

Robyn Tice

From: Don Kraher
Sent: Monday, February 22, 2021 10:45 AM
To: Jared Moore; Ann Hill; Sherri Myers; Jennifer Brahier; Casey Jones; Teniade Broughton; Delarian Wiggins
Cc: Elaine Mager; Sonja Gaines; Ericka Burnett; Robyn Tice; Melanie Kruszona
Subject: FW: [EXTERNAL] Re: Malcolm Yonge Center contract with Lighthouse Christian Academy
Attachments: Malcolm Yonge - Lease Rate; Appraisal Report N220-0089.pdf; RE: Question

Council President and Members of City Council

Please see additional / corrective information from the City Administrator.

Respectfully,

Don Kraher
Council Executive
Office of the City Council
222 W. Main Street
Pensacola, FL 32502
(850) 435-1686 – Office
(850) 384-6363 – Cell



City of Pensacola

From: Keith Wilkins <KWilkins@cityofpensacola.com>
Sent: Sunday, February 21, 2021 1:17 PM
To: Don Kraher <DKraher@cityofpensacola.com>
Cc: Kerrith Fiddler <KFiddler@cityofpensacola.com>; Elaine Mager <EMager@cityofpensacola.com>; Sonja Gaines <SGaines@cityofpensacola.com>
Subject: FW: [EXTERNAL] Re: Malcolm Yonge Center contract with Lighthouse Christian Academy

I may have left out a crucial word or two in my email where I wrote: *"We have a market analysis for either lease value or sale."* I think I meant to write *"I don't think We have a market analysis for either lease value or sale."* However, we do have Deana's lease market analysis attached (Lease Rate) along with a September 2020 Appraisal Report and Gregg's historical assessment of the gym attached (Question).

Keith Wilkins
City Administrator
Visit us at <http://cityofpensacola.com>
222 W Main St.
Pensacola, FL 32502

Office: 850.436.5627

Cell: 850.554.3069

kwilkins@cityofpensacola.com



Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

Mr. Kraher - Continuing my Malcolm Yonge requests:

(4) Could you obtain the market analysis for the lease value and sale of the Malcolm Yonge gym from Mr. Wilkins and send it to council members in time for Monday's council business meeting?

(5) I believe several of the new members did not receive the historical information that both Dr. Johannes and I sent on Malcolm Yonge gym history (see Sep. 9 meeting).

Can you also re-send this info to council members so that they will have this in hand for the discussion on Monday?

If you have trouble locating these photos and news clippings, let me know, and I will forward them to you.

(6) Could you check to see if Gregg Harding has completed his historic review of Malcolm Yonge gym? The last time we checked was Sep 21, 2020.

Please feel free to print out any of this information to hand out to council for that business meeting.

From: Keith Wilkins <KWilkins@cityofpensacola.com>

Sent: Tuesday, February 16, 2021 5:10 PM

To: Ann Hill <AHill@cityofpensacola.com>; Kerrith Fiddler <KFiddler@cityofpensacola.com>

Cc: Brian Cooper <bcooper@cityofpensacola.com>; Don Kraher <DKraher@cityofpensacola.com>; Elaine Mager <EMager@cityofpensacola.com>

Subject: RE: [EXTERNAL] Re: Malcolm Yonge Center contract with Lighthouse Christian Academy

Brian Cooper and Deana Stallworth however, I believe we still need Council direction. The Mayor's position is to surplus to the highest bidder with a preference to affordable housing. I don't think council has accepted that nor provided direction to surplus or enter into lease negotiations. We have a market analysis for either lease value or sale.

Keith Wilkins

City Administrator

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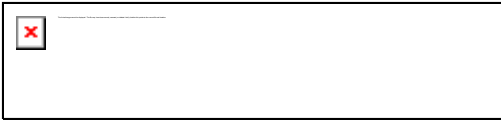
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Robyn Tice

From: Deana Stallworth
Sent: Tuesday, January 26, 2021 5:33 PM
To: Keith Wilkins; Kerrith Fiddler
Cc: Brian Cooper; Amy Lovoy
Subject: Malcolm Yonge - Lease Rate

Hi Keith and Kerrith,

In a recent conversation, I stated that I'd provide you with my best estimate of a real market value rate for a lease at Malcolm Yonge Gym/Community Center.

Quick answer: \$.45/sqft x 10,148 sqft building = \$4,566.66 => rounded \$4,500/month for lease

Just so you know my thought pattern, in case clarity or defense is necessary at some point, my process: I started with the data from the latest appraisal conducted in September 2020 by Charles Sherrill. The appraised value is \$910,000 with 820,000 for land and 90,000 for improvement (the gym, which is near the end of its estimated 50-year life span). The comps used in that were not compatible for gauging a lease rate, so I abandoned using those parcels. Mr. Sherrill also stated in the appraisal that such a specialty-use parcel was rarely available for lease.

In considering the size and general layout of the gym, I determined that the closest use would be as a warehouse – specifically, heated/cooled big open area with small office and bathrooms. I considered various other uses (sports/entertainment, school, NNN property) but was unable to find any readily available lease information. Attached is the most productive search that I was able to conduct for available warehouse leases in Pensacola (via loopnet.com). As you can see, I eliminated all but 2 of the properties due to size (too big or too small), features, or location (Port of Pensacola). Most warehouse property ranged from .33/sqft to 1.00/sqft. The lower priced of the 2 properties used – 4922 N Davis Hwy at .42/sqft – lacked some parking and amenities, so I increased their rate slightly to .45/sqft.

I also considered retail and office uses but the lease rates varied much more wildly (depending a great deal more on location and amenities, some of which were unknown) so it wasn't a fair comp. Also, the lowest office rate that I found for a building close in size was .75/sqft.

Also, just as a math exercise to check that I wasn't too far out of bounds, I used a loan repayment calculator to determine how we could charge in a rent-to-own situation. I used generous terms (20 year loan for appraised value \$910,000 at 5% interest). Monthly payments for loan = \$6,005/month

I hope that this information helps. If you need me to do anything further for Malcolm Yonge or dig even deeper, please let me know and I'll be happy to provide.

Deana Stallworth
Property Lease Manager

Visit us at <http://cityofpensacola.com>
222 W. Main St.
Pensacola, Florida 32502
Office: 850.435.1834
destallworth@cityofpensacola.com

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: NOT PROVIDED BY CLIENT**

AS OF

SEPTEMBER 2, 2020

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.

Additionally, the appraiser has discussed with the client and hereby discloses that he previously appraised the subject property in August, 2019. However, he has not performed any other appraisal or other real estate services involving the subject property in the three years preceding the agreement to perform this assignment. The appraiser concludes that he has no conflicts of interest in performing this appraisal assignment for the client.

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. Additionally, the omission of the Sales Comparison and Income Capitalization Approaches is not considered to have a negative effect on the credibility of this appraisal. 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.

Coronavirus Disease 2019 (Covid-19) is an extremely serious illness that has very rapidly become a world-wide pandemic. It has had a significant effect on the health and financial well-being in recent weeks of all humans throughout the world. The spread of this new coronavirus is being monitored by the Centers for Disease Control (CDC), the World Health Organization, and numerous other health organizations across the globe. This virus has caused extreme detriment to the overall economic conditions of communities throughout the world. It should be noted that this coronavirus could have a negative effect on the demand, marketability, and resulting value of the subject property. However, as of the effective date of this appraisal, it is not clear to what extent, if any, the local market conditions and subject property value are impacted by the coronavirus. The appraiser has reviewed available market surveys and performed multiple interviews recently with various knowledgeable market participants (such as real estate brokers, owners, developers, and lenders) to closely monitor this rapidly-developing issue.

It should be noted that the extended Pensacola area was significantly affected recently by Hurricane Sally. This catastrophic Category 2 hurricane made landfall near Pensacola on September 16, 2020. Significant destruction occurred to numerous properties in the local area as a result of catastrophic winds, rainfall, flooding, and tornados. Preliminary estimates indicate the cost of damage from this catastrophic storm could exceed \$8 to \$10 billion dollars. However, it should be noted that the subject property was hardened for this destructive storm, and it appears the property did not sustain any significant damage from this hurricane.

CLIENT:	City of Pensacola Attention: Ms. Deana Stallworth Property Lease Manager 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:	N220-0089
PURCHASE ORDER NUMBER:	Not Provided by Client
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

**2020 PROPERTY TAX
ASSESSMENT:**

\$805,555; However, the current tax expense of the subject is based upon a reduced assessed value of \$668,433 that results from an annual increase limit that applies to non-homesteaded properties in the State of Florida. 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 a type of value stated as an opinion, that presumes the transfer of a property (i.e. a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the value definition that is identified by the appraiser as applicable in an appraisal. Furthermore, 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 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;

**TYPE AND DEFINITION OF
VALUE (CONT.):**

- (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 APPRAISAL
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 INTEREST 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: September 2, 2020

EFFECTIVE DATE OF VALUE: September 2, 2020

DATE OF APPRAISAL REPORT: September 23, 2020

FINAL ESTIMATE OF VALUE: \$910,000 (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:** \$820,000

**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 telephone interview with the designated property contact (client), confirmed the appraiser's previous measurements of the exterior of the facility, 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. Furthermore, the appraiser performed multiple interviews with various market participants (such as real estate brokers, owners, developers, and lenders) to closely monitor the rapidly-developing coronavirus issue.

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 (2019) statistics from the U. S. Census Bureau, there are 318,316 residents in Escambia County, which ranked 17th in county population in Florida. Escambia County's population increased by 7.0 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 an unemployment rate of 3.2 percent, which is fairly consistent with that indicated by the state and national averages (2.8 percent and 3.5 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 Description: 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. Numerous residential properties have been developed in recent years in this immediate area based upon the desirable location and favorable demand for housing. In summary, the subject neighborhood conditions are concluded to be favorable.

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 (although this could be impacted by the recent coronavirus pandemic).

Site Description: The subject property is well-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 1.3716 acres. These equate by calculation to a land area of 59,747 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 (1.3716 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 45 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 apparently 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 first test of highest and best use is legally permissible uses. 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 potential for a zoning change appears to be unlikely.

The second test of highest and best use is physically possible uses. The subject is comprised of a 59,743-square foot land parcel with adequate topography, shape, and frontage on three paved roads. There are generally no physical limitations on developable alternatives of the subject such that each of the legally permissible uses are physically possible. The third test of highest and best use is financially feasible uses. Based upon investor's desired returns on real estate investments in the local market, the zoning, size, and physical characteristics, the zoning, the neighborhood and local market conditions, and the location of the subject parcel, and the local market and subject neighborhood conditions, a multiple-lot residential use is concluded to be financially feasible. The fourth test of highest and best use is the maximally-productive use. From the above analysis, the maximally productive use of the subject site as though it were vacant is concluded to be multiple-lot residential use. Therefore, the highest and best use of the property as though it were vacant is concluded to be 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 uses. Based upon the age and condition of the building, a demolition and redevelopment of the subject site would not immediately 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 health of 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	7991	1000 East Belmont Street	01/05/18	\$162,500	11,000	\$14.77
3	1129	1809 East Cervantes Street	08/28/20	\$160,000	10,560	\$15.15
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 10,560 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 \$160,000 to \$180,000, 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 January, 2018 and last month (August 2020). When compared to the subject, small upward unit price adjustments were considered to be necessary to all but Comparable No. 3 to account for the slightly improved local market conditions that have occurred since these particular sales were transacted.

Location

Comparable Nos. 2 and 3 are considered to generally 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 Comparable Nos. 1 and 4 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. 2, 3, and 4 were deemed to be slightly inferior to the subject. Accordingly, small upward adjustments were made to these particular comparables. Comparable No. 1 has a corner-location with access on two roads so no price adjustments were concluded to be necessary to this particular comparable 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 classifications of Comparable Nos. 2 and 3 were the same as (or fairly similar to) the subject (R-1AA). However, small downward unit price adjustments were considered necessary to Comparable Nos. 1 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 broad indicated value range for the subject is \$9.56 to \$14.63 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 most recent sale that also resulted in the fewest and least price adjustments. As a result, a unit value towards the upper end of the above range is concluded to be appropriate for the subject. Therefore, a value of \$13.75 per square foot is estimated for this valuation. This concluded unit value and is well-bracketed by both the adjusted and the unadjusted unit price ranges 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

$$\begin{array}{rclclcl} 59,747 \text{ SQ. FT.} & \times & \$13.75/\text{SQ. FT.} & = & \$821,521 \\ & & \text{ROUNDED:} & & \underline{\underline{\$820,000}} \end{array}$$

The above total land value estimate far exceeds the total sales price range of \$162,500 to \$180,000 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 \$91,111 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 \$80,000 to \$90,000.

c20-0089L

SUMMARY OF LAND SALES ADJUSTMENTS
--

	Comp. No. 1	Comp. No. 2	Comp. No. 3	Comp. No. 4
Index Number	7990	7991	1129	7992
Total Sales Price	\$180,000	\$162,500	\$160,000	\$180,000
Square Feet	18,300	11,000	10,560	10,890
Price Per Square Foot	\$9.84	\$14.77	\$15.15	\$16.53
<u>Price Adjustments</u>				
Property Rights Conveyed	0%	0%	0%	0%
Adjusted Unit Price	\$9.84	\$14.77	\$15.15	\$16.53
Atypical Financing Terms	0%	0%	0%	0%
Adjusted Unit Price	\$9.84	\$14.77	\$15.15	\$16.53
Conditions of Sale	0%	0%	0%	0%
Adjusted Unit Price	\$9.84	\$14.77	\$15.15	\$16.53
Market Conditions (Time)	8%	10%	0%	7%
Adjusted Unit Price	\$10.62	\$16.25	\$15.15	\$17.69
<u>Adjustments- Physical Characteristics</u>				
Location	10%	--	--	-10%
Size of Site	-15%	-15%	-15%	-15%
Shape of Site	--	--	--	--
Access/Road Frontage	--	5%	5%	5%
Topography	--	--	--	--
Utilities Availability	--	--	--	--
Zoning	-5%	--	--	-5%
Other Features	--	--	--	--
Cumulative (Net) Adjustments	-10%	-10%	-10%	-25%
Adjusted Price Per Square Foot	\$9.56	\$14.63	\$13.64	\$13.26

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 \$110.59 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 \$1,197,267.

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 \$1,514,543, 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 \$89,958 (\$8.86 per square foot). Lastly, when adding the previously-concluded land value of the subject, a total indicated value of \$910,000 (rounded) results from the Cost Approach. It should be noted that a majority of this total value (90.1 percent) is attributable to the subject land component.

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

c20-0089c

**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 1.013
		SUBTOTAL \$131.65
LOCAL MULTIPLIER	(SECTION 99 ,PAGE 7)	x 0.840
		SUBTOTAL \$110.59
TOTAL DIRECT COSTS		<u>\$110.59</u>

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

c20-0089v

COST APPROACH VALUE CONCLUSION

Replacement Cost New:

Building Area:	10,148 Sq. Ft. x \$110.59 Per Sq. Ft.	=	\$1,122,267
Site Improvements:	Asphalt Paving, Concrete Sidewalks, Concrete Retaining Wall, Landscaping		+ <u>\$75,000</u>

Sub-Total: \$1,197,267

Plus Indirect Costs @ 10.0% + \$119,727

Sub-Total: \$1,316,994

Plus Entrepreneurial Profit @ 15.0% + \$197,549

Total Replacement Cost New: \$1,514,543

Less Estimated Accrued Depreciation (See Breakdown Below): - \$1,424,585

Depreciated Cost New of Improvements: \$89,958

Plus Land Value Estimate: 59,747 Square Feet x \$13.75 Per Square Foot (rounded) = \$820,000

Total Value Indication: \$909,958

Rounded: \$910,000

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	95.0%	80.0%

	<u>Rep. Cost New*</u>	<u>% Depr.</u>	<u>Acc. Depr.</u>
Building:	\$1,419,668	x 95.0%	= \$1,348,685
Site Improvements:	\$94,875	x 80.0%	= \$75,900
Totals:	\$1,514,543		\$1,424,585

* 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 September 2, 2020, based upon the appraisal assumptions and limiting conditions that are presented on the following pages, is estimated to be \$910,000. 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 an opinion, based upon supporting market data, of the 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 sales were on the market between 1 and 22 days 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 6 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 6 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. It should be noted that no personal property, fixtures, or intangible items are included in this appraisal.
27. Coronavirus Disease 2019 (Covid-19) is an extremely serious illness that has very rapidly become a world-wide pandemic. It has had a significant effect on the health and financial well-being in recent weeks of all humans throughout the world. The spread of this new coronavirus is being monitored by the Centers for Disease Control (CDC), the World Health Organization, and numerous other health organizations across the globe. This virus has caused extreme detriment to the overall economic conditions of communities throughout the world. It should be noted that this coronavirus could have a negative effect on the demand, marketability, and resulting value of the subject property. However, as of the effective date of this appraisal, it is not clear to what extent, if any, the local market conditions and subject property value are impacted by the coronavirus. The appraiser has reviewed available market surveys and performed multiple interviews recently with various knowledgeable market participants (such as real estate brokers, owners, developers, and lenders) to closely monitor this rapidly-developing issue.

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 discussed with the client and hereby disclose that I previously performed an appraisal of the subject property of this assignment in August, 2019. However, I have not performed any other appraisal or other real estate services involving the subject property in the three years preceding the agreement to perform 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.

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.

PHOTOGRAPHS OF SUBJECT PROPERTY



Front View of Subject Property



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 Office 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

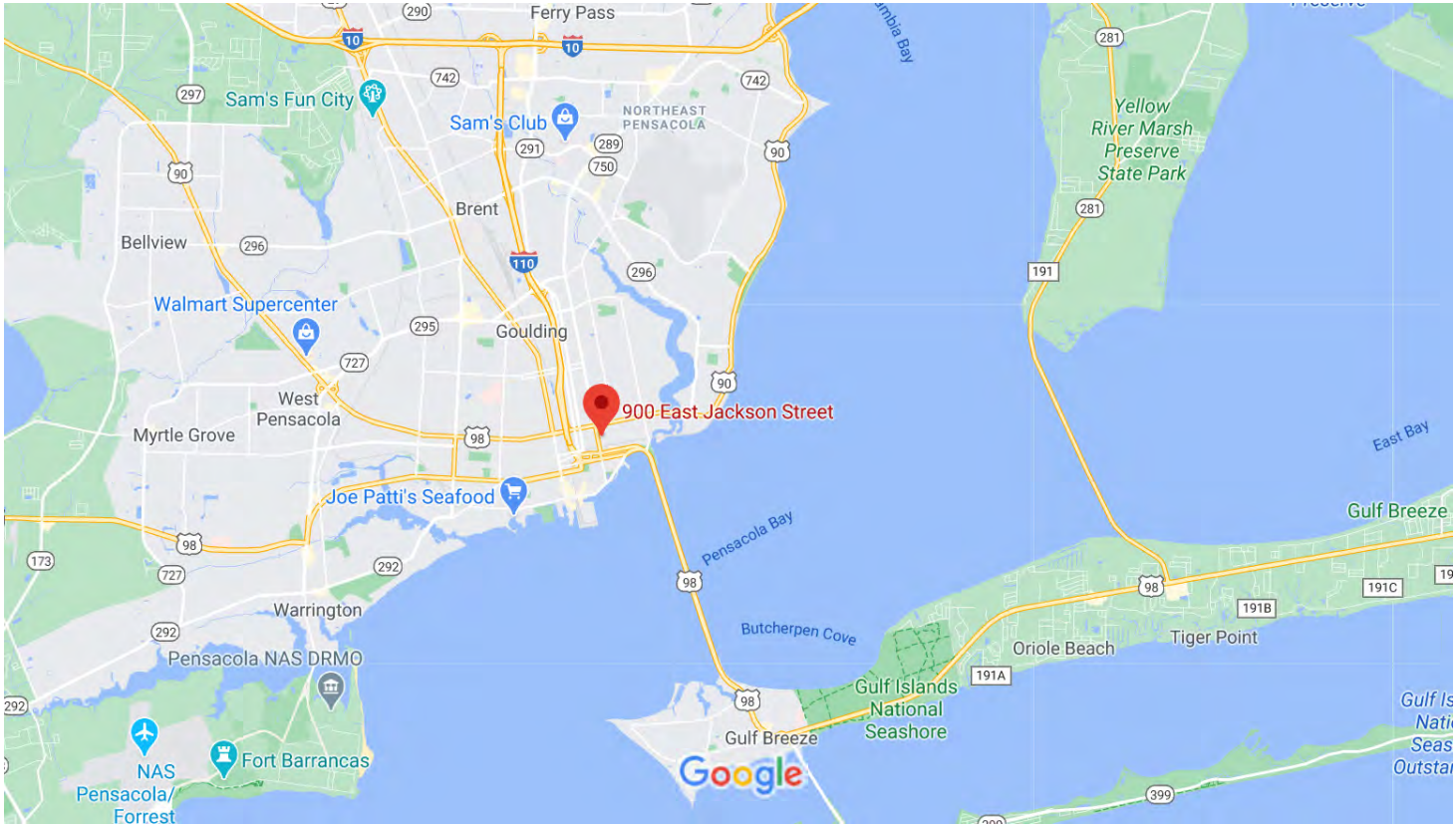
PHOTOGRAPHS OF SUBJECT PROPERTY

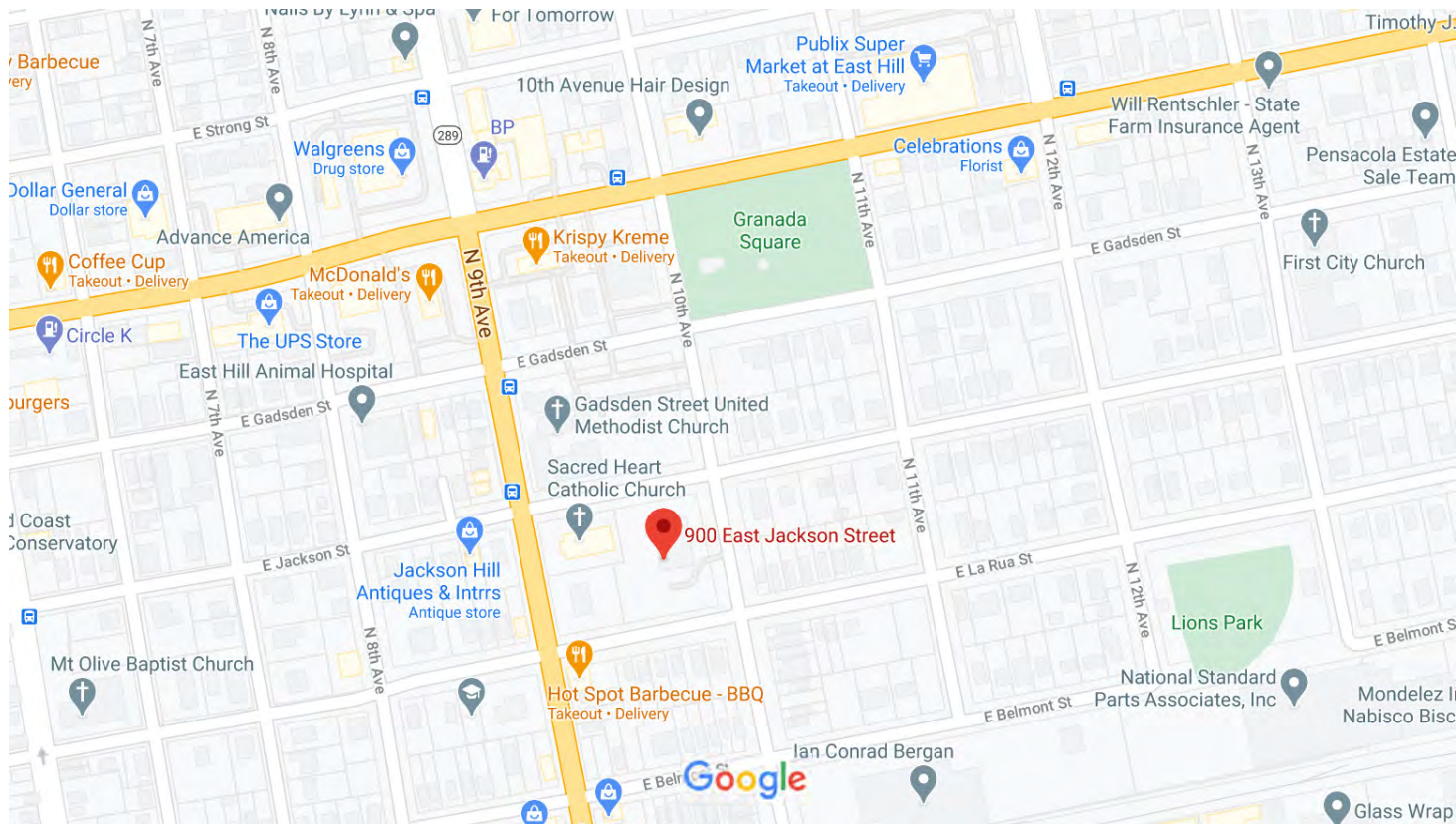


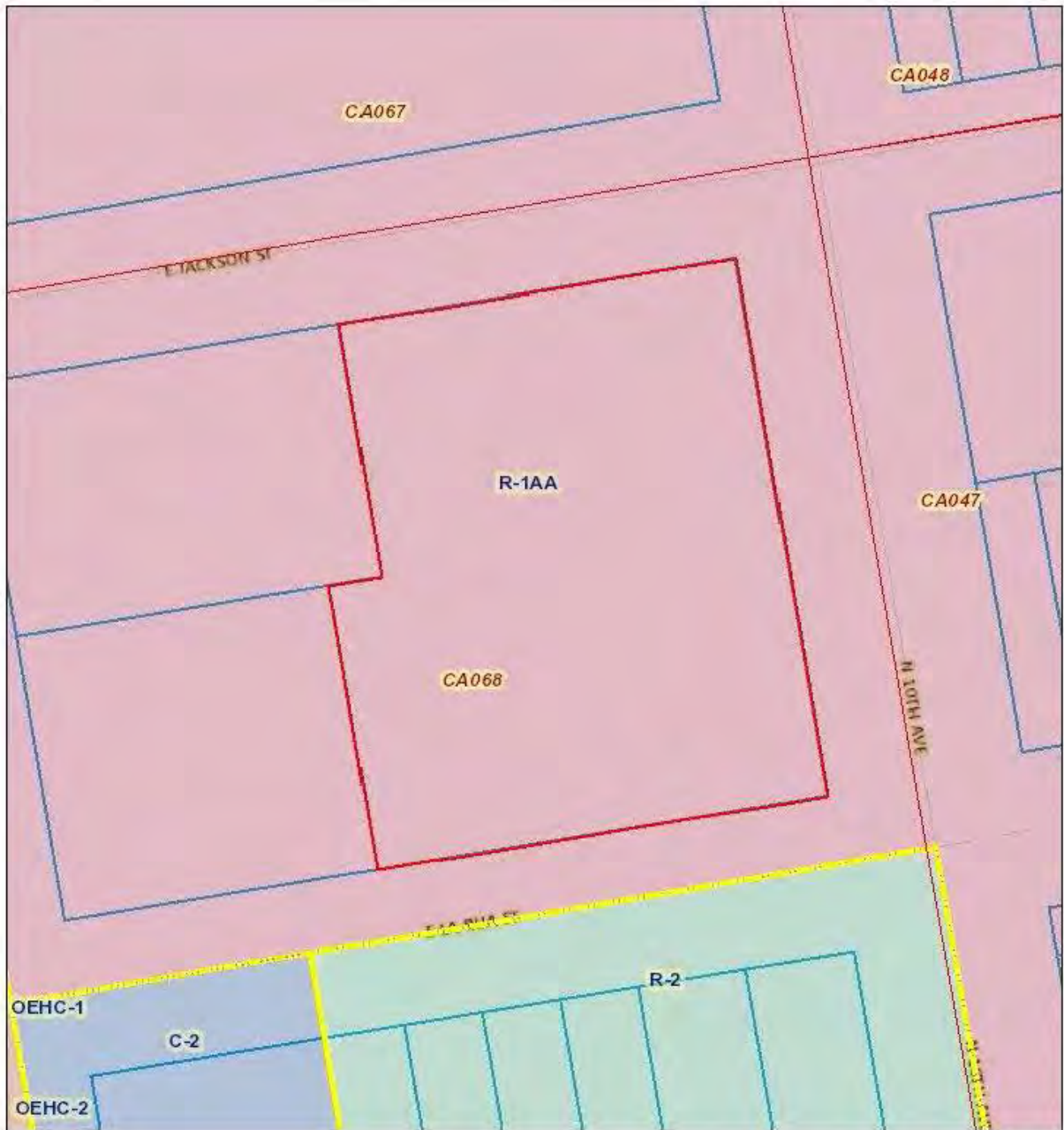
Subject Street Scene from East Jackson Street



Subject Street Scene from East LaRua Street









September 3, 2020

polygonLayer

Override 1

 Map Grid

 Boundary

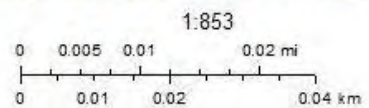


September 3, 2020

polygonLayer

Override 1

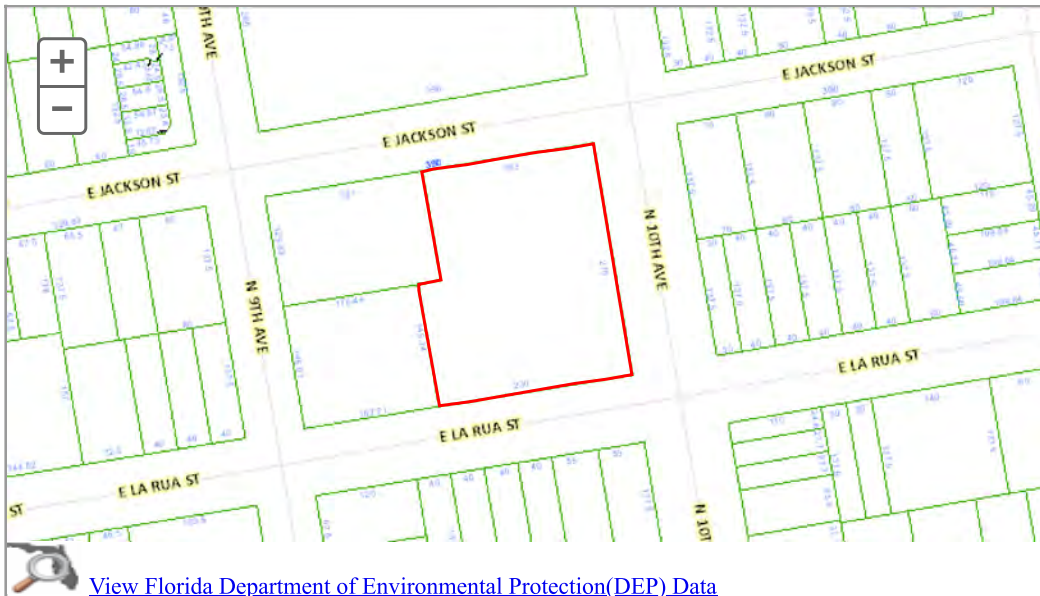
- Map Grid
- Boundary
- Property Line



General Information						Assessments				
Reference: 000S009025005082						Year	Land	Imprv	Total	<u>Cap Val</u>
Account: 140559000						2020	\$564,562	\$240,993	\$805,555	\$668,433
Owners: PENSACOLA CITY OF						2019	\$376,375	\$231,292	\$607,667	\$607,667
Mail: C/O FINANCE DEPARTMENT PO BOX 12910 PENSACOLA, FL 32521						2018	\$376,375	\$221,092	\$597,467	\$597,467
Situs: 900 E JACKSON ST 32501						<u>Disclaimer</u>				
Use Code: FOREST, PARK, REC.						<u>Tax Estimator</u>				
Taxing Authority: PENSACOLA CITY LIMITS						<u>File for New Homestead Exemption Online</u>				
Tax Inquiry: <u>Open Tax Inquiry Window</u>										
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2020 Certified Roll Exemptions MUNICIPAL OWNED				
Sale Date Book Page Value Type Official Records (New Window)						Legal Description				
12/2001 4815 1898 \$100 OT <u>View Instr</u>						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...				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features ASPHALT PAVEMENT CONCRETE PAVING LIGHTS METAL BUILDING WOOD FENCE				

Parcel Information[Launch Interactive Map](#)**Section Map**
Id:
[CA068](#)
Approx. Acreage:
 1.3716

Zoned:
 R-1AA

Evacuation & Flood Information
[Open Report](#)

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

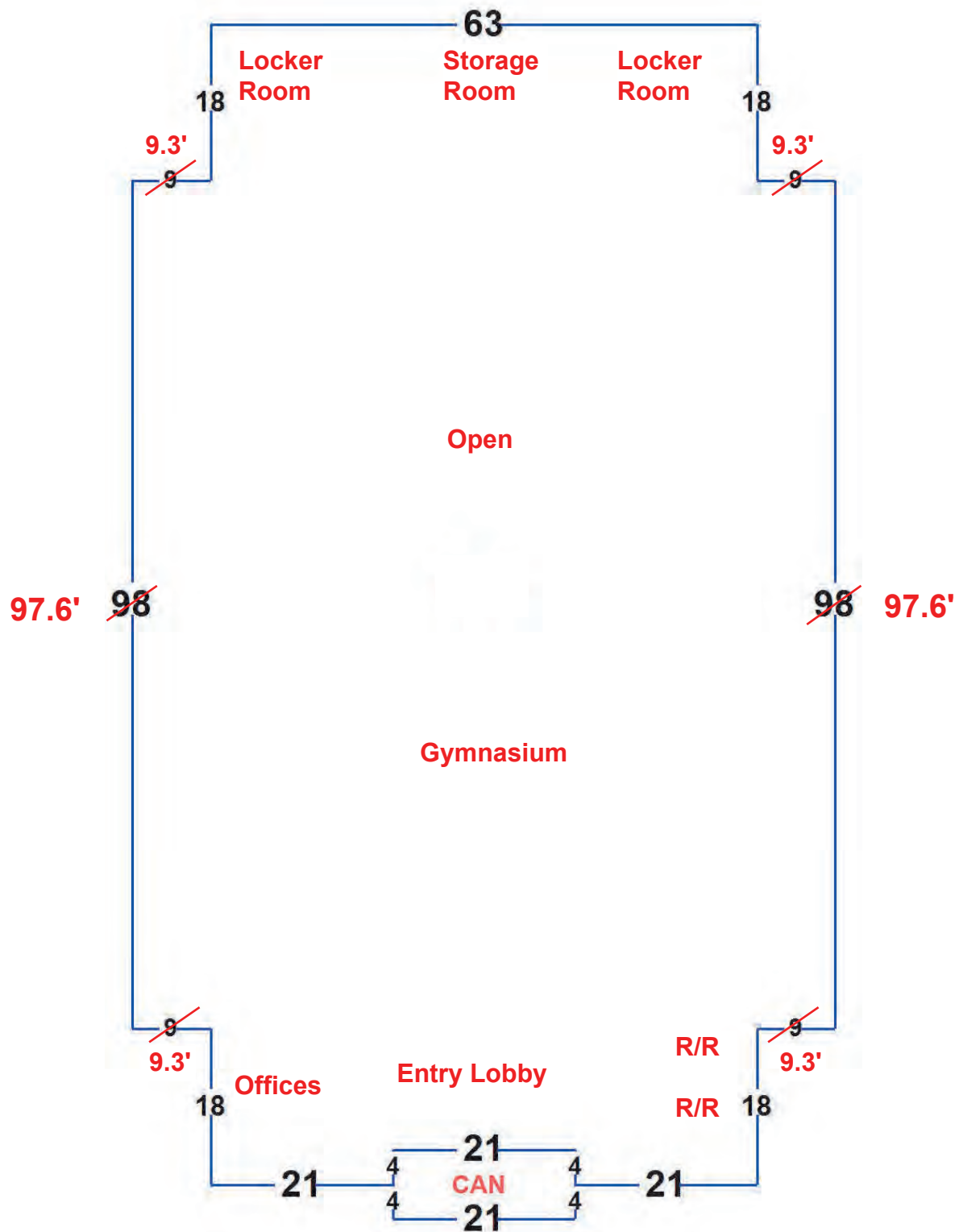
Buildings	
Address:900 E JACKSON ST, Year Built: 1975, Effective Year: 1975, PA Building ID#: 20351	
Structural Elements	
DECOR/MILLWORK -AVERAGE DWELLING UNITS -1 EXTERIOR WALL -CONCRETE BLOCK FLOOR COVER -HARDWOOD/PARQET FOUNDATION -SLAB ON GRADE HEAT/AIR -CENTRAL H/AC INTERIOR WALL -EXPOSED BLK/BRK 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	



6/3/20

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 Following Page for Floor Plan and Building Area.



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

① Rec 6.00
DDC .70
tot 6.70

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

PORTION OF
PARCEL 00-0S-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
COUNTY OF ESCAMBIA

DEED OF REALTY

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 appertaining, 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]

Dawn Devers

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/escambiato



2019

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
14-0559-000	16		000S009025005082

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

PROPERTY ADDRESS:
900 E JACKSON ST

EXEMPTIONS:
MUNICIPAL-CITY OWNED

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	607,667	607,667	0	0.00
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.0990	607,667	607,667	0	0.00
BY STATE LAW	3.9440	607,667	607,667	0	0.00
PENSACOLA	4.2895	607,667	607,667	0	0.00
WATER MANAGEMENT	0.0327	607,667	607,667	0	0.00
M.S.T.U. LIBRARY	0.3590	607,667	607,667	0	0.00

TOTAL MILLAGE 17.3407

AD VALOREM TAXES	\$0.00
-------------------------	---------------

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

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	TAXING AUTHORITY		RATE	AMOUNT
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 Paid By Please Pay	Sep 30, 2020 \$0.00				
----------------------------------	--------------------------------	--	--	--	--

RETAIN FOR YOUR RECORDS

2019 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	Sep 30, 2020 0.00
AMOUNT IF PAID BY	
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

FLOOD MAP



September 3, 2020

polygonLayer

Override 1

— LOCAL ROAD

□ Parcels

Streets

— PRINCIPAL ARTERIAL

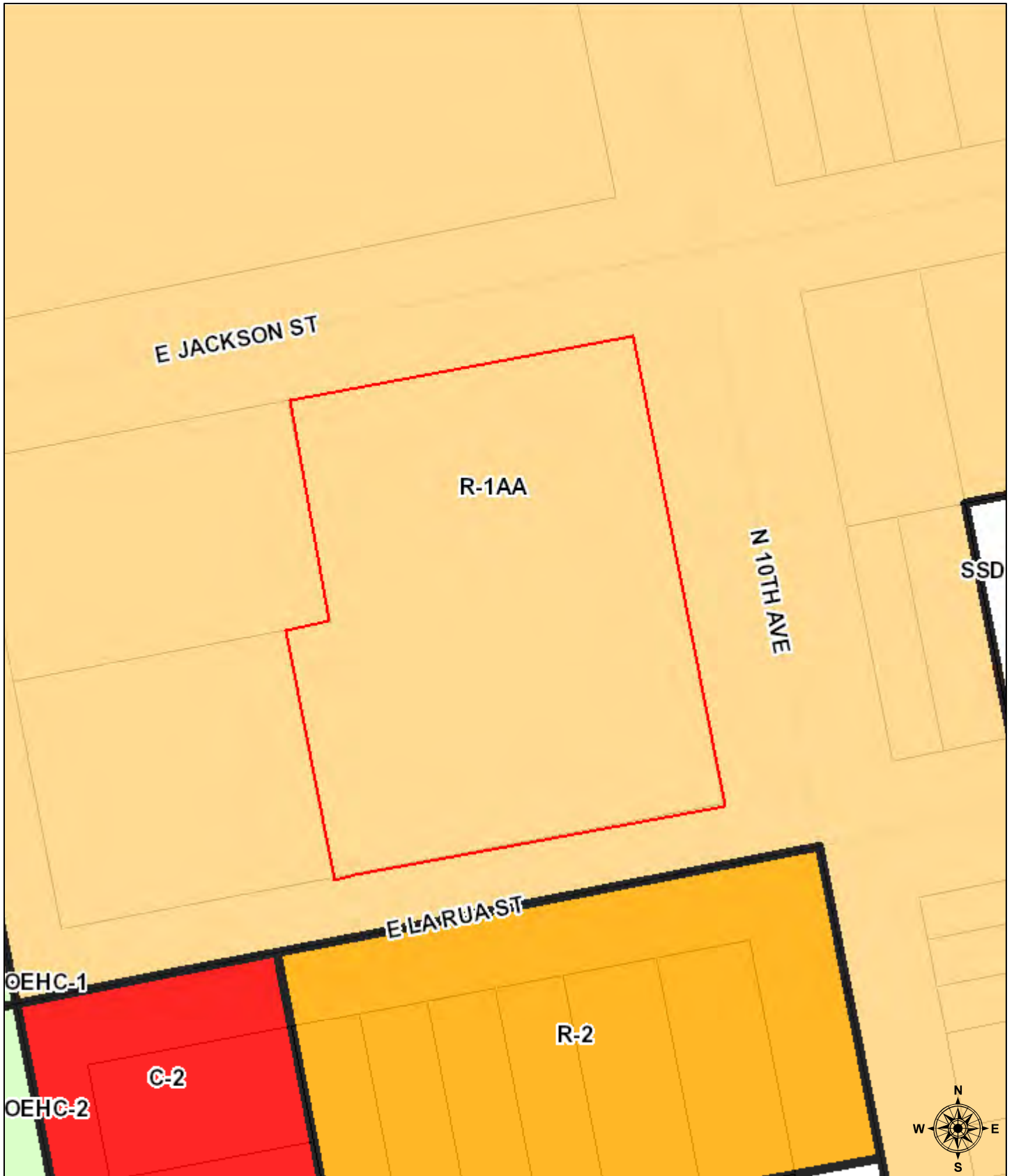
— MINOR ARTERIAL

— COLLECTOR

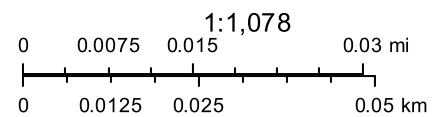
1:2,433
0 0.02 0.04 0.08 mi
0 0.0325 0.065 0.13 km

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

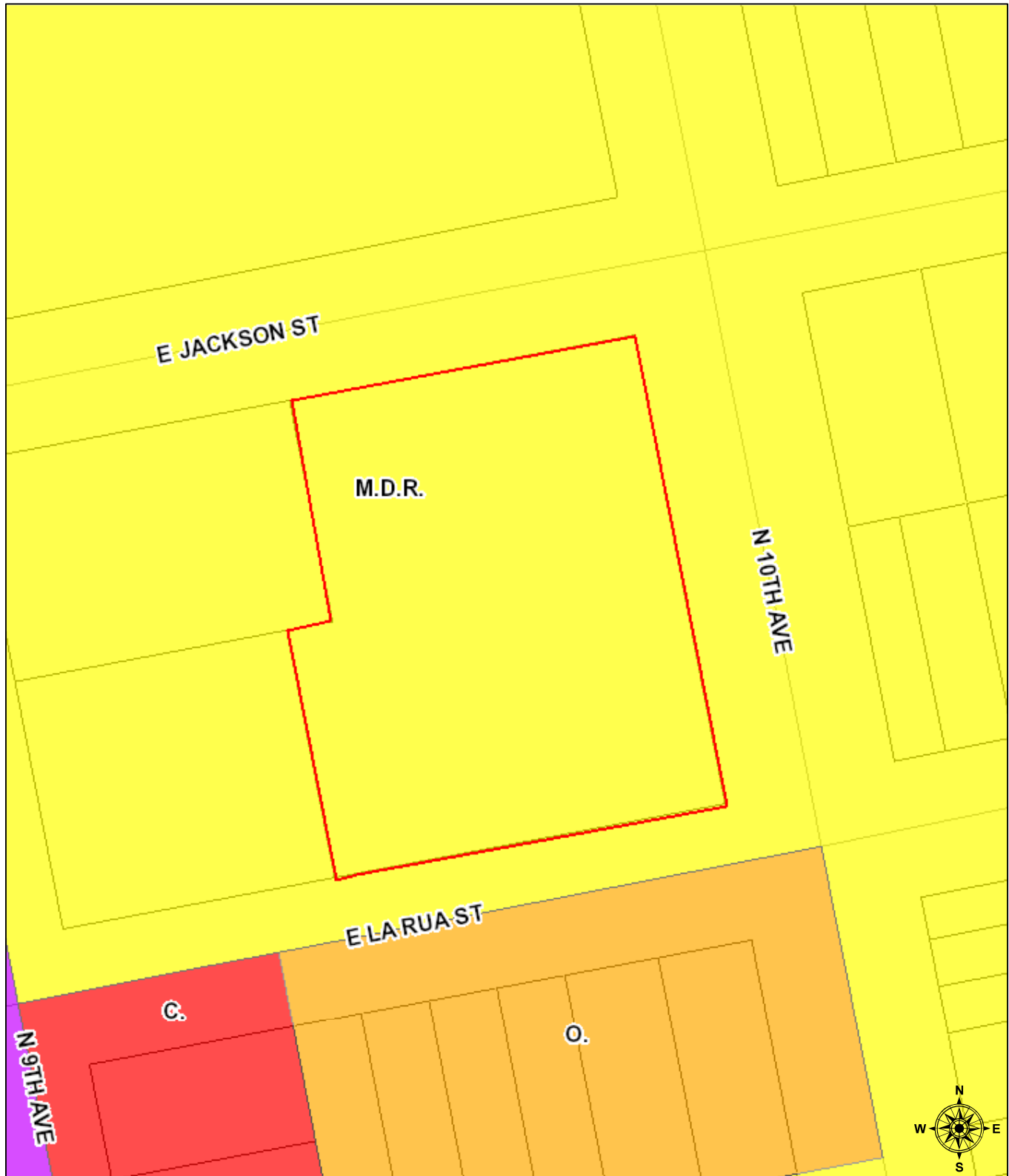
ZONING



September 3, 2020



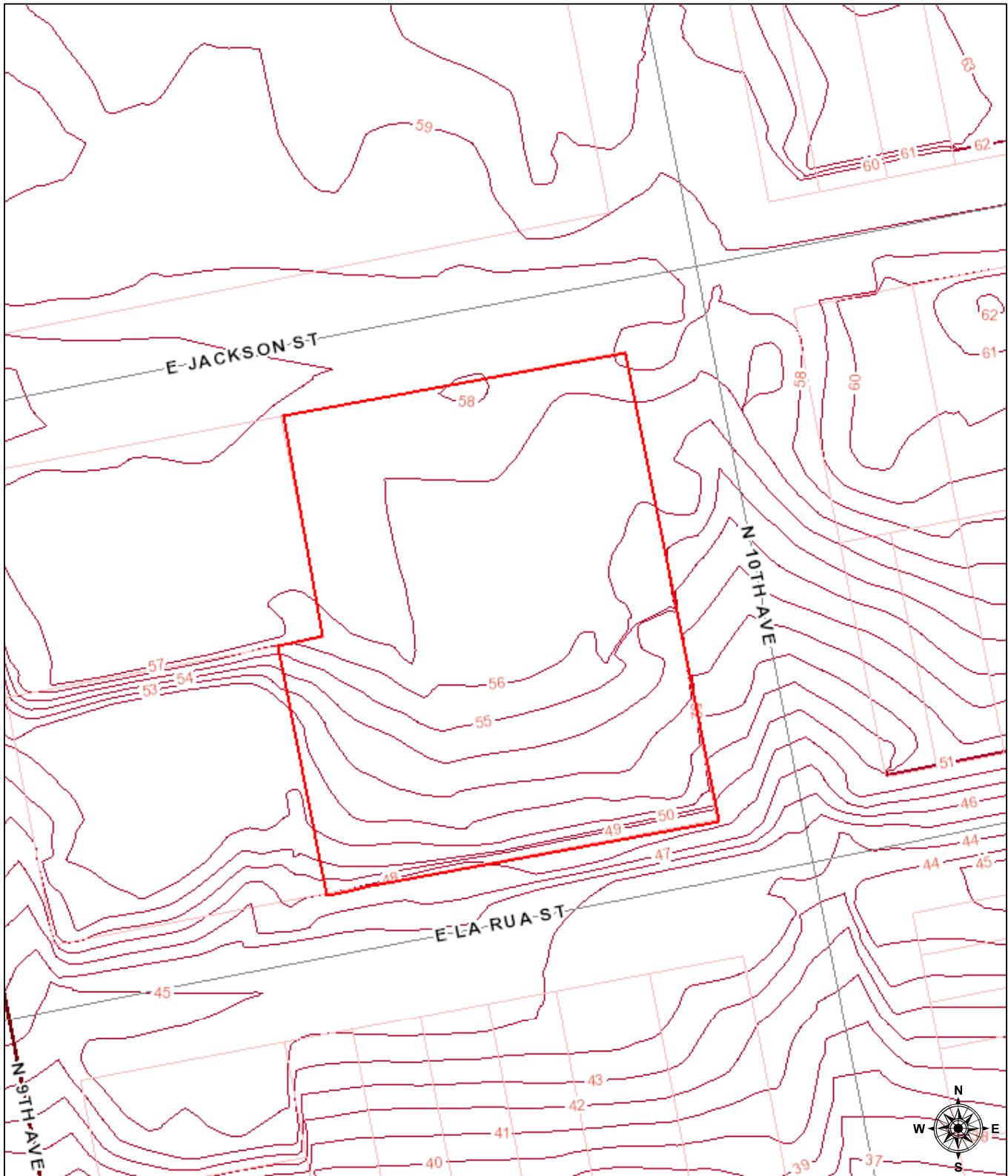
FUTURE LAND USE



September 3, 2020

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



September 3, 2020

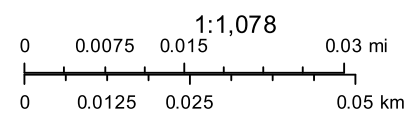
polygonLayer

Override 1

Streets

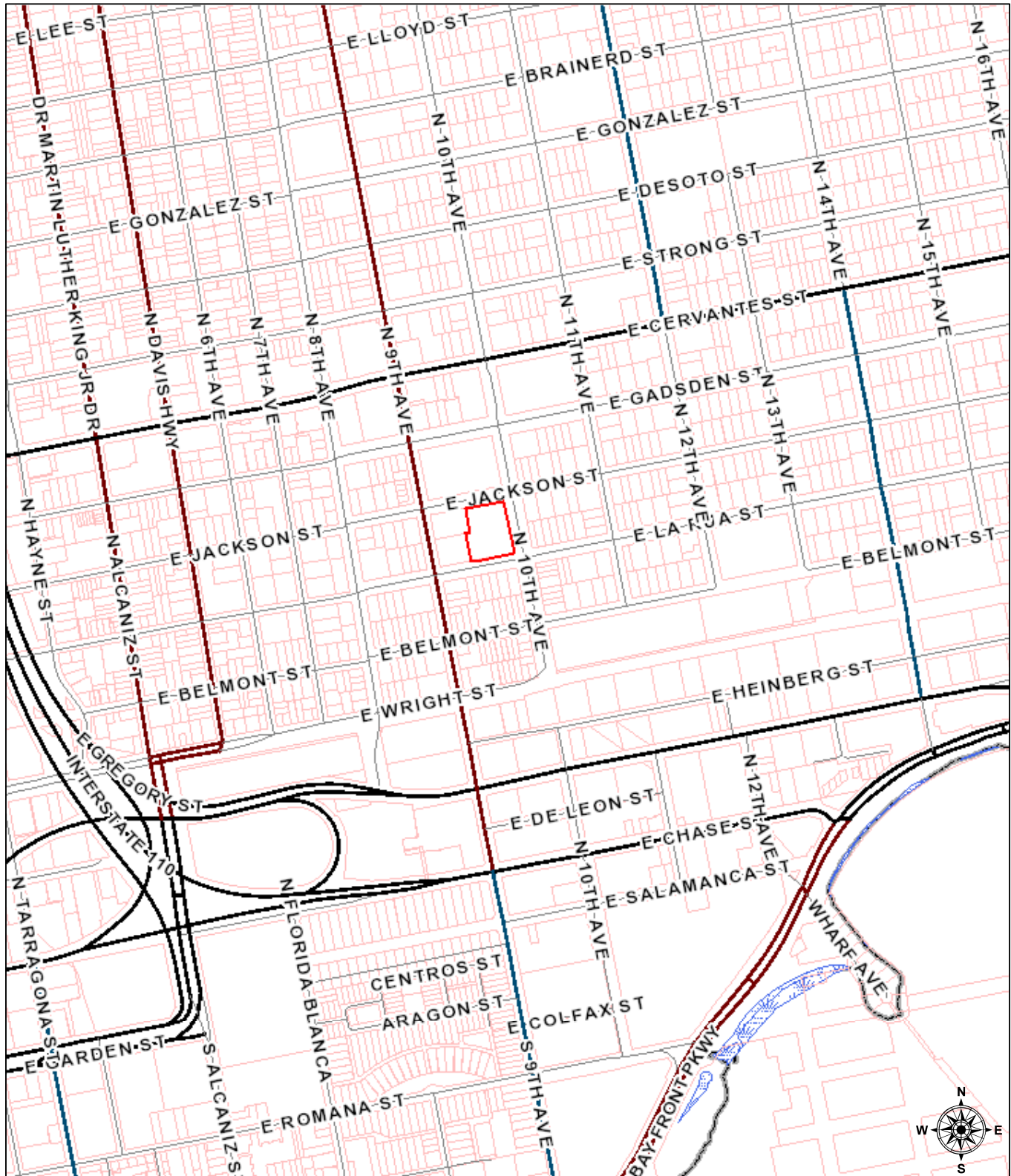
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR

- 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



September 3, 2020

polygonLayer

Override 1

Streets


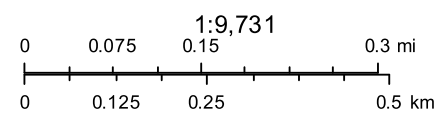
— PRINCIPAL ARTERIAL

— 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

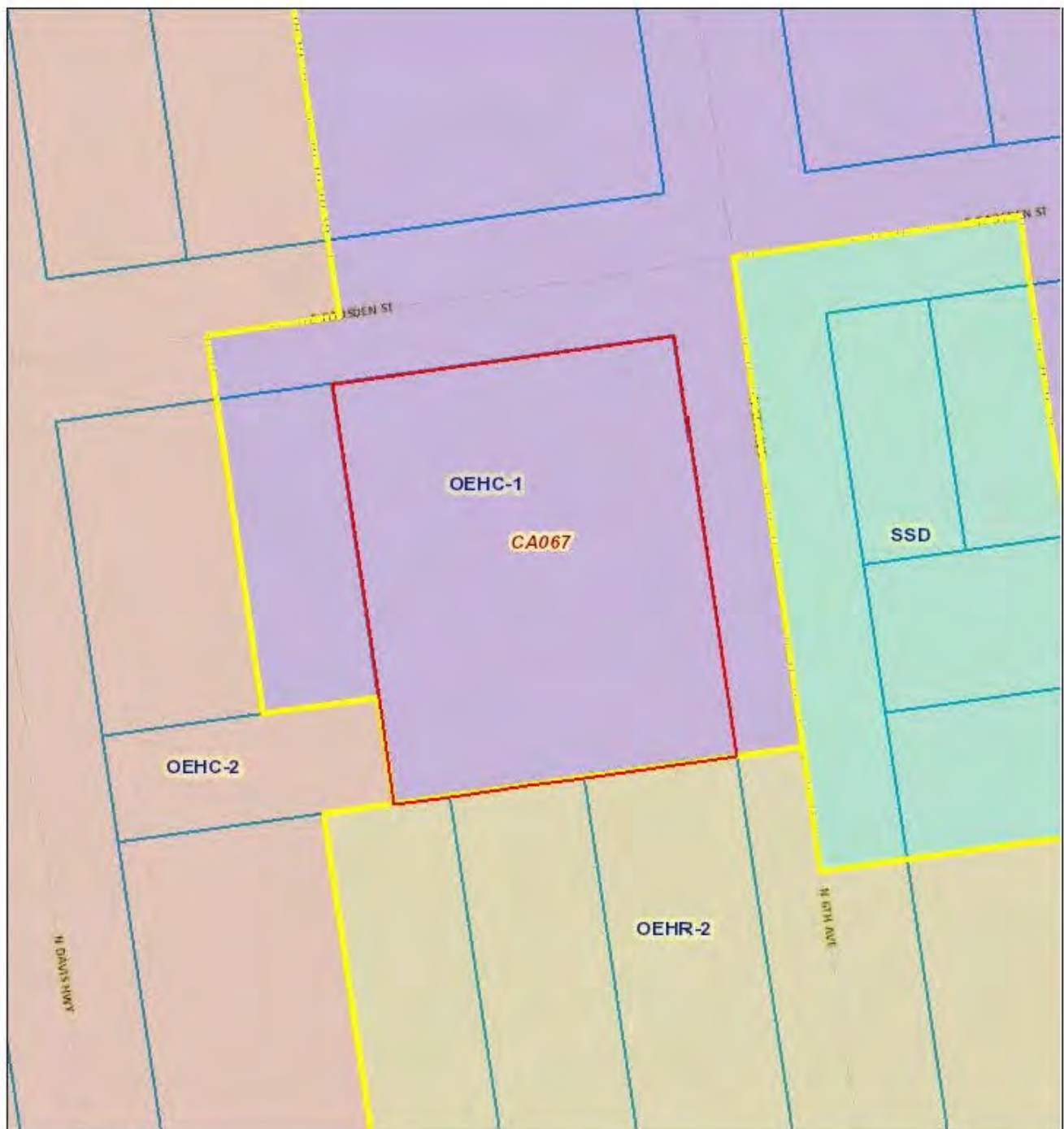
HIGHEST AND BEST USE: OFFICE/RESIDENCE

LAND SIZE:
NUMBER OF ACRES: 0.42 ACRE (18,300 SQ. FT)
FRONT FEET: 150 FT.

LAND UNIT PRICES:
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.




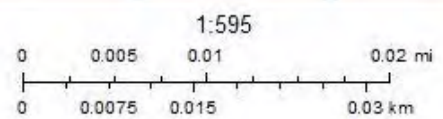
August 27, 2019

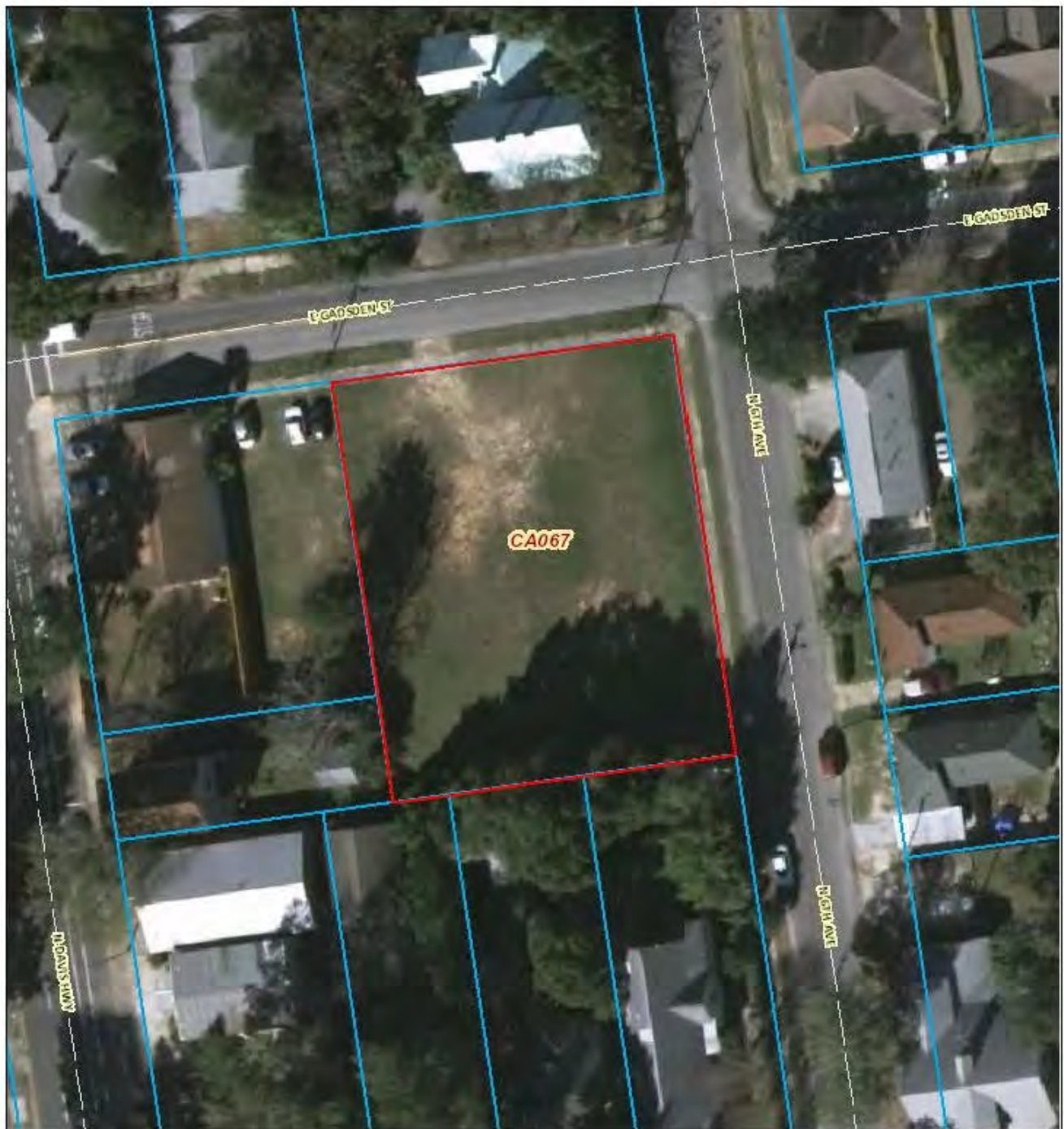
polygonLayer

Override 1

 Map Grid

 Boundary



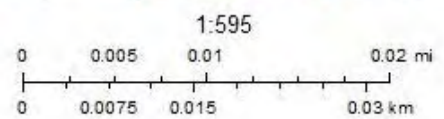


August 27, 2019

polygonLayer

Override 1

- Map Grid
- Boundary
- Property Line

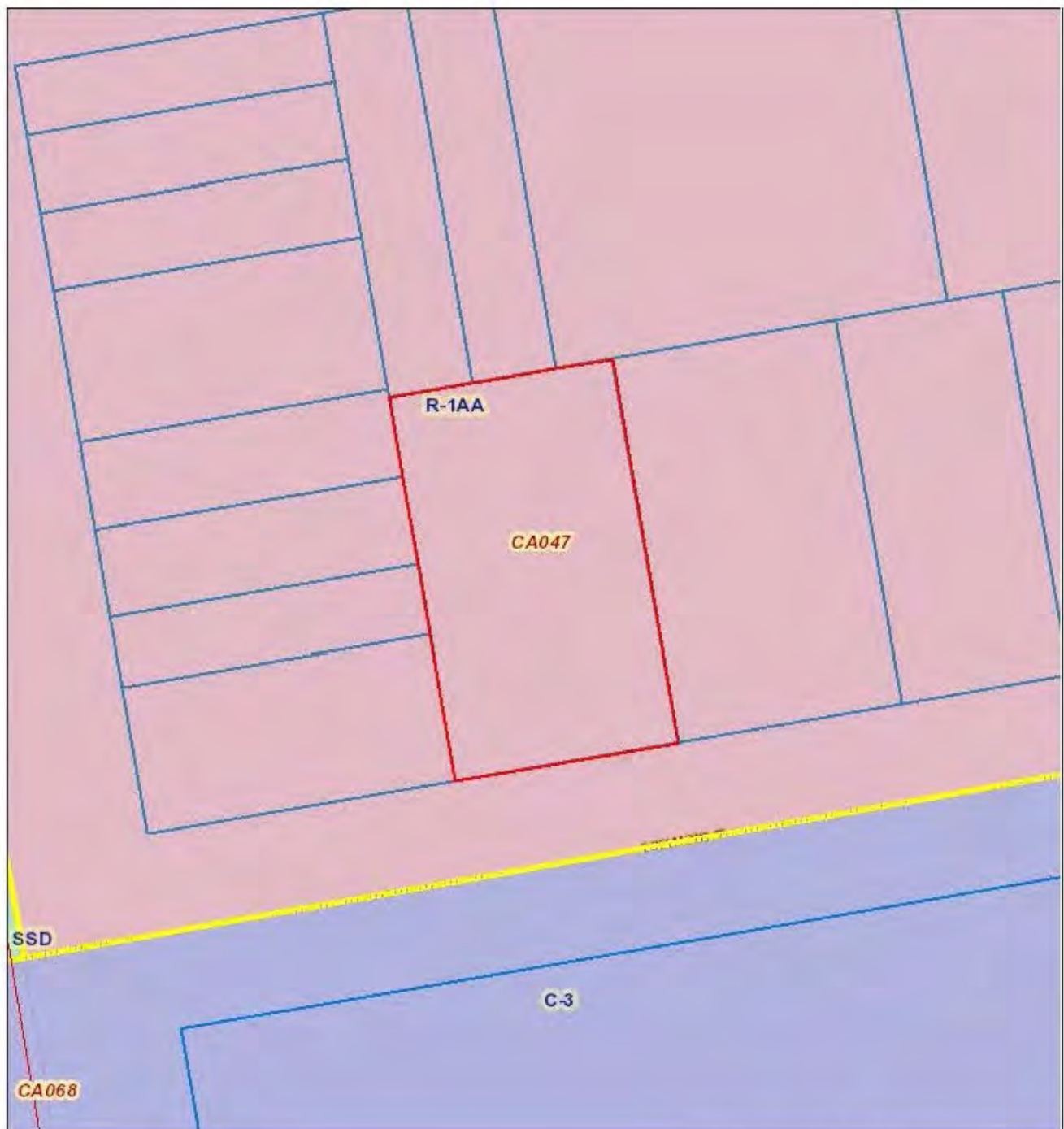


COMPARABLE LAND SALE

COMPARABLE NO.:	2	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.	
<u>LAND UNIT PRICES:</u>		
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.




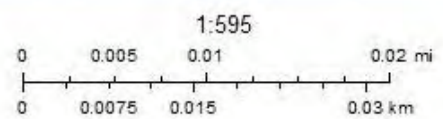
August 27, 2019

polygonLayer

Override 1

 Map Grid

 Boundary



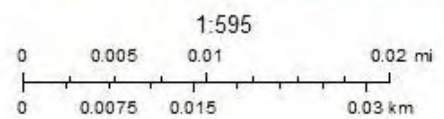


August 27, 2019

polygonLayer

Override 1

-  Map Grid
-  Boundary
-  Property Line

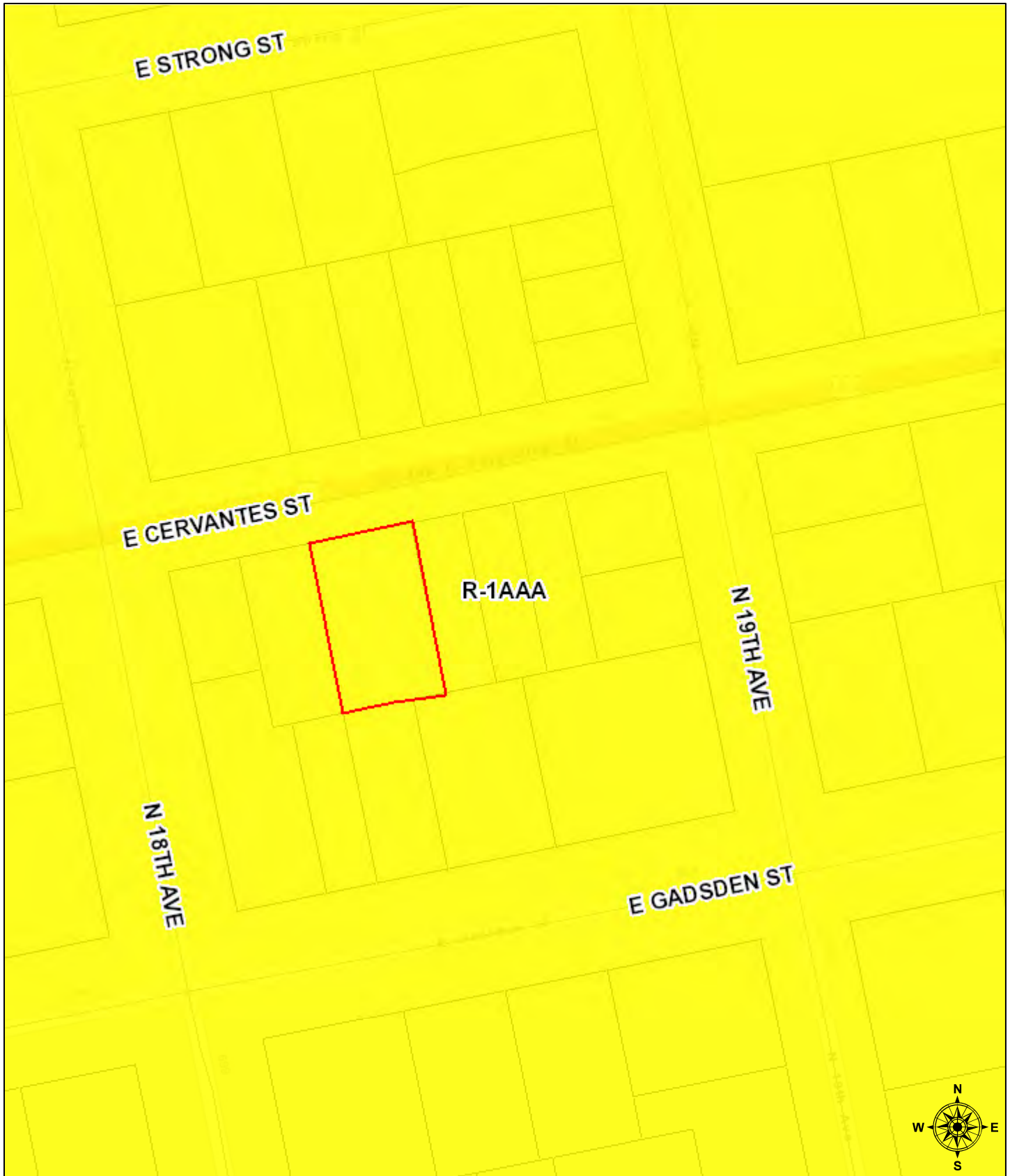


COMPARABLE LAND SALE

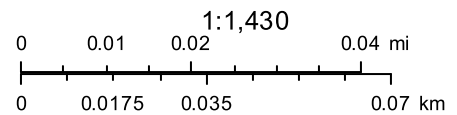
COMPARABLE NO.:	3	RECORD NUMBER: 1129
CLASSIFICATION:	RESIDENTIAL LAND	
DATE:	08/28/2020	
LOCATION:	1809 EAST CERVANTES STREET, PENSACOLA, FLORIDA	
SALES PRICE:	\$160,000	
GRANTOR:	MARILYN SIDES	
GRANTEE:	DEED NOT YET RECORDED	
REFERENCE:	DEED NOT YET RECORDED; MLS #577184	
TERMS:	CASH TO SELLER/ARM'S LENGTH TRANSACTION	
ZONING:	R-1AAA; SINGLE FAMILY RESIDENTIAL	
HIGHEST AND BEST USE:	RESIDENTIAL	
LAND SIZE:	10,560 SQ. FT. (0.2433 ACRE)	
FRONT FEET:	80 FT.	
<u>LAND UNIT PRICES:</u>		
PER SQUARE FOOT:	\$15.15	
PER FRONT FOOT:	\$2,000.00	

REMARKS:

- PARCEL IS LOCATED ON THE SOUTH SIDE OF EAST CERVANTES STREET, JUST EAST OF NORTH 18TH AVENUE.
- PROPERTY WAS LISTED FOR SALE WITH BETTER HOMES AND GARDNER REAL ESTATE MAIN STREET PROPERTIES AT A PRICE OF \$199,990 (MLS #577184). PROPERTY WAS ON THE MARKET FOR 4 DAYS BEFORE IT SOLD.
- PARCEL I.D. #: 00-0S-00-9025-004-098
- JURISDICTION: CITY OF PENSACOLA, FLORIDA.

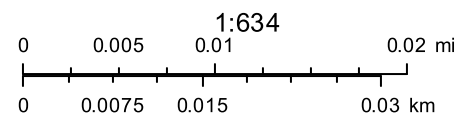


September 15, 2020





September 15, 2020



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.

LAND UNIT PRICES:

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.
- COMPARABLE SALES DATA WAS VERIFIED BY CHARLES C. SHERRILL, JR., MAI WITH ADRIAN HAMMOND (SELLER).
- PARCEL I.D. #: 00-0S-00-9025-003-102
- JURISDICTION: CITY OF PENSACOLA, FLORIDA.




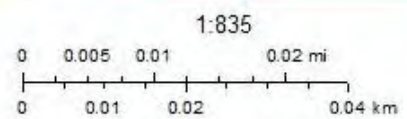
August 27, 2019

polygonLayer

Override 1

 Map Grid

 Boundary



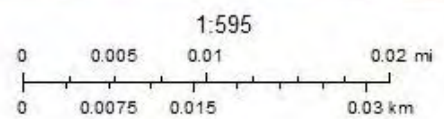


August 27, 2019

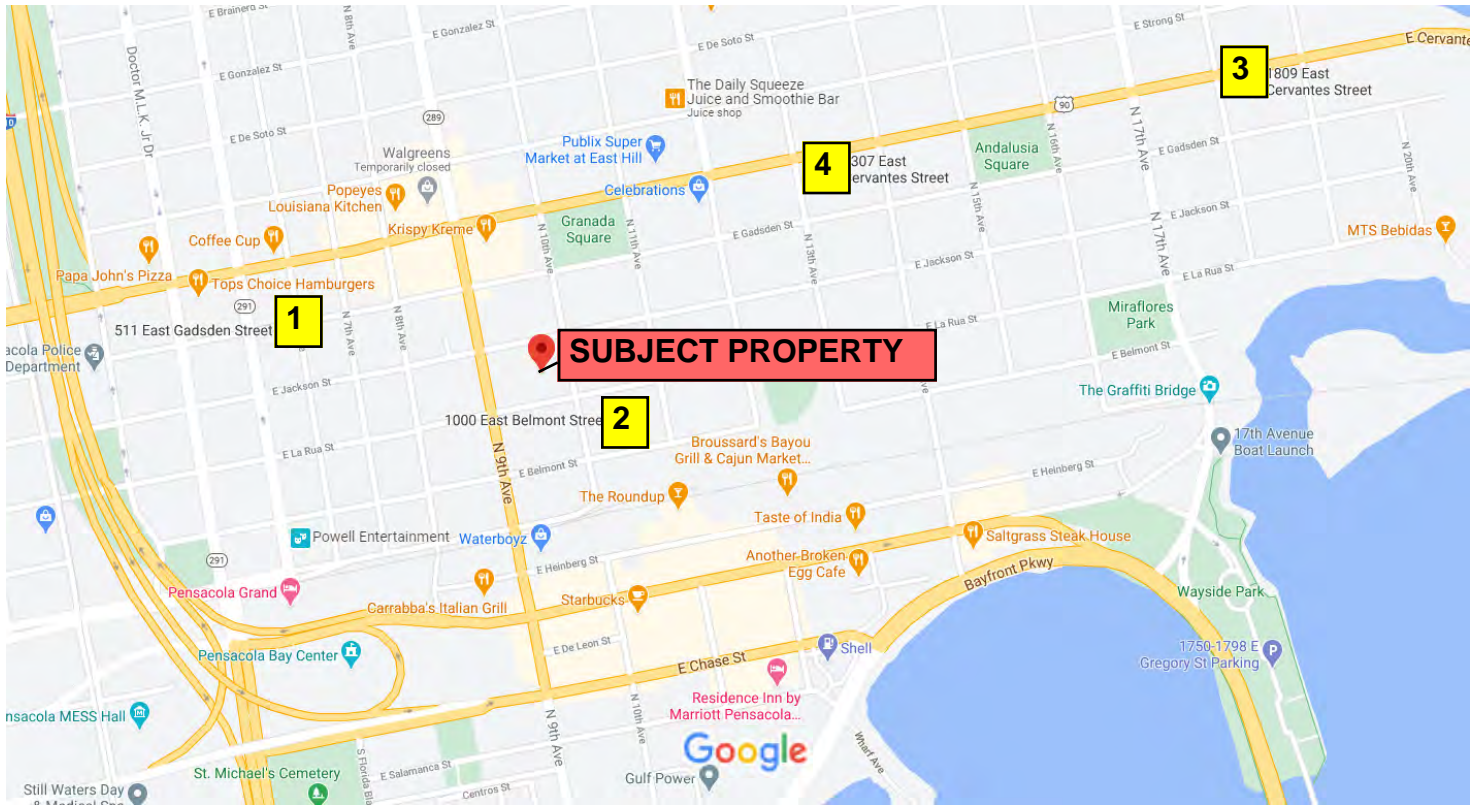
polygonLayer

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
Mold, A Growing Concern
Construction Details – from Concept to Completion

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, Truist Local Advisory Board of Directors (formerly Branch Banking and Trust Company)

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	Ford Motor Company
Aetna Realty Advisors	Florida Department of Transportation
Bank of America	Gulf Coast Community Bank
Bank of Boston	Hancock Bank
Bank of Pensacola	Harvesters Federal Credit Union
Bank South N. A.	Holley-Navarre Water
Baptist Health Care Corp.	Lakeview Center
Barnett Banks, Inc.	Lasalle Realty Advisors
BBVA Compass	Liberty Bank
Beach Community Bank	Midway Water Company
Branch Banking & Trust (BB&T)	Metropolitan Life Insurance Company
Canadian Imperial Bank of Commerce	National Bank of Commerce (Alabama)
Catholic Church Diocese	National Asset Management Group
Centennial Bank	Navy Federal Credit Union
CenterState Bank	Pen Air Federal Credit Union
Chase Manhattan Mortgage Corp.	Pensacola Area Chamber of Commerce
Charter Bank	Pensacola Government Credit Union
Chicago Title Company	Pensacola Historical Society
Citicorp Real Estate	Pensacola State College
City of Fort Walton Beach	Pensacola Preservation Board (State of Florida)
City of Milton	PHH Relocation and Real Estate
City of Pensacola	PNC Bank
Clarity Appraisal Management	Port of Pensacola
Coastal Bank and Trust	Premier Bank (Louisiana)
Colonial Bank of Alabama	Presbytery of Florida
Cumberland Bank (Kentucky)	RBC Bank
Dart Appraisal Management Company	Recoll Management Corporation Insurance Co.
Dollar Bank	Regions Bank
Dusco Property Management	Sacred Heart Hospital
Emerald Coast Utilities Authority	Saltmarsh, Cleaveland & Gund
Episcopal Church Diocese	ServisFirst Bank
Equity Valuation Partners	Smart Bank
Escambia County, Florida	Southern Company
Escambia County Employees' Credit Union	SunTrust Banks, Inc.
Farm Credit of Northwest Florida	Synovus Financial
Fairfield Communities, Inc.	Travellers Realty Investment Company
Federal Aviation Administration	Tyndall Federal Credit Union
Federal Deposit Insurance Corporation	United Bank (Alabama)
First Alabama Bank	Valuation Management Group
First American Bank	Vanguard Bank & Trust Company
First City Bank of Fort Walton Beach	Various Estates, Attorney's, Accountants, Insurance
First Coast Community Bank	Companies, Churches, & Property Owners
First National Bank of Commerce (Louisiana)	Wachovia Corporation
First National Bank of Florida	Waterfront Rescue Mission
First National Bank of Georgia	Wells Fargo Bank
First Navy Bank	Whitney National Bank
Fisher Brown Insurance Company (Cost Analysis)	WSRE Television

Robyn Tice

From: Gregg Harding
Sent: Friday, October 16, 2020 3:03 PM
To: Don Kraher
Cc: Keith Wilkins; Sherry Morris
Subject: RE: Question

Hi Don,

Sorry for my delayed response on this. I also wanted to give Ross Pristera a chance to look into these in case the UWF Trust had additional information. Based on my research and Ross' input, the Alice S. Williams building at 1015 N. E Street is a historic building and meets criteria for listing in the National Register of Historic Places (NRHP) under Criterion A (an event, a series of events or activities, or patterns of an area's development) with "community planning and development" and "education" as its primary areas of significance. I would recommend that the City retain the Alice S. Williams building for reuse and nominate it to be listed.

Although the Malcolm Yonge building at 925 E. Jackson Street is a historic building (built 1961), it does not appear to meet the criteria for listing in the NRHP and would not be considered historically significant. I have no doubt that the recreational activities and services offered at the Malcolm Yonge building were important to the surrounding neighborhoods in the past. However, I was not able to identify a historically significant or unique event or series of events that took place there. Architecturally, it is a fairly common design for the decade in which it was built, and there are several that still exist. It is an interesting fact that Ellis Bullock was the primary designer of the building and that he designed a number of important buildings in the area (the now SCI building being one of them). However, I would not consider many of these historically significant at this time.

Just a little background on the Alice Williams building which we may or may not already have on record: The Alice Williams facility was built in 1952 and is a historic structure. The building was originally the Alice S. Williams Public Library Branch (opened August 17, 1952 and closed 1976) and it is credited as being the first public library service for African Americans in Pensacola. When the library first opened, it reportedly housed over 2,800 books. The library itself seems to have been an important and accessible resource for children since over 70% of books borrowed during its first year were reported to be juveniles. The building itself is described as a one-roomed white stucco building in 1963 and an image appears on the front page of The Colored Citizen newspaper in August 1952 (the same year it was opened). The structure has certainly been renovated – sometime between 1977 and 1980 when the building was transferred, and again (at least) in 1999. My initial guess is that the majority of the original portion / footprint of the building still exists based on a 1958 aerial photograph and city microfilm marking the building as approximately 2,770 square feet. The 1977-1980 work may have just been to the interior as well as minor exterior changes. However, the later work is when the entire and current front entrance area was added (including the large and extended front gable, brick columns, and double entrances) as well as the vinyl siding according to the 1999 building plans I found in MaxxVault. However, the architectural details are not what makes this a historically significant building. The building's historical significance is due to its association as Pensacola's first library service for African Americans.

I hope this information helps. Please let me know if you have any questions or if there is anything else you would like me to look into.

Best,

Gregg Harding, RPA
Historic Preservation Planner

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From: Don Kraher <DKraher@cityofpensacola.com>

Sent: Monday, September 21, 2020 1:49 PM

To: Gregg Harding <GHarding@cityofpensacola.com>

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Subject: Question

Gregg

Please see the question below...

Has either the Alice Williams or Malcolm Yonge been assessed for historic value by Gregg Harding?

Thoughts??

Thanks,

Don

Don Kraher

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City of Pensacola