

APPRAISAL OF



A Vacant Lot

LOCATED AT:

610 SW Tulip Boulevard
Port St Lucie, FL 34953

CLIENT:

City of Port St Lucie
121 SW Port St Lucie Blvd., Bldg A
Port St Lucie, FL, 34984

AS OF:

October 7, 2024

BY:

Danielle M. Crowe
Cert Res RD7236

Land Appraisal Report

File No. 24-85889

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.
Client Name/Intended User City of Port St Lucie E-mail bbollinger@cityofpls.com
Client Address 121 SW Port St Lucie Blvd., Bldg A City Port St Lucie State FL Zip 34984
Additional Intended User(s) City of Port St Lucie

Intended Use Land Valuation

SUBJECT

Property Address 610 SW Tulip Boulevard City Port St Lucie State FL Zip 34953
Owner of Public Record Doreen M Lue / Denise E Lue County St Lucie
Legal Description PORT ST LUCIE-SEC 22- BLK 2047 LOT 2 (MAP 44/20N) (OR 299-2912)
Assessor's Parcel # 3420-605-1295-000-7 Tax Year 2023 R.E. Taxes \$ 817.00
Neighborhood Name PORT ST LUCIE-SECTION 22 Map Reference 37-20-40 Census Tract 3821.14
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

SALES HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Prior Sale/Transfer: Date N/A Price N/A Source(s) FLEXMLS / St Lucie Tx Rc
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) To the best of our knowledge, the above stated data is believed to be accurate. Said findings are based on a search of Realist, Public Records and MLS. We are not title agents nor Real Estate Attorneys and does not have the extensive research and document search tools that the aforementioned have. If a more precise, in depth search is desired, we recommend a through search by a qualified underwriter, Real Estate Attorney and/or title agent.

Offerings, options and contracts as of the effective date of the appraisal See Attached Addendum.

NEIGHBORHOOD

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	☐ Urban	☒ Suburban ☐ Rural	Property Values	☐ Increasing ☒ Stable ☐ Declining	PRICE	AGE	One-Unit	85% %	
Built-Up	☒ Over 75% ☐ 25-75% ☐ Under 25%	Demand/Supply	☐ Shortage ☒ In Balance ☐ Over Supply	\$(000)	(yrs)	2-4 Unit	2 %		
Growth	☐ Rapid ☒ Stable ☐ Slow	Marketing Time	☒ Under 3 mths ☐ 3-6 mths ☐ Over 6 mths	230 Low	0	Multi-Family	2 %		
Neighborhood Boundaries SW Gatlin Blvd. to the north, SW Becker Rd. to the south, Florida					1,010 High	58	Commercial	5 %	
Turnpike to the east and Interstate-95 to the west.					420 Pred.	17	Other V.Land	6 %	
Neighborhood Description SW Port Saint Lucie Blvd, a local traffic artery, is within 1 mile, and offers access to shopping, schools, employment centers, and freeways.									
Market Conditions (including support for the above conclusions) MLS statistics indicates that sellers are receiving an average of 95%-100% of listing price with an average marketing time between 0 to 3 months. Financing at the present time is readily available from a variety of sources which benefits both potential buyers and sellers.									

SITE

Dimensions 85x125 Area 10625 Sq.Ft. Shape Rectangular View Res//Traf Sig/Pnd
Specific Zoning Classification RS-2 Zoning Description Single Family Residential
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
Highest and best use of the subject property See addendum

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	☒	☐	Water	☒ ☐	Street Asphalt	☒	☐
Gas	☐	☐ None	Sanitary Sewer	☒ ☐	Alley None Noted	☐	☐
FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 12111C0405K FEMA Map Date 02-19-2020							
Site Comments The appraiser noted that the Subject is located just west of the intersection of SW Tulip Boulevard and SW Darwin Road. A pond is located across the street from the Subject's site. The site is located on a moderate traffic street that accommodates local traffic.							

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	610 SW Tulip Boulevard Port St Lucie, FL 34953	4572 SW Savona Boulevard Port St Lucie, FL 34953		321 SW Feldman Avenue Port St Lucie, FL 34953		1129 SW Edinburgh Drive Port St Lucie, FL 34953	
Proximity to subject		2.58 miles SW		0.70 miles SE		2.75 miles SW	
Sales Price	\$ N/A		\$ 144,000		\$ 150,500		\$ 147,500
Price \$ /	0		14		15		12
Data Source		FLEXMLS#AX-11596565; DOM 34		FLEXMLS#RX-11019577; DOM 5		FLEXMLS#RX-10980001; DOM 9	
Date of Sale and Time Adjustment	DESCRIPTION N/A	DESCRIPTION s09/24;c07/24	+(-) Adjust. 0	DESCRIPTION s09/24;c09/24	+(-) Adjust. 0	DESCRIPTION s04/24;c01/24	+(-) Adjust. 0
Location	PSL	PSL		PSL		PSL	
Site/View	10625 SF	10,000 SF	0	10,000 SF		11,875 SF	0
View	Res//Traf.Sig/Pond	Res//Traffic	0	Resid//Drng.Cnl	-5,000	Resid//Pond	-5,000
Zoning	RS-2 PSL	RS-2 PSL		RS-2 PSL		RS-2 PSL	
Access	Paved Road	Paved Road		Paved Road		Paved Road	
Improvements	None Noted	None Noted		Paver Driveway		None Noted	
Sales or Financing Concessions							
Net Adj. (Total)		☒ + ☐ -	\$ 0	☐ + ☒ -	\$ 5,000	☐ + ☒ -	\$ 5,000
Indicated Value of Subject		Net Adj. 0.0% Gross Adj. 0.0%	\$ 144,000	Net Adj. -3.3% Gross Adj. 3.3%	\$ 145,500	Net Adj. -3.4% Gross Adj. 3.4%	\$ 142,500
Summary of Sales Comparrison Approach See attached addendum							

RECONCILIATION

This appraisal is made ☒ "as is," ☐ subject to the following:

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is \$ 145,000 as of 10/07/2024 , which is the effective date of this appraisal.

Land Appraisal Report

File No. 24-85889

DATA ANALYSIS	ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
	Address 610 SW Tulip Boulevard Port St Lucie, FL 34953		517 SW Halden Avenue Port St Lucie, FL 34953					
	Proximity to subject		0.03 miles SW					
	Sales Price		\$	N/A		\$		\$
	Price \$/		0	16				
	Data Source		FLEXMLS#RX-10997755; DOM 18					
	Date of Sale and Time Adjustment		DESCRIPTION DESCRIPTION +(-) Adjust.		DESCRIPTION +(-) Adjust.		DESCRIPTION +(-) Adjust.	
			N/A Contract 07/24 -3,150					
	Location		PSL					
	Site/View		10625 SF 10000 SF 0					
	View		Res/Traf.Sig/Pond Residential 0					
	Zoning		RS-2 PSL RS-2 PSL					
	Access		Paved Road Paved Road					
	Improvements		None Noted None Noted					
	Sales or Financing Concessions							
Net Adj. (Total)			☐ + ☒ - \$ 3,150		☒ + ☐ - \$ 0		☒ + ☐ - \$ 0	
Indicated Value			Net Adj. -2.0%		Net Adj. 0.0%		Net Adj. 0.0%	
of Subject			Gross Adj. 2.0% \$ 154,350		Gross Adj. 0.0% \$ 0		Gross Adj. 0.0% \$ 0	

Summary of Sales Comparrison Approach See Attached Addendum

DATA ANALYSIS	ITEM	SUBJECT	COMPARABLE NO. 7			COMPARABLE NO. 8			COMPARABLE NO. 9		
	Address 610 SW Tulip Boulevard Port St Lucie, FL 34953										
	Proximity to subject										
	Sales Price		\$ N/A			\$			\$		
	Price \$ /		0								
	Data Source										
	Date of Sale and Time Adjustment		DESCRIPTION		DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	
			N/A								
	Location		PSL								
	Site/View		10625 SF								
	View		Res/Traf.Sig/Pond								
	Zoning		RS-2 PSL								
	Access		Paved Road								
	Improvements		None Noted								
Sales or Financing Concessions											
Net Adj. (Total)			☒ +	☐ -	\$ 0	☒ +	☐ -	\$ 0	☒ +	☐ -	\$ 0
Indicated Value			Net Adj.	0.0%		Net Adj.	0.0%		Net Adj.	0.0%	
of Subject			Gross Adj.	0.0%	\$ 0	Gross Adj.	0.0%	\$ 0	Gross Adj.	0.0%	\$ 0

Summary of Sales Comparison Approach

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.
9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

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 the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's 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.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:
See Addendum

Additional Certifications:
See Addendum

Definition of Value: ☒ Market Value ☐ Other Value: _____

Source of Definition: The Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010, Pgs. "As defined in the Agencies' appraisal regulations, 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 are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

a. Buyer and seller are typically motivated;

b. Both parties are well informed or well advised, and acting in what they consider their own best interests;

c. A reasonable time is allowed for exposure in the open market;

d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

e. 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."

ADDRESS OF THE PROPERTY APPRAISED:

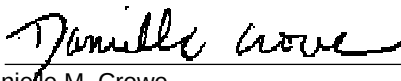
610 SW Tulip Boulevard

Port St Lucie, FL 34953

EFFECTIVE DATE OF THE APPRAISAL: 10/07/2024

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 145,000

APPRAISER

Signature: 

Name: Danielle M. Crowe

State Certification # Cert Res RD7236

or License # _____

or Other (describe): _____ State #: _____

State: FL

Expiration Date of Certification or License: 11/30/2026

Date of Signature and Report: 10/07/2024

Date of Property Viewing: 10/07/2024

Degree of property viewing:

☒ Did personally view ☐ Did not personally view

SUPERVISORY APPRAISER

Signature: 

Name: Stephen G. Neill, MAI

State Certification # Cert Gen RZ2480

or License # _____

State: FL

Expiration Date of Certification or License: 11/30/2024

Date of Signature: 10/07/2024

Date of Property Viewing: _____

Degree of property viewing:

☐ Did personally view ☒ Did not personally view

ADDENDUM

Client: City of Port St Lucie		File No.: 24-85889	
Property Address: 610 SW Tulip Boulevard		Case No.:	
City: Port St Lucie		State: FL	Zip: 34953

Purpose

The purpose of the appraisal is to develop an opinion of market value of the subject property as defined in this report (see limiting conditions attached for definition).

Intended Use

This report was prepared for our client, City of Port St. Lucie. The intended use of this appraisal is to assist the client mentioned in this report in evaluation of the Subject Property for land valuation of 610 Tulip Blvd, Port Saint Lucie, FL, 34953. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended and the scope of work may not be appropriate for other use.

Scope of Work

Subject Property Identification:
Danielle M Crowe has viewed readily accessible areas of the lot, and has viewed the property solely for valuation purposes and to observe property characteristics that a typical purchaser would consider in their decision making process, as well as those items outlined in the assumptions and limited conditions and certification to this appraisal. Personal property was not included in the appraised value.

Sources of Information:

The appraisal is based on the information gathered from public records; viewing of the Subject Property, neighborhood and comparable properties; and other sources specifically identified in this report. When conflicting information has been discovered, the sources deemed most reliable have been used.

Conditions of Appraisal

As per USPAP guidelines, this report is an "appraisal format".

- 1. Personal property is not included in our valuation.
- 2. Third party information is verified and contained in our office files.

Subject Section

Legal Description

The legal description as shown on pg. 1 of the report is the complete description as found in St. Lucie County Tax Records.

Subject Address

Please note that the Subject's address utilized in this report conforms to the formatting of the USPS website.

Site / Accessibility

The Subject Property is accessible year round in all types of weather conditions.

Site Utilities

The Subject Property has access to public water, public sewer, electric, and cable. Street lights are sidewalks are present in the Subject Property's neighborhood.

Site Influences

During the physical inspection, the appraiser noted that the Subject has is located at the intersection of the SW Tulip Boulevard and SW Darwin Boulevard. The site has south facing views of a pond and the Treasure Coast High School, which is located on the opposite side of the

OFFERINGS, CONTRACTS AND OPTIONS

None Currently.

Neighborhood Comments

Subject Property is located in SW Port St Lucie, east of Interstate-95, in a predominately residential neighborhood consisting of mostly single family homes. The Subject is located on SW Tulip Boulevard, which connects to the main arterial road, SW Port St Lucie Boulevard.

Highest and Best Use Analysis Summary:

We have concluded the highest and best use of the property is for future development of a Single Family Residence as it is the only legal use of the property.

Zoning

The site is zoned RS-2, Single-Family Residential Zoning District, by the City of Port St. Lucie. The purpose of this District shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of low-density residential living of an urban character; to designate those uses and services deemed appropriate and proper for location and development within that zoning district; and to establish development standards and provisions as are appropriate to ensure proper development in a low-density residential environment.

The following are permitted principal uses and structures in a RS-2 Zone:

ADDENDUM

Client: City of Port St Lucie				File No.: 24-85889			
Property Address: 610 SW Tulip Boulevard				Case No.:			
City: Port St Lucie				State: FL		Zip: 34953	

- Park or playground, or other public recreation or cultural facility (subject to site plan review)
- Single-family dwelling
Foster care home
- Family day care home

Lot Size and Dimensional Requirements

Lot size requirements for the RS-2 District are shown below:

MAXIMUM GROSS DENSITY (Du/Ac)	MINIMUM LOT SIZE (Sq Ft)	MINIMUM LOT WIDTH (Ft)	MINIMUM LOT DEPTH (Ft)	FRONT	REAR	SIDE	MAXIMUM HEIGHT (Ft)	MINIMUM LIVING AREA (Sq Ft)
	10,000	60	100	25	25	10	35	1,200 (1-story) 1,400 (2-story)

Sales Comparison Analysis

The Subject's site is on a major road and is one lot south of the intersection of SW Tulip Boulevard and SW Darwin Boulevard. The site has south facing views of a pond and the Treasure Coast High School which is located across the street from the Subject's site. Comparable Sales 1, 2, 3 and Listing 4 are located in the SW section of Port St Lucie and are similar in site size, zoning and we have bracketed site influences / views / location on major roads in which each site was bought for Single-Family development. In our concluded value we considered the comparable sales indicate a range from \$144,000 to \$150,500 and an adjusted range of \$142,500 to \$145,500 and are considered to be good indicators of current market value. We considered Comparable 1 is located on a major road with residential views, Comparables 2 and 3 are located on residential roads and Comparable 2 has an interior canal view and Comparable 3 has a view of a pond that is located across the street from it's site. Listing 4 was provided as it is located in close proximity to the Subject and has residential views. After adjustments, we concluded the site value to be \$145,000 as it is well supported by the adjusted and unadjusted sales prices of the comparable sales.

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.

*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 judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S 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 appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. 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.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. 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.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, 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. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. 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.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. 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.
10. 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.

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to , or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 610 SW Tulip Boulevard, Port St Lucie, FL 34953

APPRAISER:

Signature: 
Name: Danielle M. Crowe
Date Signed: 10/07/2024
State Certification #: Cert Res RD7236
or State License #: _____
State: FL
Expiration Date of Certification or License: 11/30/2026

SUPERVISORY APPRAISER (only if required)

Signature: 
Name: Stephen G. Neill, MAI
Date Signed: 10/07/2024
State Certification #: Cert Gen RZ2480
or State License #: _____
State: FL
Expiration Date of Certification or License: 11/30/2024

☐ Did ☒ Did Not Inspect Property

Cert Res RD7236

SUBJECT PROPERTY PHOTO ADDENDUM

Client: City of Port St Lucie	File No.: 24-85889
Property Address: 610 SW Tulip Boulevard	Case No.:
City: Port St Lucie	State: FL Zip: 34953



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: October 7, 2024
Appraised Value: \$ 145,000



STREET SCENE



STREET SCENE

The intersection of SW Darwin Boulevard and SW Tulip Boulevard is located to the east of the Subject Property.

Client: City of Port St Lucie	File No.: 24-85889
Property Address: 610 SW Tulip Boulevard	Case No.:
City: Port St Lucie	State: FL Zip: 34953

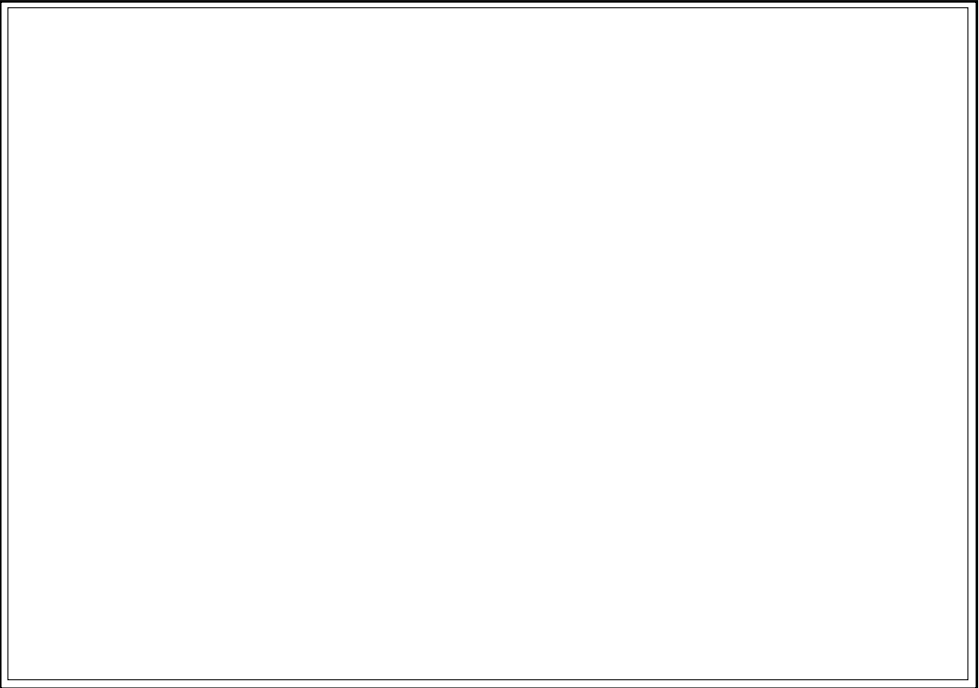


Aerial View



Other View

A pond and Treasure Coast High School is located across SW Tulip Boulevard to the south.



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: City of Port St Lucie	File No.: 24-85889
Property Address: 610 SW Tulip Boulevard	Case No.:
City: Port St Lucie	State: FL Zip: 34953



COMPARABLE SALE #1

4572 SW Savona Boulevard
Port St Lucie, FL 34953
Sale Date: s09/24;c07/24
Sale Price: \$ 144,000



COMPARABLE SALE #2

321 SW Feldman Avenue
Port St Lucie, FL 34953
Sale Date: s09/24;c09/24
Sale Price: \$ 150,500



COMPARABLE SALE #3

1129 SW Edinburgh Drive
Port St Lucie, FL 34953
Sale Date: s04/24;c01/24
Sale Price: \$ 147,500

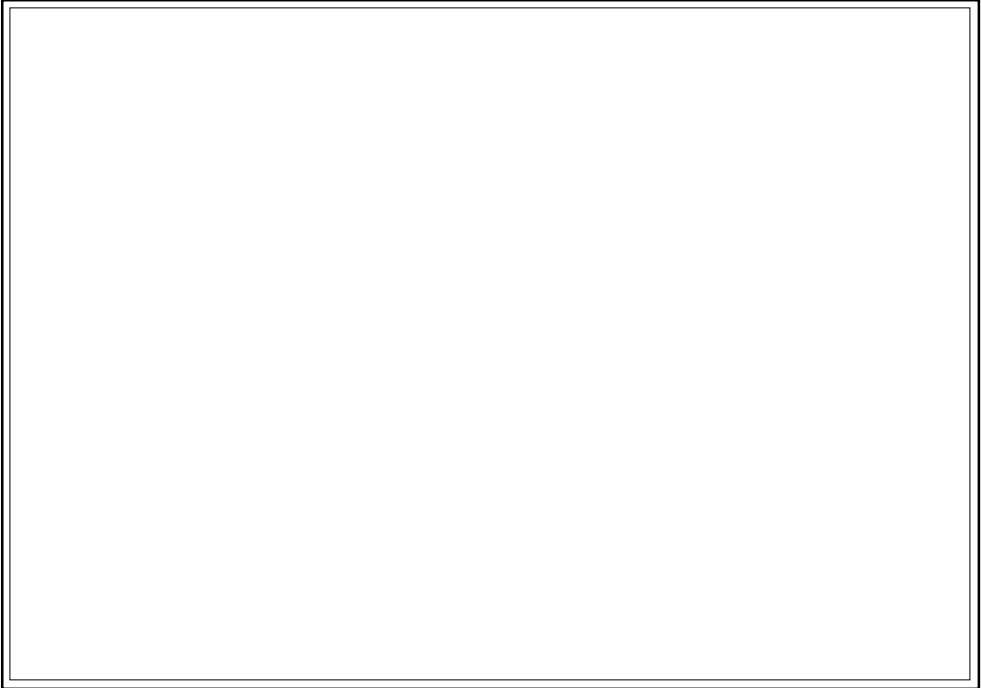
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: City of Port St Lucie	File No.: 24-85889
Property Address: 610 SW Tulip Boulevard	Case No.:
City: Port St Lucie	State: FL Zip: 34953



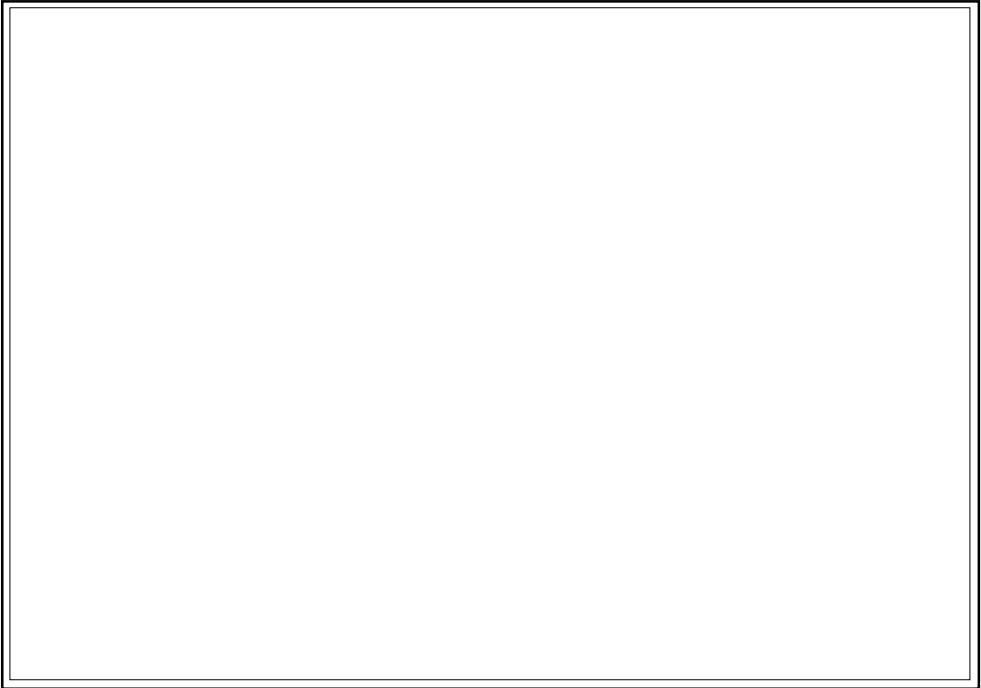
COMPARABLE SALE #4

517 SW Halden Avenue
Port St Lucie, FL 34953
Sale Date: Contract 07/24
Sale Price: \$ 157,500



COMPARABLE SALE #5

Sale Date:
Sale Price: \$



COMPARABLE SALE #6

Sale Date:
Sale Price: \$

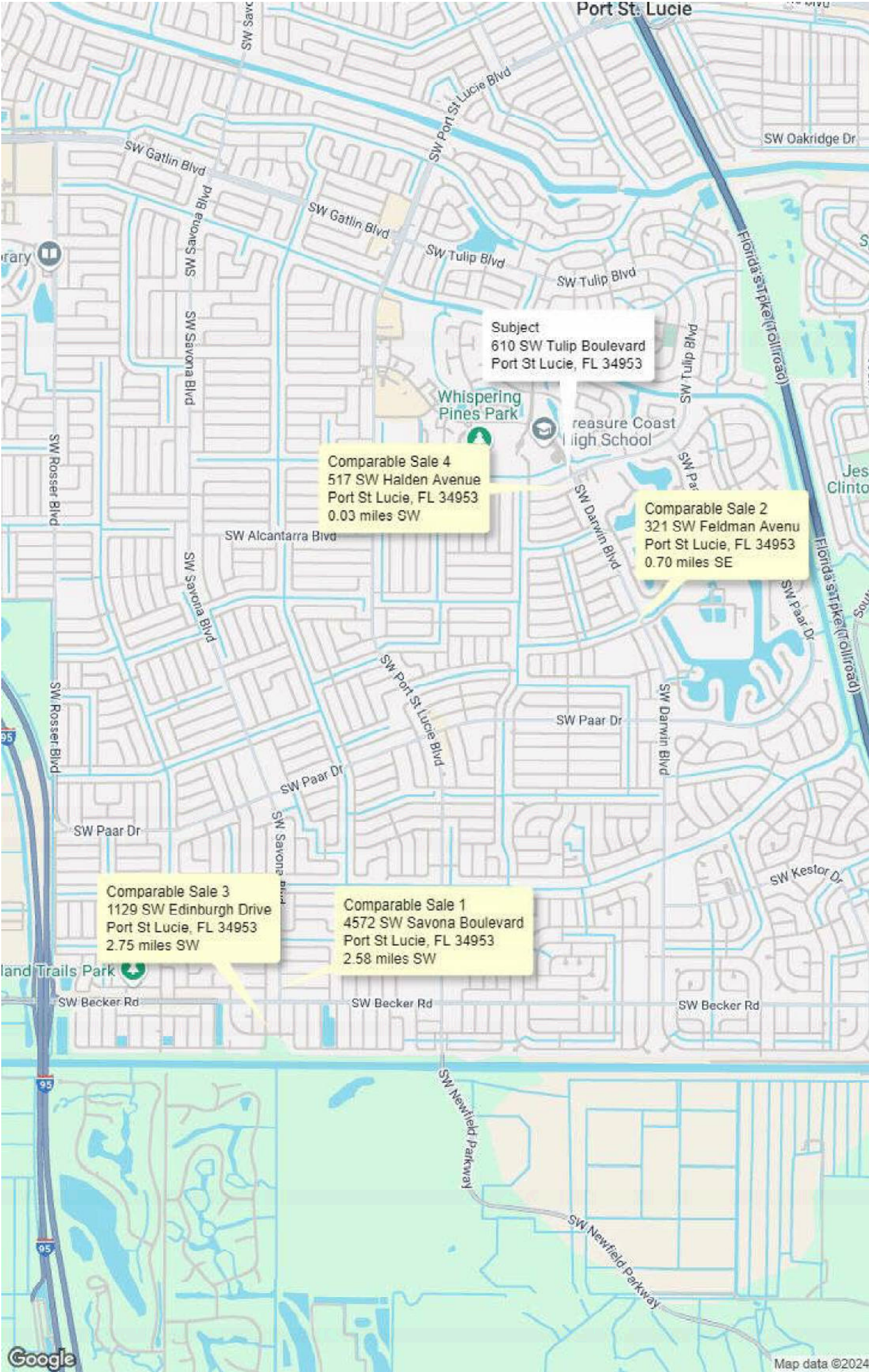
PLAT MAP

Client: City of Port St Lucie	File No.: 24-85889
Property Address: 610 SW Tulip Boulevard	Case No.:
City: Port St Lucie	State: FL Zip: 34953



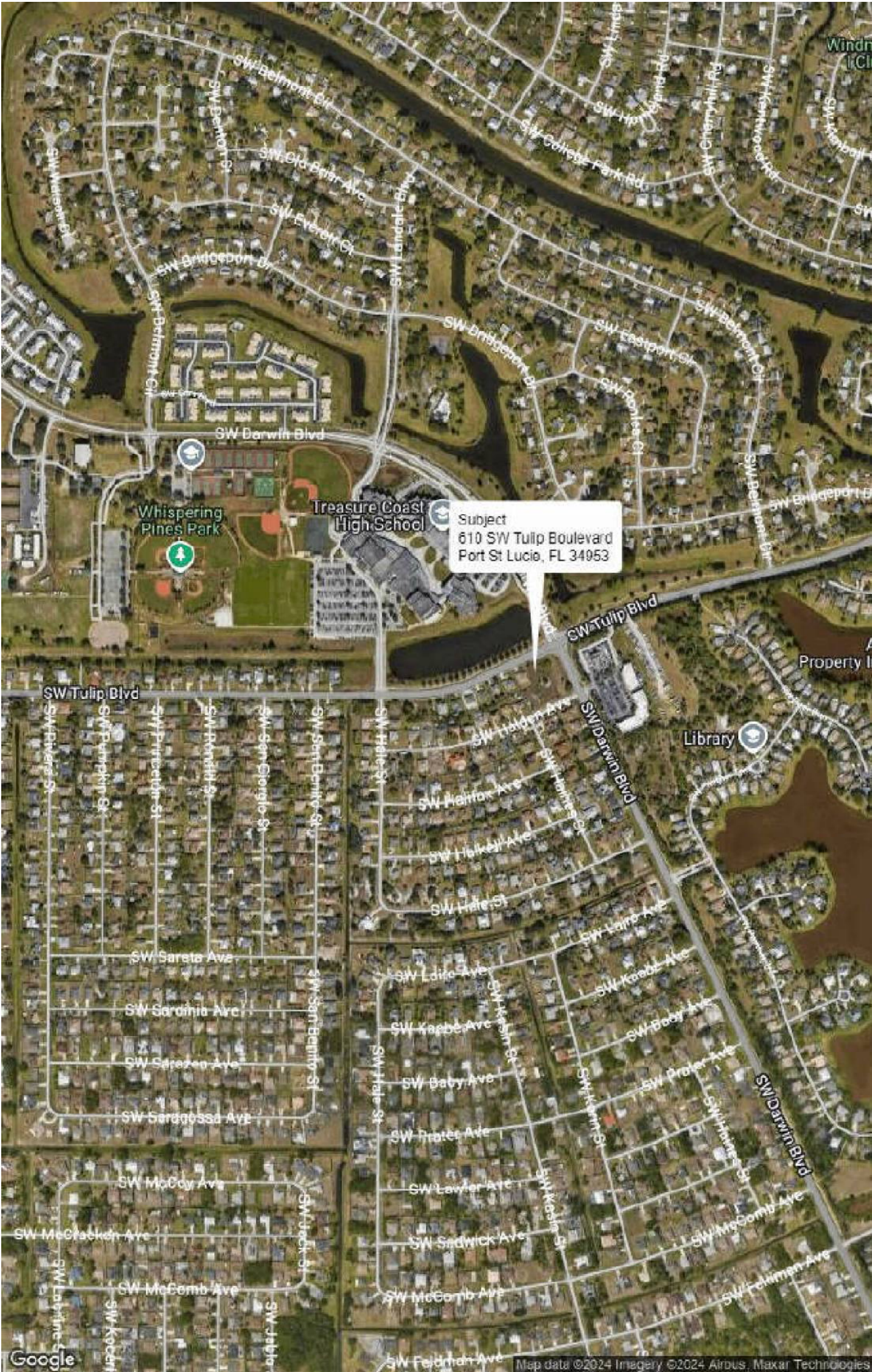
LOCATION MAP

Client: City of Port St Lucie	File No.: 24-85889
Property Address: 610 SW Tulip Boulevard	Case No.:
City: Port St Lucie	State: FL Zip: 34953



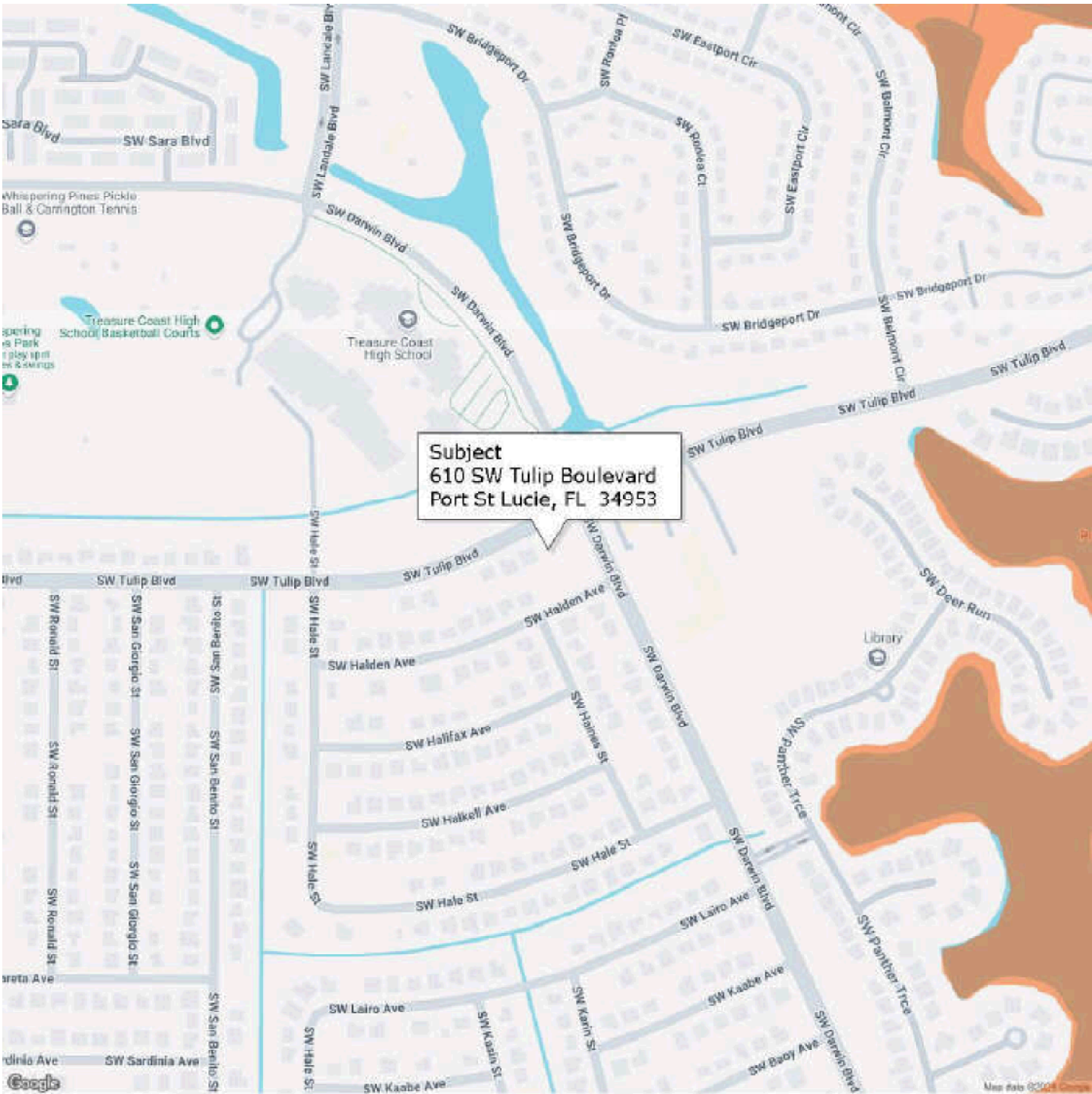
AERIAL MAP

Client: City of Port St Lucie	File No.: 24-85889
Property Address: 610 SW Tulip Boulevard	Case No.:
City: Port St Lucie	State: FL Zip: 34953



FLOOD MAP

Client: City of Port St Lucie	File No.: 24-85889
Property Address: 610 SW Tulip Boulevard	Case No.:
City: Port St Lucie	State: FL Zip: 34953



FLOOD INFORMATION

Community: City of Port St. Lucie
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 12111C0405K
Panel: 12111C0405
Zone: X
Map Date: 02-19-2020
FIPS: 12111
Source: FEMA DFIRM

LEGEND

- = FEMA Special Flood Hazard Area – High Risk
- = Moderate and Minimal Risk Areas
- Road View:
 - = Forest
 - = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

Client: City of Port St Lucie	File No.: 24-85889
Property Address: 610 SW Tulip Boulevard	Case No.:
City: Port St Lucie	State: FL Zip: 34953



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

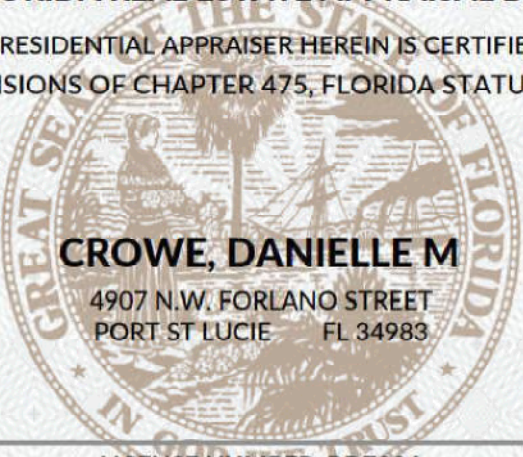


STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

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



CROWE, DANIELLE M
4907 N.W. FORLANO STREET
PORT ST LUCIE FL 34983

LICENSE NUMBER: RD7236

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at [MyFloridaLicense.com](https://myfloridalicense.com)

ISSUED: 09/23/2024

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.



Client: City of Port St Lucie	File No.: 24-85889
Property Address: 610 SW Tulip Boulevard	Case No.:
City: Port St Lucie	State: FL Zip: 34953



Ron DeSantis, Governor

Melanie S. Griffin, 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

NEILL, STEPHEN G

1803 S 25TH STREET SUITE 1
FORT PIERCE FL 34947

LICENSE NUMBER: RZ2480

EXPIRATION DATE: NOVEMBER 30, 2024

Always verify licenses online at MyFloridaLicense.com



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Appraiser Independence Certification

File No.: 24-85889

Borrower:	City of Port St Lucie						
Property Address:	610 SW Tulip Boulevard						
City:	Port St Lucie	County:	St Lucie	State:	FL	Zip Code:	34953
Lender/Client:	City of Port St Lucie						

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

- Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
- Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
- Expressly or implicitly promising future business, promotions, or increased compensation for my services;
- Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
- Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
- Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
- Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
- Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

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

1) The statements of fact contained in this report are true and correct.

2) I have not performed 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.

3)The analyses, opinions, and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Interagency Appraisal and Evaluation Guidelines, December 10, 2010.

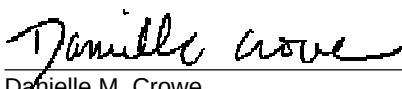
4)The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.

5) The reported analyses, opinions and conclusion were developed, and this report was prepared, in Conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

6) The use of this report is subject to the requirements of the Appraisal Institute relating to review by it's duly authorized representativeness.

7) As of the date of this report, Stephen G Neill, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.

Stephen G Neill, MAI
Cert Gen RZ2480

APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature: 	Signature: 
Name: Danielle M. Crowe	Name: Stephen G. Neill, MAI
Date Signed: 10/07/2024	Date Signed: 10/07/2024
State Certification #: Cert Res RD7236	State Certification #: Cert Gen RZ2480
or State License #: _____	or State License #: _____
or Other (describe): _____ State #: _____	State: FL
State: FL	Expiration Date of Certification or License: 11/30/2024
Expiration Date of Certification or License: 11/30/2026	

Borrower: <u>City of Port St Lucie</u>				
Property Address: <u>610 SW Tulip Boulevard</u>				
City:	<u>Port St Lucie</u>	County:	<u>St Lucie</u>	State: <u>FL</u>
Zip Code:	<u>34953</u>			
Lender: <u>City of Port St Lucie</u>				

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0 to 90 days

Exposure Time: 2022-23 USPAP Standards Rule 1-2(c): "Comment: When exposure time is a component of the definition for the value opinion being developed, the appraiser must also develop an opinion of reasonable exposure time linked to that value opinion."

Exposure Time Defined: "The estimated length of time that the property interest being appraiser 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."

After analyzing market conditions and comparable data, Subject's estimated exposure time is 0 to 90 days.

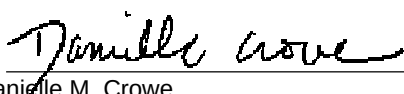
Additional Certifications

- ☒ I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ☐ I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Title XI FIRREA compliance statement: Appraisers certify that the appraisal was prepared in accordance with the requirements of Title XI of the Financial Institution Reform, Recovery, and Enforcement Act of 1989, as amended (12 U.S.C. 3331 et seq), and any implementing regulations.

Additional Comments

APPRAISER:

Signature: 
Name: Danielle M. Crowe
Date Signed: 10/07/2024
State Certification #: Cert Res RD7236
or State License #: _____
or Other (describe): _____ State #: _____
State: FL
Expiration Date of Certification or License: 11/30/2026
Effective Date of Appraisal: October 7, 2024

SUPERVISORY APPRAISER (only if required):

Signature: 
Name: Stephen G. Neill, MAI
Date Signed: 10/07/2024
State Certification #: Cert Gen RZ2480
or State License #: _____
State: FL
Expiration Date of Certification or License: 11/30/2024
Supervisory Appraiser inspection of Subject Property:
☒ Did Not ☐ Exterior-only from street ☐ Interior and Exterior