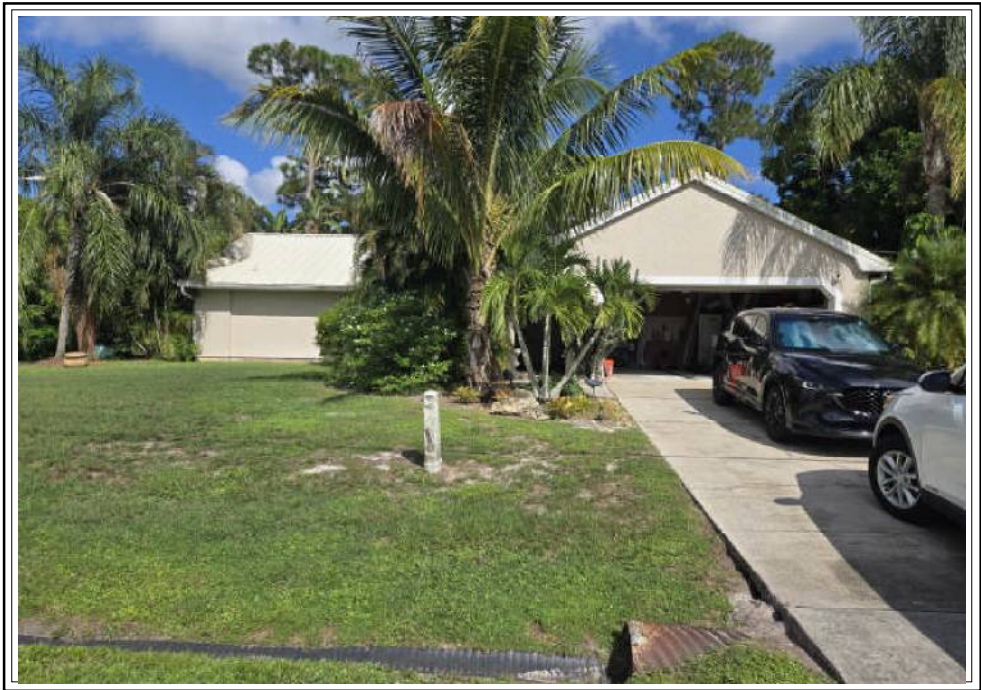


APPRAISAL OF



A Vacant Lot

LOCATED AT:

2229 SW Kail Street
Port St Lucie, FL 34984

CLIENT:

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

AS OF:

September 20, 2025

BY:

Danielle M. Crowe
Cert Res RD7236

Residential Appraisal Report

File No. 25-86970

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 2229 SW Kail Street City Port St Lucie State FL Zip 34984
Owner of Public Record Bridget Savric County St Lucie
Legal Description PORT ST LUCIE-SECTION 18- BLK 688 LOTS 16 AND 17 (MAP 44/09N)
Assessor's Parcel # 3420-585-0837-000-3 Tax Year 2024 R.E. Taxes \$ 3,584.00
Neighborhood Name PORT ST LUCIE-SECTION 18 Map Reference 37-09-40 Census Tract 3820.07
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 01/30/2025 Price \$100 Source(s) FLEXMLS / St Lucie Tx Rc Bk#5264Pg#2624
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. The Subject Property's prior transfer was considered to be a Quit Claim Deed and was not an arm's length sale.

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	90% %
Built-Up	☒ Over 75%	☐ 25-75% ☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance ☐ Over Supply	\$(000)	(yrs)	2-4 Unit	0 %
Growth	☐ Rapid	☒ Stable ☐ Slow	Marketing Time	☒ Under 3 mths	☐ 3-6 mths ☐ Over 6 mths	198 Low	0	Multi-Family	0 %
Neighborhood Boundaries	Crosstown Parkway to the north, SW Gatlin Blvd to the south, the Florida Turnpike to the west and the St Lucie River to the east.					730 High	64	Commercial	5 %
						409 Pred.	34	Other V.Lnd	5 %
Neighborhood Description	The Subject Property's neighborhood consists of mainly single family homes and some commercial properties. Crosstown Parkway, 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) See Addendum									

SITE

Dimensions 186.77x125x199.77x125.68 Area 23,750 sf Shape Rectangular View Res/Drng.Cnl
Specific Zoning Classification RS-2 Zoning Description Single Family Residential
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☐ Yes ☐ No If No, describe. See addendum

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	☒	☐	Water	☒	☐	Street Asphalt	☒	☐
Gas	☐	☐ None	Sanitary Sewer	☐	☒ Septic	Alley None Noted	☐	☐

Site Comments See Addendum

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials		INTERIOR materials	
Units	☒ One ☐ One w/Acc. unit ☐	☒ Concrete Slab ☐ Crawl Space		Foundation Walls	Concrete/Average	Floors	Tile/Carp/Good
# of Stories	1	☐ Full Basement ☐ Partial Basement		Exterior Walls	Frm/Stucco/Good	Walls	Drywall/Good
Type	☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area	0 sq. ft.	Roof Surface	Std.Sm.Mtl/Good	Trim/Finish	Wood/Good
	☒ Existing ☐ Proposed ☐ Under Const.	Basement Finish	0 %	Gutters & Downspouts	Aluminum/Good	Bath Floor	Tile/Good
Design (Style)	Rambler	☐ Outside Entry/Exit ☐ Sump Pump		Window Type	Impact/Good	Bath Wainscot	Tile/Good
Year Built	1980			Storm Sash/Insulated	Yes/Good	Car Storage	☐ None
Effective Age (Yrs)	12			Screens	Yes/Good	☒ Driveway	# of Cars 2
Attic	☐ None	Heating	☒ FWA ☐ HW ☐ Radiant	Amenities	☐ WoodStove(s) #0	Driveway Surface	Concrete/Avg
☐ Drop Stair	☐ Stairs	☐ Other	Fuel Electric	☐ Fireplace(s) # 0	☐ Fence None	☒ Garage	# of Cars 2
☐ Floor	☒ Scuttle	Cooling	☒ Central Air Conditioning	☒ Patio/Deck Pto	☒ Porch F.Pch	☐ Carport	# of Cars 0
☐ Finished	☐ Heated	☐ Individual ☐ Other		☐ Pool None	☐ Other None	☒ Att.	☐ Det. ☐ Built-in
Appliances ☒ Refrigerator ☒ Range/Oven ☒ Dishwasher ☐ Disposal ☒ Microwave ☒ Washer/Dryer ☐ Other (describe)							
Finished area above grade contains: 8 Rooms 3 Bedrooms 2 Bath(s) 1,788 Square Feet of Gross Living Area Above Grade							
Additional Features See Attached Addendum							
Comments on the Improvements See Attached Addendum							

File No. 25-86970

RECONCILIATION

Residential Appraisal Report

File No. 25-86970

[illegible]

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. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

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.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

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.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.

11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

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;

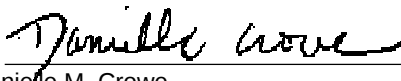
c. A reasonable time is allowed for exposure in the open market;

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:
2229 SW Kail Street
Port St Lucie, FL 34984
EFFECTIVE DATE OF THE APPRAISAL: 09/20/2025
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 440,000

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: 09/29/2025
Date of Property Viewing: 09/20/2025
Degree of property viewing:
☒ Interior and Exterior ☐ Exterior Only ☐ 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: 11/30/2026
Date of Signature: 09/29/2025
Date of Property Viewing: _____
Degree of property viewing:
☐ Interior and Exterior ☐ Exterior Only ☒ Did not personally view

ADDENDUM

Client: City of Port St Lucie	File No.: 25-86970	
Property Address: 2229 SW Kail Street	Case No.:	
City: Port St Lucie	State: FL	Zip: 34984

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 the valuation of 2229 SW Kail Street, Port Saint Lucie, FL, 34984. 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.

Condition
The Subject Property is in overall good, updated condition (most performed within the last 3 years) with a newer roof standing seam metal roof, new gutters and downspouts, new paint / stucco, new travertine patio and new impact windows, doors and garage door and garage has epoxy flooring. The interior has been painted, new light and fan fixtures, new motorized window treatments, new carpet in the living room, dining room and bedrooms. The kitchen and bathrooms have older updates most likely performed over 10 years ago, however are well maintained. The kitchen has newer appliances, granite countertops and tiled backsplash. Bathrooms have upgraded vanities, fixtures and tile.

ANSI
The finished square footage calculations for this partial constructed house were made based on a plan dimensions only and may vary from the finished square footage of the house as built. Comparable properties living area in MLS is reported by Property Appraiser records. Any differences in living area are insignificant and would not be recognized within the market

OFFERINGS, CONTRACTS AND OPTIONS

No known offering, contracts and options.

Site Comments

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, private septic, electric, and cable. Street lights are currently located in the Subject Property's neighborhood.

Site Valuation

781 NE Lanfair Street, a 15,984 square foot site sold on 03/2025 for \$160,000 or \$10.01 per (FLEXMLS#FX-10482884).

721 SE Celtic Avenue, a 20,000 square foot site sold on 09/2025 for \$240,000 or \$12.00 per square foot (FLEXMLS#RX-11108046).

720 SE River Court, a 15682 square foot site sold on 09/2025 for \$160,000 or \$10.20 per square foot (FLEXMLS#RX-11108049).

ADDENDUM

Client: City of Port St Lucie	File No.: 25-86970
Property Address: 2229 SW Kail Street	Case No.:
City: Port St Lucie	State: FL Zip: 34984

822 SW Glenview Court, a 32,234 square foot site sold on 11/2024 for \$300,000 or \$9.30 per square foot. (FLEXMLS#RX-10951757).

Based on recent land sales, we concluded site value to be \$275,000 or \$11.50 per square foot. (rounded)

Neighborhood Market Conditions

The Subject's estimated market value is noted to be under the predominate market value noted on page 1 of the appraisal, however, the Subject is not considered to be an under-improvement

Neighborhood Description – Central Port St. Lucie, FL

The Subject Property is located within the central portion of Port St. Lucie, a predominantly residential area in St. Lucie County characterized by planned subdivisions, single-family homes, and supporting commercial development. The neighborhood reflects original construction from the 1960s through 1990s alongside newer homes and redevelopment, with zoning primarily designated for low- to medium-density residential use.

Infrastructure is well-established, with paved roadways, municipal water and sewer services, and access to public amenities including schools, parks, and retail centers. Major thoroughfares such as Port St. Lucie Boulevard and Crosstown Parkway provide connectivity to employment hubs, medical facilities, and regional transportation corridors including I-95 and Florida's Turnpike.

The area exhibits stable occupancy and is supported by a mix of owner-occupied and investor-owned properties. Public services, recreational facilities, and proximity to civic institutions contribute to overall neighborhood utility. The market area is considered to be in a stable phase of its life cycle, with ongoing residential demand and consistent development patterns.

Highest and Best Use

We have concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

Additional Features/Improvements

The Subject Property has a front porch, rear patio and a 2 car garage.

Comments on the Sales Comparison

The Sales Comparison Approach to value was determined to be the most credible in determining market value. The Subject Property is located within the Central Port St Lucie market area. All four comparables are located within the Port St Lucie market area and bracket and support the Subject Property's age, design, quality of construction, condition, gross living area, bedroom, bathroom and car storage.

Site size adjustments were made on a percentage of the concluded price per square foot.

Condition adjustments were made based on a case-by-case basis, per analysis of MLS photos, and data and were made on a price per square foot basis.

Gross living area adjustments were made at \$75 per sf which is typical within the market.

Adjustments for differing car storage, porch / patio, pool and fence / shed were made based on market reaction.

All comparables were considered in the final opinion of value and were considered to be good indicators of current market value. The nuances of the property were captured by components of the comparables utilized in the report. In our concluded value, we considered the Subject Property is in overall good, updated condition (most performed within the last 3 years) with a newer roof standing seam metal roof, new gutters and downspouts, new paint / stucco, new travertine patio and new impact windows, doors and garage door. The interior has been painted, new light and fan fixtures, new motorized window treatments, new carpet in the living room, dining room and bedrooms. The kitchen and bathrooms have older updates most likely performed over 10 years ago, however, are well maintained. We considered Comparable 1 as it is recently closed and brackets the Subject's gross living area and has similar updates including standing seem metal roof, new exterior paint, newer doors, windows and updated interior. Comparable 2 was considered as it is similar in site size, bedroom, bathroom and car storage. Comparable 3 was considered as it brackets the Subject's condition on the upper end and is similar in site size, bathroom and car storage. Listing 4 was presented as it is similar size, bedroom and bathroom. The adjusted sales prices of the comparable sales range from \$436,450 to \$446,200. After careful consideration, we concluded in the middle range of adjusted values as we considered the Subject's updates and It is our conclusion that \$440,000 best reflects the market value of the Subject Property.

Final Reconciliation

We have determined that the sales comparison approach is the most relevant analysis in this assignment and that there is sufficient information to develop a credible opinion of value by this approach alone.

SUBJECT PROPERTY PHOTO ADDENDUM

Client: City of Port St Lucie	File No.: 25-86970
Property Address: 2229 SW Kail Street	Case No.:
City: Port St Lucie	State: FL Zip: 34984



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: September 20, 2025
Appraised Value: \$ 440,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Client: City of Port St Lucie	File No.: 25-86970
Property Address: 2229 SW Kail Street	Case No.:
City: Port St Lucie	State: FL Zip: 34984



Other Street View



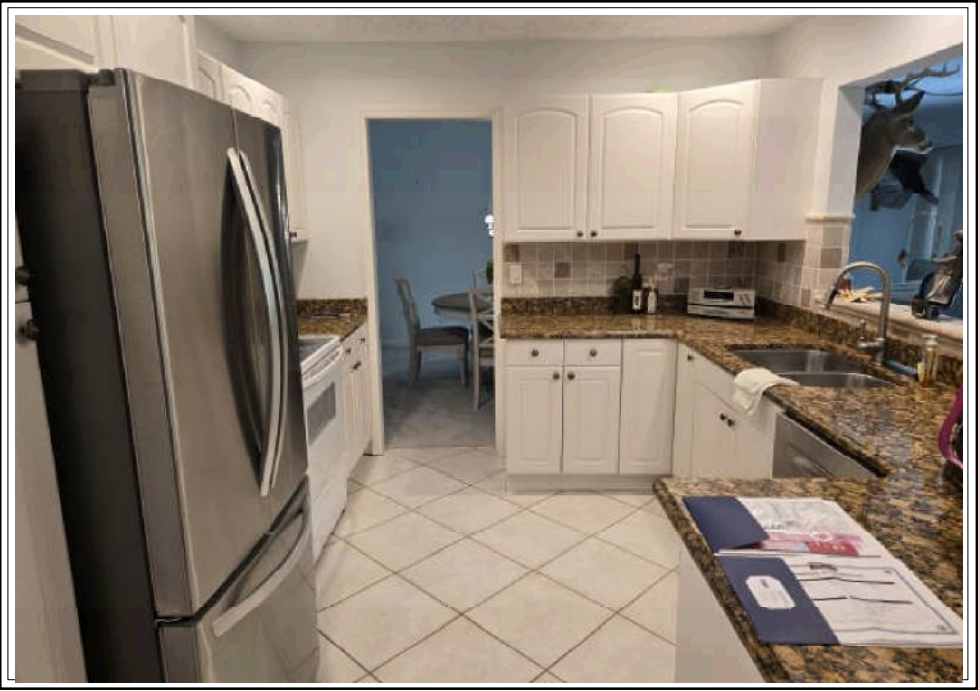
Drainage Canal



Other View

INTERIOR PHOTOS

Client: City of Port St Lucie	File No.: 25-86970
Property Address: 2229 SW Kail Street	Case No.:
City: Port St Lucie	State: FL Zip: 34984



Kitchen

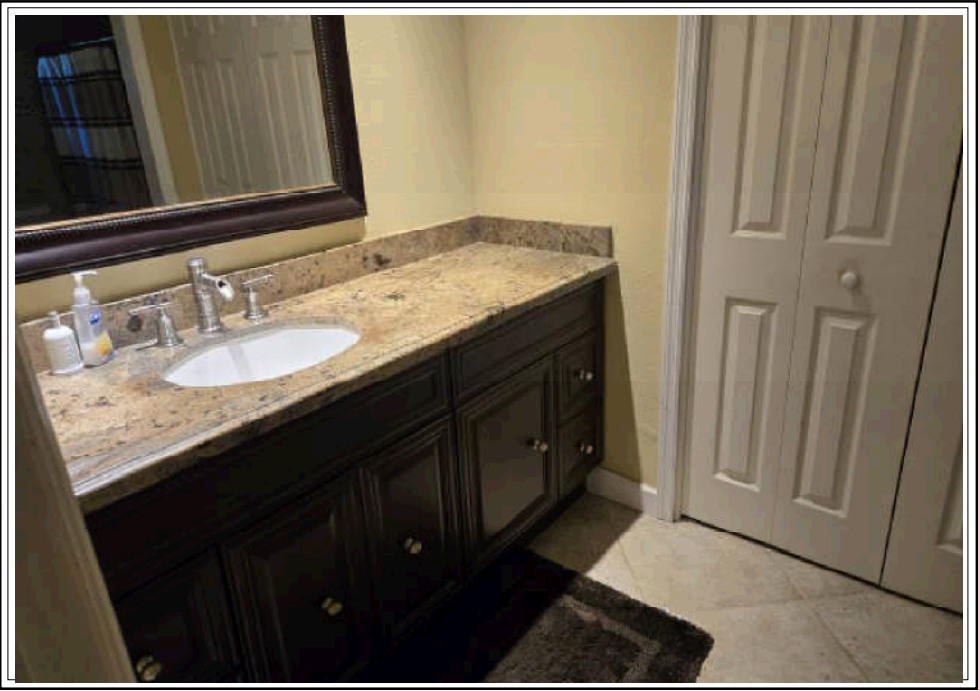
Comment:



Living Area

Description:

Comment:



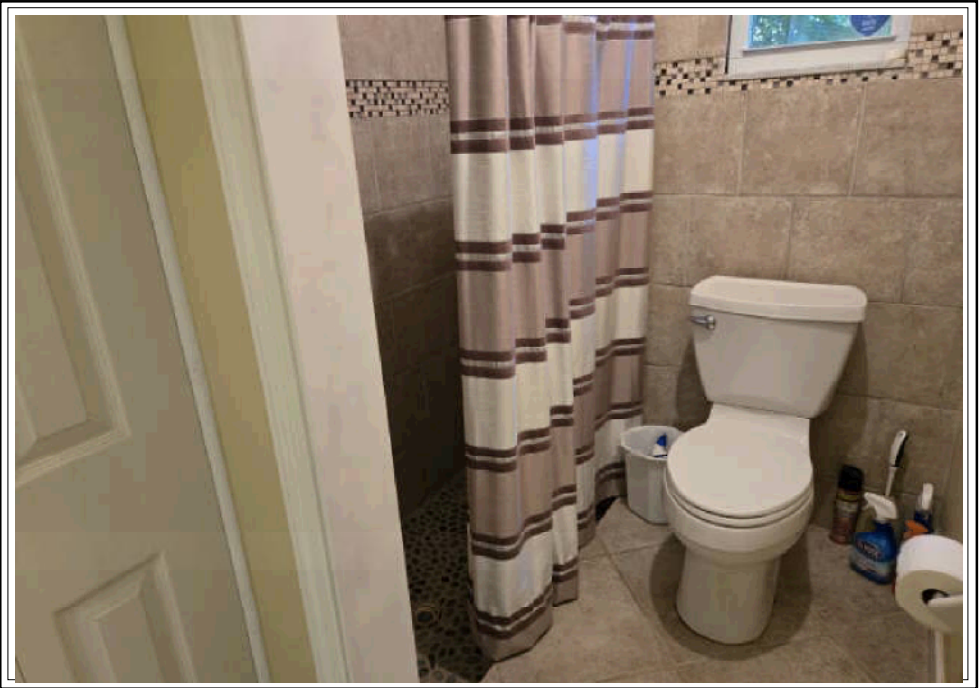
Bathroom

Description:
Primary Bathroom

Comment:

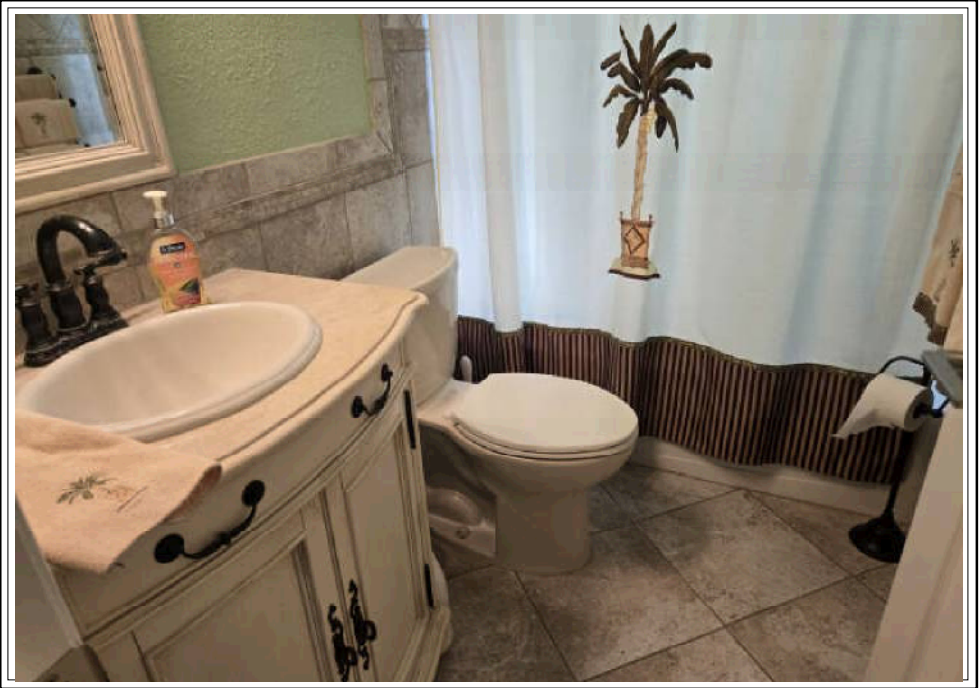
INTERIOR PHOTOS

Client: City of Port St Lucie	File No.: 25-86970
Property Address: 2229 SW Kail Street	Case No.:
City: Port St Lucie	State: FL Zip: 34984



Bathroom

Comment:
Primary Bathroom other view



Bathroom

Comment:

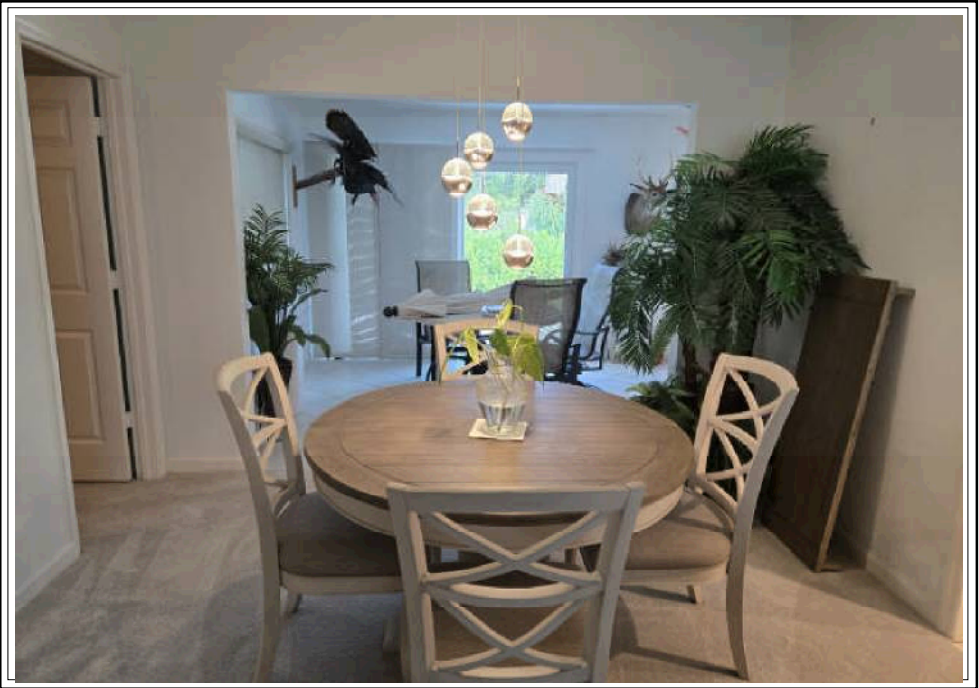


Family Room

Comment:

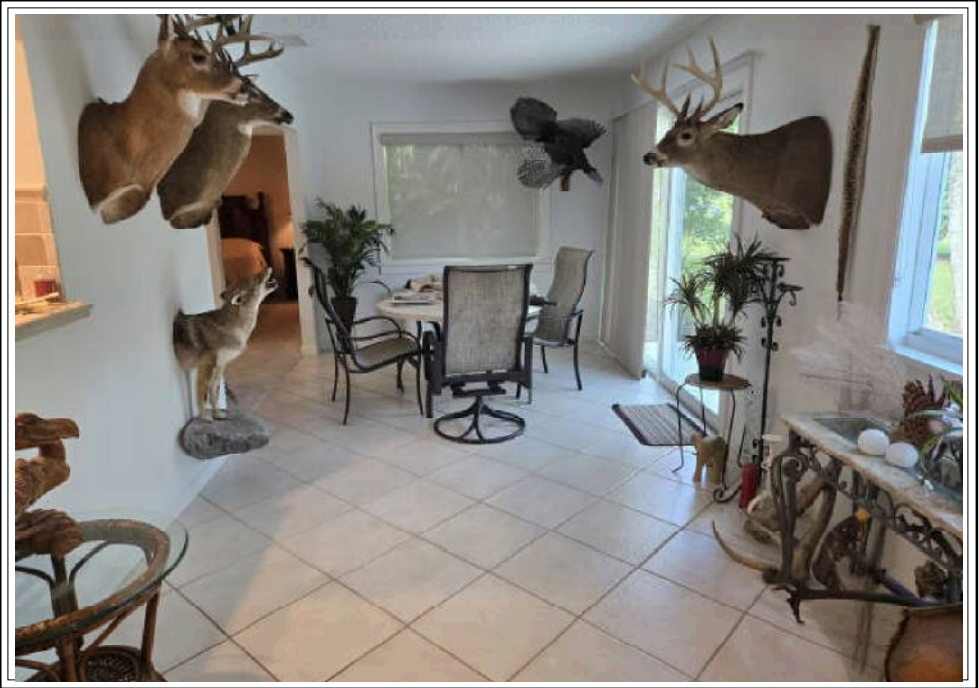
INTERIOR PHOTOS

Client: City of Port St Lucie	File No.: 25-86970
Property Address: 2229 SW Kail Street	Case No.:
City: Port St Lucie	State: FL Zip: 34984



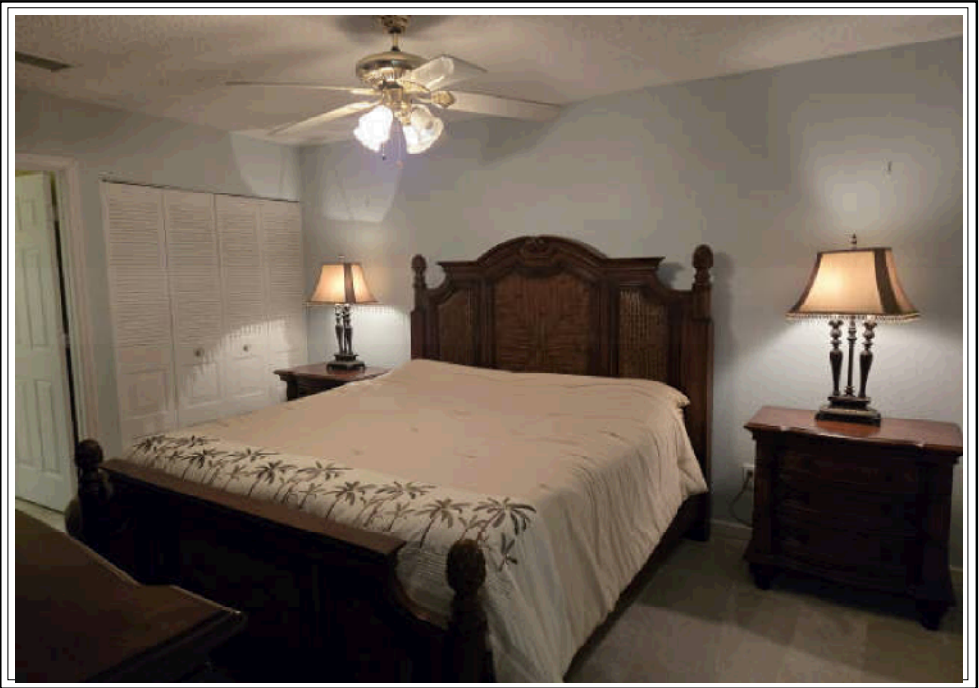
Dining Room

Comment:



Other

Comment:
Sunroom



Bedroom

Comment:
Primary Bedroom

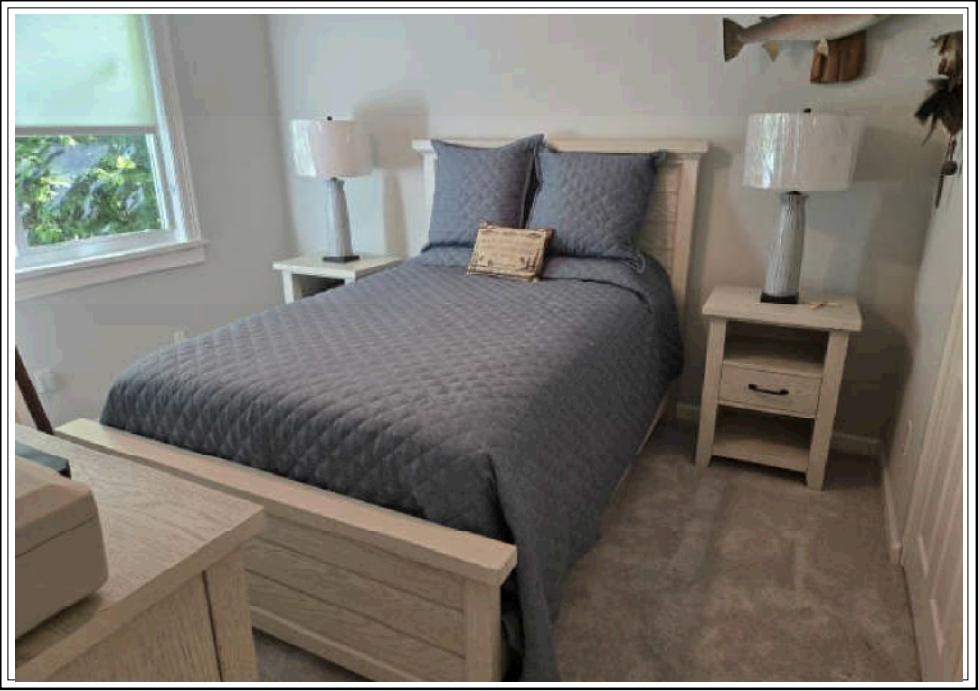
INTERIOR PHOTOS

Client: City of Port St Lucie	File No.: 25-86970
Property Address: 2229 SW Kail Street	Case No.:
City: Port St Lucie	State: FL Zip: 34984



Bedroom

Comment:



Bedroom

Comment:



Laundry

Comment:

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: City of Port St Lucie	File No.: 25-86970
Property Address: 2229 SW Kail Street	Case No.:
City: Port St Lucie	State: FL Zip: 34984



COMPARABLE SALE #1

2644 SW Chestnut Lane
Port St Lucie, FL 34953
Sale Date: s06/25;c05/25
Sale Price: \$ 415,000



COMPARABLE SALE #2

361 SE Walters Terrace
Port St Lucie, FL 34983
Sale Date: s01/25;c01/25
Sale Price: \$ 441,500



COMPARABLE SALE #3

733 SE White Avenue
Port St Lucie, FL 34983
Sale Date: s09/24;c08/24
Sale Price: \$ 474,900

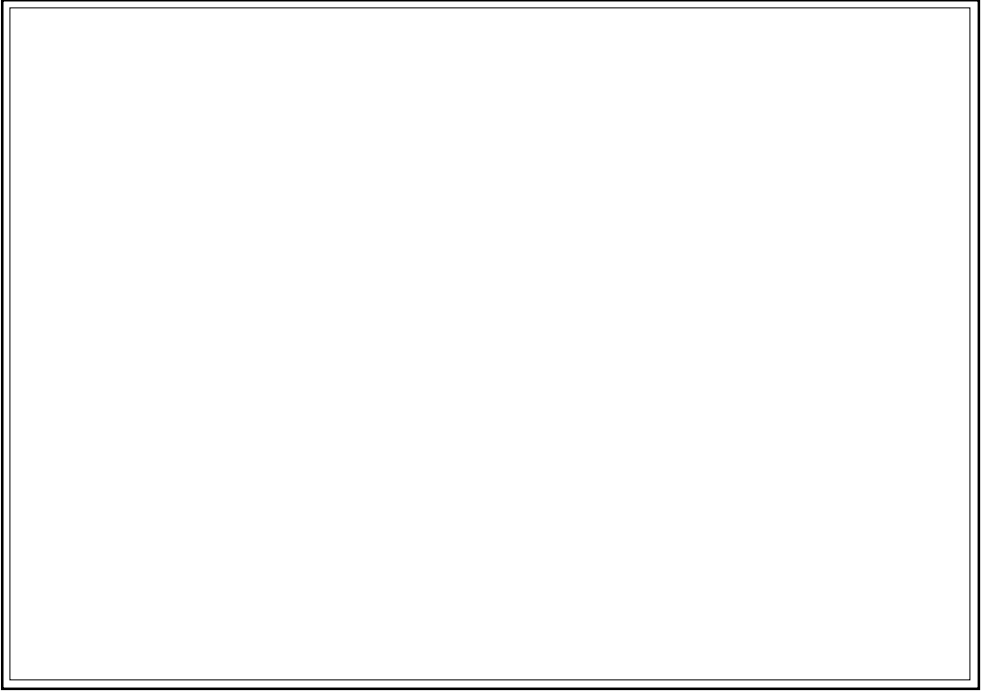
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: City of Port St Lucie	File No.: 25-86970
Property Address: 2229 SW Kail Street	Case No.:
City: Port St Lucie	State: FL Zip: 34984



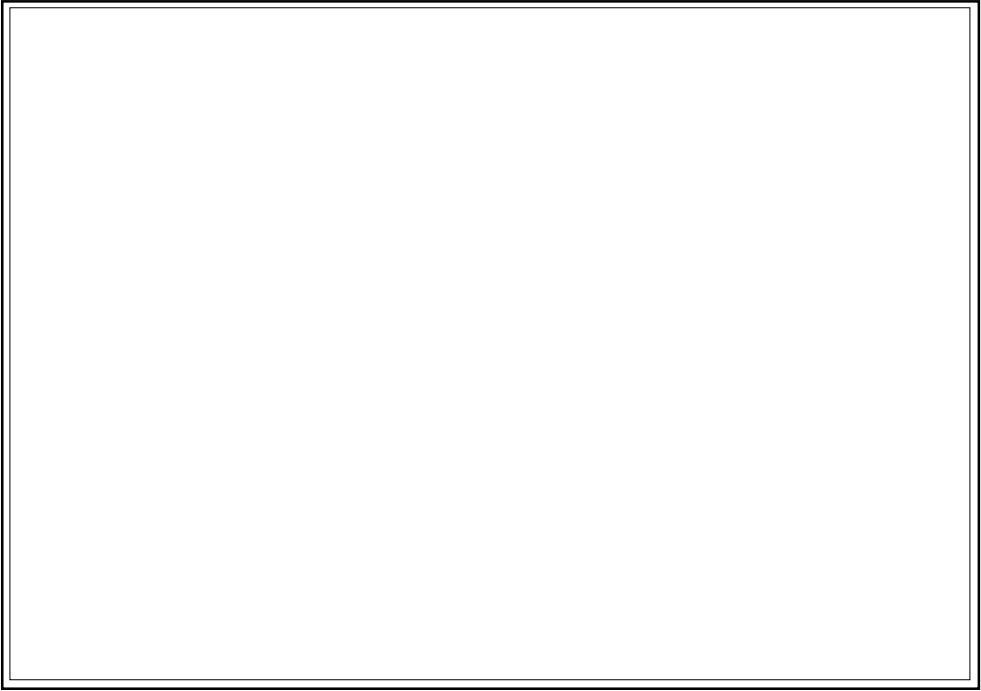
COMPARABLE SALE #4

1266 SW Alesio Lane
Port St Lucie, FL 34953
Sale Date: Active
Sale Price: \$ 459,900



COMPARABLE SALE #5

Sale Date:
Sale Price: \$



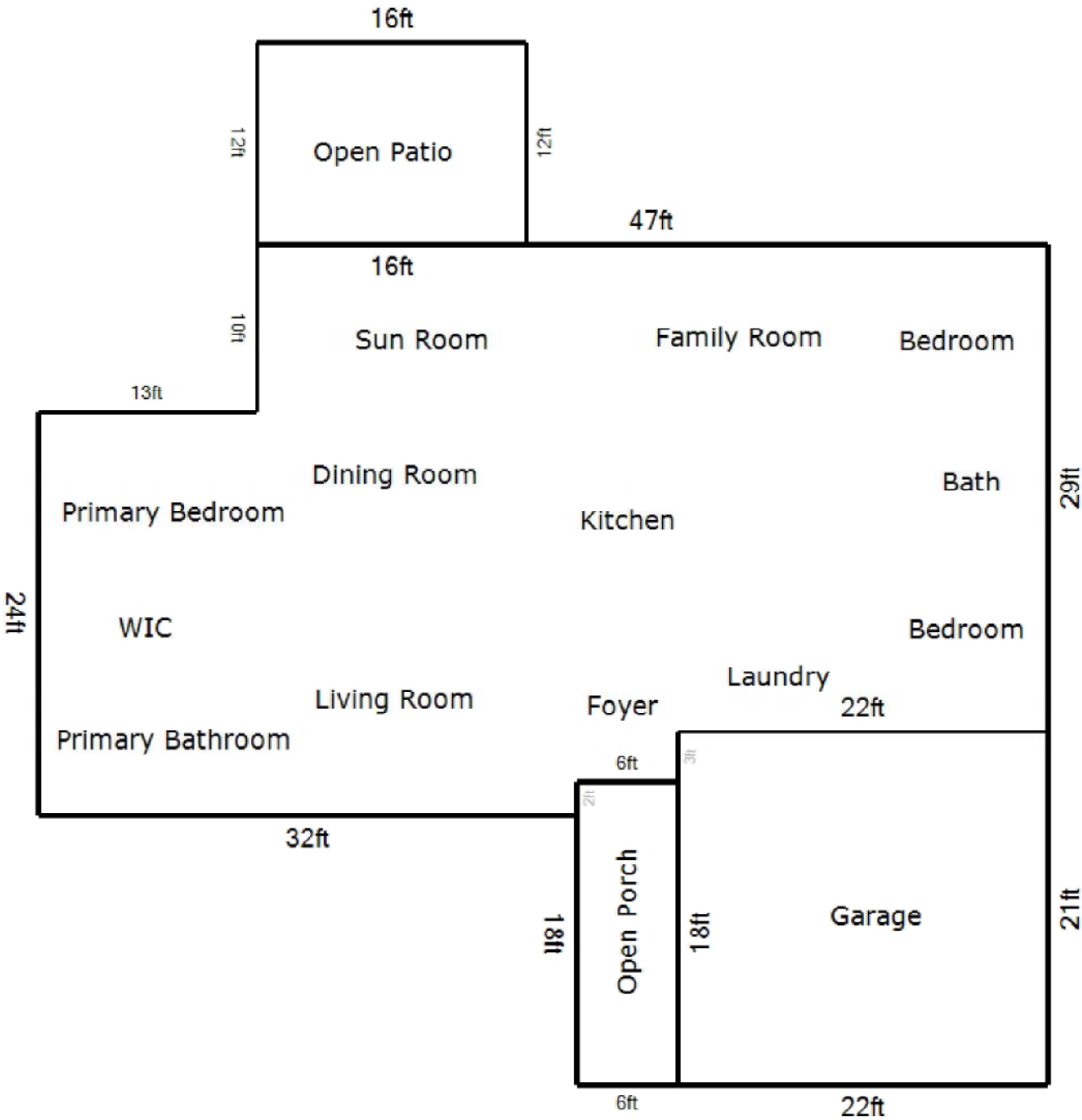
COMPARABLE SALE #6

Sale Date:
Sale Price: \$

FLOORPLAN SKETCH

Client: City of Port St Lucie	File No.: 25-86970
Property Address: 2229 SW Kail Street	Case No.:
City: Port St Lucie	State: FL Zip: 34984

Sketch



8 ft

Living Area		Area Calculation			
New Area	1788 ft²	New Area			x 1.00 = 1788 ft²
Nonliving Area					
2 Car Attached	462.00 ft²	13ft x 24ft	1.00 =	312 ft²	
Open Porch	108 ft²	47ft x 29ft	1.00 =	1363 ft²	
Patio	192 ft²	6ft x 3ft	1.00 =	18 ft²	
		19ft x 5ft	1.00 =	95 ft²	
Total Living Area (rounded):	1788 ft²				

DIMENSION LIST ADDENDUM

Client: City of Port St Lucie	File No.: 25-86970
Property Address: 2229 SW Kail Street	Case No.:
City: Port St Lucie	State: FL Zip: 34984

GROSS BUILDING AREA (GBA)			1,788
GROSS LIVING AREA (GLA)			1,788
Area(s)	Area	% of GLA	% of GBA
Living	1,788		100.00
Level 1	0	0.00	0.00
Level 2	0	0.00	0.00
Level 3	0	0.00	0.00
Other	1,788	100.00	100.00
	GBA		
Basement	☐		
Garage	☐		
Other	☐	762	

Area Measurements					Area Type					
Measurements	Factor			Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
13.00 x 24.00 x 1.00 =				312.00	☐	☐	☐	☒	☐	☐
47.00 x 29.00 x 1.00 =				1,363.00	☐	☐	☐	☒	☐	☐
6.00 x 3.00 x 1.00 =				18.00	☐	☐	☐	☒	☐	☐
19.00 x 5.00 x 1.00 =				95.00	☐	☐	☐	☒	☐	☐
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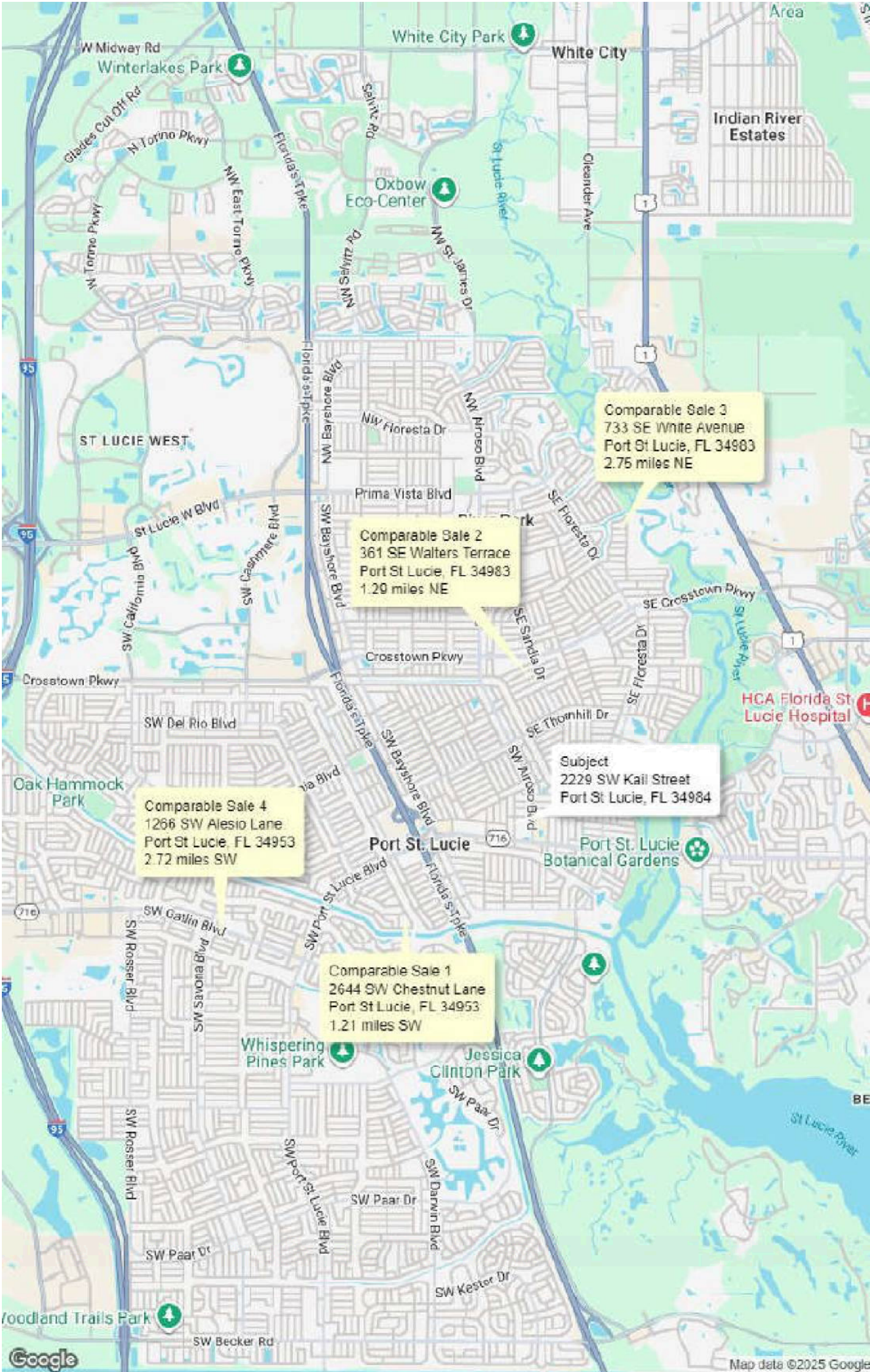
PLAT MAP

Client: City of Port St Lucie	File No.: 25-86970
Property Address: 2229 SW Kail Street	Case No.:
City: Port St Lucie	State: FL Zip: 34984



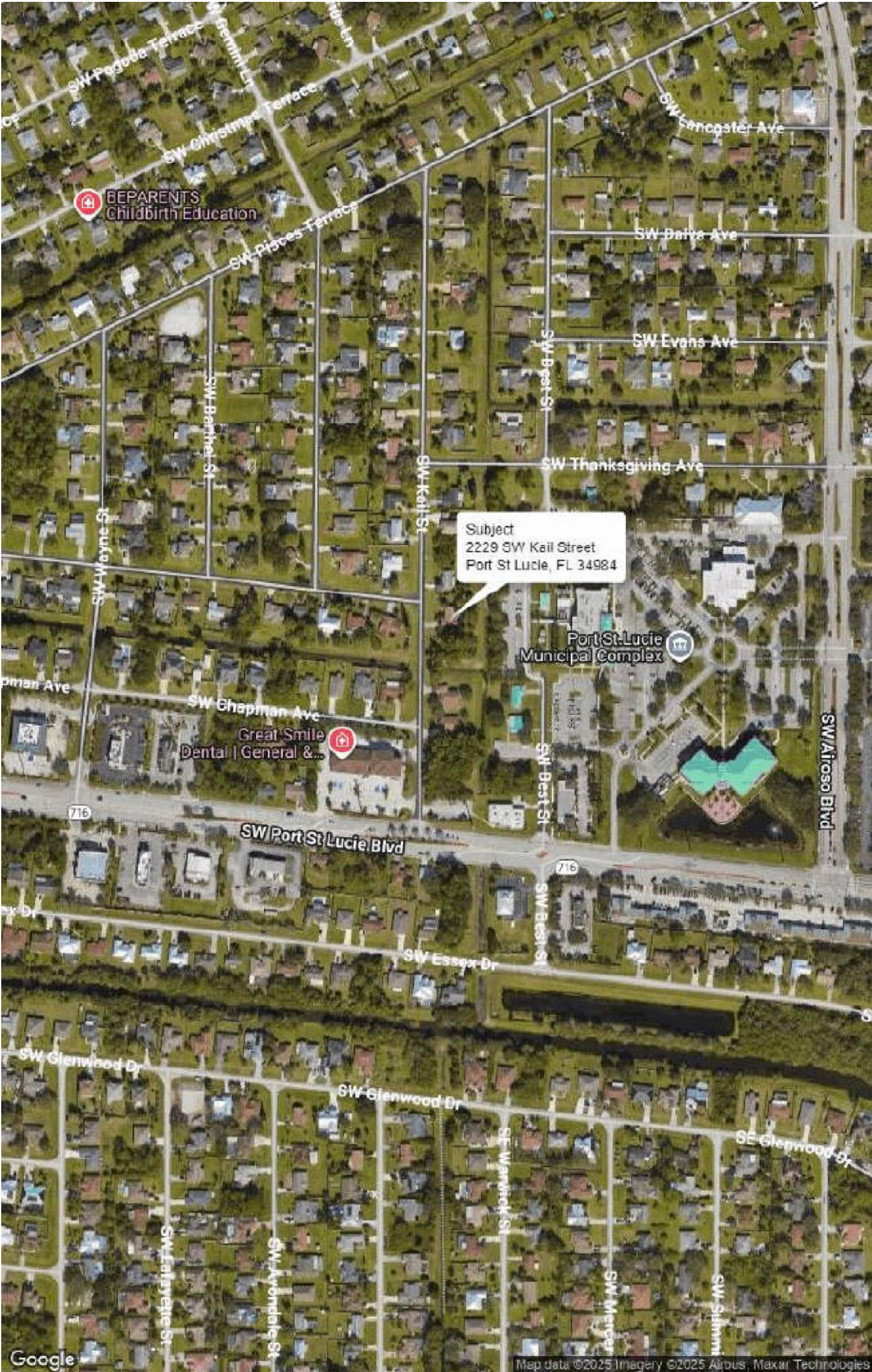
LOCATION MAP

Client: City of Port St Lucie	File No.: 25-86970
Property Address: 2229 SW Kail Street	Case No.:
City: Port St Lucie	State: FL Zip: 34984



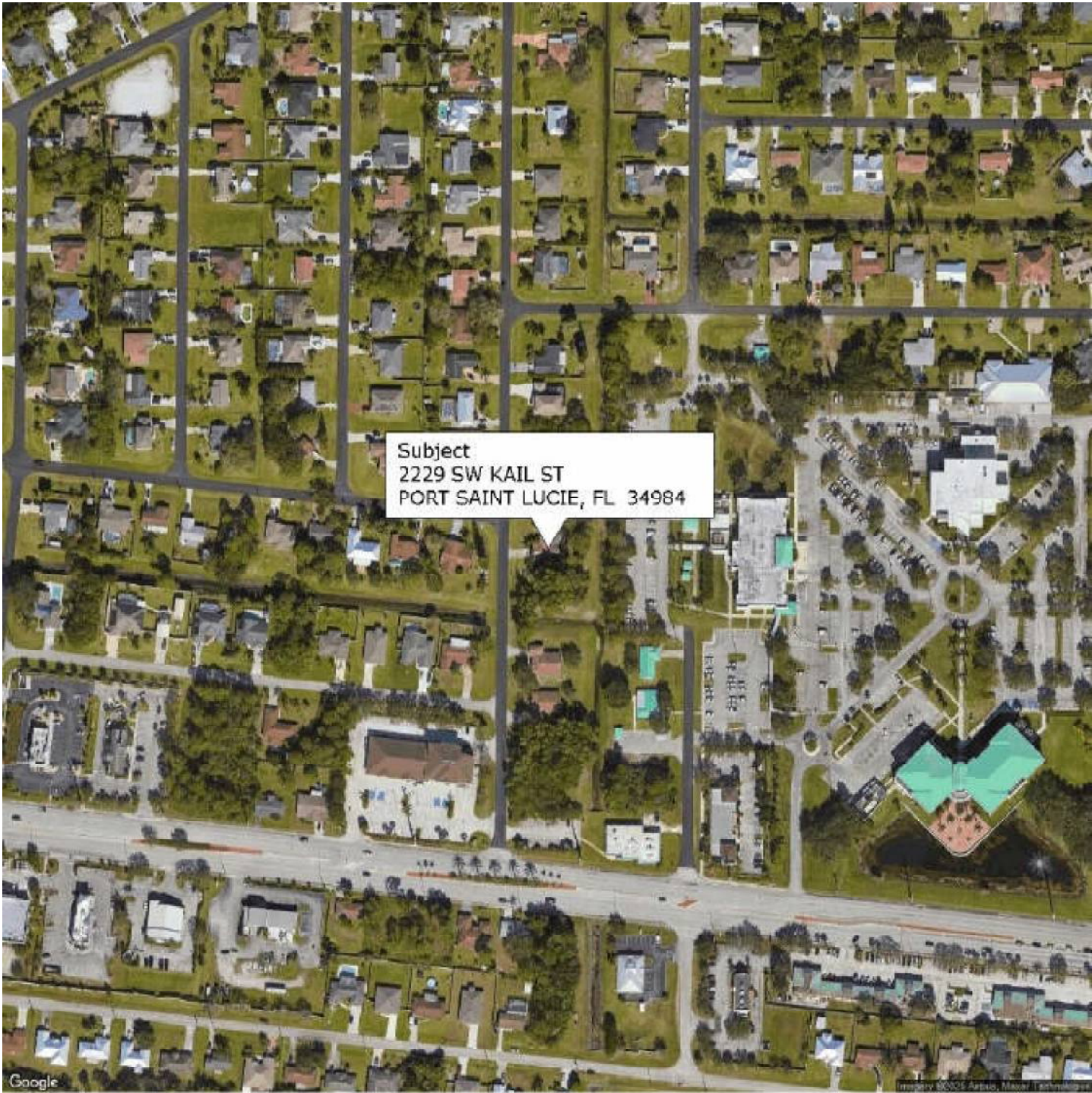
AERIAL MAP

Client: City of Port St Lucie	File No.: 25-86970
Property Address: 2229 SW Kail Street	Case No.:
City: Port St Lucie	State: FL Zip: 34984



FLOOD MAP

Client: City of Port St Lucie	File No.: 25-86970
Property Address: 2229 SW Kail Street	Case No.:
City: Port St Lucie	State: FL Zip: 34984



FLOOD INFORMATION

Community: City of Port St. Lucie
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 12111C0288K
Panel: 12111C0288
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.: 25-86970
Property Address: 2229 SW Kail Street	Case No.:
City: Port St Lucie	State: FL Zip: 34984



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.: 25-86970
Property Address: 2229 SW Kail Street	Case No.:
City: Port St Lucie	State: FL Zip: 34984



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, 2026

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

ISSUED: 10/29/2024

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.



Appraiser Independence Certification

File No.: 25-86970

Borrower:City of Port St Lucie

Property Address:2229 SW Kail Street

City:Port St LucieCounty: St LucieState: FLZip Code: 34984

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.

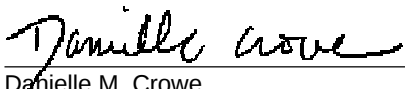
5) The reported analyses, opinions and conclusion were developed, and this report was prepared, in Conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

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:

Signature:

Name: Danielle M. Crowe

Date Signed: 09/29/2025

State Certification #: Cert Res RD7236

or State License #:

or Other (describe): State #:

State: FL

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

SUPERVISORY APPRAISER (only if required):

Signature:

Name: Stephen G. Neill, MAI

Date Signed: 09/29/2025

State Certification #: Cert Gen RZ2480

or State License #:

State: FL

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

Borrower: <u>City of Port St Lucie</u>				
Property Address: <u>2229 SW Kail Street</u>				
City:	<u>Port St Lucie</u>	County:	<u>St Lucie</u>	State: <u>FL</u> Zip Code: <u>34984</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.

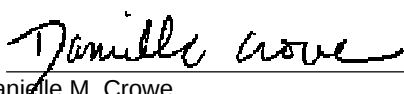
Additional Certifications

- ☒ 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: 09/29/2025
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: September 20, 2025

SUPERVISORY APPRAISER (only if required):

Signature: 
Name: Stephen G. Neill, MAI
Date Signed: 09/29/2025
State Certification #: Cert Gen RZ2480
or State License #: _____
State: FL
Expiration Date of Certification or License: 11/30/2026
Supervisory Appraiser inspection of Subject Property:
☒ Did Not ☐ Exterior-only from street ☐ Interior and Exterior