

LAND APPRAISAL REPORT

2017-3976-A-015

File No. 14099-A

SUBJECT

Borrower

Census Tract

0624.00

Map Reference

24-35-25-00

Property Address

472 GRAY ROAD

City

COCOA

County

BREVARD

State

FL

Zip Code

32926

Legal Description

TWP. 24 RNG. 35 SEC. 25 SUBD 00 PARCEL #758

Sale Price \$

Date of Sale

Loan Term

_____ yrs.

Property Rights Appraised

☒ Fee

☐ Leasehold

☐ De Minimis PUD

Actual Real Estate Taxes \$

0

(yr)

Loan charges to be paid by seller \$

Other sales concessions

Lender/Client

BREVARD COUNTY PUBLIC WORKS DEPT.

Address

2725 JUDGE FRAN JAMIESON WAY , VIERA , FL 32940

Occupant

VACANT

Appraiser

HOWARD A. SULLIVAN JR.

Instructions to Appraiser

APPRAISE MARKET VALUE.

NEIGHBORHOOD

Location

☐ Urban

☒ Suburban

☐ Rural

Built Up

☐ Over 75%

☒ 25% to 75%

☐ Under 25%

Growth Rate

☐ Fully Dev.

☐ Rapid

☒ Steady

☐ Slow

Property Values

☐ Increasing

☒ Stable

☐ Declining

Demand/Supply

☐ Shortage

☒ In Balance

☐ Oversupply

Marketing Time

☐ Under 3 Mos.

☒ 4-6 Mos.

☐ Over 6 Mos.

Present

45 % One-Unit

5 % 2-4 Unit

2 % Apts.

3 % Condo

25 % Commercial

Land Use

10 % Industrial

10 % Vacant

_____ %

Change in Present

☒ Not Likely

☐ Likely (*)

☐ Taking Place (*)

Land Use

(*) From

To

Predominant Occupancy

☒ Owner

☐ Tenant

10 % Vacant

One-Unit Price Range

\$

4,500

to \$

600,000

Predominant Value \$

223,000

One-Unit Age Range

_____ yrs. to

0

_____ yrs.

100

Predominant Age

40

_____ yrs.

40

Employment Stability

☐ Good

☒ Avg.

☐ Fair

☐ Poor

Convenience to Employment

☐

☒

☐

☐

Convenience to Shopping

☐

☒

☐

☐

Convenience to Schools

☐

☒

☐

☐

Adequacy of Public Transportation

☐

☒

☐

☐

Recreational Facilities

☐

☒

☐

☐

Adequacy of Utilities

☐

☒

☐

☐

Property Compatibility

☐

☒

☐

☐

Protection from Detrimental Conditions

☐

☒

☐

☐

Police and Fire Protection

☐

☒

☐

☐

General Appearance of Properties

☐

☒

☐

☐

Appeal to Market

☐

☒

☐

☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)

THE SUBJECT IS LOCATED IN AN AREA OF MIXED USES INCLUDING SFR, MULTI FAMILY, RETAIL, AND INDUSTRIAL. HOMES IN THE AREA RUN FROM OLDER SMALL HOMES ON TYPICAL LOTS, NEWER HOMES ON TYPICAL LOTS, AND LARGER CUSTOM BUILT HOMES ON 1+ ACRE HOME SITES. SHOPPING AND CITY SERVICES ARE LOCATED IN THE GENERAL AREA OF THE SUBJECT. HOMES SHOW AVERAGE MAINTENANCE AND SITE IMPROVEMENTS.

SITE

Dimensions

IRREGULAR

=

1.5 ACRES

☐ Corner Lot

Zoning Classification

RU-2-8

Present Improvements

☒ Do

☐ Do Not

Conform to Zoning Regulations

Highest and Best Use

☒ Present Use

☐ Other (specify)

Public

Other (Describe)

OFF SITE IMPROVEMENTS

Elec.

☒

Gas

☐

NONE

Water

☒

San. Sewer

☐

SEPTIC SYS

☐ Underground Elect. & Tel.

Street Access

☒ Public

☐ Private

Surface

ASPHALT

Maintenance

☒ Public

☐ Private

☐ Storm Sewer

☐ Curb/Gutter

☐ Sidewalk

☒ Street Lights

Topo

BELOW ROAD GRADE

Size

TYPICAL FOR AREA

Shape

IRREGULAR

View

TYPICAL FOR AREA

Drainage

APPEARS ADEQUATE

Is the property located in a FEMA Special Flood Hazard Area?

☐ Yes

☒ No

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions)

NO ADVERSE EASEMENTS OR ENCROACHMENTS NOTED OR OBSERVED DURING THE INSPECTION. FLOOD MAP PAGE 12099C0425G DATED 03/17/2014. ZONE X. THE SUBJECT IS LOCATED NEXT TO A LARGE COUNTY OWNED DRAINAGE CANAL. THE SUBJECT HAS A 3,060 SQUARE FOOT SINGLE FAMILY HOME ON THE SITE. SEE ATTACHED COMMENTS.

MARKET DATA ANALYSIS

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address	472 GRAY ROAD COCOA , FL 32926	XXX DEVONSHIRE AVE. COCOA, FL 32926	3848 COMMON PLACE COCOA, FL 32926	XXX OSAGE STREET COCOA, FL 32926			
Proximity to Subject		3.01 miles NW	2.76 miles N	3.75 miles NW			
Sales Price	\$	\$ 70,000	\$ 60,000	\$ 54,500			
Price \$/Sq. Ft.	\$	\$ 1.43	\$ 1.35	\$ 1.25			
Data Source(s)	INSPECTION	MLS / PUBLIC RECORDS	MLS / PUBLIC RECORDS	MLS / PUBLIC RECORDS			
ITEM	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.
Date of Sale/Time Adj.		03/06/2020		10/04/2019		07/17/2020	
Location	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Site/View	1.5 ACRES	1.12 ACRE	+21,000	1.02 ACRE	+26,400	1 ACRE	+27,500
WATER	CITY	CITY		CITY		CITY	
SEWER	SEPTIC SYSTEM	SEPTIC SYSTEM		SEPTIC SYSTEM		SEPTIC SYSTEM	
Sales or Financing Concessions		CASH ARMS LENGTH		OWNER FIN. ARMS LENGTH		CASH ARMS LENGTH	
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 21,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 26,400		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 27,500	
Indicated Value of Subject		Net 30.0 % Gross 30.0 % \$ 91,000		Net 44.0 % Gross 44.0 % \$ 86,400		Net 50.5 % Gross 50.5 % \$ 82,000	
Comments on Market Data	THE COMPARABLE OFFER VALUES FOR THE SUBJECT BETWEEN \$82,000 AND \$91,000. THE AVERAGE IS \$86,500 AND THE MID POINT IS \$86,500. A FINAL ESTIMATE OF VALUE OF \$87,000 IS FELT TO BE WELL SUPPORTED. ADJUSTMENTS FOR SITE SIZE ARE MADE ON \$55,000 PER ACRE.						

Comments and Conditions of Appraisal

PLEASE SEE ATTACHED COMMENTS.

RECONCILIATION

Final Reconciliation

THE MARKET APPROACH IS GIVEN TOTAL WEIGHT IN THE FINAL ESTIMATE OF VALUE AS IT IS THE ONLY APPROACH FELT TO APPLY TO VACANT SINGLE FAMILY LAND.

I (WE) ESTIMATE THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF

08/27/2020

TO BE \$

87,000

Appraiser

HOWARD A. SULLIVAN JR.

Supervisory Appraiser (if applicable)

WILLIAM H. BENSON III MAI,SRA

Date of Signature and Report

September 14, 2020

Date of Signature

September 14, 2020

Title

Title

State Certification #

CERT RES RD1195

ST

FL

State Certification #

CERT GEN RZ1027

ST

FL

Or State License #

ST

Or State License #

ST

Expiration Date of State Certification or License

11/30/2020

Expiration Date of State Certification or License

11/30/2020

Date of Inspection (if applicable)

☐ Did ☒ Did Not Inspect Property

Date of Inspection

Supplemental Addendum

File No. 14099-A

Borrower				
Property Address	472 GRAY ROAD			
City	COCOA	County	BREVARD	State FL Zip Code 32926
Lender	BREVARD COUNTY PUBLIC WORKS DEPT.			

COMMENTS ON THE SUBJECT IMPROVEMENTS:

ON THE SUBJECT SITE IS A CONCRETE BLOCK WITH STUCCO BUILDING, WITH A SHINGLE ROOF. THE BUILDING HAS BEEN VACANT FOR SOME TIME AND VANDALS HAVE GOTTEN IN AND DAMAGED THE INTERIOR. WALLS AND CEILINGS HAVE BEEN DAMAGED IN ORDER TO REMOVE COPPER WIRING AND PLUMBING. IN ADDITION PEOPLE HAVE BEEN LIVING IN THE BUILDING WITH NO WATER OR ELECTRIC SERVICE. THE BATHROOMS AND THE KITCHEN HAVE BEEN DAMAGED AS WELL. IT IS OUR OPINION, CONSIDERING THE COST TO REPAIR THE BUILDING THAT THE CURRENT IMPROVEMENTS SHOULD BE REMOVED FROM THE SITE IN ORDER FOR A NEW HOME TO BE BUILT.

WHEN THE CURRENT BUILDING ON THE SITE WAS CONSTRUCTED, THE IMPACT FEE'S WERE PAID TO THE COUNTY TO ALLOW THE BUILDING TO BE BUILT. THESE PAID IMPACT FEE'S REMAIN IN EFFECT AND NO NEW CHARGES WOULD BE DUE IF A NEW BUILDING WAS PROPOSED FOR THE SUBJECT SITE ONCE THE CURRENT BUILDING IS REMOVED. TOTAL IMPACT FEE CREDITS OF \$9,838.06 WERE CONFIRMED BY THE BREVARD COUNTY BUILDING DEPARTMENT TO BE APPLICABLE TO THE SUBJECT AFTER DEMOLITION; APPLICABLE TO REDEVELOPMENT OF SUBJECT SITE. ESTIMATES TO REMOVE THE CURRENT BUILDING RANGE FROM \$5,700 TO \$7,972 AND ARE INCLUDED IN THIS REPORT. THE SAVINGS FROM THE IMPACT FEES TENDS TO OFF SET THE COST OF REMOVING THE BUILDING, RESULTING IN NO ADJUSTMENTS TO THE COMPARABLE SALES FOR THE REMOVAL.

CURRENTLY THERE IS NO WATER SERVICE TO THE SUBJECT. THE WATER LINES WERE CUT BY BREVARD COUNTY WHILE IN THE PROCESS OF INSTALLING THE DRAINAGE DITCH TO THE SOUTH OF THE BUILDING. THE CITY OF COCOA HAS A WATER LINE RUNNING ALONG GRAY ROAD AND THE SUBJECT COULD BE CONNECTED TO THIS LINE FOR A MINIMAL COST.

COMMENTS RELATED TO UNDERWRITER GUIDELINES:

ALL OF THE SALES ARE LOCATED OVER 1 MILE FROM THE SUBJECT. THIS INCREASE IN SEARCH AREA WAS NEEDED BECAUSE OF THE LACK OF SALES IN THE IMMEDIATE VICINITY OF THE SUBJECT. CONSEQUENTLY, WE WERE FORCED TO CONSIDER SALES FURTHER AWAY. THESE SALES WERE THE RESULT OF THIS EXPANDED SEARCH. ALL ARE CONSIDERED TO BE WELL WITHIN THE SAME MARKETING AREA AS THE SUBJECT.

SALE #2 SOLD OVER 6 MONTHS AGO. THIS INCREASE IN MARKET TIME WAS NEEDED IN ORDER TO PROVIDE THE MOST RECENT SALE IN THE SUBJECT PROJECT FOR THIS ANALYSIS. MARKET TO MARKET CONDITIONS HAVE BEEN CONSIDERED AND ARE BELIEVED TO BE STABLE AND NO ADJUSTMENT IS NEEDED. IF MORE RECENT SALES WERE AVAILABLE IN THE SUBJECT'S PROJECT, AND THEY SHARED THE CLOSE COMPATIBILITY OF THESE SALES, THEN WE WOULD HAVE USED THEM.

THE PICTURES USED FOR THE COMPARABLE SALES MAY BE ORIGINAL PICTURES, PRIOR FILE PHOTOS, OR MLS PICTURES. EVERY EFFORT IS MADE TO USE THE PICTURE THAT OFFERS THE BEST VIEW OF THE COMPARABLE SALES. IN THIS CASE AERIAL PHOTOS FROM THE BREVARD COUNTY PROPERTY APPRAISERS WEB SITE HAVE BEEN USED AS IT IS FELT THEY OFFER THE BEST VIEW OF LARGE ACREAGE VACANT LAND SITES. MOST LOTS IN THE AREA OF THE SUBJECT ARE WOODED AND FRONT VIEWS OFFER A VERY LIMITED PICTURE OF THE SITE. IN ADDITION IT IS NOT ALWAYS POSSIBLE TO KNOW THE EXACT LOCATION OF THE COMPARABLE SALE SITES. MANY BLOCKS HAVE NO HOMES BUILT AND NO SURVEY OR LOCATION MARKERS TO INDICATE THE DIFFERENT LOTS.

WE PREVIOUSLY APPRAISED THE SUBJECT ON 11/10/2017 FOR BREVARD COUNTY..

THE VALUE ESTIMATED IN THIS REPORT IS BASED ON THE ASSUMPTION THAT THE PROPERTY IS NOT NEGATIVELY AFFECTED BY THE EXISTENCE OF HAZARDOUS SUBSTANCES OR DETRIMENTAL ENVIRONMENTAL CONDITIONS; THAT IT CONTAINS NO ENVIRONMENTALLY SENSITIVE WETLANDS OR IS THE HABITAT FOR ANY ENDANGERED SPECIES. WE ARE NOT EXPERTS IN THE IDENTIFICATION OF SUCH CONDITIONS; HOWEVER , OUR ROUTINE INSPECTION OF AND INQUIRES ABOUT THE SUBJECT PROPERTY DID NOT DEVELOP ANY INFORMATION THAT INDICATED ANY APPARENT SIGNIFICANT CONDITIONS THAT WOULD AFFECT THE PROPERTY NEGATIVELY. IT IS POSSIBLE THAT TESTS AND INSPECTIONS MADE BY QUALIFIED HAZARDOUS SUBSTANCE AND ENVIRONMENTAL EXPERTS WOULD REVEAL THE EXISTENCE OF HAZARDOUS MATERIALS, ENVIRONMENTAL CONDITIONS, OR ENDANGERED SPECIES ON OR AROUND THE PROPERTY THAT WOULD NEGATIVELY AFFECT IT'S VALUE.

SCOPE OF THE APPRAISAL

USPAP defines the Scope of Work as, “the type and extent of research and analyses in an assignment”. According to the Scope of Work Rule, in each appraisal, appraisal review, and appraisal reporting assignment, an appraiser must:

Identify the problem to be solved:
Determine and perform the scope of work necessary to develop credible assignment results; and
Disclose the scope of work in the report.

The scope of work includes but is not limited to:
The extent to which the property is identified;
The extent to which the tangible property is inspected;

Supplemental Addendum

File No. 14099-A

Borrower					
Property Address	472 GRAY ROAD				
City	COCOA	County	BREVARD	State	FL Zip Code 32926
Lender	BREVARD COUNTY PUBLIC WORKS DEPT.				

The type and extent of the data researched; and
The type and extent of analyses applied to arrive at opinions or conclusions.

The Scope of Work performed must be sufficient to develop credible assignment results. For this appraisal assignment, the appraisers performed the following tasks to complete this appraisal assignment in a competent manner and to be in compliance with the Uniform Standards of Professional Practice (USPAP).

Identification of Appraisal Problem: The appraisal problem and purpose of this appraisal report was to estimate the market value of the subject property.

Property Identification: The subject property was identified by the legal description included in this appraisal report, along with maps and other exhibits gathered during the appraisal assignment research. The subject property was then inspected.

Property Inspection: A physical inspection of the subject property was conducted.

Data Research: We gathered detailed information regarding the subject property from various sources including the client, property owner, and various government sources. The type of data gathered included zoning, taxes, flood, hazard areas, availability of utilities and all relevant subject property data available. We also researched market data from sales and listings of properties similar and competitive with the subject. Sources searched for market data included public records and other third party data service providers along with data from other real estate appraisers and real estate brokers and market participants.

Analyses Developed to Form an Opinion of Market Value: Upon completion of all necessary research, we have concluded that the Sales Comparison Approach was the only applicable approach to form a reliable opinion of market value of the fee simple interest in the subject property. The Cost Approach and Income Approach are not relied upon by market participants for this property type. After our extensive research, it has been concluded that there are a sufficient number of reasonably similar comparable sales. Therefore, we have completed all approaches necessary to form a reliable indication of market value for the fee simple interest in the subject property.
INTENDED USE OF THE REPORT - INTENDED USER OF THE REPORT

The intended use of this appraisal is to assist the client in decision making. Brevard County is the intended user of the report.

Subject Photo Page

Borrower				
Property Address 472 GRAY ROAD				
City	COCOA	County	BREVARD	State FL Zip Code 32926
Lender BREVARD COUNTY PUBLIC WORKS DEPT.				



Subject Front

472 GRAY ROAD
Sales Price
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location AVERAGE
View 1.5 ACRES
Site
Quality
Age



SOUTH SIDE OF SUB.



Subject Street

Comparable Photo Page

Borrower				
Property Address 472 GRAY ROAD				
City	COCOA	County	BREVARD	State FL Zip Code 32926
Lender BREVARD COUNTY PUBLIC WORKS DEPT.				



Comparable 1

XXX DEVONSHIRE AVE.
Prox. to Subj. 3.01 miles NW
Sales Price 70,000
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location AVERAGE
View 1.12 ACRE
Site
Quality
Age



Comparable 2

3848 COMMON PLACE
Prox. to Subj. 2.76 miles N
Sales Price 60,000
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location AVERAGE
View 1.02 ACRE
Site
Quality
Age

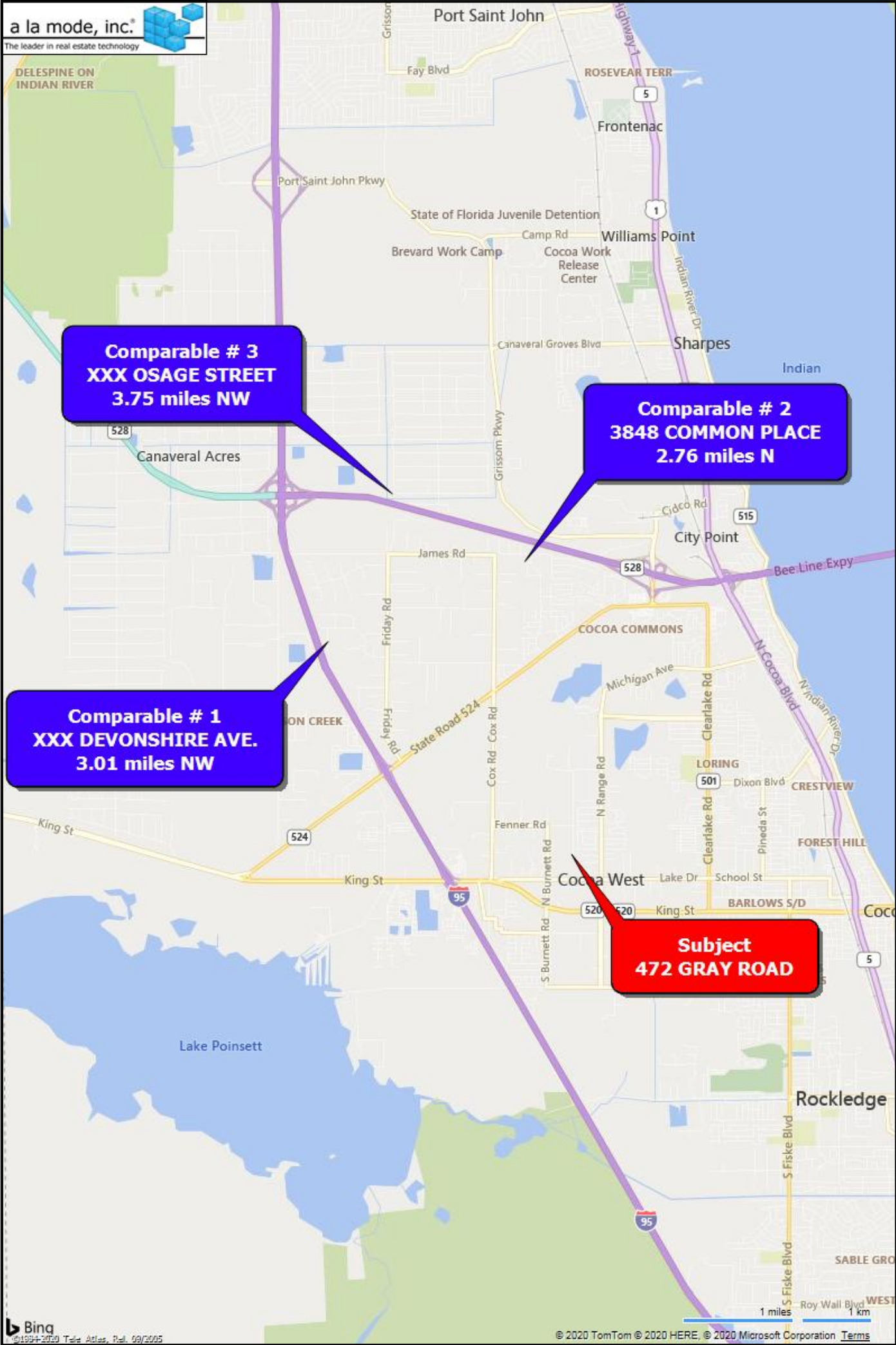


Comparable 3

XXX OSAGE STREET
Prox. to Subj. 3.75 miles NW
Sales Price 54,500
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location AVERAGE
View 1 ACRE
Site
Quality
Age

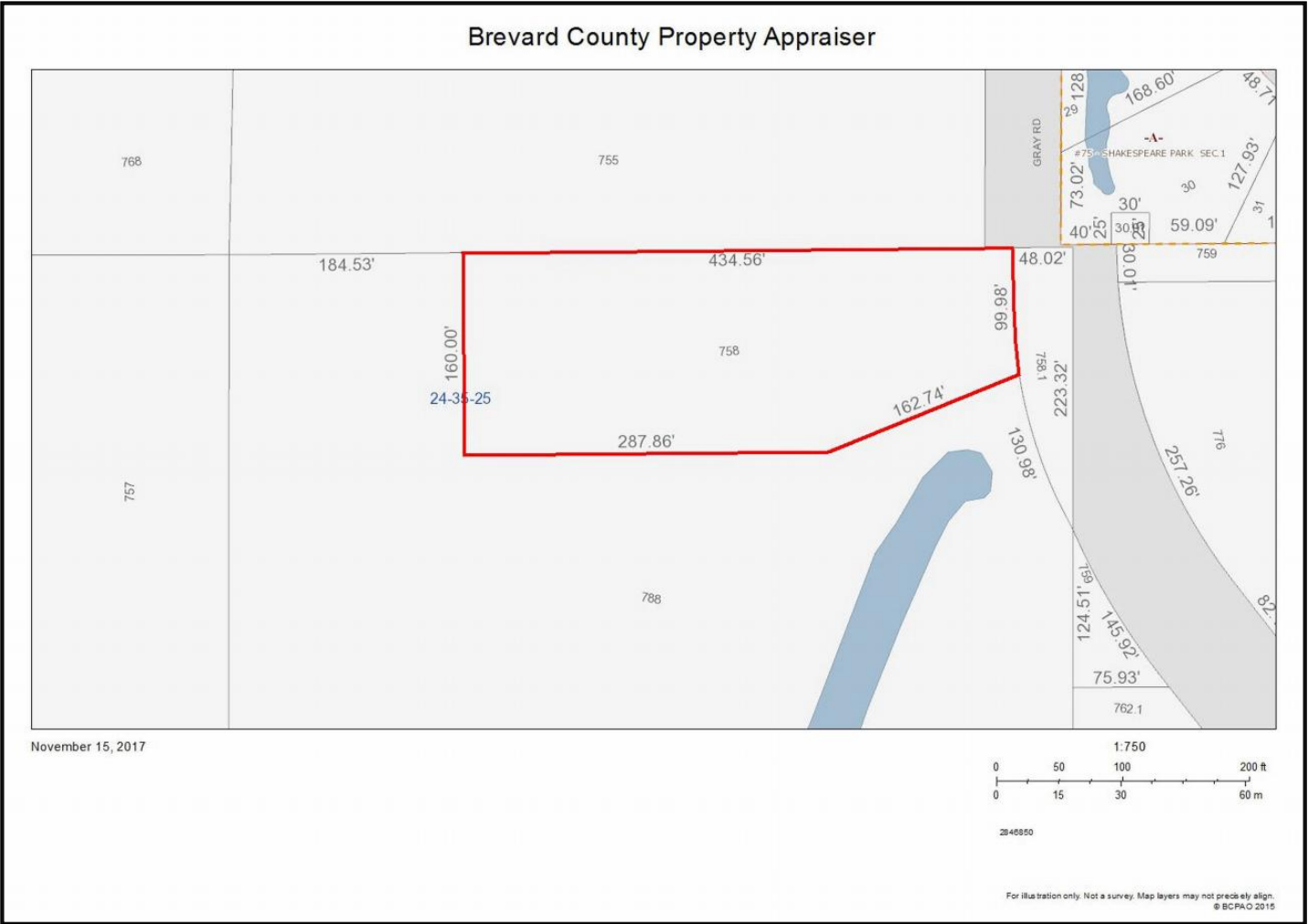
Location Map

Borrower				
Property Address	472 GRAY ROAD			
City	COCOA	County	BREVARD	State FL Zip Code 32926
Lender	BREVARD COUNTY PUBLIC WORKS DEPT.			



Site Map

Borrower				
Property Address 472 GRAY ROAD				
City	COCOA	County	BREVARD	State FL Zip Code 32926
Lender BREVARD COUNTY PUBLIC WORKS DEPT.				



Aerial Map

Borrower				
Property Address	472 GRAY ROAD			
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Lender	BREVARD COUNTY PUBLIC WORKS DEPT.			



DEFINITION OF MARKET VALUE: 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, 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 each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. 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.
3. Unless otherwise indicated, 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.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED: 472 GRAY ROAD , COCOA , FL 32926

APPRAISER:

Signature: Howard A. Sullivan Jr
Name: HOWARD A. SULLIVAN JR.
Title: _____
State Certification #: CERT RES RD1195
or State License #: _____
State: FL Expiration Date of Certification or License: 11/30/2020
Date Signed: September 14, 2020

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: William H. Benson III
Name: WILLIAM H. BENSON III MAI,SRA
Title: _____
State Certification #: CERT GEN RZ1027
or State License #: _____
State: FL Expiration Date of Certification or License: 11/30/2020
Date Signed: September 14, 2020
☐ Did ☒ Did Not Inspect Property

PROJECT NAME:
PROJECT ADDRESS:
CONTRACTOR:

Grey Road Demo
472 Grey Road, Cocoa
Jack

Cell #:
E-Mail
jackmtn@yahoo.com

DESCRIPTION	DEMO TYPE	QUAN.	UNIT	UNIT COST	
House	CBS Single	1	LS	\$	5,200.00

Transport Equipment	Mobilization	1	LS	\$	500.00

NOTES:
Included in Estimate:
Demo and Remove. Import fill on grade as needed at 12.00 per CY

Not Included in estimate:
Septic Tank Abandonment, Grass, Import Fill

FRANK-LIN SERVICES OF BREVARD, LLC
6240 NORTH US1
MELBOURNE, FL 32940
pcharamut@franklinexcavating.com
PROJECT MANAGER: PETE CHARAMUT (CELL) 321-288-3805

PHONE: 321-259-3206
FAX: 321-259-3206

DATE: 9/14/2020

TOTAL \$
\$ 5,200.00

\$ 500.00
\$ 5,700.00

205
3

PROPOSAL



DBI Demolition
 2838 Sarno Road
 Melbourne, FL 32935
 (321) 725-4239 / (321) 253-1535 fax
 demoman@cfl.rr.com

PROPOSAL NO.	No 6933
SHEET NO.	1
DATE	9/10/2020

PROPOSAL SUBMITTED TO:

NAME	Bill Benson
ADDRESS	Bttn. Bill Benson
PHONE NO.	(321) 984-0999

WORK TO BE PERFORMED AT

NAME	472 Gray Rd.
	Cocoa, FL. 32926
EMAIL	admin@whbenson.com

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Removal of Structure (Single Story) Slab, Footers
 Removal of All Concrete Surfaces
 Seed / Mulch
 Rough Grade
 Note: No Fill Dirt

Permits by DBI Utility disconnects by DBI

All debris removed from site. DBI retains all salvage.

DBI is not responsible for any damage to driveways, sidewalks, yard or anything buried or underground due to equipment.

This bid does not include septic tank abandonment. If abandonment is required there is an additional charge of \$800.00/tank. Work must be done at the same time as demolition.

All material is guaranteed to be specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

Seven thousand nine hundred and seventy two Dollars (\$ 7,972⁰⁰)

With payments to be made as follows, **upon completion.**

Respectfully submitted [Signature]

Per Wid T. Bell

Any alteration or deviation from above specifications involving extra costs will be executed only upon, written order, and will become extra charges over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

NOTE - This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payments will be made as outlined above.

Signature _____

Date _____

Signature _____

PROPOSAL