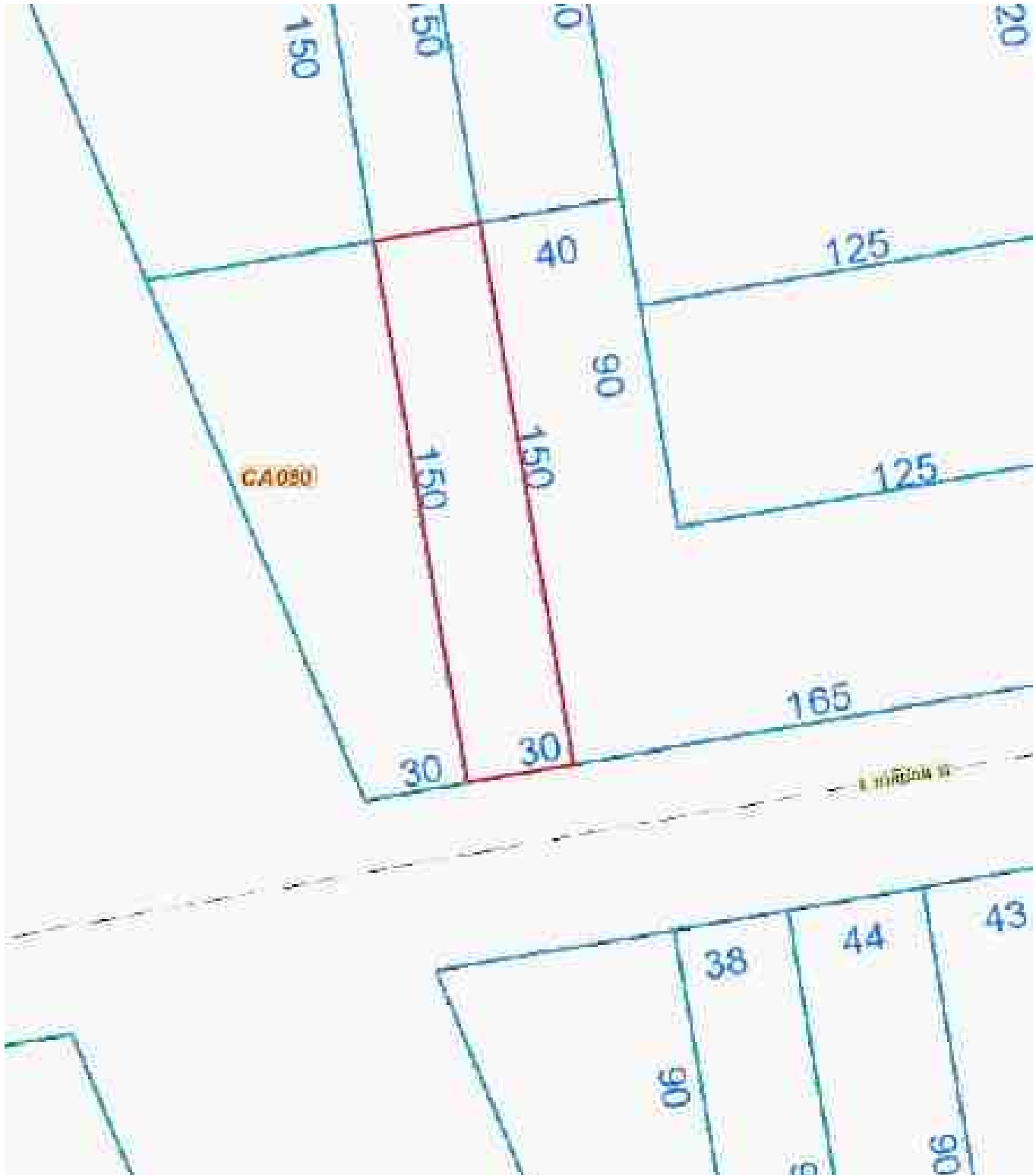
License # State

Expiration Date

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PLAT

Borrower	City of Pensacola				
Property Address	100 Blk East Jordan Street				
City	Pensacola	County	Escambia	State	FL
Lender/Client	City of Pensacola			Zip Code	32503



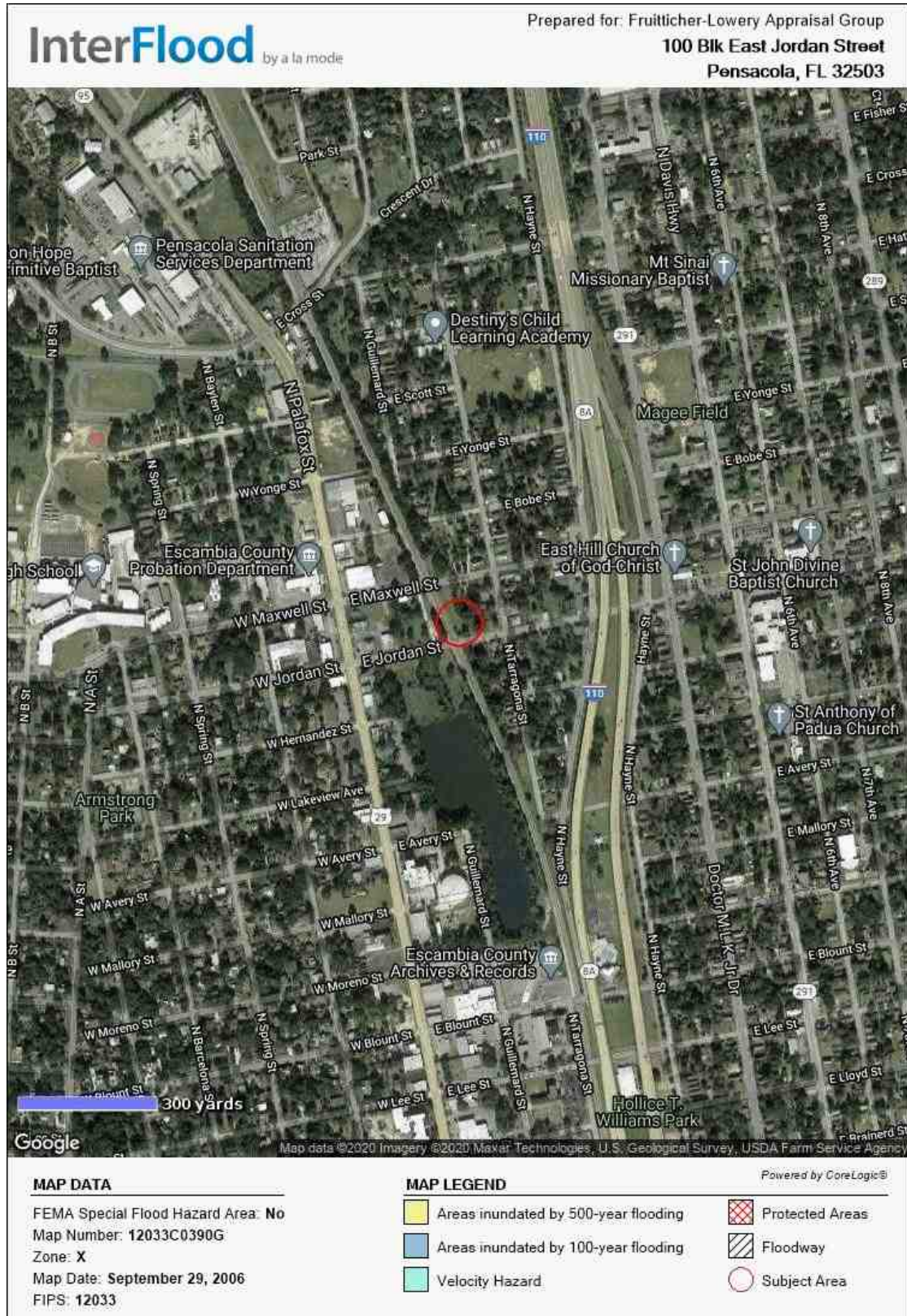
AERIAL

Borrower	City of Pensacola				
Property Address	100 Blk East Jordan Street				
City	Pensacola	County	Escambia	State	FL Zip Code 32503
Lender/Client	City of Pensacola				



Flood Map

Borrower	City of Pensacola				
Property Address	100 Blk East Jordan Street				
City	Pensacola	County	Escambia	State	FL
Lender/Client	City of Pensacola			Zip Code	32503



Location Map

Borrower	City of Pensacola				
Property Address	100 Blk East Jordan Street				
City	Pensacola	County	Escambia	State	FL
Lender/Client	City of Pensacola	Zip Code	32503		



Photograph Addendum

Borrower	City of Pensacola					
Property Address	100 Blk East Jordan Street					
City	Pensacola	County	Escambia	State	FL	Zip Code 32503
Lender/Client	City of Pensacola					



View of Subject from Jordan St



View West along Jordan St

Photograph Addendum

Borrower	City of Pensacola					
Property Address	100 Blk East Jordan Street					
City	Pensacola	County	Escambia	State	FL	Zip Code 32503
Lender/Client	City of Pensacola					



View East on Jordan Street

Comparable Photo Page						
Borrower	City of Pensacola					
Property Address	100 Blk East Jordan Street					
City	Pensacola	County	Escambia	State	FL	Zip Code 32503
Lender/Client	City of Pensacola					



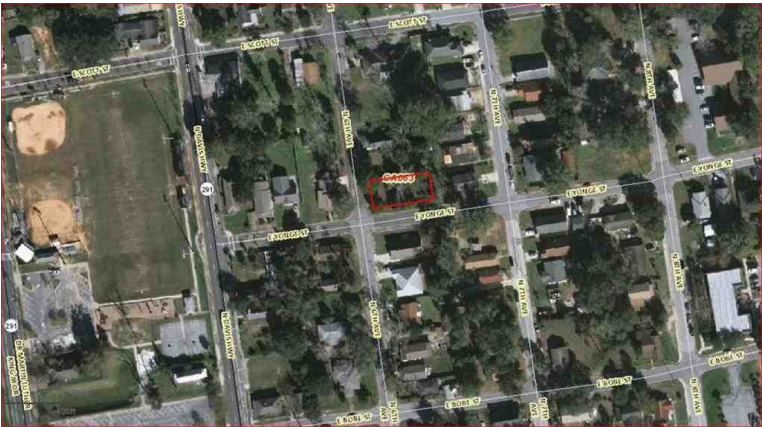
Comparable 1

1900 N Tarragona St
Prox. to Subject 0.13 miles SE
Sale Price 15,500
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Similar
View Residential
Site 7,500 sf
Quality
Age



Comparable 2

214 E Yonge St
Prox. to Subject 0.23 miles NE
Sale Price 8,250
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Similar
View Residential
Site 4,500 sf
Quality
Age



Comparable 3

2400 N 6th Ave
Prox. to Subject 0.41 miles NE
Sale Price 18,500
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Similar
View Residential
Site 5,475 sf
Quality
Age



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
[← Navigate Mode](#)

[Account](#)

[Reference](#)

[Printer Friendly Version](#)

General Information

Reference: 000S009010170127
Account: 132165000
Owners: PENSACOLA CITY OF
Mail: PO BOX 12910
 PENSACOLA, FL 32521
Situs: 100 BLK E JORDAN ST 32503
Use Code: VACANT RESIDENTIAL
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2020	\$7,410	\$0	\$7,410	\$6,452
2019	\$6,587	\$0	\$6,587	\$5,866
2018	\$5,333	\$0	\$5,333	\$5,333

[Disclaimer](#)
[Market Value Breakdown Letter](#)
[Tax Estimator](#)
[File for New Homestead Exemption Online](#)
[Report Storm Damage](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/1981	1564	55	\$19,400	SM	View Instr

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and Comptroller

2020 Certified Roll Exemptions
 MUNICIPAL OWNED

Legal Description

LTS 17 BEL NO BLK 127 BELMONT TRACT OR 1564 P 55
 CA 80

Extra Features

None

Parcel Information

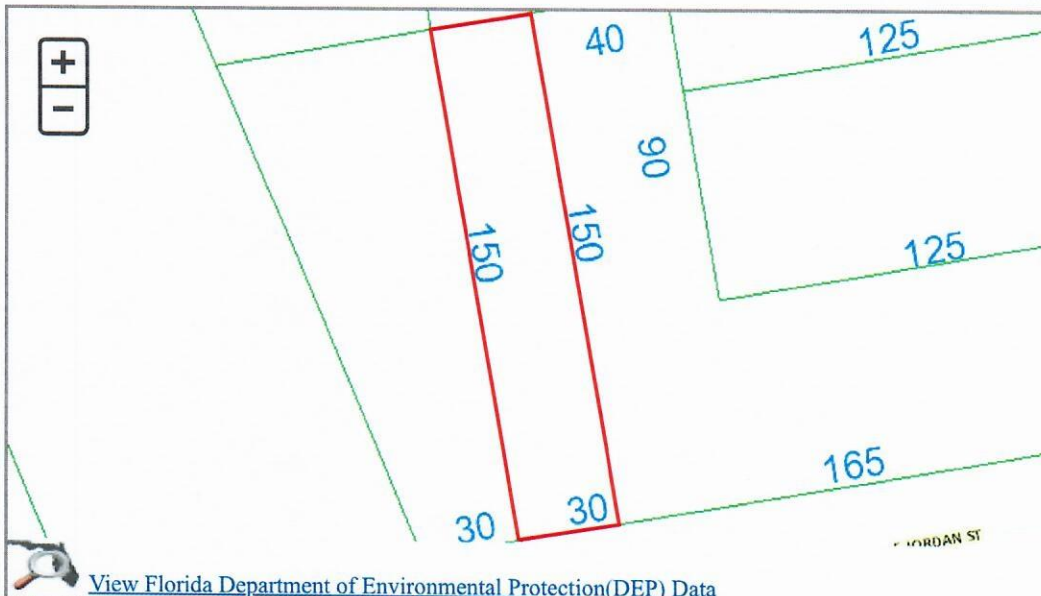
Section Map

Id:
[CA080](#)

Approx. Acreage:
 0.1050

Zoned:
 R-1AA

Evacuation & Flood Information
[Open Report](#)



[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:10/11/2020 (tc.53148)

Minimum Lot Width at Street R-O-W Line	50 feet		
Minimum Yard Requirements (Minimum Building Setback Lines)			
Front Yard	60 feet	30 feet	30 feet
Side Yard	10 feet	8 feet	7.5 feet
Rear Yard	60 feet	30 feet	30 feet
Off-Street Parking Spaces	1 space/unit		
Maximum Building Height (Except as provided in section 12-2-39)	35 feet		

(Ord. No. 6-93, § 2, 3-25-93; Ord. No. 6-02, § 2, 1-24-02)

Sec. 12-2-4. - Medium density residential land use district regulations.

The regulations in this section shall be applicable to the one-and two-family zoning districts: R-1AA, R-1A and R-1B.

- (A) *Purpose of district.* The medium density residential land use district is established for the purpose of providing a mixture of one- and two-family dwellings with a maximum density of seventeen and four-tenths (17.4) dwelling units per acre. Recognizing that, for the most part, these zoning districts are located in older areas of the city, the zoning regulations are intended to promote infill development which is in character with the density, intensity and scale of the existing neighborhoods.
- (B) *Uses permitted.*
- (a) Single-family detached dwellings.
 - (b) Accessory residential units subject to regulations in [section 12-2-52](#)
 - (c) Single-family attached dwellings (townhouse construction, maximum two (2) units).
 - (d) Two-family attached dwellings (duplex).
 - (e) Community residential homes licensed by the Florida Department of Health and Rehabilitative Services with six (6) or fewer residents providing that it is not to be located within one thousand (1,000) feet of another such home. If it is proposed to be within one thousand (1,000) feet of another home it shall be permitted with city council approval after public notification of property owners in a five hundred-foot radius.
 - (f) Cemeteries, when:
 1. Seventy-five (75) percent of all owners of adjacent dwellings within one hundred seventy-five (175) feet of the boundary of the cemetery give their written consent, and;
 2. The provisions of [section 12-2-56](#) have been met.
 - (g) Residential design manufactured homes are permitted in the R-1A district, with a maximum density of twelve and four-tenths (12.4) units per acre subject to regulations in [section 12-2-62](#)
 - (h) Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in [section 12-2-65](#)
 - (i) Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in [section 12-2-61](#)

- (j) Churches, Sunday school buildings and parish houses subject to regulations in section 12-2-57
 - (k) Home occupations subject to regulations in section 12-2-33
 - (l) Municipally owned and operated parks and playgrounds.
 - (m) Private stables which shall be no closer than two hundred (200) feet to a property line and further provided that more than seventy-five (75) percent of the owners of dwelling houses within a radius of three hundred (300) feet of the stable have given their written consent to the stable and further provided that there shall not be kept more than one horse for each two (2) acres of property.
 - (n) Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-2-59
 - (o) Accessory structures, buildings and uses customarily incidental to the above uses not involving the conduct of a business subject to regulations in section 12-2-31
 - (p) Family day care homes licensed by the Florida Department of Children and Family Services as defined in the Florida Statutes.
- (C) *Conditional uses permitted.*
- (a) Residential design manufactured homes when proposed in the R-1AA zoning district subject to regulations in section 12-2-62.
 - (b) Bed and breakfast subject to regulations in section 12-2-55.
 - (c) Childcare facilities subject to regulations in section 12-2-58.
 - (d) Accessory office units subject to regulations in section 12-2-51.
- (D) *Development permitted.*
- (a) Conventional subdivision subject to regulations in section 12-2-76.
 - (b) Special planned development subject to regulations in section 12-2-77.
- (E) *Regulations for development within the medium density residential land use district.* Table 12-2.2 and 12-2.3 describes requirements for the one-and two-family residential zoning districts.

TABLE 12-2.2
REGULATIONS FOR THE MEDIUM DENSITY RESIDENTIAL ZONING DISTRICTS

Standards	R-1AA			R-1A		
	Single Family Detached	Two-Family Attached (Duplex)	**Single Family Attached (Townhouses)	Single Family Detached	Two-Family Attached (Duplex)	**Single Family Attached (Townhouses)
Maximum Residential Gross Density	8.7 units per acre	11.6 units per acre	11.6 units per acre	12.4 units per acre	17.4 units per acre	17.4 units per acre
Minimum Lot Area	5,000 s.f.	7,500 s.f.	3,750 s.f.	3,500 s.f.	5,000 s.f.	2,500 s.f.
Lot Width at Minimum Building Setback Line	40 feet	60 feet	30 feet	30 feet	50 feet	25 feet
Minimum Lot Width at Street R-O-W Line	40 feet	50 feet	25 feet	30 feet	50 feet	25 feet
Minimum Yard Requirements *Front Yard Side Yard Rear Yard	(Minimum Building Setbacks) 30 feet 6 feet 30 feet			(Minimum Building Setbacks) 20 feet 5 feet 25 feet		
Off-Street Parking	1 space/unit		2 sp./unit	1 space/unit		2 sp./unit

Maximum Building Height	35 feet (Except as provided in <u>Sec. 12-2-39</u>)	35 feet (Except as provided in <u>Sec. 12-2-39</u>)
* The front yard depths in the R-1AA and R-1A districts shall not be less than the average depths of all front and street side yards located on either side of the block face, up to the minimum yard requirement; in case there are no other dwellings in the block, the front yard depths shall be no less than the footages noted.		
** Each single-family attached dwelling unit must be located on its own lot. If a development requires subdivision procedures it shall be subject to and must comply with subdivision regulations as set forth in Chapter 12-8.		
*** All future residential development on parcels changed to a Medium Density Residential (MDR) zoning district via the passage of Ord. No. 23-16, effective on August 18, 2016, shall be considered legal non-conforming and may utilize the R-1A zoning district standards applicable to lot width, lot area and setbacks.		

TABLE 12-2.3

Standards	R-1B		
	Single-family Detached	Two-Family Attached (Duplex)	**Single-family Attached (Townhouses)
Maximum Residential Gross Density	8.7 units per acre	11.6 units per acre	17.4 units per acre
Minimum Yard Requirements *Front Yard Side Yard Rear Yard	(Minimum Building Setbacks) 10 feet 5 feet 10 feet		
Off-Street Parking	1 space/unit		
Maximum Building Height	45 feet (Except as provided in <u>Sec. 12-2-39</u>)		
Lot Coverage Requirements For All Single-Family, Duplex, Townhouse or Zero-Lot-Line Residential Units	Maximum 50% (See Note 4)		
Lot Coverage Requirements For All Development Other Than Single-Family, Duplex, Townhouse or Zero-Lot-Line Residential Units: The maximum combined area occupied by all principal and accessory buildings	Building Height 1—4 stories 5—7 stories 8—9 stories (See note 4)	Building Coverage 30% 25% 20%	
* The front yard depths in the R-1AA, R-1A and R-1B districts shall not be less than the average depths of all front and street side yards located on either side of the block face, up to the minimum yard requirement; in case there are no other dwellings in the block, the front yard depths shall be no less than the footages noted.			
** Each single-family attached dwelling unit must be located on its own lot. If a Development requires subdivision procedures it shall be subject to and must comply with subdivision regulations as set forth in Chapter 12-8.			

(Ord. No. 6-93, § 2, 3-25-93; Ord. No. 29-93, § 2, 11-18-93; Ord. No. 45-96, § 2 (Exhibit 1), 9-12-96; Ord. No. 6-02, § 2, 1-24-02; Ord. No. 11-16, § 1, 5-12-16; Ord. No. 23-16, § 1, 8-11-16)