

APPRAISAL REPORT

OF A

COMMERCIAL PROPERTY

LOCATED AT

900 EAST JACKSON STREET
PENSACOLA, ESCAMBIA COUNTY, FLORIDA 32501

EXCLUSIVELY FOR

CITY OF PENSACOLA
CLIENT PURCHASE ORDER #78275

AS OF

AUGUST 16, 2019

BY

CHARLES C. SHERRILL, JR., MAI
STATE - CERTIFIED GENERAL APPRAISER #RZ1665

2803 EAST CERVANTES STREET, SUITE C

PENSACOLA, FLORIDA

32503

APPRAISAL REPORT

The subject property consists of a commercial building, related site improvements, and underlying land which are located at 900 East Jackson Street in Pensacola, Florida. The property is utilized by the owner/client as a gymnasium, and it is referred to as the Malcom Yonge Center. The subject is considered to represent a special-purpose use based upon the design and use of the building as a recreational gymnasium. It should be noted that the portable bleachers and other items of equipment within the building are considered to be items of personal property and they have therefore not been included in this valuation.

The three traditional approaches to value real estate are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Based upon the specialized characteristics of the subject property, comparable sales within the Sales Comparison Approach were not considered to be adequate to provide credible results for this valuation. Secondly, gymnasium properties like the subject in the local market are typically owner-occupied and not frequently leased, so market data was not concluded to be adequate to estimate a credible market rent for the subject in the Income Capitalization Approach. Accordingly, the appraiser did not perform these two particular approaches to value the subject property in this assignment.

The subject consists of a commercial property with no lease encumbrances. The subject property is improved with a gymnasium building that has relatively specialized features and characteristics. Buyers of this type of property in the local market typically rely most heavily on the Cost Approach in making buying decisions. Accordingly, the appraiser has determined that the performing of the Cost Approach in this appraisal process is sufficient to achieve credible assignment results. The appraiser has clearly identified and explained this scope of work for this assignment within this appraisal report.

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it clearly and accurately sets forth the appraisal in a manner that will not be misleading; contains sufficient information to enable the intended users of the appraisal to understand the report properly; and clearly and accurately discloses all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report. The appraiser is not responsible for the unauthorized use of this appraisal report.

CLIENT:

City of Pensacola
Attention: Ms. Rebecca Ferguson
Economic Policy Coordinator
222 West Main Street
Pensacola, Florida 32502

APPRAISER: Charles C. Sherrill, Jr., MAI
State - Certified General Appraiser #RZ1665
Sherrill Appraisal Company
2803 East Cervantes Street, Suite C
Pensacola, FL 32503

APPRAISAL FILE NUMBER: N219-0088

PURCHASE ORDER NUMBER: #78275

PROPERTY LOCATION: 900 East Jackson Street, Pensacola, Escambia County, Florida 32501

PROPERTY TYPE/CURRENT USE: Gymnasium (Special-purpose use)

REPORTED PROPERTY OWNER: City of Pensacola

OCCUPANT: Owner

TAX ACCOUNT NUMBER: 14-0559-000

PARCEL IDENTIFICATION NO.: 00-0S-00-9025-005-082

CURRENT PROPERTY TAX ASSESSMENT: \$597,467; It should be noted that there are no unpaid property taxes as the current owner is exempt from real estate taxation based upon its governmental status.

LEGAL DESCRIPTIONS: Legal descriptions of the subject property obtained from the Escambia County Property Appraiser's Office and a deed of realty are presented in the addendum of this appraisal report.

ZONING CLASSIFICATIONS: R-1AA; Medium Density Residential

FUTURE LAND USE CLASSIFICATION: MDR; Medium Density Residential

TYPE AND DEFINITION OF VALUE: The purpose of this appraisal is to provide the appraiser's best estimate of the market value of the subject real property as of the effective date. Market value is defined under 12 U.S.C. 1818, 1819 and title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA") as well as the Office of the Comptroller of the Currency, 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

**TYPE AND DEFINITION OF
VALUE (CONTINUED):**

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.

**INTENDED USER OF
APPRAISAL REPORT:**

City of Pensacola; No other party is entitled to rely upon this report without written consent of the appraiser.

INTENDED USE OF REPORT:

For the sole purpose of assisting the client, City of Pensacola, in internal business decisions concerning the possible sale/disposition of the subject property.

OWNERSHIP INTERESTS VALUED:

Fee Simple Title (defined as absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power, taxation, and/or any easements that may be present on the property).

DATE OF PROPERTY INSPECTION:

August 16, 2019

EFFECTIVE DATE OF VALUE:

August 16, 2019

DATE OF APPRAISAL REPORT:

September 5, 2019

FINAL ESTIMATE OF VALUE:

\$870,000 (Value As Is, subject to the appraisal assumptions and limiting conditions that are presented in the addendum of this appraisal report)

**ALLOCATED VALUE OF
SUBJECT LAND COMPONENT:**

\$780,000

**ALLOCATED VALUE OF
SUBJECT IMPROVEMENTS:**

\$90,000

SCOPE OF WORK PERFORMED IN THIS APPRAISAL ASSIGNMENT:

The three traditional approaches to value real estate are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Based upon the specialized characteristics of the subject property, comparable sales within the Sales Comparison Approach were not considered to be adequate to provide credible results for this valuation. Secondly, large gymnasium properties like the subject in the local market are typically owner-occupied and not frequently leased, so market data was not concluded to be adequate to estimate a credible market rent for the subject in the Income Capitalization Approach. Accordingly, the appraiser did not perform these two particular approaches to value the subject property in this assignment.

In performing this appraisal of the subject property, Charles C. Sherrill, Jr., MAI first identified the problem to be solved. Based upon the property type and intended use of this appraisal, the appraiser determined and performed the scope of work necessary to develop assignment results that were credible, and disclosed this scope of work in the appraisal report. In doing so, the appraiser inspected the subject site and interior of the subject building, conducted a personal interview with the designated property contact (client), physically measured the exterior of the subject building, and gathered information from the subject's neighborhood or similar competitive neighborhoods in the local area on comparable land sales. This information was applied in the Sales Comparison Approach to value the subject land as if vacant.

Comparable construction costs for similar gymnasium facilities were obtained from Marshall & Swift Cost Service to estimate the replacement cost new of the existing subject facility. An estimate of the accrued depreciation of the improvements was then made based upon its observed physical condition. These efforts were performed in the process of preparing the traditional Cost Approach to valuation. The appraiser concludes that this particular scope of appraisal work is sufficient to achieve credible assignment results.

As previously mentioned, comparable improved gymnasium sales and rental market data for the subject property was not considered to be adequate to result in reliable indications of market value for the subject from the Sales Comparison or Income Capitalization Approaches. Gymnasium properties like the subject are not frequently bought and sold in the local area. Additionally, gymnasiums are typically owner-occupied and not frequently leased by owners to church congregations. Accordingly, the Sales Comparison and Income Capitalization Approaches were considered for this valuation, but they were not performed within this appraisal due to this scarcity of quality comparable market data. It is concluded from this analysis that the value estimate indicated by the Cost Approach was deemed to be reasonably supportable for the subject property. In conclusion, the scope of the analysis performed for this valuation is concluded to be sufficient to result in credible assignment results.

This narrative appraisal report is the result of these processes. This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated above. The appraiser is not responsible for unauthorized use of this report.

DESCRIPTION OF REAL ESTATE APPRAISED:

Location Description: Known as the "City of Five Flags," Pensacola is the western-most city in the panhandle of Florida. Pensacola, the county seat, is located in the extreme southern portion of Escambia County. Escambia County encompasses 661 square miles of land and an additional 64,000 acres of waterways. Escambia County has experienced steady growth during its history as it represents the economic center for Northwest Florida. Its location generally bordering the Gulf of Mexico and three bays has resulted in outward growth in certain directions over the years. These growth areas include such neighboring cities/communities as Gulf Breeze, Milton, Pace, and Navarre (in Santa Rosa County), as well as the northern vicinity of Pensacola.

According to recent (2018) statistics from the U. S. Census Bureau, there are 315,534 residents in Escambia County, which ranked 21st in county population in Florida. Escambia County's population increased by 6.0 percent since 2010, and this gradual increase is anticipated for the near-term future. Escambia County has a diversified economic base which includes tourism, military (U. S. Navy), and a strong service sector. The area has a current unemployment rate of 2.9 percent, which is fairly consistent with that indicated by the state and national averages (2.9 percent and 3.6 percent, respectively).

The quality of life afforded by the mild climate and abundant recreational activities and rich history and culture is an added feature that attracts new industries to the area. The availability of office and manufacturing facilities and an educated workforce give Escambia County the ideal catalyst for future growth and prosperity. Overall, the area's moderate anticipated population growth, diversified work force, and abundance of recreational activities provide for a relatively stable near-term outlook for this metropolitan area.

Neighborhood: The subject property is well-located inside the city limits of Pensacola in close proximity to Downtown Pensacola. The subject neighborhood boundaries are generally defined as East Texar Drive on the north, North Seventeenth Avenue on the east, East Gregory Street on the south, and Interstate 110 on the west. Land uses in this immediate mixed residential and commercial area include retail establishments, offices, convenience stores, strip shopping centers, restaurants, banks, auto service garages, apartments, residences, mobile homes, warehouses, pawn shops, auto sales lots, mini-warehouses, churches, motels, and lounges. The neighborhood is convenient to Downtown Pensacola, churches, shopping facilities, schools, medical facilities, recreational facilities, and other major sources of employment. No adverse neighborhood conditions were observed by the appraiser. The subject property is concluded to be well-suited to its neighborhood.

Summary of Local Real Estate Market: After a number of years of steady growth in the local real estate market (as well as other sectors), the health of the market weakened during 2006 to 2011. Demand for residential housing and commercial space declined in the local market during that time period due to weakened economic conditions which resulted in an oversupply of inventory. The net result of this market weakness was an increase in vacancy rates, a decline in rental rates and values, an increase in property foreclosures, and extended marketing periods. However, the market began to stabilize in late 2011, and it has gradually increased in the past few years. It is concluded that the local market, as well as the subject property, should continue this slight improvement trend in the foreseeable future.

Site Description: The subject property is located on the southwest corner of East Jackson Street and North 10th Avenue. The property is situated immediately adjacent to an office, residences, and a church. The corner interior parcel is fairly regular in shape. The site has 203 feet of frontage on the south side of East Jackson Street, 275 feet of frontage on the west side of North 10th Avenue, and 230 feet of frontage on the north side of East La Rua Street. According to the Escambia County Property Appraiser's Office, the property contains 1.3715 acres. These equate by calculation to a land area of 59,743 square feet. Based upon this land area and the 10,148-square foot size of the structure, the indicated land-to-building ratio of the subject is 5.9 to 1.0. This is considered to be relatively adequate when compared to similar properties in the local market.

The property is fairly level to gently sloping, and it appears to have satisfactory drainage. Public sanitary sewer service is apparently available to the subject. The public utilities available to the site are considered to be adequate. It appears that the parcel is not located within a designated flood area (Flood Zone X; Flood Panel Map #12033C0390G).

East Jackson Street, North 10th Avenue, and East La Rua Street are all two-laned secondary roadways in front of the subject. Overall access to the property is concluded to be somewhat favorable.

The subject property zoned R-1AA; Medium Density Residential under the zoning ordinances of the City of Pensacola. The R-1AA zoning district was established for the purpose of providing a mixture of one and two-family dwellings with a maximum density of up to 8.7 dwelling units per acre for single-family residences. This equates to a total of 11 home sites for the subject (1.3715 acres x 8.7 units/acre = 11.9, rounded). However, based upon the boundary lines of the platted lots of the subject property (within Block 82 of the New City Tract), it appears that a total lot count of 9 home sites is more reasonable.

Land uses permitted within this classification include single-family detached dwellings, accessory residential units, residential duplexes, certain community residential homes licensed by the Florida Department of Health and Rehabilitative Services with six or fewer residents, providing that it is not to be located within 1,000 feet of another such home, schools and educational institutions, libraries and community centers opened to the public and buildings used exclusively by the federal, state, county, and city government for public purposes, churches, and parish houses, home occupations, municipally-owned and operated parks and playgrounds, and private horse stables. There are minimum lot areas and certain front, side, and rear yard setbacks. The maximum building height is 35 feet. The present gymnasium use of the subject property, as a community center that is operated for use by the public, is apparently permitted by the current R-1AA zoning classification. The property has a Future Land Use Classification of MDR; Medium Density Residential.

Description of Improvements: The subject improvements consist of a special-purpose recreational gymnasium building which based upon the appraiser's measurements, calculations, and estimates contains approximately 10,148 square feet. The property is operated by the owner (City of Pensacola) as a gymnasium for use by the public. The building has an arch-style semi-cylindrical design, and it is constructed of concrete block exterior walls on a concrete foundation. The roof cover is of a metal material. The building has an eave height which ranges broadly from approximately 10 to 28 feet.

Description of Improvements (Cont'd): The interior layout of the facility consists primarily of a full-sized basketball court with multiple basketball goals. The floor plan also includes an entrance lobby, two restrooms, an office area, two athletic locker rooms, and a janitorial storage closet at the rear of the building. The entire structure is heated and cooled with a central system. There are a number of windows within the facility and the flooring is primarily of a rolled-vinyl material. As previously mentioned, the portable bleacher system within the building is considered to be an item of personal property and it has therefore not been included in this valuation.

The building is reported to have been constructed in 1975. The actual age of the structure is 44 years. Overall, the facility is considered to be in relatively average to below-average physical condition. Its effective age is estimated to be approximately 40 years. The total economic life of the structure is concluded to be approximately 50 years. As a result, the accrued depreciation of the subject building from physical deterioration is concluded to be 80.0 percent ($40/50 \text{ years} = 0.80$) of its total replacement cost new. Additionally, functional obsolescence is concluded to be present based upon the previously-discussed special-purpose use of the subject building. No external obsolescence was noted.

The subject site improvements consist of asphalt paving, concrete sidewalks, 23 paved on-site parking spaces, concrete curb cuts, exterior lighting, a concrete retaining wall, adequate landscaping, and a small utility shed of nominal value. Overall, the subject structure and site improvements are considered to be physically well-adapted to the site.

SALES HISTORY OF SUBJECT PROPERTY:

The subject property is currently owned by City of Pensacola. According to the public records, the property was acquired by the current owner prior to 2002. The appraiser is unaware of any sales transactions of the property in the five years preceding the effective date of this valuation. No current listings, options, or agreements of sale of the subject property were discovered by the appraiser in the course of this analysis. The client is considering the sale of the subject property at a yet undetermined price.

HIGHEST AND BEST USE:

Highest and best use may be defined as "The reasonable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." The first determination (highest and best use of land as though vacant) reflects the fact that the land value is derived from potential land use. The second determination (highest and best use of property as improved) refers to the optimum use that could be made of the property considering the existing structures, when applicable. The analysis of the highest and best use of the subject property as if vacant and as currently improved is presented on the following page.

Highest and best use as if vacant. The legally permissible uses of the subject site include single-family detached dwellings, accessory residential units, residential duplexes, certain community residential homes licensed by the Florida Department of Health and Rehabilitative Services with six or fewer residents, providing that it is not to be located within 1,000 feet of another such home, schools and educational institutions, libraries and community centers opened to the public and buildings used exclusively by the federal, state, county, and city government for public purposes, churches, and parish houses, home occupations, municipally-owned and operated parks and playgrounds, and private horse stables. These land uses are generally compatible with other property types in the subject neighborhood.

The subject is comprised of a 59,743-square foot land parcel with adequate shape, frontage on three paved roads, and fairly level topography. There are generally no physical limitations on developable alternatives of the subject such that each of the legally permissible uses are physically possible. Based upon the size and physical characteristics, the zoning, the favorable neighborhood conditions, and the desirable location of the subject parcel, a multiple-lot residential use is concluded to be financially feasible. Additionally, the maximally productive use of the subject site as though it were vacant is concluded to be a multiple-lot residential use. Therefore, the highest and best use of the property as though it were vacant is concluded to be a multiple-lot residential use.

Highest and best use as improved. The legally permissible uses of the subject property as currently improved are summarized above. Of these activities that are legally permissible of the subject property as improved, those considered to be physically possible are educational institutions, community centers, and churches. Based upon the age and condition of the building, a demolition and redevelopment of the subject site would not result in a higher return to the land than is currently being achieved. The current gymnasium activity is therefore concluded to represent a financially feasible use of the property as currently improved. Furthermore, the subject gymnasium activity is considered to represent the maximally productive use of the property as currently improved. In conclusion, the highest and best use of the property as currently improved is the existing gymnasium use although it represents a special purpose use.

It should be noted that the feasibility of an eventual re-development of the subject land parcel with approximately 9 to 11 residential home sites (for which it is currently zoned and platted) is anticipated to be favorable based upon the residential market and overall neighborhood conditions.

APPRAISAL PROCESS:

The three traditional approaches to estimate the value of real property are the Cost Approach, the Sales Comparison Approach (formerly called the Market Approach), and the Income Capitalization Approach. All three approaches are based upon the basic principle of substitution, which affirms that a prudent buyer will not pay more for a property than the cost of an equally desirable site plus the cost to construct a similar building (Cost Approach), the cost to acquire a competing property which is equal in desirability and utility (Sales Comparison Approach), or the cost to acquire a substitute income stream of equal quantity, quality, and durability (Income Capitalization Approach).

As previously mentioned, the subject property is considered to represent a special-purpose use based upon the property's size, design, and intent for specific usage by the public as a recreational gymnasium. Buyers of this type of property in the local market typically rely most heavily on the Cost Approach in making buying decisions. Accordingly, the appraiser has determined that the performing of the Cost Approach in this appraisal process is sufficient to achieve credible assignment results. The appraiser has clearly identified and explained this scope of work for this assignment within this appraisal report.

COST APPROACH:

The Cost Approach involves a process in which an appraiser derives a value indication by estimating the current cost to reproduce or replace the existing or proposed structure, deducting for all accrued depreciation in the property (if any), and adding the estimated land value. The Cost Approach is based upon the principle of substitution which affirms that no prudent buyer would pay more for a property than the cost to acquire a similar site and construct improvements of equivalent desirability and utility without undue delay. A summary of the Cost Approach is presented on the following pages.

SUMMARY OF LAND VALUATION ANALYSIS (AS IF VACANT):

A summary of the data pertaining to vacant land sales considered to be similar to the subject is presented below. Detailed information pertaining to each of these comparables, aerial photographs and site plans, and a location map are presented at the conclusion of this appraisal report.

COMP. RECORD NO.	NO.	LOCATION	DATE OF SALE	SALE PRICE	SQ. FT.	PRICE/ SQ. FT.
1	7990	511 East Gadsden Street	05/27/18	\$180,000	18,300	\$9.84
2	7998	622 North 7 th Avenue	08/11/17	\$205,000	16,500	\$12.42
3	7991	1000 East Belmont Street	01/05/18	\$162,500	11,000	\$14.77
4	7992	1307 East Cervantes Street	10/04/18	\$180,000	10,890	\$16.53

The above land sales represent properties considered generally comparable to the subject. These parcels range in size from 10,890 to 18,300 square feet, which is much smaller than the size of the subject. All are suitable for a residential type of use although the zoning of all but one also permit office usage. Each is located in the immediate subject neighborhood within approximately 4 blocks of the subject. These comparables range in price from \$162,500 to \$205,000, which equates to a broad unit price of \$9.84 to \$16.53 per square foot.

Various price adjustments were considered for such dissimilarities as property rights conveyed, atypical financing, conditions of the sale, market conditions (time), location, land size, shape, access/road frontage, topography, utilities availability, and zoning when compared to the subject. A summary of the varying characteristics of the comparables, relative to the subject, and related price adjustments is presented below.

Property Rights Conveyed

All of the comparables involve transactions which conveyed fee simple title in the respective properties. This is consistent with that of the subject, so no price adjustments were considered necessary for this element of comparison.

Atypical Financing Terms

Each comparable consisted of a purchase arrangement of cash to the seller or financing equivalent to market terms. Since the appraisal of the subject property is based upon cash or its equivalent terms, no price adjustments were made for this feature.

Conditions of Sale

All of the actual sales are concluded to be based upon arm's length transaction without undue duress or influence. Accordingly, no price adjustments were deemed necessary to the sales for conditions of sale.

Market Conditions (Time)

The comparable sales were transacted between August, 2017 and October of last year (2018). When compared to the subject, small upward unit price adjustments were considered to be necessary to each of the sales to account for the slightly improved local market conditions that have occurred since these sales were transacted.

Location

Comparable No. 3 is considered to have similar locational attributes as the subject, but the locations of the remaining comparables were concluded to be slightly dissimilar to that of the subject. Accordingly, varying price adjustments were made to all but Comparable No. 3 for location when compared to the subject.

Land Size

The land sizes of the comparables range from 10,890 to 18,300 square feet. Each of the comparables is generally comprised of 1 to 2 lots whereas the subject represents 9 to 11 lots. When compared to the 59,743-square foot size of the subject parcel, downward unit price adjustments were made to each of the sales for this element of comparison in this analysis.

Shape of Parcel

The parcel shapes of all of the comparables were concluded to be generally similar to that of the subject. Accordingly, no price adjustments were concluded to be necessary to any of the comparables for this element of comparison.

Access/Road Frontage

The access and extent of road frontage of Comparable Nos. 3 and 4 were deemed to be slightly inferior to the subject. Accordingly, small upward adjustments were made to these particular comparables. Both Comparable Nos. 1 and 2 have a corner-location with access on two roads so no price adjustments were concluded to be necessary to these particular comparables in this analysis.

Topography

No price adjustments were considered necessary to the comparables based upon their having similar topographies.

Utilities Availability

The availability of utilities to each of the comparables was deemed to be generally similar to that of the subject. Accordingly, no price adjustments were concluded necessary for this element of comparison.

Zoning

The zoning classification of Comparable No. 3 was the same as the subject (R-1AA). However, small downward unit price adjustments were considered necessary to Comparable Nos. 1, 2, and 4 to account for their superior zoning classifications (which permit office usage), when compared to the subject.

After the above adjustments were made to the unit prices of the comparables, the indicated value range for the subject is \$9.21 to \$13.96 per square foot. However, all but one reflect the upper end of this unit price range. In reconciling the above value indications, most weight was placed on Comparable No. 3. It is the sale that resulted in the fewest and least price adjustments, is located just 1 block from the subject property, and it has the same R-1AA zoning as the subject. As a result, a unit value towards the middle to upper end of the above range is concluded to be appropriate for the subject. Therefore, a value of \$13.00 per square foot is estimated for this valuation. This concluded unit value and is well-bracketed by the unadjusted unit price range of the comparables, which is considered to be reasonable based upon property characteristics and current market conditions.

The estimated value of the subject land component from this sales comparison analysis is shown below. A grid summarizing the price adjustments is presented on the following page of this appraisal report.

SUMMARY OF LAND VALUATION CONCLUSION

$$\begin{array}{rclcl} 59,743 \text{ SQ. FT.} & \times & \$13.00/\text{SQ. FT.} & = & \$776,659 \\ & & \text{ROUNDED:} & & \underline{\underline{\$780,000}} \end{array}$$

The above total land value estimate far exceeds the total sales price range of \$162,500 to \$205,000 that is indicated by the above comparables. However, this is concluded to be reasonable based primarily upon the much smaller size of the comparables, relative to the subject property. Furthermore, it equates to approximately \$86,667 per allowable lot. This is considered to be reasonable based upon the above comparable sales and the shape/configuration of the subject parcel. The comparable sales have an indicated price per lot which generally ranges from \$81,250 to \$102,500.

A summary of the land price adjustment grid, the replacement cost estimates for the existing improvements, and the value conclusion from the Cost Approach is presented on the following pages.

c19-0088L

SUMMARY OF LAND SALES ADJUSTMENTS
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	Comp. No. 1	Comp. No. 2	Comp. No. 3	Comp. No. 4
Index Number	7990	7998	7991	7992
Total Sales Price	\$180,000	\$205,000	\$162,500	\$180,000
Square Feet	18,300	16,500	11,000	10,890
Price Per Square Foot	\$9.84	\$12.42	\$14.77	\$16.53
<u>Price Adjustments</u>				
Property Rights Conveyed	0%	0%	0%	0%
Adjusted Unit Price	\$9.84	\$12.42	\$14.77	\$16.53
Atypical Financing Terms	0%	0%	0%	0%
Adjusted Unit Price	\$9.84	\$12.42	\$14.77	\$16.53
Conditions of Sale	0%	0%	0%	0%
Adjusted Unit Price	\$9.84	\$12.42	\$14.77	\$16.53
Market Conditions (Time)	4%	7%	5%	3%
Adjusted Unit Price	\$10.23	\$13.29	\$15.51	\$17.02
<u>Adjustments- Physical Characteristics</u>				
Location	10%	10%	--	-10%
Size of Site	-15%	-15%	-15%	-15%
Shape of Site	--	--	--	--
Access/Road Frontage	--	--	5%	5%
Topography	--	--	--	--
Utilities Availability	--	--	--	--
Zoning	-5%	-5%	--	-5%
Other Features	--	--	--	--
Cumulative (Net) Adjustments	-10%	-10%	-10%	-25%
Adjusted Price Per Square Foot	\$9.21	\$11.96	\$13.96	\$12.77

SUMMARY OF REPLACEMENT COST OF SUBJECT IMPROVEMENTS:

The subject building is a special-purpose recreational gymnasium type of structure with a size of 10,148 square feet. For this valuation, it has been categorized within the Marshall Valuation Cost Service Manual as a Class C gymnasium type of building of average quality. The base unit cost of this type of structure is concluded to be \$114.00 per square foot. When applying cost adjustments for such factors as floor area, building height, current costs, and locale, the resulting direct unit cost of replacement of this structure is \$107.65 per square foot of building area.

The components of the subject site improvements include such items as asphalt paving, concrete sidewalks, a concrete retaining wall, and landscaping. For this appraisal, the total base cost of these items has been estimated at \$75,000. In total, the direct replacement cost new of the subject improvements (building and site improvements) is \$1,167,432.

An indirect cost based upon 10.0 percent of the total direct cost of the components has been included to account for such items as architectural and engineering fees, appraisals, construction loan interest, insurance expenses, and a contingency during construction. Additionally, entrepreneurial profit based upon 15.0 percent of the above cost figure has been included. This serves as the incentive a developer would expect to receive as repayment for its expenditures and as compensation for providing the coordination, expertise, and risk assumption with the development project.

The resulting Total Replacement Cost New of the subject improvements amounts to \$1,476,802, as summarized on the following page. When deducting the estimated accrued depreciation (physical deterioration and functional obsolescence) from these various improvement components, the Depreciated Cost New of the subject improvements is \$88,071 (\$8.68 per square foot). Lastly, when adding the previously-concluded land value of the subject, a total indicated value of \$870,000 (rounded) results from the Cost Approach. It should be noted that a majority of this total value (89.7 percent) is attributable to the subject land component.

A summary of this method of valuation is presented on the following pages.

c19-0088c

**UNIT COST NEW COMPUTATION OF ESTIMATED COST NEW PER SQUARE FOOT OF BUILDING AREA
(MARSHALL VALUATION SERVICE)**

		PER SQ. FT.
DIRECT COSTS:		
RAW UNIT COST	(SECTION 18 ,PAGE 25) (02/19)	\$114.00
FLOOR AREA MULTIPLIER	(SECTION 18 ,PAGE 37)	x 0.950
	SUBTOTAL	\$108.30
BUILDING HEIGHT MULTIPLIER	(SECTION 18 ,PAGE 37)	x 1.200
	SUBTOTAL	\$129.96
CURRENT COST MULTIPLIER	(SECTION 98 ,PAGE 5)	x 0.998
	SUBTOTAL	\$129.70
LOCAL MULTIPLIER	(SECTION 99 ,PAGE 7)	x 0.830
		<u>\$107.65</u>
TOTAL DIRECT COSTS		

BUILDING ADDRESS: 900 EAST JACKSON STREET, PENSACOLA, FL

BUILDING TYPE: GYMNASIUM

BUILDING CLASS: C

QUALITY: AVERAGE QUALITY

BUILDING AREA: 10,148 SQUARE FEET

PERIMETER: 438 FEET

HEIGHT: 10 - 28 FEET

c19-0088v

COST APPROACH VALUE CONCLUSION

Replacement Cost New:

Building Area:	10,148 Sq. Ft. x \$107.65 Per Sq. Ft.	=	\$1,092,432
Site Improvements:	Asphalt Paving, Concrete Sidewalks, Concrete Retaining Wall, Landscaping	+	<u>\$75,000</u>

Sub-Total: \$1,167,432

Plus Indirect Costs @ 10.0% + \$116,743

Sub-Total: \$1,284,175

Plus Entrepreneurial Profit @ 15.0% + \$192,626

Total Replacement Cost New: \$1,476,802

Less Estimated Accrued Depreciation (See Breakdown Below): - \$1,388,730

Depreciated Cost New of Improvements: \$88,071

Plus Land Value Estimate: 59,743 Square Feet x \$13.00 Per Square Foot (rounded) = \$780,000

Total Value Indication: \$868,071

Rounded: \$870,000

Breakdown of Accrued Depreciation:

	<u>Building:</u>	<u>Site Improvements:</u>
Physical Deterioration:	80.0%	80.0%
Functional Obsolescence:	15.0%	0.0%
External Obsolescence:	0.0%	0.0%
Total	<u>95.0%</u>	<u>80.0%</u>

	<u>Rep. Cost New*</u>		<u>% Depr.</u>		<u>Acc. Depr.</u>
Building:	\$1,381,927	x	95.0%	=	\$1,312,830
Site Improvements:	\$94,875	x	80.0%	=	\$75,900
Totals:	<u>\$1,476,802</u>				<u>\$1,388,730</u>

* Cost New, after indirect costs and entrepreneurial profit are added.

Note: Figures may not total due to computer-rounding.

RECONCILIATION AND VALUE CONCLUSION:

For this valuation of the special purpose subject property in its as is condition, only the Cost Approach was performed. In doing so, the market value of the fee simple title in the subject property, as is, as of August 16, 2019, based upon the appraisal assumptions and limiting conditions that are presented on the following pages, is estimated to be \$870,000. It should be noted that no personal property, fixtures, or intangible items are included in this opinion of market value. As mentioned, this appraisal was prepared for the exclusive use of City of Pensacola.

Exposure time is defined by USPAP as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. It is a retrospective opinion based on an analysis of past events assuming a competitive and open market. The previously-presented comparable land sales were on the market between 1 to 73 days (0.1 to 2.4 months) before being sold. However, a fairly longer marketing period has been more typical of a majority of commercial properties which have recently sold in the local market. Based upon the subject's property type, overall characteristics, and concluded marketability, its estimated exposure time is concluded to have been approximately 9 to 12 months. Similarly, the estimated marketing time (i.e., the amount of time it would probably take to sell the subject property if it were exposed in the market, beginning on the date of this valuation) is projected to be approximately 9 to 12 months.

Attached are the assumptions and limiting conditions of this appraisal, the certification of the appraiser, subject photographs, location maps, site plans, an aerial photograph, a building sketch and a floor plan, a legal description, a deed of realty, a flood zone map, zoning maps, comparable land sales data sheets, site plans and aerial photographs, a comparable land sales location map, and the appraiser's professional qualifications.

ASSUMPTIONS AND LIMITING CONDITIONS:

This appraisal and the appraiser's certification that follows is subject to the following assumptions and limiting conditions:

1. The three traditional approaches to value real estate are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Based upon the specialized characteristics of the subject property, comparable sales within the Sales Comparison Approach were not considered to be adequate to provide credible results for this valuation. Secondly, large gymnasium properties like the subject in the local market are typically owner-occupied and not frequently leased, so market data was not concluded to be adequate to estimate a credible market rent for the subject in the Income Capitalization Approach. Accordingly, the appraiser did not perform these two particular approaches to value the subject property in this assignment.
2. This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it clearly and accurately sets forth the appraisal in a manner that will not be misleading; contains sufficient information to enable the intended users of the appraisal to understand the report properly; and clearly and accurately discloses all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report. The appraiser is not responsible for the unauthorized use of this appraisal report.
3. The client is the party who engages an appraiser (by employment or 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 identifies 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.
4. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report. The property is appraised as though free and clear of any or all liens and encumbrances unless otherwise stated in this report. Responsible ownership and competent property management are assumed unless otherwise stated in this report. Typical mortgage loan encumbrances and utility easements are assumed to exist.
5. If the property is improved, it is assumed that the structural and mechanical components of the building are in good condition and operating properly, unless reported otherwise.

6. The information furnished by others is believed to be accurate, true, and reliable. However, no warranty is given for its accuracy.
7. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover such conditions.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
11. It is assumed that all required licenses, certificates of occupancy consents, or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained this report are based.
12. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made by the appraiser for the purpose of this report.
13. It is assumed that the utilization of the land and improvement is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
14. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substance should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substance such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

15. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communication barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
16. The appraiser warrants only that the value conclusion is his best opinion estimate as of the exact day of valuation. For prospective value estimates, the appraiser cannot be held responsible for unforeseeable events which might alter market conditions prior to the effective date of the appraisal.
17. Any proposed improvements are assumed to be completed in good workmanlike manner in accordance with the submitted plans and specifications.
18. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
19. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used, or reproduced in part or its entirety, for any purpose by any person other than **City of Pensacola** without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
20. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.
21. Use of this appraisal constitutes acceptance of the stated limiting conditions and assumptions. The appraiser's liability extends to the current client and not to subsequent users of the appraisal.
22. The Americans with Disabilities Act (ADA) became effective January 26, 1992. For improved properties, we have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirement of ADA in estimating the value of the property.
23. The appraiser certifies that he has no debt relationship with **City of Pensacola**.

24. This valuation is contingent upon there being no contamination of the soil due to any source, including but not limited to underground tanks, if any.
25. This valuation is contingent upon a survey, legal description, and land area calculation being prepared by a qualified and properly licensed engineer to indicate the subject property to be basically the same as described in this appraisal report.
26. The appraisal does not include Furniture, Fixtures, or Equipment (F F & E).

EXTRAORDINARY APPRAISAL ASSUMPTIONS:

There are no extraordinary assumptions of this appraisal.

HYPOTHETICAL CONDITIONS OF THE APPRAISAL:

There are no hypothetical conditions of this appraisal.

CERTIFICATION OF THE APPRAISER

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 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 Standards of Professional Appraisal Practice of the Appraisal Institute and the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this appraisal report.
- I have performed no services as an appraiser, or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. I conclude that I have no conflict of interest in performing this appraisal assignment for the client.
- No one provided significant real property appraisal assistance to the person signing this appraisal report and certification.
- I currently hold an appropriate state license or certification allowing the performance of real estate appraisals in connection with federally related transactions of properties located in Florida.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the State of Florida for state-certified appraisers.

The Appraisal Institute and the State of Florida conduct mandatory programs of continuing education for its designated members and licensees, respectively. Appraisers who meet the minimum standards of these programs are awarded periodic educational certification. As of the date of this report, I have completed the requirements of the continuing education programs for designated members of the Appraisal Institute, and of the State of Florida, respectively.

The use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission, as well as the Appraisal Institute.

A handwritten signature in blue ink, appearing to read 'Charles C. Sherrill, Jr.', followed by a stylized flourish or second signature.

Charles C. Sherrill, Jr., MAI
State - Certified General Appraiser #RZ1665



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

SHERILL, CHARLES C JR PA

410 E GOVERNMENT ST
PENSACOLA FL 32502

LICENSE NUMBER: RZ1665

EXPIRATION DATE: NOVEMBER 30, 2020

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

A photograph of a large, light blue building with a white, curved roof, supported by several blue, angled structural beams. The building is situated on a grassy area next to a paved road. A large tree is visible on the left side of the frame.

Side View of Subject Building

PHOTOGRAPHS OF SUBJECT PROPERTY



Rear View of Subject Building



Interior View of Subject Gymnasium Building

PHOTOGRAPHS OF SUBJECT PROPERTY



Interior View of Lobby Area in Subject Building



View of Typical Restroom in Subject Building

PHOTOGRAPHS OF SUBJECT PROPERTY



View of Subject On-Site Parking Area



View of Rear of Subject Property From East La Rua Street

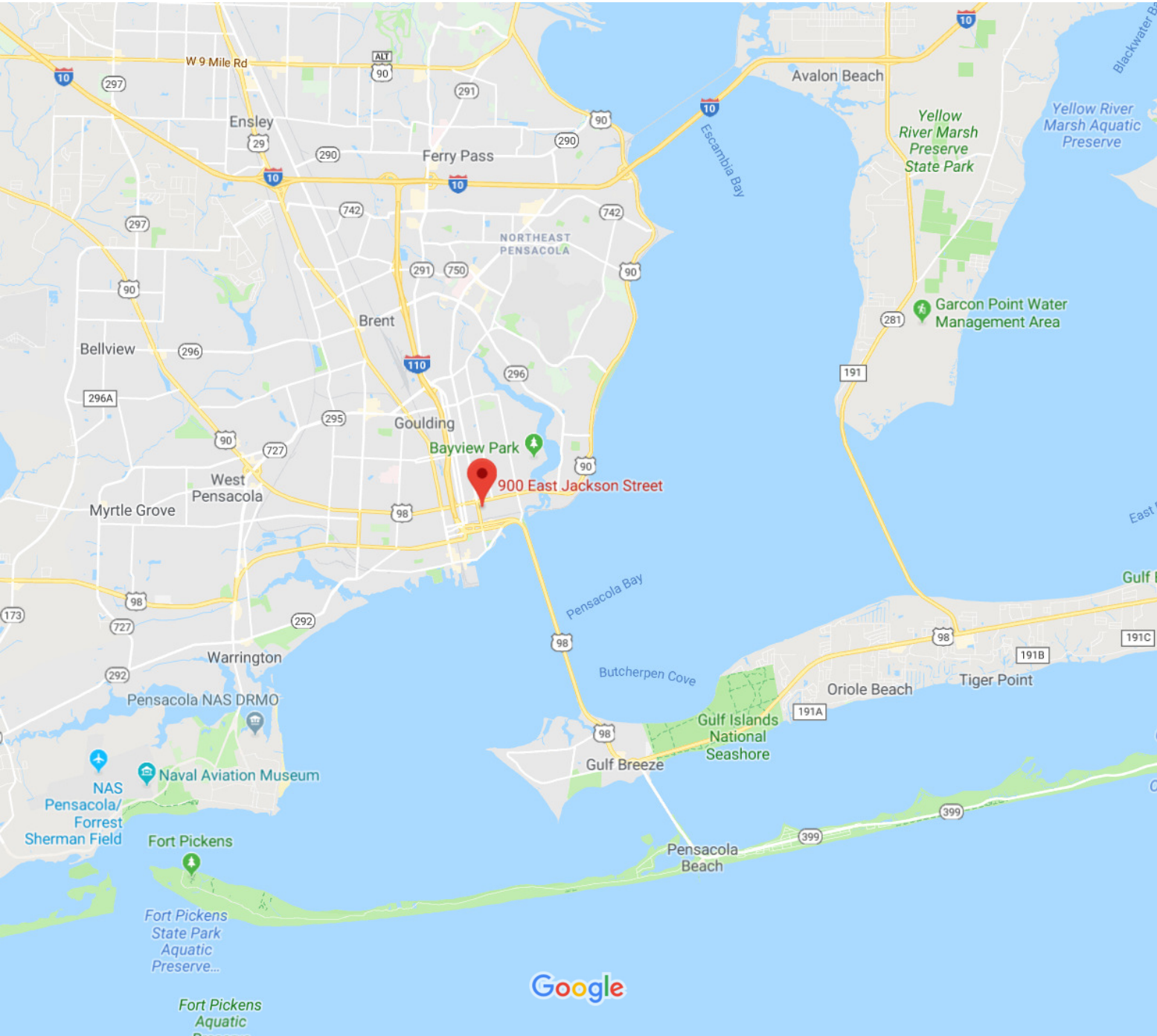
PHOTOGRAPHS OF SUBJECT PROPERTY

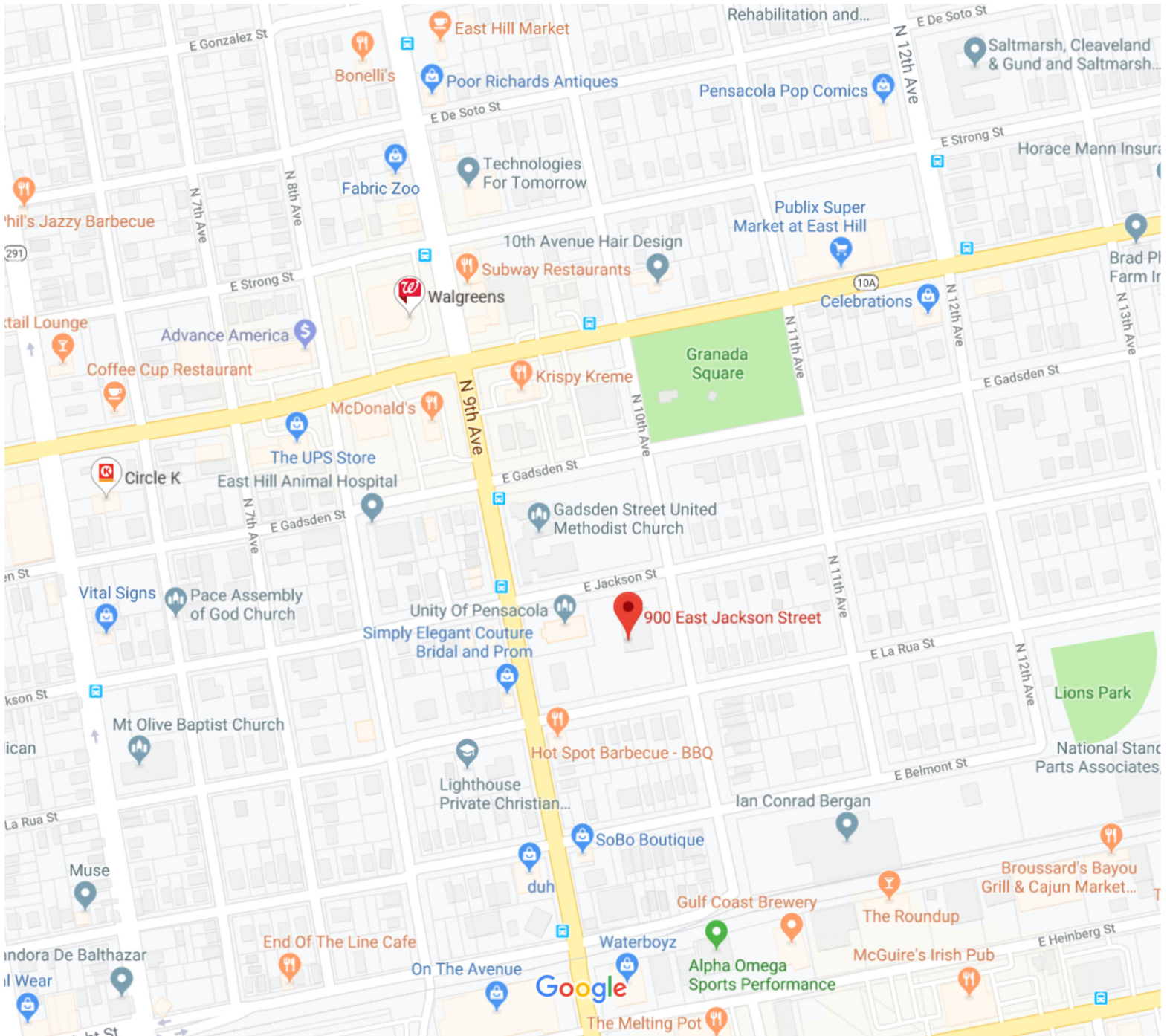


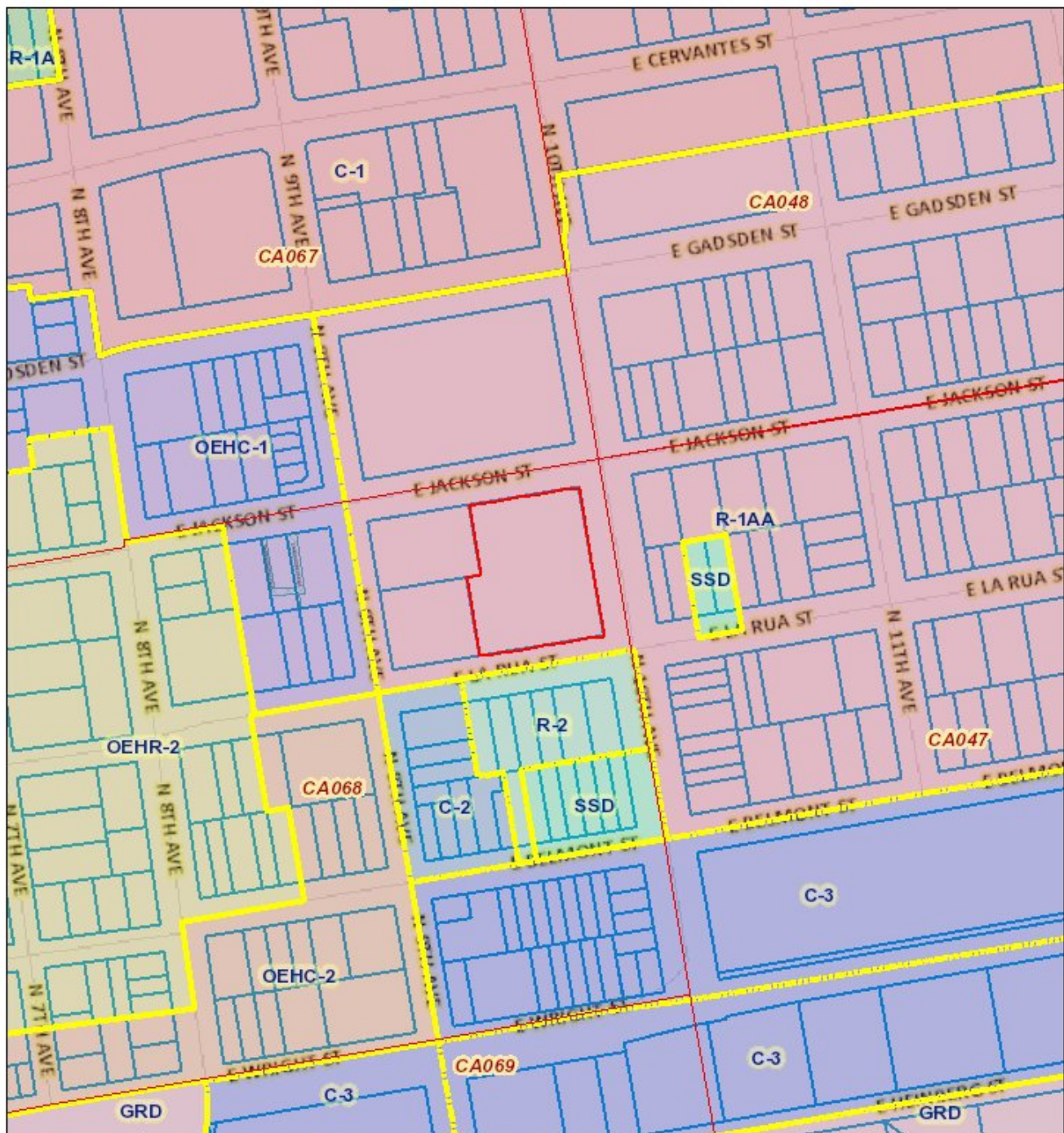
Subject Street Scene from East Jackson Street



Subject Street Scene from East LaRua Street









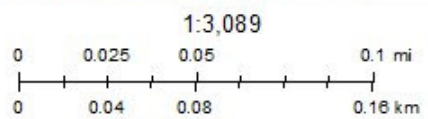
August 15, 2019

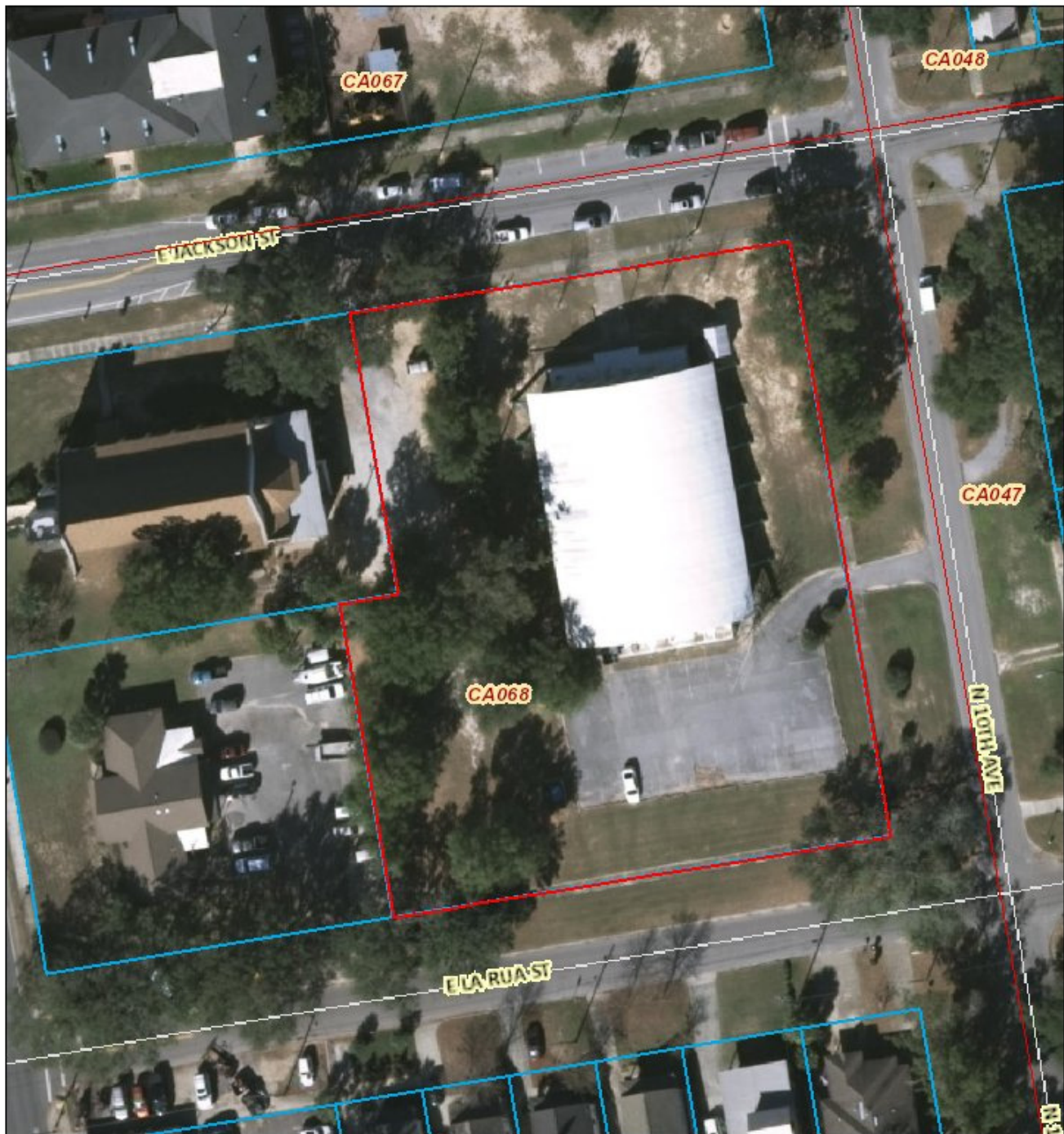
polygonLayer

Override 1

 Map Grid

 Boundary





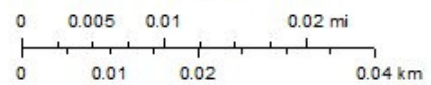
August 15, 2019

1:772

polygonLayer

Override 1

- Map Grid
- Boundary
- Property Line



General Information

Reference: 000S009025005082
Account: 140559000
Owners: PENSACOLA CITY OF
Mail: C/O FINANCE DEPARTMENT
 PO BOX 12910
 PENSACOLA, FL 32521
Situs: 900 E JACKSON ST 32501
Use Code: FOREST, PARK, REC.
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
2019	\$376,375	\$231,292	\$607,667	\$607,667
2018	\$376,375	\$221,092	\$597,467	\$597,467
2017	\$376,375	\$215,216	\$591,591	\$591,591

[Disclaimer](#)[Tax Estimator](#)

> [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/2001	4815	1898	\$100	OT	View Instr

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

2019 Certified Roll Exemptions

MUNICIPAL OWNED

Legal Description

S 7 57/100 FT OF LTS 1 2 3 4 AND OF W 27 FT OF LT 5
 AND E 13 FT OF LT 5 ALL LTS 6 TO 20 BLK 82 NEW CITY
 TRACT DB 453...

Extra Features

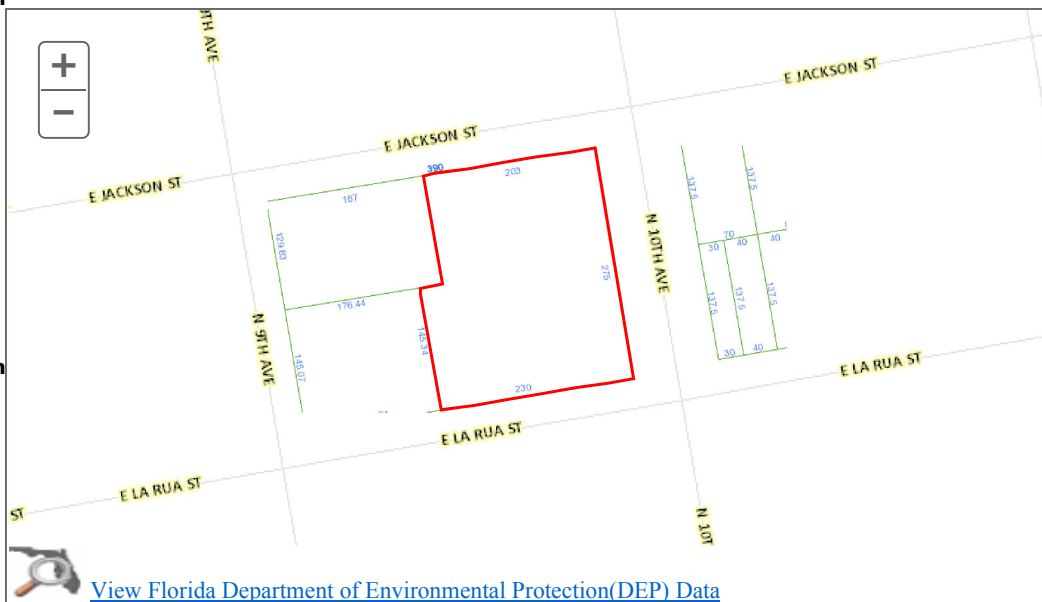
ASPHALT PAVEMENT
 CONCRETE PAVING
 LIGHTS
 METAL BUILDING
 WOOD FENCE

Parcel Information[Launch Interactive Map](#)**Section****Map Id:**[CA068](#)**Approx.****Acreage:**

1.3715

Zoned:

R-1AA

Evacuation & Flood Information[Open Report](#)[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 900 E JACKSON ST, Year Built: 1975, Effective Year: 1975

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-HARDWOOD/PARQUET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-EXPOSED BLK/BRK

NO. PLUMBING FIXTURES-18

NO. STORIES-1

ROOF COVER-METAL/MODULAR

ROOF FRAMING-DOME/UNUSUAL

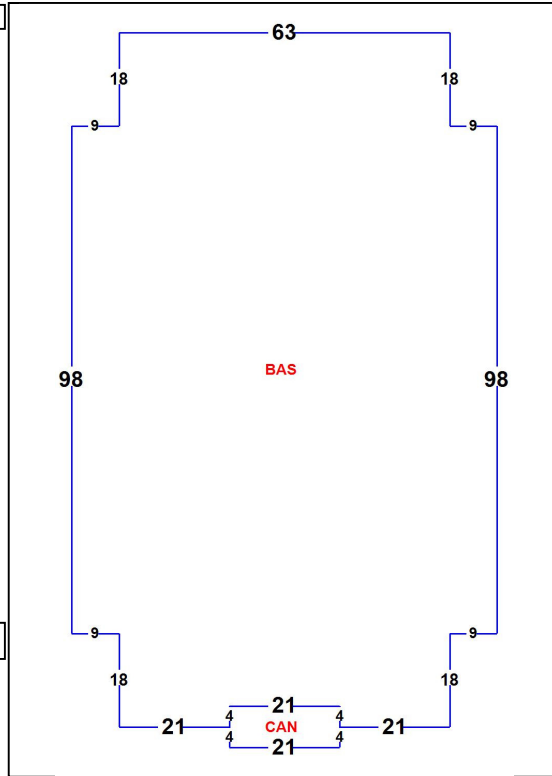
STORY HEIGHT-18

STRUCTURAL FRAME-CONCRTE REINFRD

Areas - 10290 Total SF

BASE AREA - 10122

CANOPY - 168



Images

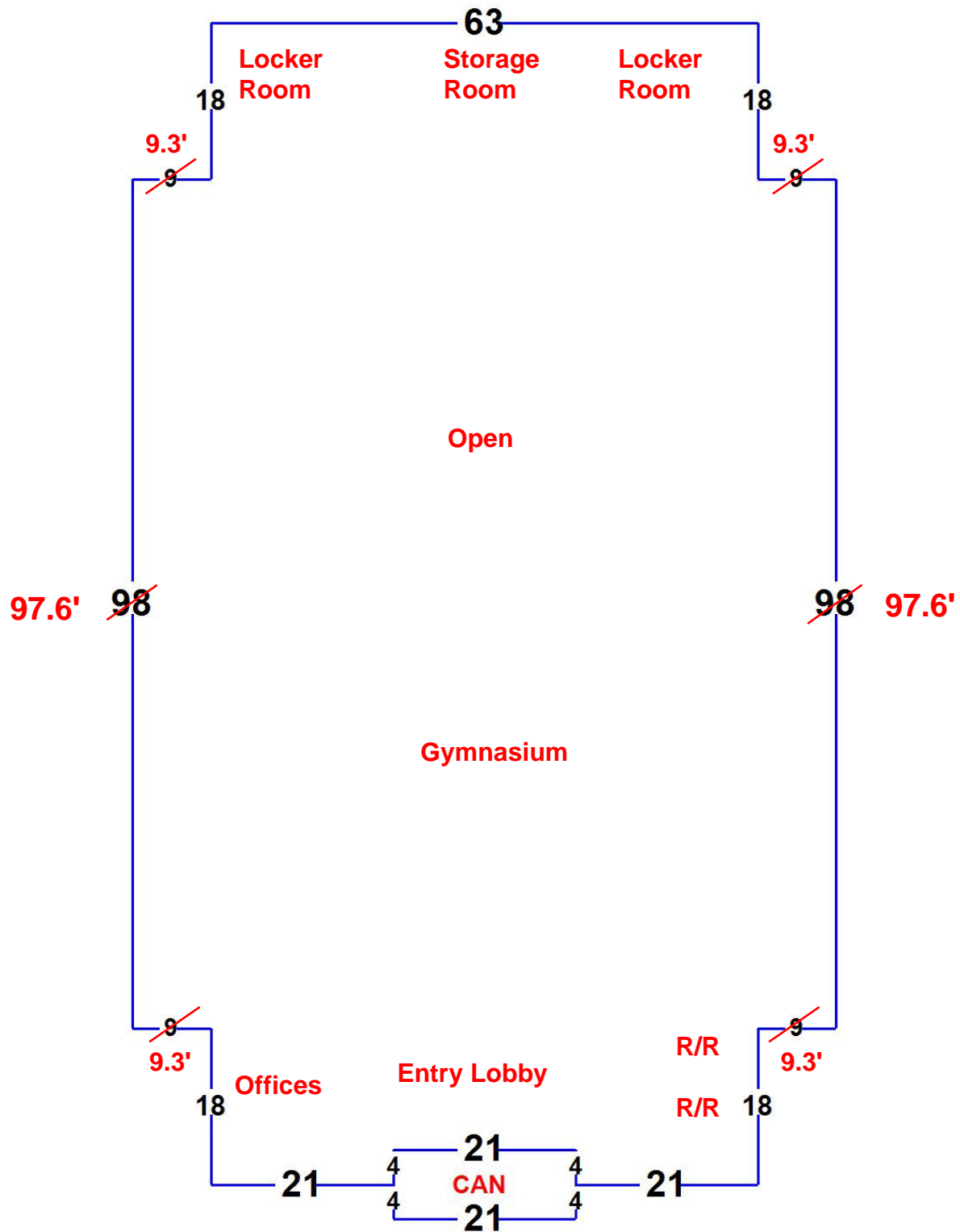


5/15/17

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.

SEE NEXT PAGE FOR FLOOR PLAN & BUILDING AREA.

Escambia County Property Appraiser
140559000



Building Area:

$$\begin{aligned} 97.6' \times 81.6' &= 7,964.2 \text{ Sq. Ft.} \\ 2 \times 63' \times 18' &= 2,268 \text{ Sq. Ft.} \\ \text{Less } 4' \times 21' &= < \underline{84.0 \text{ Sq. Ft.}} > \\ &\underline{\underline{10,148 \text{ Sq. Ft.}}} \end{aligned}$$

Escambia County Property Appraiser
000S009025005082 - Full Legal Description

S 7 57/100 FT OF LTS 1 2 3 4 AND OF W 27 FT OF LT 5 AND E 13 FT OF LT 5 ALL LTS 6 TO 20 BLK 82 NEW CITY
TRACT DB 453 P 428 OR 4815 P 1898 LESS OR 4905 P 355 HAMBRICK CA 68

REC 6.00
① DDC .70
tot 6.70

MARY J. MAY
CITIZENS TITLE GROUP, INC.
4900 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

PORTION OF
PARCEL 00-05-00-9025-005-082

OR BK 4815 PG1898
Escambia County, Florida
INSTRUMENT 2001-909994

DEED DOC STAMPS PD @ ESC CO \$ 0.70
12/10/01 ERNIE LEE MAGAHA, CLERK
By: *[Signature]*

RCD Dec 10, 2001 03:03 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2001-909994

STATE OF FLORIDA

DEED OF REALTY

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, that the Grantor UNITY CHURCH OF CHRISTIANITY OF PENSACOLA, FLORIDA, INCORPORATED for and in considration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them paid, receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto the CITY OF PENSACOLA, FLORIDA, a municipal corporation of the State of Florida, whose mailing address is P O Box 12910, Pensacola, Florida 32521 the following described real estate in the County of Escambia, State of Florida.

LOT 6 AND THE SOUTH 7.57 FEET OF THE WEST 27 FEET OF LOT 5, BLOCK 82, NEW CITY TRACT, ACCORDING TO THE MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, BY THOMAS C. WATSON, COPYRIGHTED IN 1906.

The purpose of this deed is to clear any cloud in title which may have been caused by deed recorded in Official Record 1696 Page 530 and re-recorded in Official Records 1703 Page 69, Public records of aforesaid county.

The above property is conveyed subject to taxes for the current year and to valid easements, restrictions and reservations of record affecting the above property, in any, which are not hereby reimposed.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns, forever, together with all and singular the tenements, appurtenances and hereditaments thereunto belonging or in anywise appeartaining, free from all exemptions and right of homestead.

6th IN WITNESS WHEREOF the undersigned have hereunto executed this instrument the day of December, 2001.

[Signature]
MARY J. MAY
[Signature]
DAWN DEVER

UNITY CHURCH OF CHRISTIANITY OF PENSACOLA

[Signature]
IT'S PRESIDENT, DANIEL J. BRUPBACHER

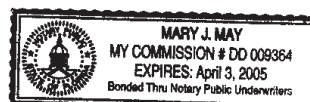
STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by Daniel J. Brupbacher as President on behalf of said Corporation who personally appeared before me, or who produced Drivers License as identification, and who did not take an oath this 6th day of December, 2001.

[Signature]
Notary Public
Commission No.
Commission expires

RETURN TO:
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503





Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

2018

REAL ESTATE

TAXES



SCAN TO PAY ONLINE

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
14-0559-000	16		0005009025005082

PENSACOLA CITY OF
C/O FINANCE DEPARTMENT
PO BOX 12910
PENSACOLA, FL 32521

PROPERTY ADDRESS:
900 E JACKSON ST

EXEMPTIONS:
MUNICIPAL-CITY OWNED

PAY DELINQUENT TAXES BY CASH, CASHIER'S CHECK OR MONEY ORDER

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	597,467	597,467	0	0.00
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	597,467	597,467	0	0.00
BY STATE LAW	4.2000	597,467	597,467	0	0.00
PENSACOLA	4.2895	597,467	597,467	0	0.00
WATER MANAGEMENT	0.0338	597,467	597,467	0	0.00
M.S.T.U. LIBRARY	0.3590	597,467	597,467	0	0.00

TOTAL MILLAGE 17.6238

AD VALOREM TAXES \$0.00

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
S 7 57/100 FT OF LTS 1 2 3 4 AND OF W 27 FT OF LT 5 AND E 13 FT OF LT 5 ALL LTS See Additional Legal on Tax Roll			
NON-AD VALOREM ASSESSMENTS			\$0.00

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$0.00

If Received By Please Pay	Aug 30, 2019 \$0.00				
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RETAIN FOR YOUR RECORDS

2018 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY **Aug 30, 2019**
0.00

AMOUNT IF PAID BY

AMOUNT IF PAID BY

AMOUNT IF PAID BY

AMOUNT IF PAID BY

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER

14-0559-000

PROPERTY ADDRESS

900 E JACKSON ST

PENSACOLA CITY OF
C/O FINANCE DEPARTMENT
PO BOX 12910
PENSACOLA, FL 32521

PAY DELINQUENT TAXES BY CASH,
CASHIER'S CHECK OR MONEY ORDER

FLOOD MAP



August 15, 2019

polygonLayer

Override 1

— LOCAL ROAD

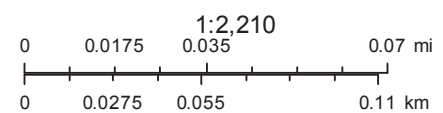
□ Parcels

Streets

— PRINCIPAL ARTERIAL

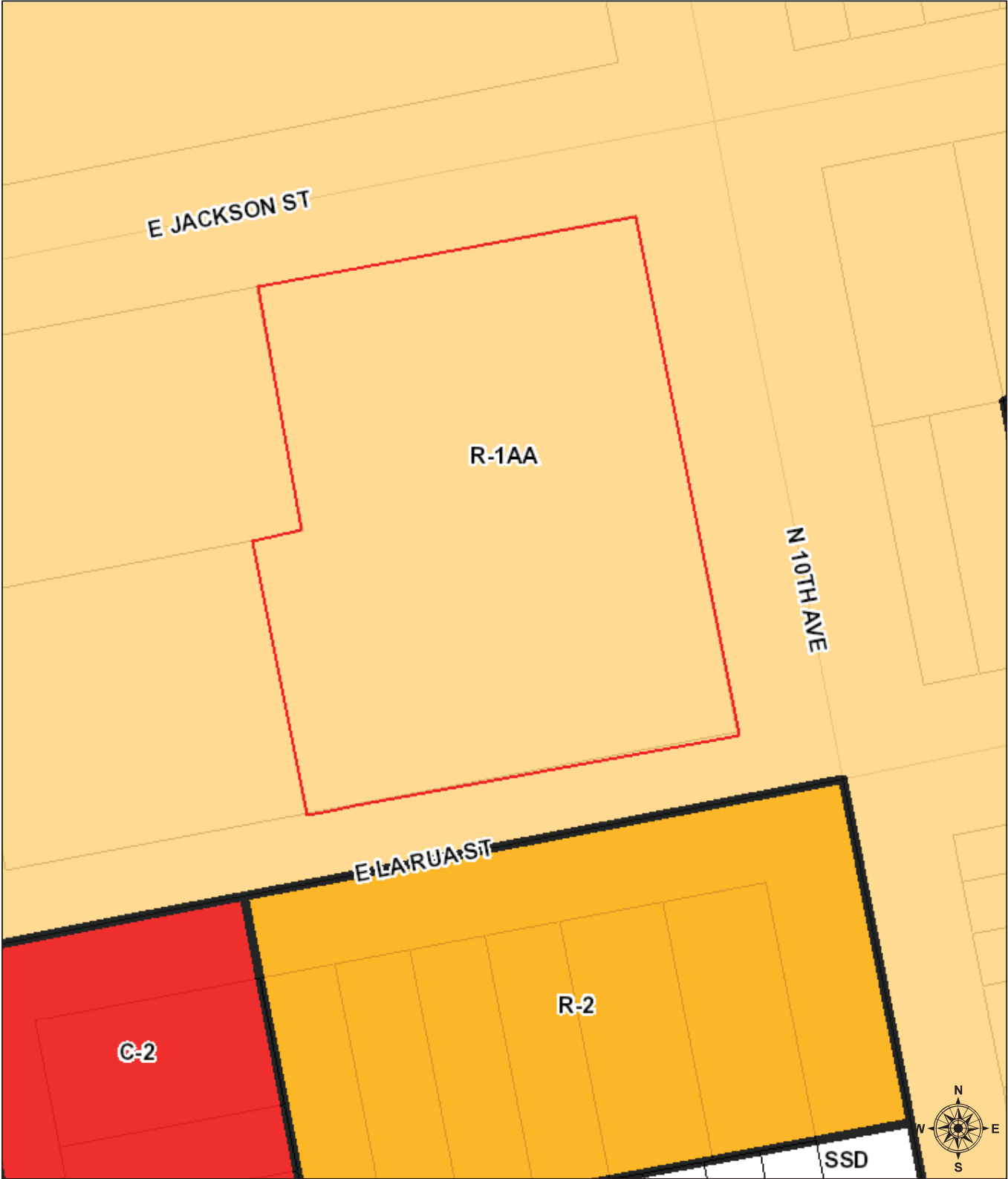
— MINOR ARTERIAL

— COLLECTOR

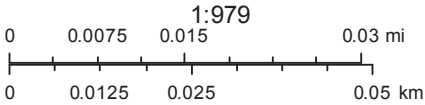


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

ZONING

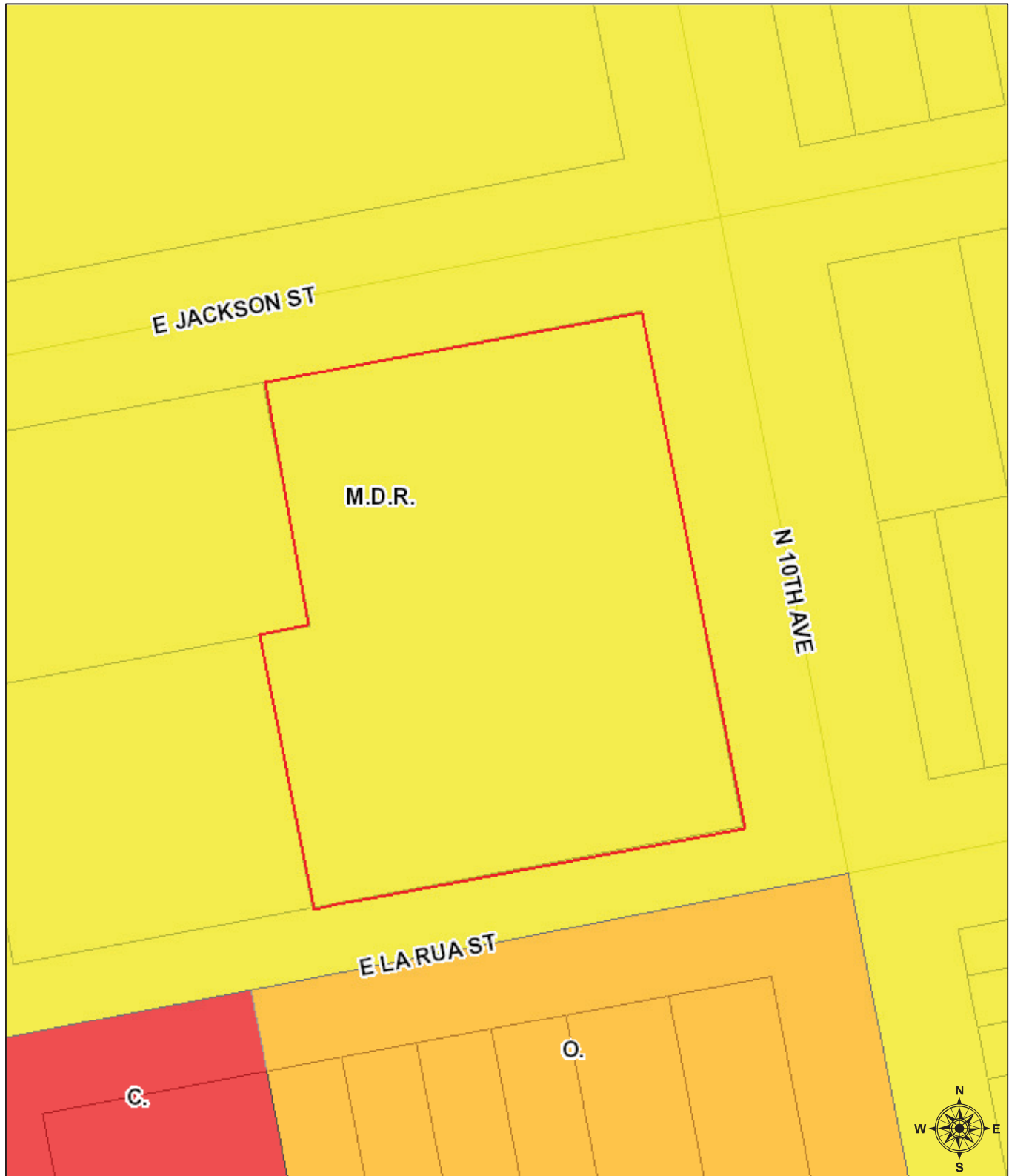


August 15, 2019



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

FUTURE LAND USE

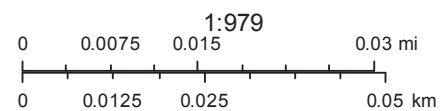


August 15, 2019

Future Landuse

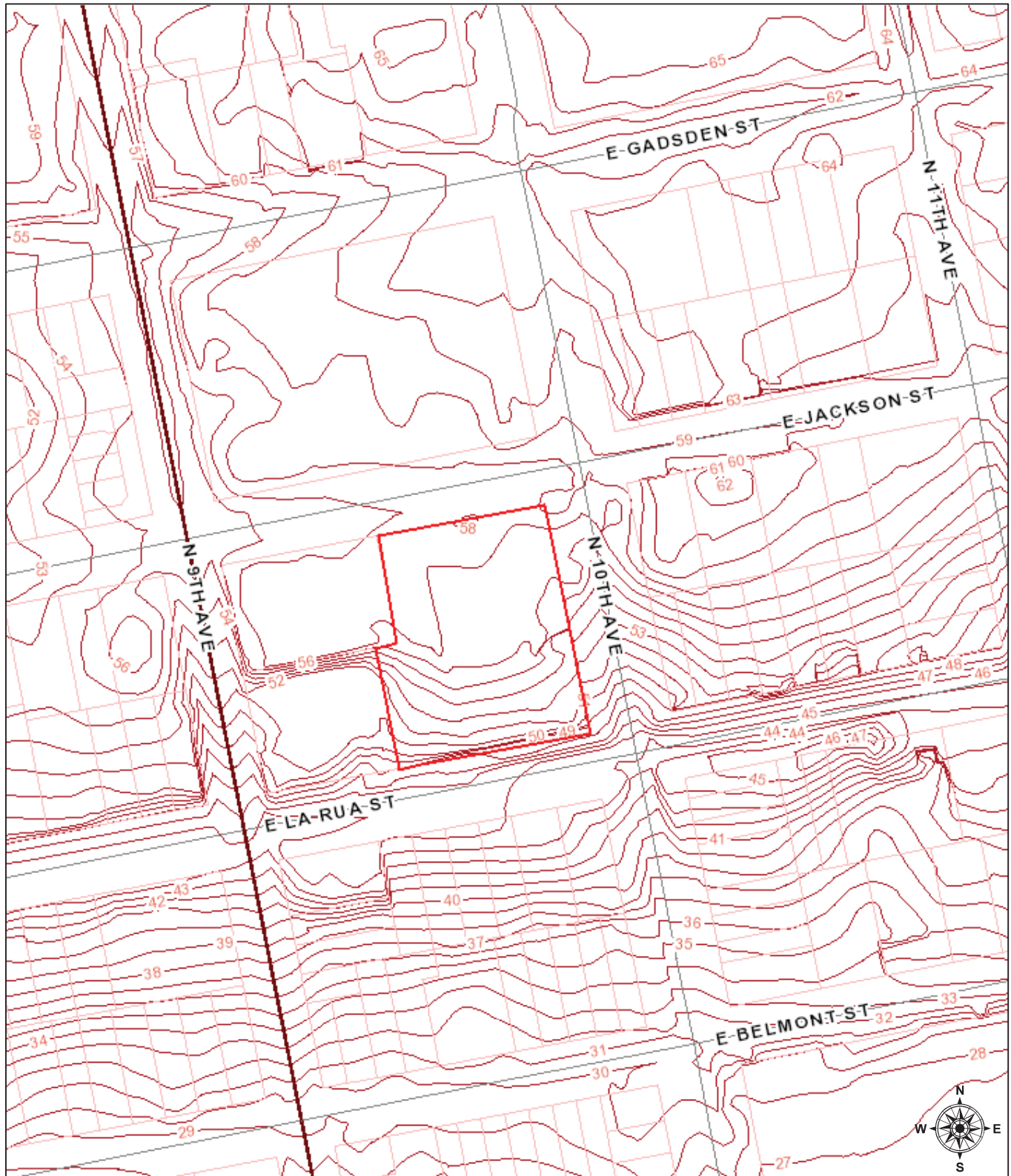
- OPEN SPACE/CONSERVATION
- RESIDENTIAL
- OFFICE
- COMMERCIAL
- AIRPORT

- REDEVELOPMENT
- NEIGHBORHOOD
- INTERSTATE CORRIDOR
- HISTORIC AND PRESERVATION
- INDUSTRIAL DISTRICT



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CONTOURS



August 15, 2019

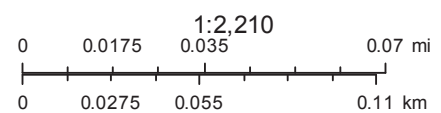
polygonLayer

Override 1

Streets

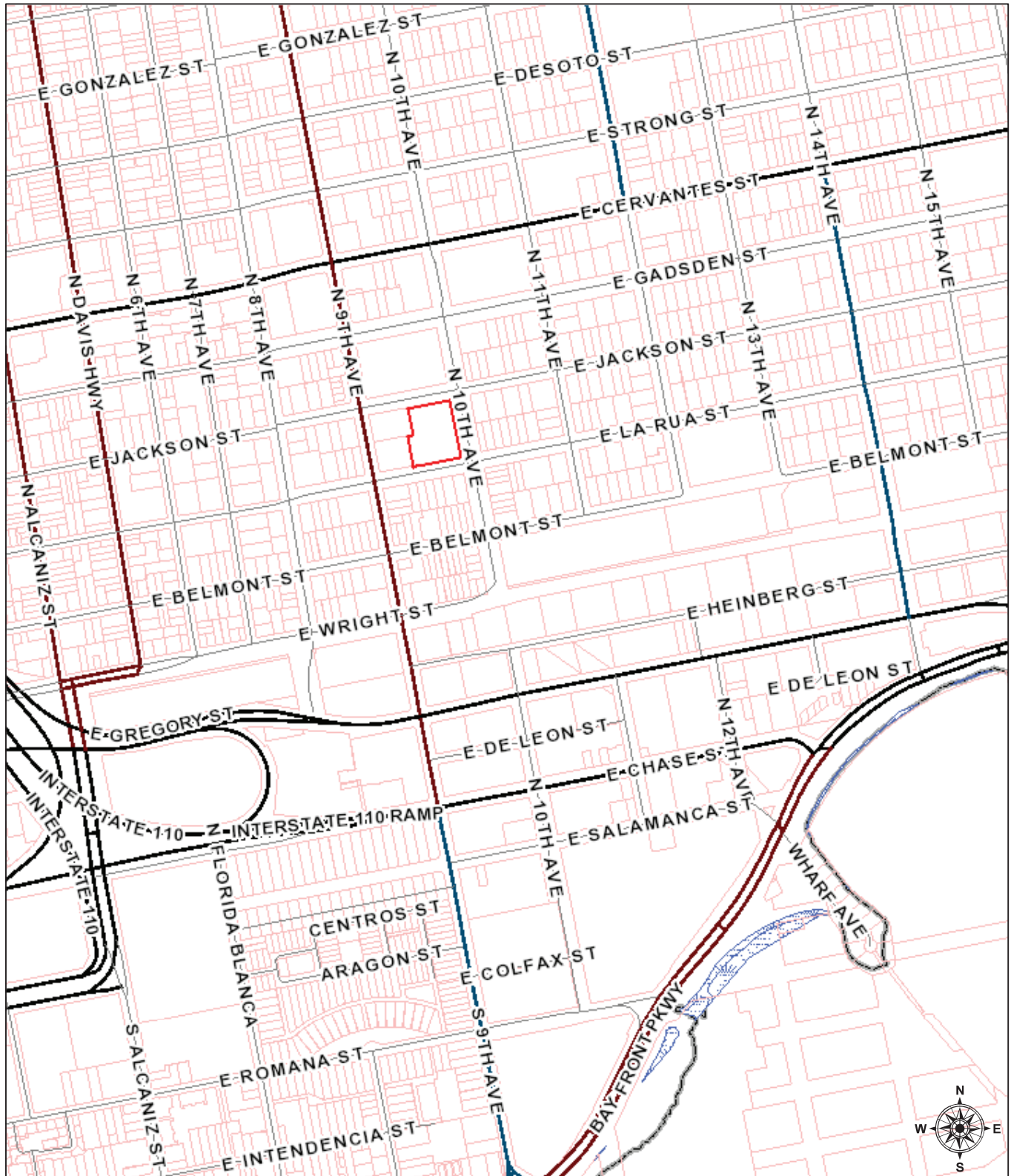
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR

- LOCAL ROAD
- Parcels
- Contours - Elevation
- County Outline



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

WETLANDS



August 15, 2019

polygonLayer

Override 1

Streets

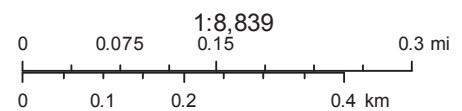
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR

— LOCAL ROAD

□ Parcels

■ Wetlands

□ County Outline



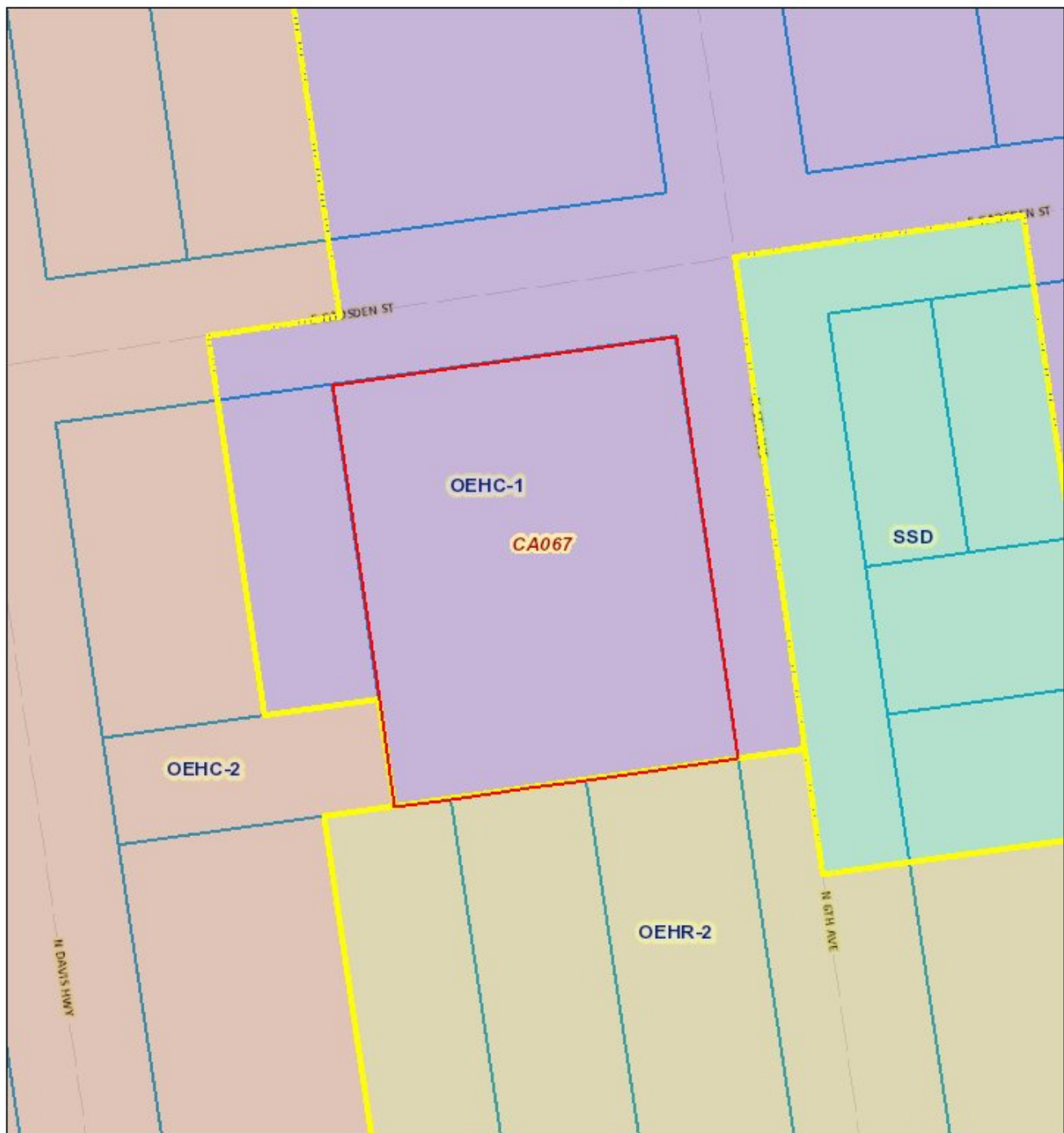
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

COMPARABLE LAND SALE

COMPARABLE NO.:	1	RECORD NUMBER: 7990
CLASSIFICATION:	COMMERCIAL LAND	
DATE:	05/27/2018	
LOCATION:	511 EAST GADSDEN STREET, PENSACOLA, FLORIDA	
SALES PRICE:	\$180,000	
GRANTOR:	STEVENS FAMILY LIMITED PARTNERSHIP	
GRANTEE:	PIKE FAMILY LLC	
REFERENCE:	OR 7915 PAGE 1610; MLS #537900	
BRIEF LEGAL DESCRIPTION:	LOTS WITHIN BLOCK 10, EAST KING TRACT; ESCAMBIA COUNTY, FLORIDA	
TERMS:	CASH TO SELLER	
ZONING:	OEHC-1; OLD EAST HILL PRESERVATION NEIGHBORHOOD	
HIGHEST AND BEST USE:	OFFICE/RESIDENCE	
LAND SIZE:		
NUMBER OF ACRES:	0.42 ACRE (18,300 SQ. FT)	
FRONT FEET:	150 FT.	
<u>LAND UNIT PRICES:</u>		
PER SQUARE FOOT:	\$9.84	
PER FRONT FOOT:	\$1,200.00	

REMARKS:


- VACANT COMMERCIAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF EAST GADSDEN STREET AND NORTH 6TH AVENUE.
- PROPERTY WAS LISTED FOR SALE WITH LEVIN RINKE REALTY AT A PRICE OF \$180,000 (MLS #537900). PROPERTY WAS ON THE MARKET FOR 1 DAY PRIOR TO BEING SOLD.
- PARCEL I.D. #: 00-0S-00-9020-008-010
- JURISDICTION: CITY OF PENSACOLA, FLORIDA.




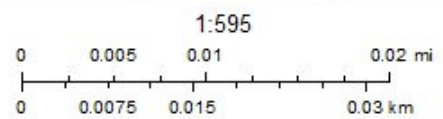
August 27, 2019

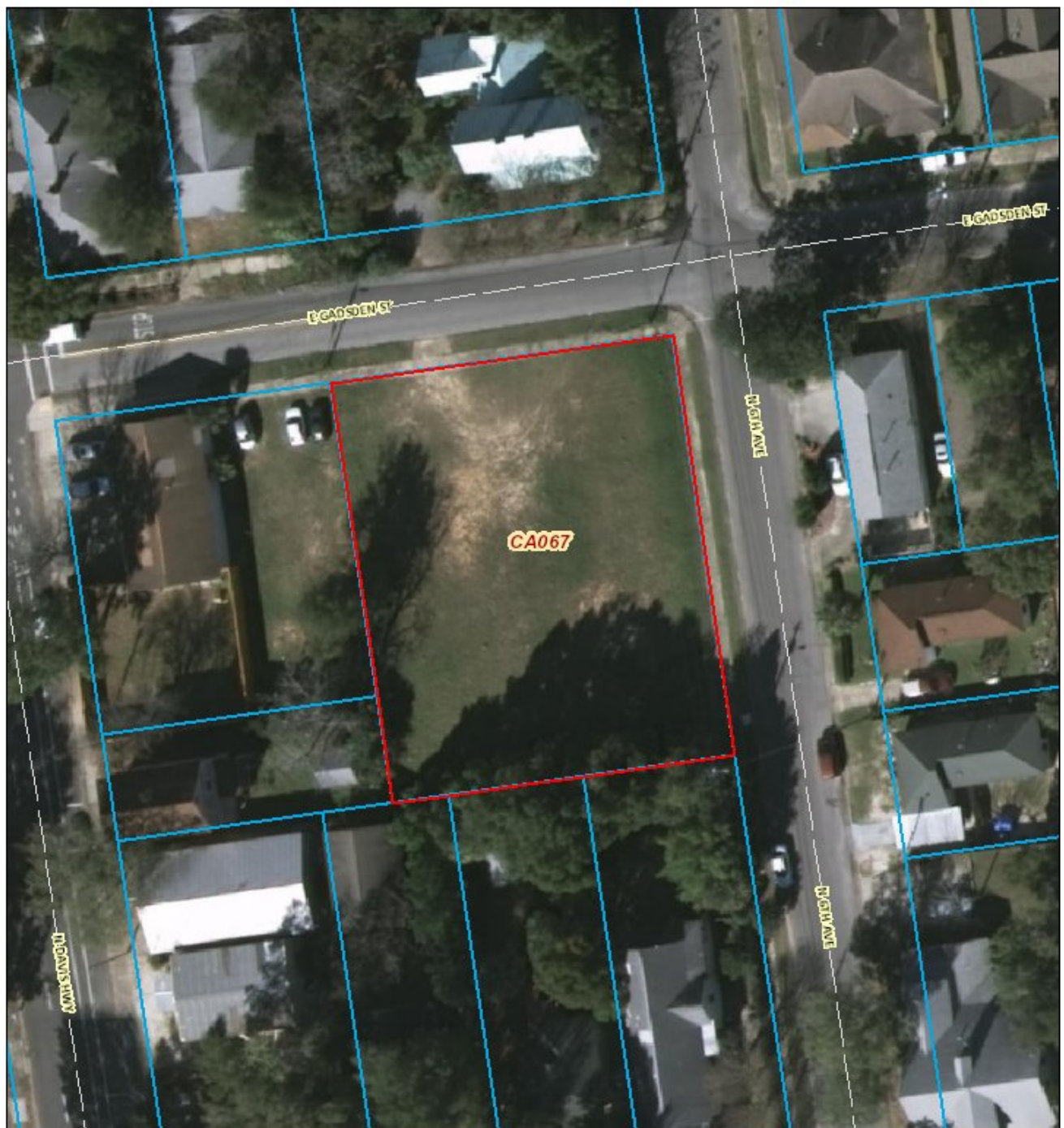
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Override 1

 Map Grid

 Boundary



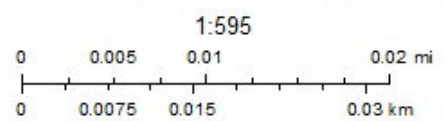


August 27, 2019

polygonLayer

Override 1

- Map Grid
- Boundary
- Property Line

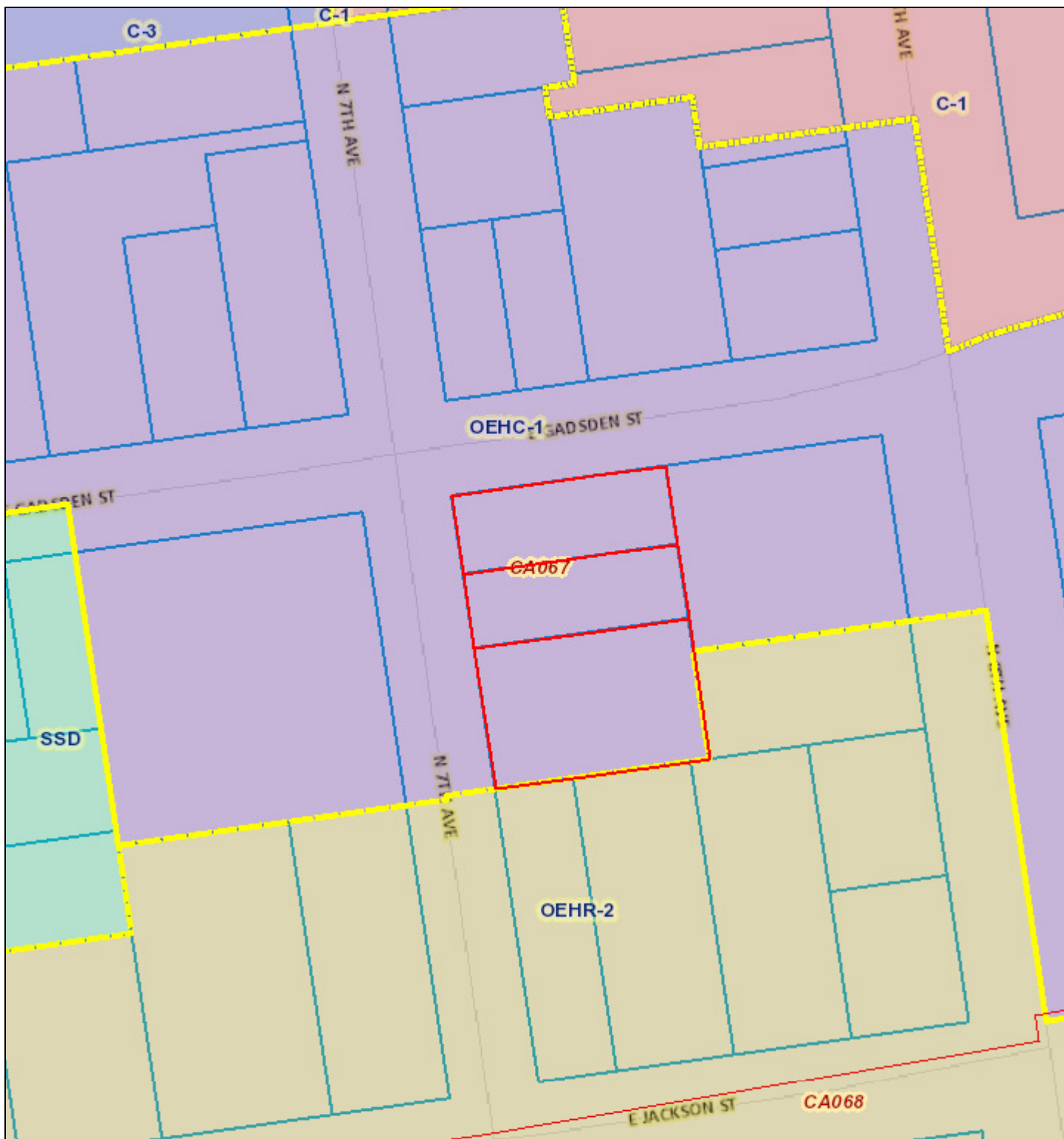


COMPARABLE LAND SALE

COMPARABLE NO.:	2	RECORD NUMBER: 7998
CLASSIFICATION:	COMMERCIAL LAND	
DATE:	08/11/2017	
LOCATION:	622 NORTH 7TH AVENUE, PENSACOLA, FLORIDA	
SALES PRICE:	\$205,000	
GRANTOR:	STANLEY L. AND TINA STROBEL	
GRANTEE:	GEORGE E. JR., AND JUDITH A. HUNTER	
REFERENCE:	OR 7759 PAGE 1157; MLS #512117	
BRIEF LEGAL DESCRIPTION:	LOTS WITHIN BLOCK 12, EAST KING TRACT	
TERMS:	CASH TO SELLER	
ZONING:	OEHC-1; OLD EAST HILL PRESERVATION NEIGHBORHOOD	
HIGHEST AND BEST USE:	OFFICE/RESIDENCE	
LAND SIZE:		
NUMBER OF ACRES:	16,500 SQ. FT. (0.38 ACRE)	
FRONT FEET:	110 FT.	
<u>LAND UNIT PRICES:</u>		
PER SQUARE FOOT:	\$12.42	
PER FRONT FOOT:	\$1,863.64	

REMARKS:

- VACANT COMMERCIAL PARCEL LOCATED AT THE SOUTHEAST CORNER OF EAST GADSDEN STREET AND NORTH SEVENTH AVENUE.
- PROPERTY WAS LISTED FOR SALE WITH LEVIN RINKE REALTY AT A PRICE OF \$219,900 (MLS #512117). PROPERTY WAS ON THE MARKET FOR 73 DAYS PRIOR TO BEING SOLD.
- PARCEL I.D. #: 00-0S-00-9020-065-012, 00-0S-00-9020-070-012, AND 00-0S-00-9020-080-012.
- JURISDICTION: CITY OF PENSACOLA, FLORIDA.




August 29, 2019

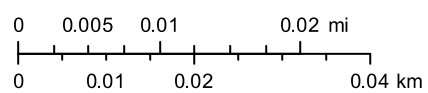
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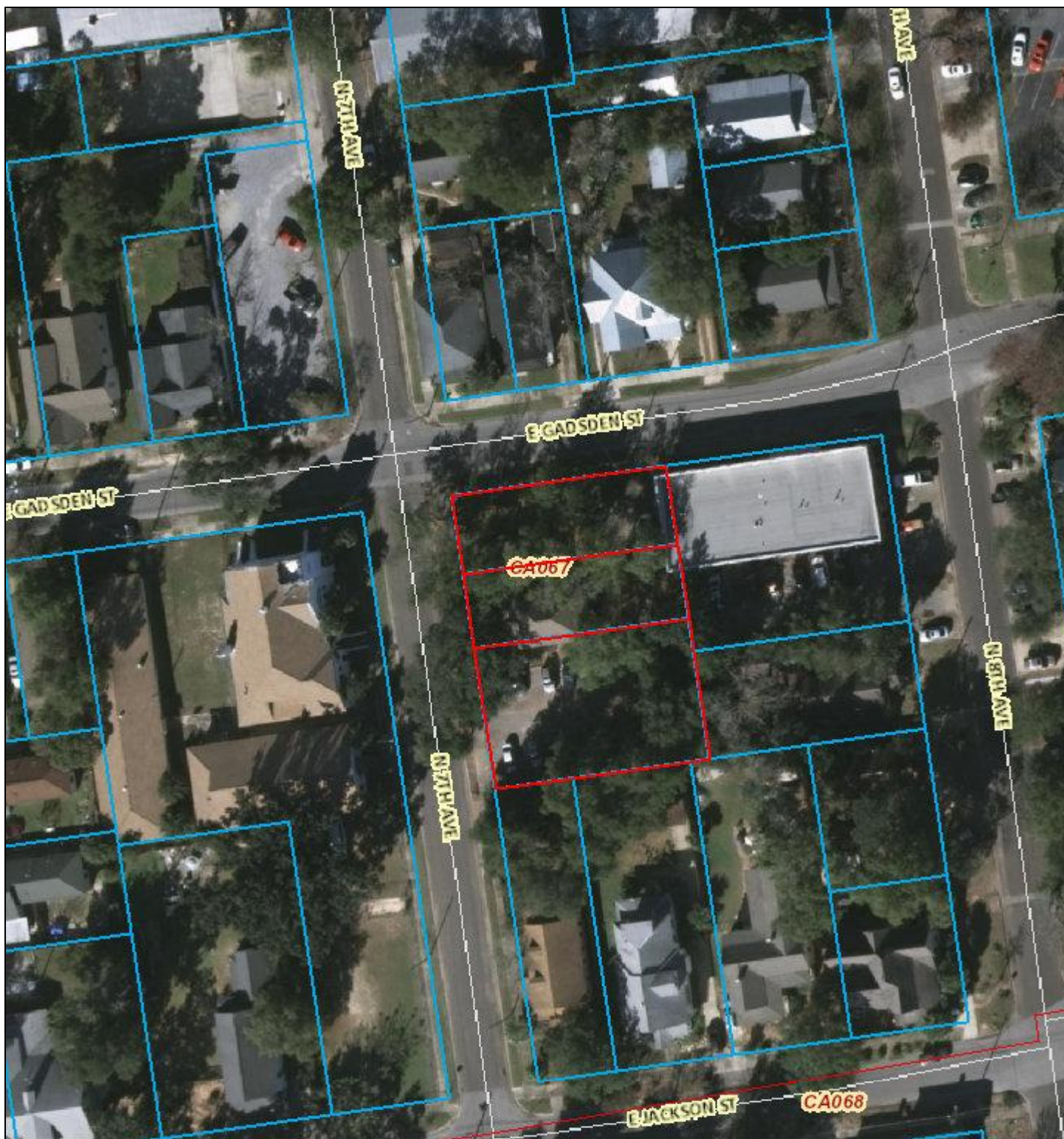
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Override 1

 Map Grid

 Boundary





August 29, 2019

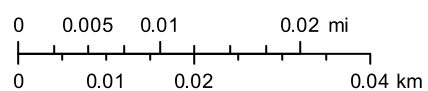
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polygonLayer

Override 1

Map Grid

Property Line



COMPARABLE LAND SALE

COMPARABLE NO.: 3 RECORD NUMBER: 7991

CLASSIFICATION: RESIDENTIAL LAND

DATE: 01/05/2018

LOCATION: 1000 EAST BELMONT STREET, PENSACOLA, FLORIDA

SALES PRICE: \$162,500

GRANTOR: BOBE HOUSE LLC
GRANTEE: ERNST CHAD LEIDNER

REFERENCE: OR 7835 PAGE 1587; MLS #526665

BRIEF LEGAL DESCRIPTION: LOTS 16 AND 17, BLOCK 63, NEW CITY TRACT; ESCAMBIA COUNTY, FLORIDA

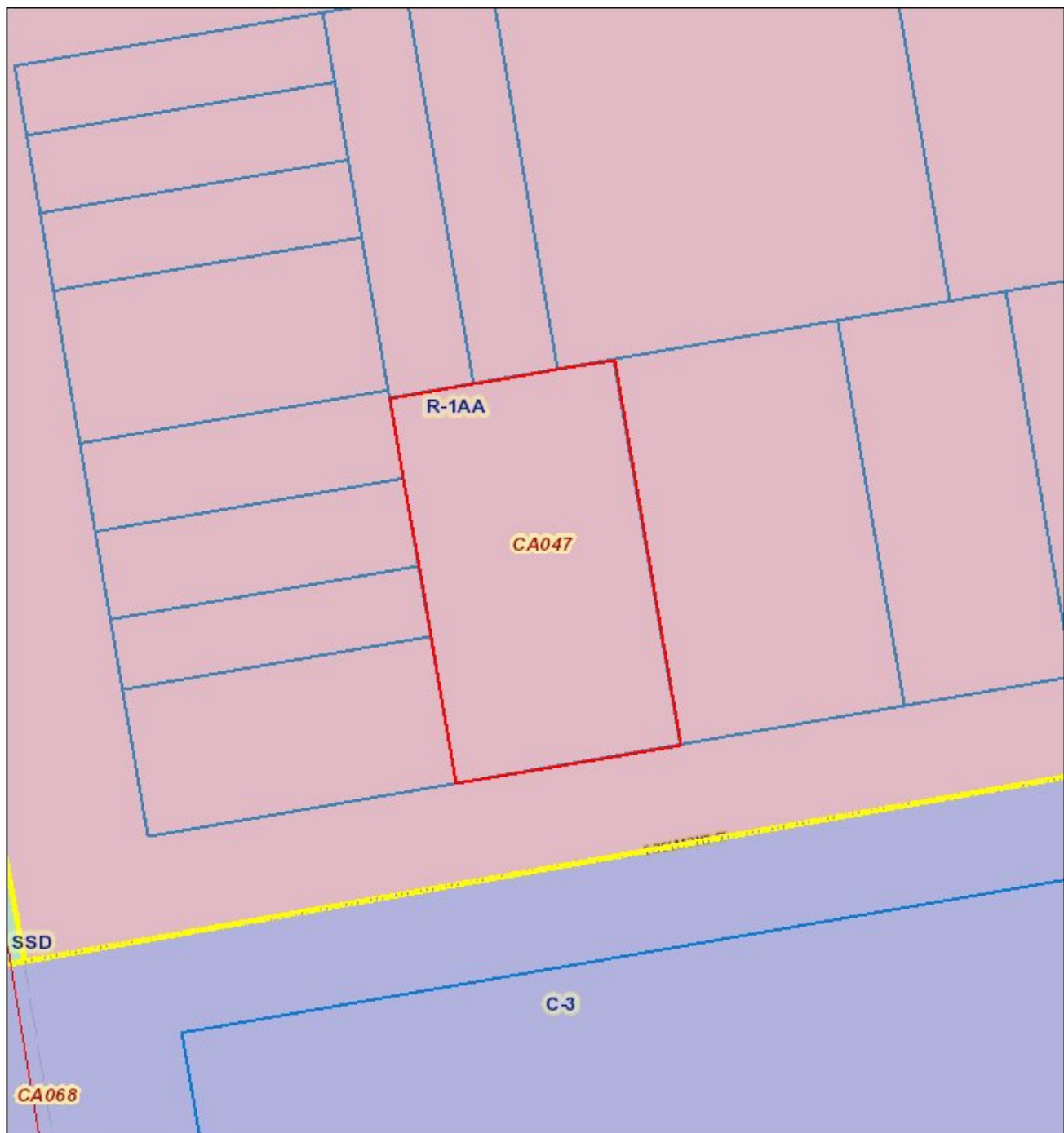
TERMS: CASH TO SELLER
ZONING: R-1AA; MEDIUM DENSITY RESIDENTIAL
HIGHEST AND BEST USE: RESIDENTIAL

LAND SIZE:
NUMBER OF ACRES: 0.25 ACRE (11,000 SQ. FT.)
FRONT FEET: 80 FT.

LAND UNIT PRICES:
PER SQUARE FOOT: \$14.77
PER FRONT FOOT: \$2,031.25

REMARKS:

- INTERIOR PARCEL LOCATED ON THE NORTH SIDE OF EAST BELMONT STREET BETWEEN 10TH AND 11TH AVENUES.
- LAND WAS PURCHASED FOR DEVELOPMENT WITH A RESIDENCE.
- PROPERTY WAS LISTED FOR SALE WITH HARGROVE REALTY AT A PRICE OF \$172,000 (MLS#526665). PROPERTY WAS ON THE MARKET FOR 22 DAYS PRIOR TO BEING SOLD.
- PARCEL I.D. #: 00-0S-00-9025-160-063
- JURISDICTION: CITY OF PENSACOLA, FLORIDA.




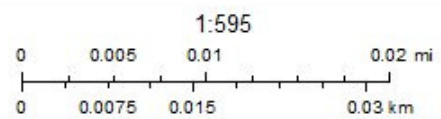
August 27, 2019

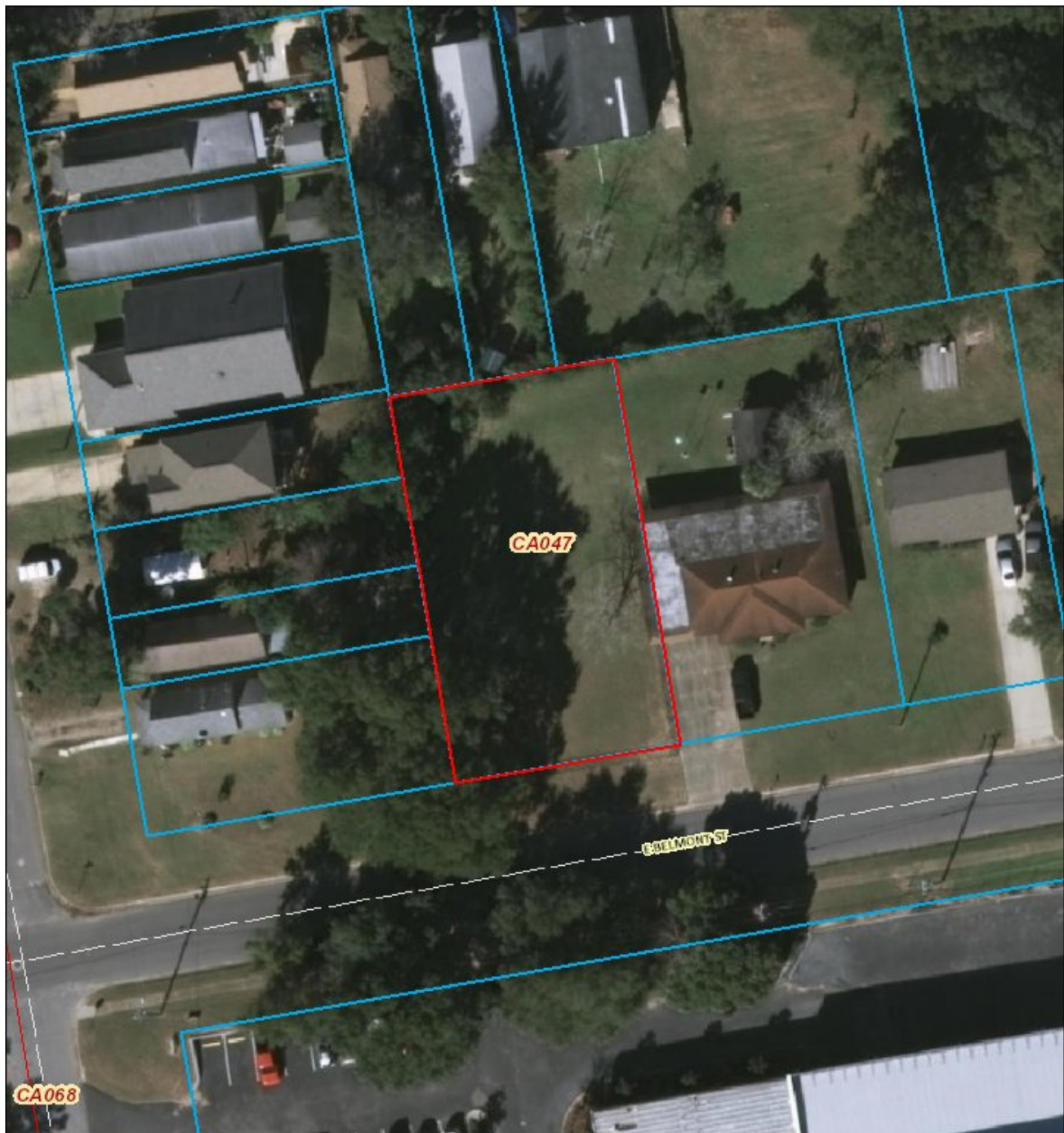
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Override 1

 Map Grid

 Boundary



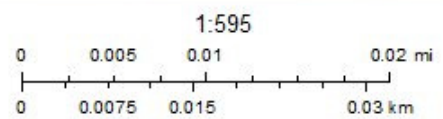


August 27, 2019

polygonLayer

Override 1

-  Map Grid
-  Boundary
-  Property Line

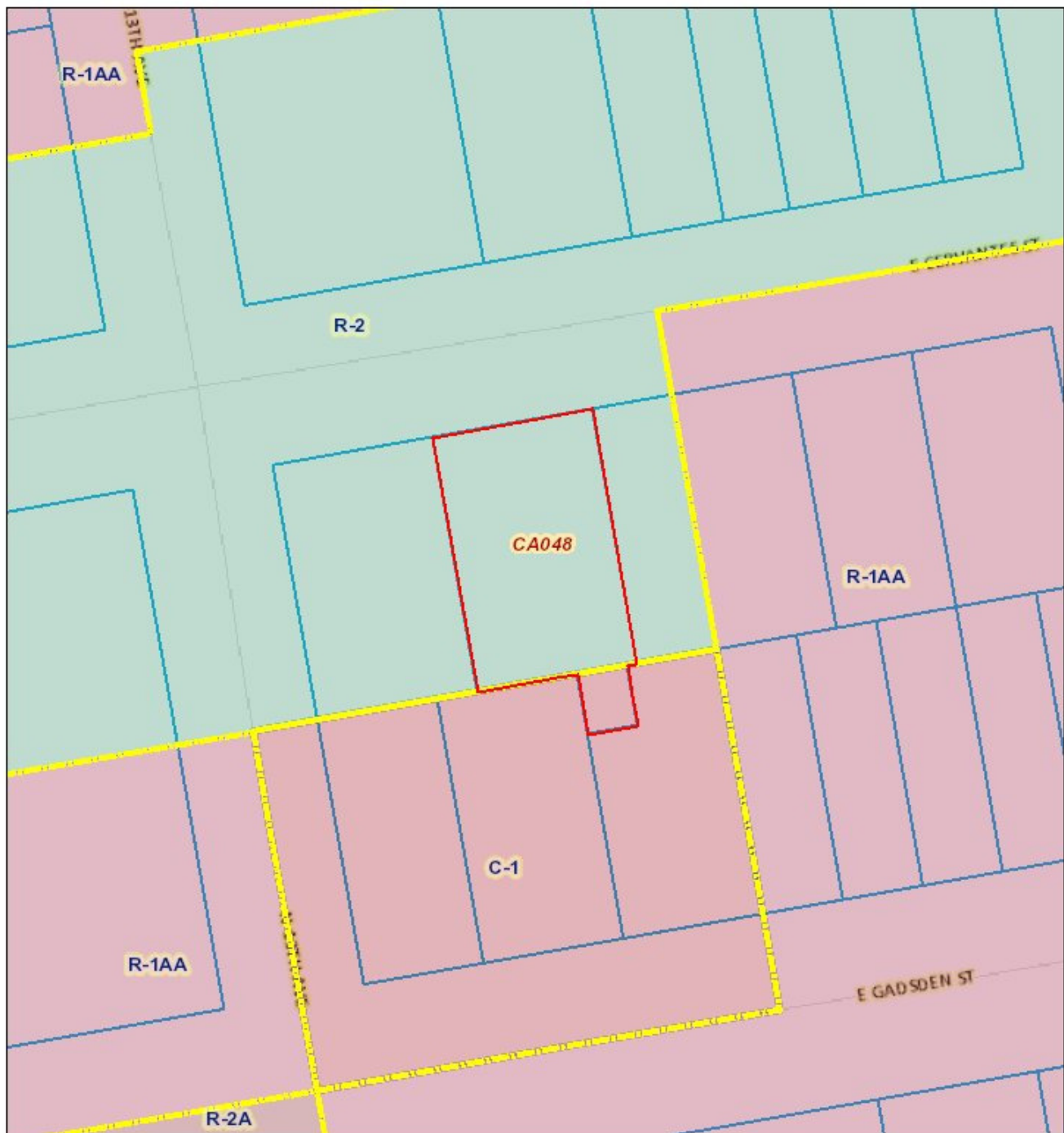


COMPARABLE LAND SALE

COMPARABLE NO.:	4	RECORD NUMBER: 7992
CLASSIFICATION:	COMMERCIAL LAND	
DATE:	10/04/2018	
LOCATION:	1307 EAST CERVANTES STREET, PENSACOLA, FLORIDA	
SALES PRICE:	\$180,000	
GRANTOR:	MICHAEL THIEL AND ADRIAN F HAMMOND, JR & EMILY JANE HAMMOND	
GRANTEE:	KIPLING STREET LLC	
REFERENCE:	OR 7979 PAGE 734	
BRIEF LEGAL DESCRIPTION:	LOTS WITHIN BLOCK 102, NEW CITY TRACT; ESCAMBIA COUNTY, FLORIDA	
TERMS:	CASH TO SELLER	
ZONING:	R-2; RESIDENTIAL/OFFICE	
HIGHEST AND BEST USE:	OFFICE	
LAND SIZE:		
NUMBER OF ACRES:	0.25 ACRE (10,890 SQ. FT.)	
FRONT FEET:	80 FT.	
<u>LAND UNIT PRICES:</u>		
PER SQUARE FOOT:	\$16.53	
PER FRONT FOOT:	\$2,250.00	

REMARKS:


- VACANT INTERIOR LAND PARCEL LOCATED ON THE SOUTH SIDE OF EAST CERVANTES STREET, JUST EAST OF THIRTEENTH AVENUE.
- PROPERTY WAS NOT LISTED IN MLS.
- PARCEL I.D. #: 00-0S-00-9025-003-102
- JURISDICTION: CITY OF PENSACOLA, FLORIDA.




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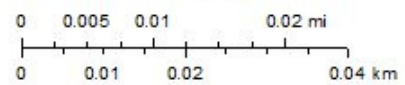
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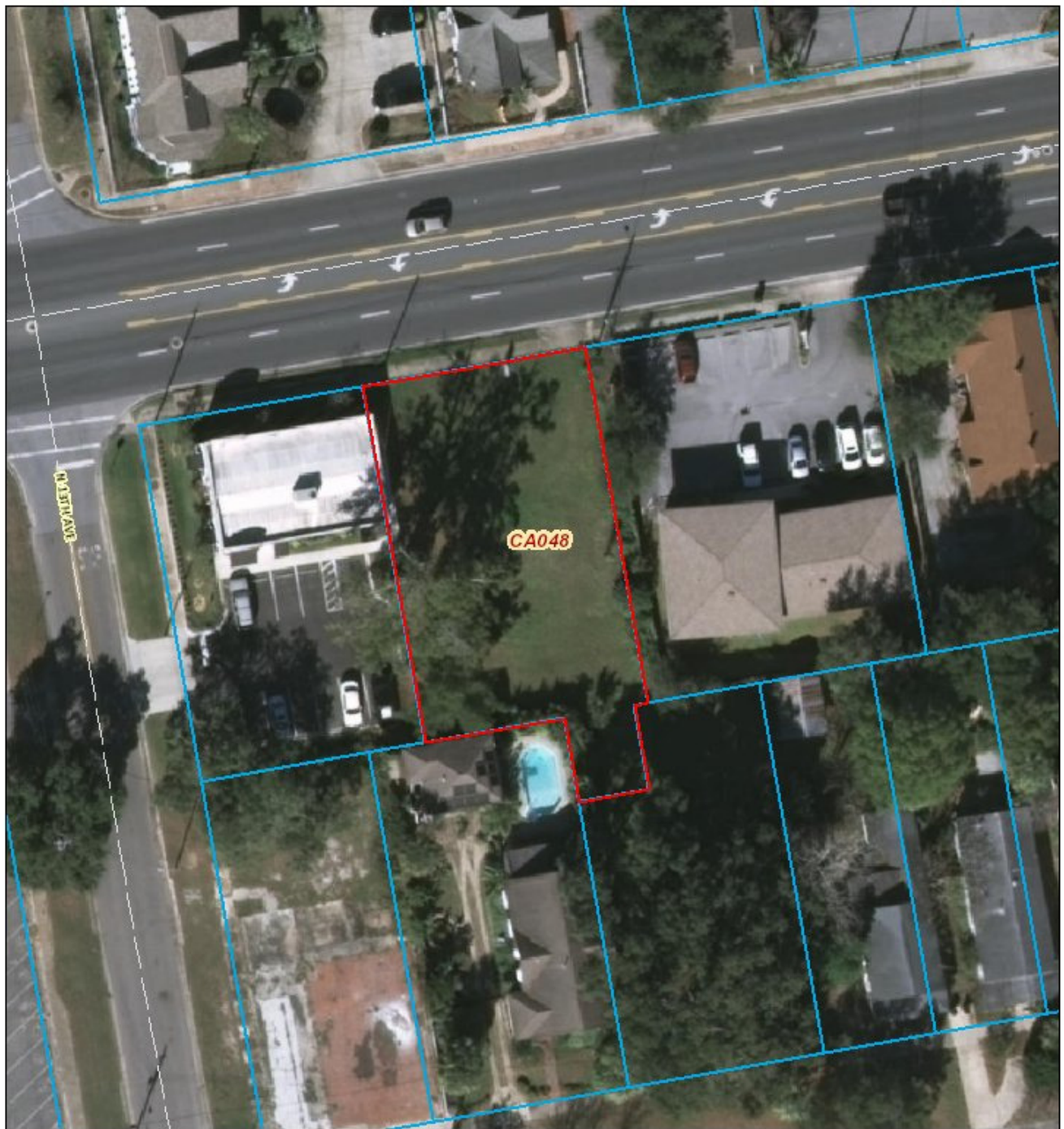
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 Boundary

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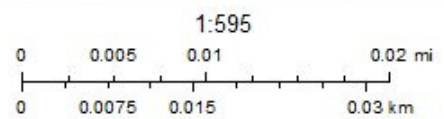


August 27, 2019

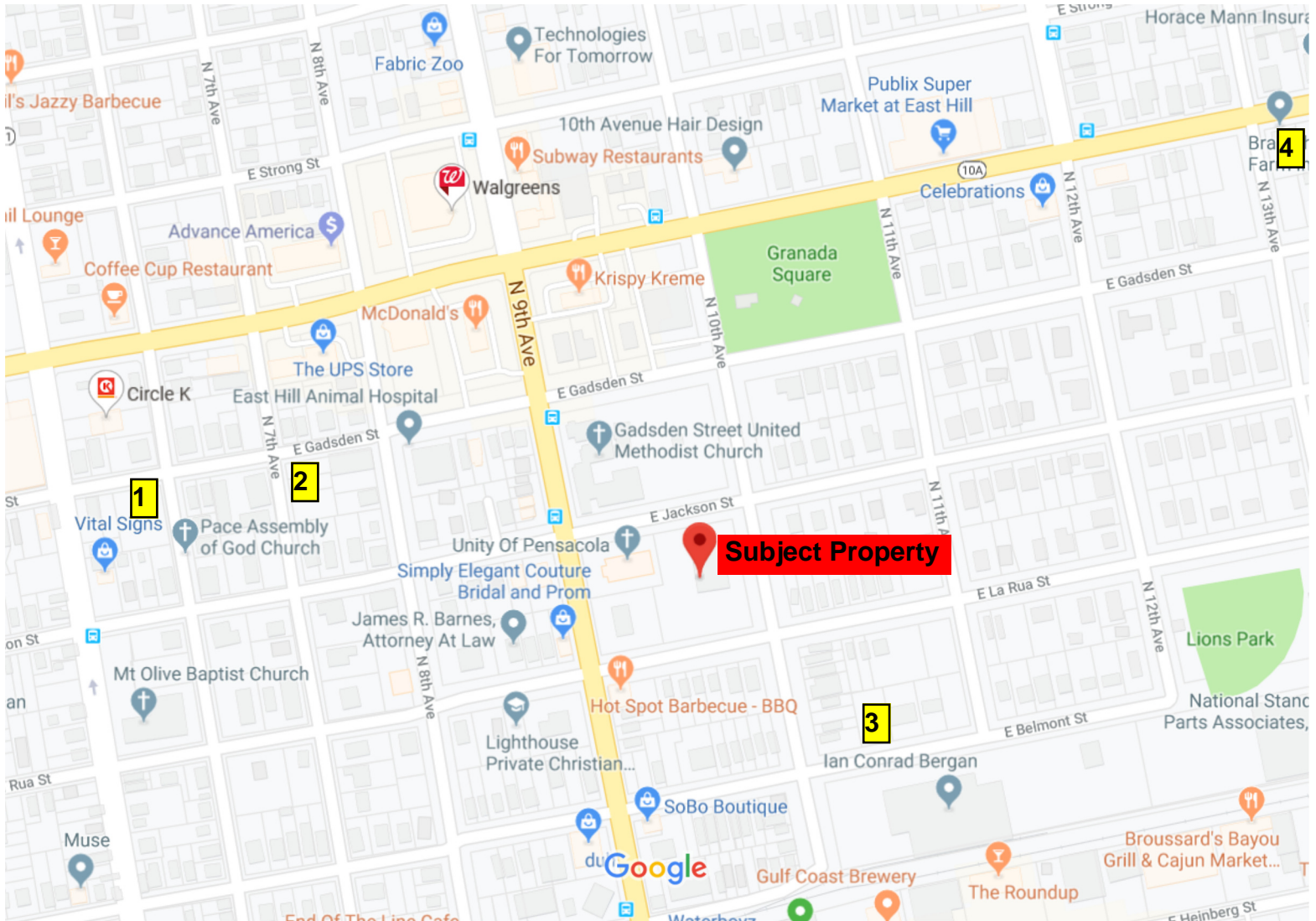
polygonLayer

Override 1

- Map Grid
- Boundary
- Property Line



COMPARABLE LOCATION MAP



APPRAISER'S QUALIFICATIONS

NAME: Charles C. Sherrill, Jr., MAI
TITLE: President
OFFICE ADDRESS: Sherrill Appraisal Company
2803 East Cervantes Street, Suite C
Pensacola, Florida 32503
EDUCATION: Bachelor of Arts Degree in Economics, Washington & Lee University,
Lexington, Virginia (1984)

Successfully completed the following courses sponsored by the American Institute of Real Estate Appraisers:

- Course 1A-1 Real Estate Appraisal Principles (Tufts University, 1986)
- Course 1A-2 Basic Valuation Procedures (University of North Carolina, 1986)
- Course SPP Standards of Professional Practice (Atlanta, Georgia, 1987)
- Course 1B-A Capitalization Theory and Techniques - Part A (Florida State University, 1987)
- Course 1B-B Capitalization Theory and Techniques - Part B (University of Portland, 1988)
- Course 2-1 Case Studies in Real Estate Valuation (Colorado University, 1988)
- Course 2-2 Report Writing and Valuation Analysis (University of Central Florida, 1989)

Successfully completed the following course sponsored by the Commercial Investment Real Estate Institute:

- Course 401 Introduction to Commercial Real Estate Analysis (Pensacola, Florida, 1995/1998)

CONTINUING EDUCATION:

Credited with attendance/completion of the following seminars/courses:

Appraisal Institute

- Eminent Domain and Condemnation
- Uniform Standards of Professional Appraisal Practice
- Business Practices and Ethics
- Analyzing Operating Expenses
- Appraising from Blueprints and Specifications
- Feasibility, Market Value, and Investment Timing
- Analyzing Distressed Real Estate
- Hotel/Motel Valuation
- Effective Appraisal Report Writing
- FHA Homebuyer Protection Plan and The Appraisal Process
- Standards of Professional Practice - Part C
- Standards of Professional Practice - Part A
- Fair Lending and the Appraiser
- Appraisal of Retail Properties
- Standards of Professional Practice - Part B
- Understanding Limited Appraisals and General Reporting Options - General
- Accrued Depreciation
- Depreciation Analysis
- Rates, Ratios, and Reasonableness
- Comprehensive Appraisal Workshop
- Real Estate Risk Analysis
- New Technologies for Real Estate Appraisers

APPRAISER'S QUALIFICATIONS

CONTINUING EDUCATION (Continued):

Credited with attendance/completion of the following seminars/courses:

State Certification

USPAP Update
Florida Appraisal Laws and Regulations
Appraisal of 2-4 Family and Multi-Family Properties
Challenging Assignments for Residential Appraiser's
Foreclosure Basics for Appraiser's
Florida Appraiser Supervisor/Trainee Rules
Neighborhood Analysis
Communicating the Appraisal
Appraisal Principles
Sales Comparison Approach
Income Capitalization Approach
Cost Approach
Real Estate, Mortgages, and Law
Essential Elements of Disclosures and Disclaimers

EXPERIENCE:

Engaged since 1986 in valuation, consulting, and market studies of various property types, including office, retail, industrial, multi-family residential, churches, restaurants, motels, subdivision developments, commercial land, acreage, marinas, single family residential, and condominiums in numerous states. Have testified as an expert witness numerous times in the Circuit Courts of Escambia, Santa Rosa, and Okaloosa Counties. Prior to joining Sherrill Appraisal Company in 1992, employed by Landauer Associates, Inc., Atlanta, Georgia (1986-1992) as Vice President, Valuation and Technical Services Division.

PROFESSIONAL LICENSES:

State Certified General Appraiser (#RZ1665), State of Florida (1993-Present)
Licensed Real Estate Broker (#BK0436908), State of Florida (1996-Present)
Former Licensed Real Estate Salesman (#SL0436908), State of Florida (1985-1996)
Former State Certified Appraiser (#000439), State of Georgia (1991-1992)

PROFESSIONAL MEMBERSHIPS:

Member, Appraisal Institute; Awarded the MAI designation by the Appraisal Institute in 1991
Past Member, Escambia County Value Adjustment Board (2008 – 2012)
Member, Pensacola Association of Realtors
Member, Florida Association of Realtors
Member, National Association of Realtors
Member, Branch Banking and Trust Company Local Advisory Board of Directors

CIVIC ACTIVITIES:

Graduate, Leadership Pensacola (Class of 1999)
Member, Rotary Club of Pensacola (Former Board Director); Paul Harris Award Recipient
Past President and Executive Committee Member, Pensacola Sports Association Board of Directors
Current Board Member, Pensacola Sports Foundation
Past Secretary/Past Treasurer, Fiesta of Five Flags Association Board of Governors
Past Board Member and Trustee, Pensacola Historical Society Foundation
Past Member and Executive Committee Member, Pensacola State College Board of Governors
Past Board Director & Past Executive Committee Member, Pensacola YMCA
Past Board Member and Former Treasurer, Pensacola Historical Society Board of Directors
Past President, Booker T. Washington High School Baseball Booster Club Board of Directors

Other civic involvements include various fund raising activities for Boy Scouts of America, Junior Achievement, March of Dimes, American Cancer Society, Leukemia Society, Manna Food Bank, and the American Heart Association.

APPRAISER'S QUALIFICATIONS

LISTING OF APPRAISER CLIENTS:

Aegon Realty Advisors Company
Aetna Realty Advisors
Bank of America
Bank of Boston
Bank of Pensacola
Bank South N. A.
Baptist Health Care Corp.
Barnett Banks, Inc.
BBVA Compass
Beach Community Bank
Branch Banking & Trust (BB&T)
Canadian Imperial Bank of Commerce
Catholic Church Diocese
Centennial Bank
CenterState Bank
Chase Manhattan Mortgage Corp.
Charter Bank
Chicago Title Company
Citicorp Real Estate
City of Fort Walton Beach
City of Milton
City of Pensacola
Clarity Appraisal Management
Coastal Bank and Trust
Colonial Bank of Alabama
Cumberland Bank (Kentucky)
Dart Appraisal Management Company
Dollar Bank
Dusco Property Management
Emerald Coast Utilities Authority
Episcopal Church Diocese
Equity Valuation Partners
Escambia County, Florida
Escambia County Employees' Credit Union
Farm Credit of Northwest Florida
Fairfield Communities, Inc.
Federal Aviation Administration
Federal Deposit Insurance Corporation
First Alabama Bank
First American Bank
First City Bank of Fort Walton Beach
First Coast Community Bank
First National Bank of Commerce (Louisiana)
First National Bank of Florida
First National Bank of Georgia
First Navy Bank
Fisher Brown Insurance Company (Cost Analysis)

Ford Motor Company
Florida Department of Transportation
Gulf Coast Community Bank
Hancock Bank
Harvesters Federal Credit Union
Holley-Navarre Water
Lakeview Center
Lasalle Realty Advisors
Liberty Bank
Midway Water Company
Metropolitan Life Insurance Company
National Bank of Commerce (Alabama)
National Asset Management Group
Navy Federal Credit Union
Pen Air Federal Credit Union
Pensacola Area Chamber of Commerce
Pensacola Government Credit Union
Pensacola Historical Society
Pensacola State College
Pensacola Preservation Board (State of Florida)
PHH Relocation and Real Estate
PNC Bank
Port of Pensacola
Premier Bank (Louisiana)
Presbytery of Florida
RBC Bank
Recoll Management Corporation Insurance Co.
Regions Bank
Sacred Heart Hospital
Saltmarsh, Cleaveland & Gund
ServisFirst Bank
Smart Bank
Southern Company
SunTrust Banks, Inc.
Synovus Financial
Travellers Realty Investment Company
Tyndall Federal Credit Union
United Bank (Alabama)
Valuation Management Group
Vanguard Bank & Trust Company
Various Estates, Attorney's, Accountants, Insurance
Companies, Churches, & Property Owners
Wachovia Corporation
Waterfront Rescue Mission
Wells Fargo Bank
Whitney National Bank
WSRE Television