	Client File #:	RP #822330	Appraisal File #:	RL19121L-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. Karen K. Thompson, AICP		
Address: 420 West Chase Street, Pensacola, FL 32502				
Phone: 850-858-0319		Fax:		E-mail:
SUBJECT PROPERTY IDENTIFICATION				
Address: 2420 N 7th Ave				
City: Pensacola		County: Escambia		State: FL ZIP: 32503
Legal Description: North 40' of West 70' of Lot 4, Block 90, East King Tract				
Tax Parcel #: 00-0S-00-9020-043-090		RE Taxes: 0		Tax Year: 2019
Use of the Real Estate As of the Date of Value:		Vacant Residential Lot		
Use of the Real Estate Reflected in the Appraisal:		Vacant Residential Lot		
Opinion of highest and best use (if required):		Single-Family Residential		
SUBJECT PROPERTY HISTORY				
Owner of Record: City of Pensacola				
Description and analysis of sales within 3 years (minimum) prior to effective date of value:		None noted three years prior to the date of value for the subject.		
Description and analysis of agreements of sale (contracts), listings, and options:		I am unaware of any listings, contracts or option agreements regarding the subject property.		
RECONCILIATIONS AND CONCLUSIONS				
Indication of Value by Sales Comparison Approach		\$ 15,400		
Indication of Value by Cost Approach		\$		
Indication of Value by Income Approach		\$		
Final Reconciliation of the Methods and Approaches to Value: The appraiser has utilized only the Sales Comparison Approach in preparing this appraisal report. The Sales Comparison Approach is the only applicable approach in a valuation of vacant land. The Intended User of this appraisal report is the City of Pensacola. The Intended Use is to evaluate the property that is the subject of this appraisal to determine the current market value, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.				
Additional Certification: Prior Assignment Disclosure-I have performed no other services regarding the subject property within the three years prior to the engagement of this service. This appraisal assignment was not based upon a requested minimum valuation or a specific valuation, or any proposed financing. The final estimate of market value as of October 29, 2019 was \$15,400.				
Opinion of Value as of: 10/29/2019		\$ 15,400		
Exposure Time: 3 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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Client:	City of Pensacola	Client File #:	RP #822330
Subject Property:	2420 N 7th Ave, Pensacola, FL 32503	Appraisal File #:	RL19121L-E

ASSIGNMENT PARAMETERS

Intended User(s): **City of Pensacola**

Intended Use: **Value surplus property for potential sale.**

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: **10/29/2019**

Interest Appraised: Fee Simple Leasehold 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.)

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.) **It is an extraordinary assumption of this report that although the lot is not a "Lot of Record", due to the Affordable Housing Incentive Plan approved by the City of Pensacola, the property is developable with the setbacks relaxed to allow for an approximate 1,040 square foot building footprint.**

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
<p>Appraiser Property Inspection: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date of Inspection: 10/29/2019 Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: I physically inspected the parcel and the surrounding neighborhood. The County Property Appraiser's website was used in determining the land area square footage.</p>	<p>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</p>
<p>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:</p>	<p>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</p>
	<p>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</p>

Additional Scope of Work Comments: **I inspected the subject property and the neighborhood, researched recent residential land sales and listings and interviewed active Realtors in the market.**

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

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Client:	City of Pensacola	Client File #:	RP #822330
Subject Property:	2420 N 7th Ave, Pensacola, FL 32503	Appraisal File #:	RL19121L-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 checked="" type="checkbox"/> Increasing <input 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: \$18 Low Age: 0 \$290 High 91 \$100 Predominant 45		Neighborhood Land Use 1 Family 60% Commercial 20% Condo % Vacant 15% Multifamily 5% %		Neighborhood Name: East King Tract PUD <input type="checkbox"/> Condo <input type="checkbox"/> HOA: \$ / Amenities:	

Market area description and characteristics: **The subject's neighborhood is the downtown area of Pensacola primarily north of Cervantes Street, east of Palafox Street, east of South 9th Avenue and south of Fairfield Drive. This neighborhood has experienced increased demand over the last few years due to the influx of buyers wanting to be in the downtown area. New infill construction has been ongoing on vacant lots and dilapidated homes have been razed for new construction. These trends are continuing and no changes are expected in the foreseeable future.**

SITE ANALYSIS

Dimensions: 40' x 70'	Area: 2,800 Sq.Ft.
View: Residential	Shape: Rectangular
Drainage: Appears Adequate	Utility: Average
Site Similarity/Conformity To Neighborhood	Zoning/Deed Restriction
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-1A, Medium Density Residential <input checked="" type="checkbox"/> Legal <input type="checkbox"/> No zoning <input type="checkbox"/> Legal, non-conforming <input 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 checked="" type="checkbox"/> No Ground Rent \$ /	
Utilities	Off Site Improvements
Electric <input type="checkbox"/> Public <input type="checkbox"/> Other Gas <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Sewer <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Street <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Alley <input type="checkbox"/> Public <input type="checkbox"/> Private Sidewalk <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Street Lights <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private

Site description and characteristics: **The minimum lot size in the R-1A zoning district is 3,500 SF. The property is not a Lot of Record, however due to the Affordable Housing Incentive Plan approved by the City, the setbacks would be reduced to 10' from Scott Street, 20' from 7th Avenue, 4' from the south property line and 10 feet from the east property line. This would allow for a 1,040 square foot building pad. This appraisal is based upon the extraordinary assumption that the parcel developable under the Affordable Housing Incentive Plan with the relaxed setback requirements.**

HIGHEST AND BEST USE ANALYSIS

<input type="checkbox"/> Present Use <input type="checkbox"/> Proposed Use <input checked="" type="checkbox"/> Other Improved Residential
Summary of highest and best use analysis: Given the location and shape of the property, the highest and best use of the site as vacant is improved single-family residential.

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Client:	City of Pensacola	Client File #:	RP #822330
Subject Property:	2420 N 7th Ave, Pensacola, FL 32503	Appraisal File #:	RL19121L-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	2420 N 7th Ave Pensacola, FL 32503	2400 N 6th Ave Pensacola, FL 32503	507 E Scott St Pensacola, FL 32503	1807 N 7th Ave Pensacola, FL 32503
Proximity to Subject		0.07 miles SW	0.10 miles W	0.43 miles S
Data Source/ Verification		MLS #544592 Public Records	MLS #552158 Public Records	MLS #534283 Public Records
Sales Price	\$	\$ 18,500	\$ 28,000	\$ 18,500
Price / Sq.Ft.	\$	\$ 3.38	\$ 2.56	\$ 5.58
Sale Date		6/17/2019	5/29/2019	9/28/2018
Location	East King Tract	East King Tract	East King Tract	East King Tract
Site Size	2,800 Sq.Ft.	5,475 Sq. Ft.	+2 10,950 Sq. Ft.	+2.56 3,315 Sq. Ft.
Site View	Residential	Residential/Avg.	Residential/Avg.	Residential/Avg.
Site Improvements	None	None	None	None
Zoning	R-1A	R-1A	R-1AA	R-1A
Net Adjustment		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 2	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 2.56	<input type="checkbox"/> + <input type="checkbox"/> - \$
(Adj.s, N.A. & I.V. are in \$ / Sq.Ft.)		Net Adj. 59.2 % (\$ 2.00/Sq.Ft.)	Net Adj. 100 % (\$ 2.56/Sq.Ft.)	Net Adj. %
Indicated Value		Gross Adj. 59.2 % \$ 5.38	Gross Adj. 100.1 % \$ 5.12	Gross Adj. % \$ 5.58
Prior Transfer History	None noted three years prior.	Tax Deed \$2,100 4/7/2017	None noted three years prior.	Probate Transfer-CertofDeath 7/18/2018

Site Valuation Comments: The three comparables are the best available in valuing the subject parcel. The sales reflected a price range from \$18,500 to \$28,000 with a price per square foot range from \$2.56 to \$5.58 per square foot. Sale three is the most similar to the subject for size containing 3,315 square feet as compared to the subject's 2,800 square feet. Both sale one and two are larger requiring upward size adjustments. Based upon a comparison of sale three to sales one and two, I apply an upward adjustment of \$2/SF to sale one and \$2.56/SF to sale two. Once these adjustments are applied, no other adjustment appears to be supported. The sales reflect an adjusted range from \$5.12 to \$5.58 per square foot. With sale three requiring no adjustment, most weight is given to this sale in reconciling a value at \$5.50 per square foot.

Site Valuation Reconciliation: Applying a reconciled value of \$5.50 per square foot to the subject's 2,800 square feet indicates a value of \$15,400 as of October 29, 2019. This is based upon the extraordinary assumption that the parcel is developable and can be developed as a single-family residential lot.

Opinion of Site Value \$ 15,400

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Subject Property:	2420 N 7th Ave, Pensacola, FL 32503	Appraisal File #:	RL19121L-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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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 **11/12/2019**

Trainee Licensed Certified Residential Certified General

License # **St.Cert.Gen.REA #0001922** State **FL**

Expiration Date **11/30/2020**

CO-APPRAISER:

Signature _____

Name _____

Report Date _____

Trainee Licensed Certified Residential Certified General

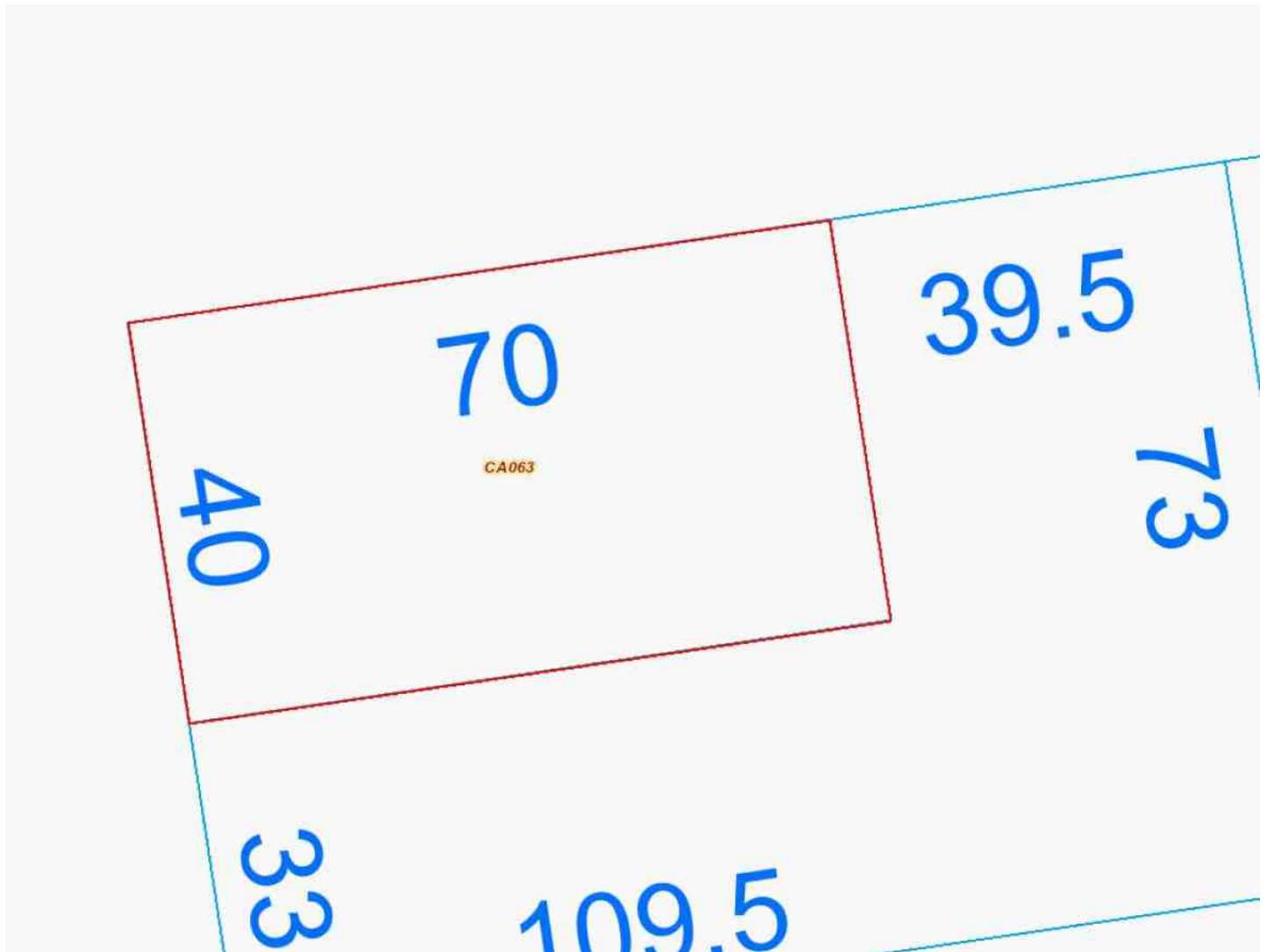
License # _____ State _____

Expiration Date _____

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PLAT

Borrower	City of Pensacola						
Property Address	2420 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32503
Lender/Client	City of Pensacola						



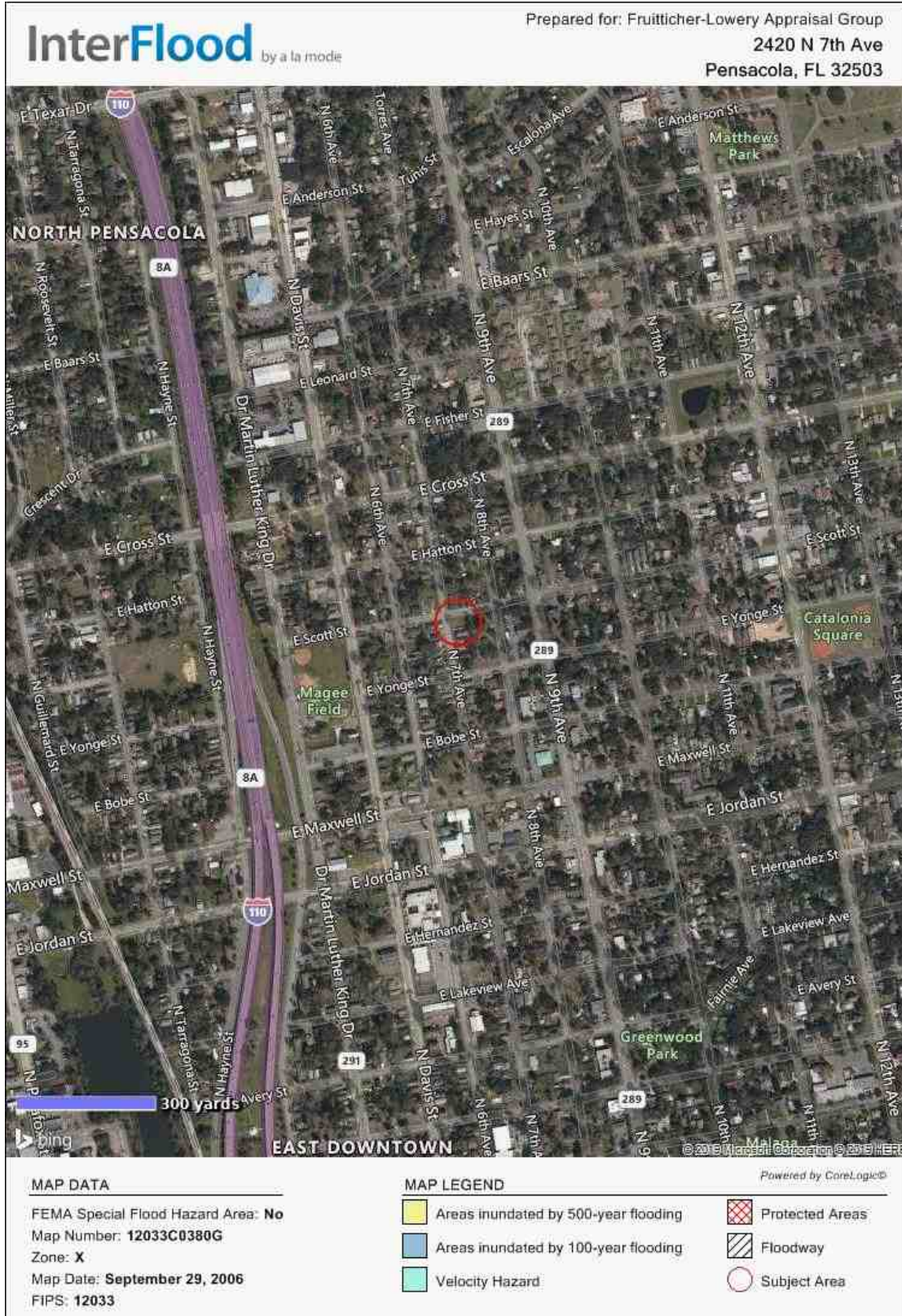
AERIAL

Borrower	City of Pensacola						
Property Address	2420 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32503
Lender/Client	City of Pensacola						



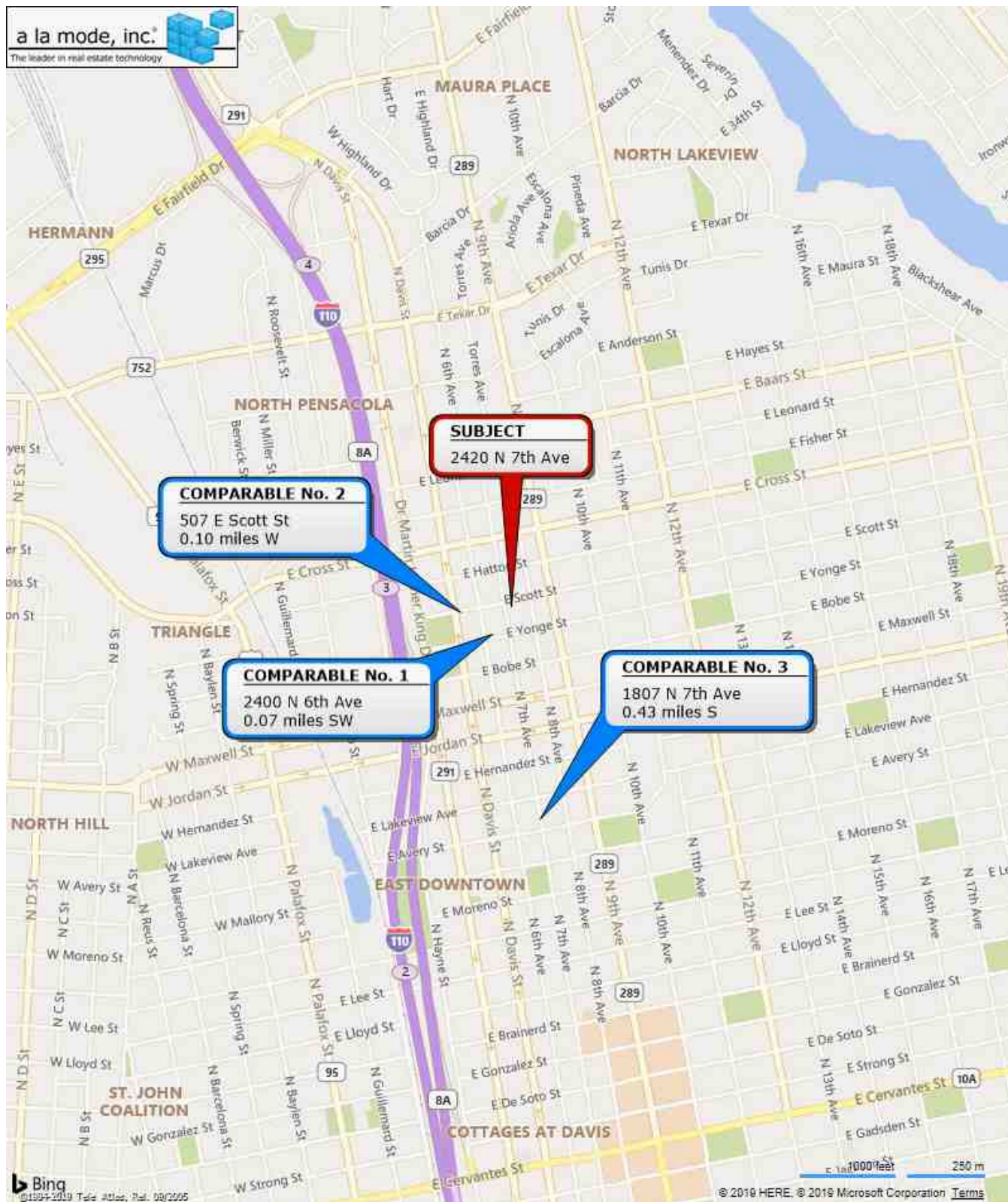
Flood Map

Borrower	City of Pensacola						
Property Address	2420 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32503
Lender/Client	City of Pensacola						



Location Map

Borrower	City of Pensacola				
Property Address	2420 N 7th Ave				
City	Pensacola	County	Escambia	State	FL
Lender/Client	City of Pensacola				
				Zip Code	32503



Photograph Addendum

Borrower	City of Pensacola						
Property Address	2420 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32503
Lender/Client	City of Pensacola						



View from East Scott Street



View from North 7th Avenue

Photograph Addendum

Borrower	City of Pensacola						
Property Address	2420 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32503
Lender/Client	City of Pensacola						



Street Scene East on Scott Street

Photograph Addendum

Borrower	City of Pensacola				
Property Address	2420 N 7th Ave				
City	Pensacola	County	Escambia	State	FL Zip Code 32503
Lender/Client	City of Pensacola				



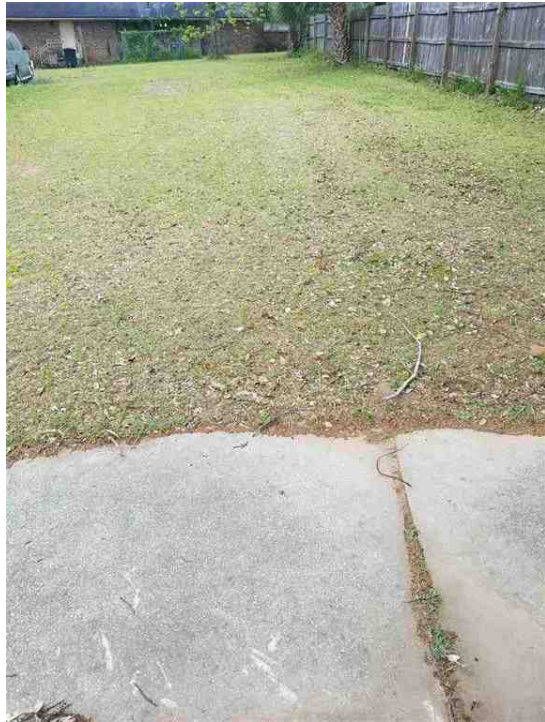
Comparable #1



Comparable #2

Photograph Addendum

Borrower	City of Pensacola						
Property Address	2420 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32503
Lender/Client	City of Pensacola						



Comparable #3



Chris Jones
Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List

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<p>General Information</p> <p>Reference: 000S009020043090 Account: 133609100 Owners: PENSACOLA CITY OF Mail: PO BOX 12910 PENSACOLA, FL 32521 Situs: 2420 N 7TH AVE 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</p>	<p>Assessments</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>\$5,600</td> <td>\$0</td> <td>\$5,600</td> <td>\$5,600</td> </tr> <tr> <td>2018</td> <td>\$5,600</td> <td>\$0</td> <td>\$5,600</td> <td>\$5,600</td> </tr> <tr> <td>2017</td> <td>\$5,320</td> <td>\$0</td> <td>\$5,320</td> <td>\$5,320</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Disclaimer</u></p> <hr/> <p style="text-align: center;"><u>Tax Estimator</u></p> <hr/> <p style="text-align: center;">> <u>File for New Homestead Exemption Online</u></p>	Year	Land	Imprv	Total	Cap Val	2019	\$5,600	\$0	\$5,600	\$5,600	2018	\$5,600	\$0	\$5,600	\$5,600	2017	\$5,320	\$0	\$5,320	\$5,320
Year	Land	Imprv	Total	Cap Val																	
2019	\$5,600	\$0	\$5,600	\$5,600																	
2018	\$5,600	\$0	\$5,600	\$5,600																	
2017	\$5,320	\$0	\$5,320	\$5,320																	

<p>Sales Data</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>05/2002</td> <td>4908</td> <td>519</td> <td>\$4,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>02/1995</td> <td>3727</td> <td>796</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>03/1993</td> <td>3379</td> <td>466</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>08/1992</td> <td>3379</td> <td>463</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	05/2002	4908	519	\$4,000	WD	View Instr	02/1995	3727	796	\$100	WD	View Instr	03/1993	3379	466	\$100	QC	View Instr	08/1992	3379	463	\$100	QC	View Instr	<p>2019 Certified Roll Exemptions MUNICIPAL OWNED</p> <hr/> <p>Legal Description N 40 FT OF W 70 FT OF LT 4 BLK 90 EAST KING TRACT OR 4908 P 519 CA 63</p> <hr/> <p>Extra Features None</p>
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Parcel Information [Launch Interactive Map](#)

Section Map Id:
CA063

Approx. Acreage:
0.0643

Zoned:
R-1A

Evacuation & Flood Information
[Open Report](#)

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

Buildings

Images
None

2500 SF

Amey

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	<p>Building Height</p> <p>1—4 stories</p> <p>5—7 stories</p> <p>8—9 stories</p> <p>(See note 4)</p>	<p>Building Coverage</p> <p>30%</p> <p>25%</p> <p>20%</p>
<p>* 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.</p>		
<p>** 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.</p>		

(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)