



BROKER OPINION OF VALUE

Subject Address: 401 N Reus														
Sale Comps														
#	Address	Photo	Date Sold	Acres	SF (Land)	Price	SF (Improv)	\$/AC	\$/SF (Imp)	Zoning	FLU	Comments	% Adjusted	Adjusted \$/SF
S	401 N REUS ST 32501			2.28	99,530		21,303			C-3	COMMERCIAL			
1	3615 N M St		5/16/2022	1.01	44,113	\$ 610,000.00	16,060	\$602,350.15	\$37.98	HC/LI	C	2 Bldgs	-20%	\$30.39
2	3110 N DAVIS HWY 32503		9/30/2021	0.64	27,887	\$ 500,000.00	15,069	\$781,005.94	\$33.18	C-3	COMMERCIAL	4 Buildings; adjust down for location and condition	-20%	\$26.54
3	712 N T ST 32505		7/25/2022	0.19	8,202	\$ 225,000.00	6,604	\$1,194,901.75	\$34.07	C-3	COMMERCIAL		-15%	\$28.96
4	10 S 3rd St		4/15/2022	0.32	13,983	\$380,000	8,544	\$1,183,800.62	\$44.48	Com	MU-U		-20%	\$35.58
													Adj \$/PSF	Adj Price
													Average	\$ 30.37 \$ 646,923
													Median	\$ 29.67 \$ 632,122
													St Dev	\$ 3.31 \$ 70,471
													95% Conf St. Dev	\$ 3.24 \$ 69,061
													Sample Size	4
													Significance Level	0.05



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S	400 Reus St 32501			2.28	99,530			C-3	COMMERCIAL				
1	400 Blk W. Jackson		6/17/2021	0.77	33,532	\$ 702,000.00	\$911,925.18	R-NCB	RESIDENTIAL NEIGHBORHOOD COMMERCIAL	2 Bldgs	-15%	\$ 775,136	
2	605 W Garden St.		1/23/2021	5.76	250,906	\$ 2,275,000.00	\$394,965.28	C-3	COMMERCIAL	adjust up due to size	5%	\$ 414,714	
3	555 S. G St		2/18/2022	1.54	67,200	\$ 1,000,000.00	\$648,214.17	C-3	COMMERCIAL	Superior location	-10%	\$ 583,393	
4	512 N. D St		4/28/2022	1.39	60,723	\$846,000	\$606,886.66	R-1A	Medium Density Residential	inferior location	10%	\$ 713,036	
												Adj \$/Ac	Adj \$/AC * SF of subject
											Average	\$ 621,570	\$ 1,420,224
											Median	\$ 648,214	\$ 1,481,105
											St Dev	\$ 159,369	\$ 364,143
											95% Conf St. Dev	\$ 156,179	\$ 356,853
											Sample Size	4	
											Significance Level	0.05	