APPRAISAL OF



A Single Family Residence

LOCATED AT:

2201 SW Kail Street Port Saint Lucie, FL 34984

CLIENT:

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

AS OF:

October 9, 2025

BY:

Danielle Crowe Cert Res RD7236

Residential Appraisal Report File No. 25-86987 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 Internal Decision Making Purposes Property Address 2201 SW Kail Street City Port Saint Lucie State FL Zip 34984 Owner of Public Record Gail Y Cressey County St Lucie Legal Description PORT ST LUCIE-SECTION 18- BLK 688 LOT 15 (MAP 44/09N) (OR 3303-1783) Assessor's Parcel # 3420-585-0836-000-6 Tax Year 2024 R.E. Taxes \$ 1,255.00 Neighborhood Name PORT ST LUCIE-SECTION 18 Census Tract 3820.07 Map Reference 37-09-40 X Fee Simple Property Rights Appraised Leasehold Other (describe) My research did X did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal. Date N/A Price N/A Source(s) FLEXMLS; St Lucie Tax Records Prior Sale/Transfer: 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 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 No know offerings, options and contracts as of the effective date of the appraisal. Neighborhood Characteristics Present Land Use % One-Unit Housing Trends One-Unit Housing X Suburban X Stable Urban Rural **PRICE** 90 % Location **Property Values** Increasing Declining AGE One-Unit X In Balance 2-4 Unit 0 % Built-Up X Over 75% 25-75% Under 25% Demand/Supply Shortage Over Supply \$(000) (yrs) 165 Low 0 Multi-Family X Stable Slow X Under 3 mths 3-6 mths 0 % Rapid Marketing Time Over 6 mths Growth Neighborhood Boundaries NW Prima Vista Blvd to the north, SW Port St Lucie Blvd to the south, 935 High 64 Commercial 5 % the Florida Turnpike to the west and the St Lucie River to the east. 409 Pred 34 Other V.Lnd 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 Dimensions See Plat Map Area 10,000 sf Shape Rectangular View Residential Zoning Description Single Family Residential Specific Zoning Classification RS-2 X Legal Legal Nonconforming (Grandfathered Use) No Zoning Zoning Compliance Illegal (describe) Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? X Yes No If No, describe. Utilities Private **Public** Other (describe) Public Other (describe) Off-site Improvements—Type Public X X[X]Electricity Water Street Asphalt None [X]Septic Alley None Gas Sanitary Sewer See Attached Addendum Site Comments GENERAL DESCRIPTION FOUNDATION EXTERIOR DESCRIPTION materials INTERIOR materials Units X One One w/Acc. unit X Concrete Slab Concrete/Average Crawl Space Foundation Walls Floors Plank Tile/Good CBS/Average # of Stories Full Basement Partial Basement Exterior Walls Walls Drvwall/AGood Type 🗶 Det. S-Det./End Unit Roof Surface Shingle/Average Trim/Finish Wood/Average Basement Area 0 sq. ft. X Existing Proposed Under Const 0 % Gutters & Downspouts Aluminum/Avq Bath Floor Tile/Average Basement Finish Design (Style) Rambler Outside Entry/Exit Sump Pump Window Type Single-Hung/Avg Bath Wainscot Tile/Average Year Built 1989 Storm Sash/Insulated Yes/Average Car Storage None X Driveway Effective Age (Yrs) 18 Screens Yes/Average # of Cars Heating X FWA HW Radiant Driveway Surface Concrete Attic None Amenities WoodStove(s) #0 Other Fuel Electric Fireplace(s) # 0 1 Drop Stair Stairs Fence None X Garage # of Cars X Central Air Conditioning Floor X Scuttle Patio/Deck None Porch F.R.S.Pch __ Carport # of Cars Cooling 0 Finished | Individual Other_ X Att. Pool None Other None Det.] Built-in Heated X Refrigerator X Range/Oven X Microwave X Washer/Dryer Other (describe) Dishwasher J Disposal 4 Rooms 2 Bedrooms 2.0 Bath(s) 991 Square Feet of Gross Living Area Above Grade Finished area above grade contains: Additional Features See Attached Addendum Comments on the Improvements See Attached Addendum



Residential Appraisal Report File No. 25-86987 COMPARABLE SALE NO. 1 COMPARABLE SALE NO. 2 COMPARABLE SALE NO. 3 **FFATURE SUBJECT** 1533 SW Hutchins Street 2201 SW Kail Street 461 SE Evans Avenue 150 SW Dwight Avenue Address Port Saint Lucie, FL 34984 Port Saint Lucie, FL 34983 Port Saint Lucie, FL 34984 Port Saint Lucie, FL 34983 0.54 miles NE Proximity to Subject 1.47 miles NW 2.32 miles NW 285,000 315,000 289,900 Sale Price Sale Price/Gross Liv. Area 0.00 sq. ft. \$ 280.51 sq. ft. **315.63** sq. ft. \$ 282.83 sq. ft. FLEXMLS#RX-11063447; DOM 15 FLEXMLS#RX-11104141: DOM 5 FLEXMLS #AX-11787058:DOM 75 Data Source(s) Verification Source(s) St Lucie Co Tax Rec/MapWise St Lucie Co Tax Rec/MapWise St Lucie Co Tax Rec/MapWise VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION **DESCRIPTION** DESCRIPTION +(-) \$ Adjustment +(-) \$ Adjustment +(-) \$ Adjustment Sale or Financing Arml th ArmLth ArmLth FHA Mort;0 Conv Mort;9450 -9.450Conv Mort;8998 -5,000 Concessions s07/25:c07/25 0 Date of Sale/Time s07/25:c07/25 0 s04/25:c03/25 0 Residential Residential Location Residential Residential Leasehold/Fee Simple Fee Simple Fee Simple Fee Simple Fee Simple Site 10,000 sf 10,000 sf 10,000 sf 10,000 sf View Residential Residential Residential Residential Design (Style) Rambler Rambler Rambler Rambler Quality of Construction Average/CBS Average/CBS Average/Frame 0 Average/CBS 0 46 0 | 39 36 42 Actual Age 15,000 Good Updated -15,000 Average 15,000 Condition Average-Good Average Total Bdrms. Total Bdrms 0 0 Above Grade Total Bdrms. Total Bdrms Baths Baths Baths Room Count 4 2 2.0 2 3 2.0 2 2.0 4 0 Gross Living Area 75.00 991 sq. ft. 1,016 sq. ft. 0 998 sq. ft 0 1,025 sq. ft. Basement & Finished 0sf 0sf 0sf 0sf Rooms Below Grade **Functional Utility** Average Average Average Average FWA/CAC FWA/CAC FWA/CAC FWA/CAC Heating/Cooling **Energy Efficient Items** None Noted None Noted None None Noted 1 Car Garage 1 Car Garage 1 Car Garage 1 Car Garage Garage/Carport Front Porch Porch/Patio/Deck F/R.Scr.Porch F/R.Scr.Porch F/R.Scr.Porch None Noted None Noted None Noted None Noted Fence / Shed Net Adjustment (Total) X15,000 X19,450 (X)+ 10,000 5.3% -6.2% 3.4% Adjusted Sale Price Net Adi. Net Adi. Net Adi 300,000 9.3% 295,550 6.9% 299,900 of Comparables Gross Ad 5.3% Gross Ad Gross Ad Summary of Sales Comparison Approach See Attached Addendum **COST APPROACH TO VALUE** Site Value Comments See Attached Addendum X REPLACEMENT COST NEW REPRODUCTION OR OPINION OF SITE VALUE 160,000 Source of cost data Marshall & Swift 991 Sq. Ft. @ \$ 158,560 Dwelling = \$ Sq. Ft. @ \$ Quality rating from cost service Avg-Good Effective date of cost data 01/2025 = \$ Comments on Cost Approach (gross living area calculations, depreciation, etc.) 8.000 **Appliances** Garage/Carport 300 50.00 Straight line depreciation was applied by using an effective age of Sq. Ft. @ \$ = \$ 15,000 18 years and an economic life of 50 years. Cost data is derived 181,560 Total Estimate of Cost-New = \$ from one or more of the following sources: online estimator, 50 Physical Functional External and/or quotes form local contractors. Land to building ratio is Depreciation \$65,361 65,361 typical for neighborhood. 116,199 **Depreciated Cost of Improvements** = \$ "As-is" Value of Site Improvements 15,000 291,200 INDICATED VALUE BY COST APPROACH INCOME APPROACH TO VALUE Indicated Value by Income Approach Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Summary of Income Approach (including support for market rent and GRM) We have not developed the income approach for this assignment. Indicated Value by: Sales Comparison Approach \$300,000 Cost Approach (if developed) \$ 291,200 Income Approach (if developed) \$ The sales comparison approach best reflects the actions of the typical buyer. X "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed subject to the following:



that is the subject of this report is \$\\\300,000

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property

as of 10/09/2025

, which is the effective date of this appraisal.

Residential Appraisal Report

File No. **25-86987**

FEATURE	SUBJECT	COMPARABLES		COMPA	IKADLE SA	LE NO. 3	COWPARABLE 3	ALE NO. 0
2201 SW Kail Stre		1166 SW Cynthia						
Address Port Saint L	ucie, FL 34984	Port Saint Lucie, F	FL 34983					
Proximity to Subject	, , , , , , ,	2.29 miles NW						
Sale Price	\$	\$	299,900		\$		\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 324.57 sq. ft.		\$ so	sq. ft.		\$ 0.00 sq. ft.	
Data Source(s)		FLEXMLS #RX-1107	'8/18·DOM 3/					
Verification Source(s)		St Lucie Co Tax R	kec/iviapvvise					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	ION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth	,					
•								
Concessions		FHA Mort;8998	-8,998					
Date of Sale/Time		s06/25;c05/25	0					
Location	Residential	Residential						
Leasehold/Fee Simple	Fee Simple	Fee Simple						
Site	10,000 sf	10,000 sf						
View	Residential	Residential						
Design (Style)	Rambler	Rambler						
Quality of Construction	Average/CBS	Average/Frame	0					
Actual Age	36	43	0					
			- 0	+				
Condition	Average-Good	Average-Good						
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	0	Total Bdrms. E	Baths		Total Bdrms. Baths	
				Total Barrisi	Datino		Total Barrior Barrio	
Room Count	4 2 2.0			 				
Gross Living Area 75.00	991 sq. ft.	924 sq. ft.	5,025		sq. ft.		sq. ft.	
Basement & Finished	0sf	0sf						
	30.	30.						
Rooms Below Grade				<u> </u>				
Functional Utility	Average	Average						
Heating/Cooling	FWA/CAC	FWA/CAC		1				
				-				
Energy Efficient Items	None Noted	None						
Garage/Carport	1 Car Garage	1 Car Garage						
			F 000	+				
Porch/Patio/Deck	F/R.Scr.Porch	Front Porch	5,000	1				
Fence / Shed	None Noted	Fence	-5,000					
			-,					
Net Adjustment (Total)		+ X- \$	3,973	X + -	- \$	0	X + - \$	0
			-,		.0%		Net Adj. 0.0%	
Adjusted Sale Price								
of Comparables		Gross Adj. 8.0% \$	295,927	Gross Adj. 0.0	0% \$	0	Gross Adj. 0.0% \$	0
Summary of Sales Compar	ison Annroach See At	tached Addendum						
Summary or Sales Compar	ison Approach	acrica / laderiaarri						
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Residential Appraisal Report

File No. 25-86987

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



Residential Appraisal Report

File No. 25-86987

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.

X Market Value

- 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.

Other Value:

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:

Additional Certifications: See Attached Addendum

Definition of Value:

	able price which a property should bring in a competitive and open seller each acting prudently and knowledgeably, and assuming the re the consummation of a sale as of a specified date and the
a. Buyer and seller are typically motivated;	
b. Both parties are well informed or well advised, and acting in w	hat 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	of financial arrangements comparable thereto; and
e. The price represents the normal consideration for the property concessions granted by anyone associated with the sale."	sold unaffected by special or creative financing or sales
ADDRESS OF THE PROPERTY APPRAISED: 2201 SW Kail Street Port Saint Lucie, FL 34984 EFFECTIVE DATE OF THE APPRAISAL: 10/09/2025 APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 300,000	
APPRAISER	SUPERVISORY APPRAISER
Signature: Name: Danielle 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: 10/13/2025 Date of Property Viewing: 10/09/2025 Degree of property viewing: X Interior and Exterior Exterior Only Did not personally view	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: 10/13/2025 Date of Property Viewing: Degree of property viewing: Interior and Exterior Exterior Only Did not personally view This form Copyright © 2005-2010 ACI Division of ISO Claims Services, Inc., All Rights Reserved.
	4 of 4 (gPAR™) General Purpose Appraisal Report 05/2010 GPAR1004_10 05262010

Source of Definition: The Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010, Pgs.



ADDENDUM

Client: City of Port St Lucie	File No.: 25-86987		
Property Address: 2201 SW Kail Street	Iress: 2201 SW Kail Street Case No.:		
City: Port Saint Lucie	State: FL Zip: 34984		

Report Type

This real property appraisal report has been prepared under the Uniform Standards of Professional Appraisal Practice option entitled "Appraisal Report".

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).

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.

Intended Users and Intended Use

The intended users are the client, The City of Port Saint Lucie. The Intended Use is to estimate the market value of the Subject Property as of the Effective Date of the appraisal. The scope of work performed is specific to the needs of the Intended User and Intended Use. No additional Intended Users have been identified by the appraisers and the scope of work may not be appropriate for other use.

Scope of Work

Subject Property Identification:

Danielle M. Crowe has viewed all readily accessible areas of the Subject Property. The appraiser 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.

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.

Market research included, but was not limited to contacting local real estate brokers and St Lucie County Property Appraiser's office (via website), local contractors, researching appraiser's files, and consulting the Multiple Listing Service.

Subject Section

Occupancy/Utilities

At the time of inspection the the Subject Property was occupied, and electric was on and functioning at the time of inspection.

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.

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

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.

Condition

The Subject Property is in overall average to good condition with some updates. Per exterior inspection, the Subject has a been painted, new a/c, screen enclosure has been replaced, new garage door and updated landscaping. Per interior inspection, the Subject has new tile plank flooring, new paint, new light and fan fixtures, new stainless steel appliances and new hot water heater.

Site Comments

<u>Site / Accessibility</u>
The Subject Property is accessible year round in all types of weather conditions.

The Subject has access to public water and public sewer is currently available in the Subject's neighborhood, however, the Subject has a private septic system.

Site Valuation

662 SW Polynesian Avenue, a 10,000 square foot site sold on 03/2025 for \$145,000 or \$14.50 per sf (FLEXMLS#RX-11057861)

ADDENDUM

Client: City of Port St Lucie	File No.: 25-86987	
Property Address: 2201 SW Kail Street	Case No.:	
City: Port Saint Lucie	State: FL Zip: 34984	

1915 SW Glenco St a 10,000 square foot site sold on 01/2025 for \$155,000 or \$15.50 per sf (FLEXMLS#FX-1047387).

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

Based on recent vacant land sales in the Subject's neighborhood, we reconciled site value to be \$160,000 or \$12.20 per square foot.

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.

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 an front porch, rear screened porch a 1-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 SW Port St Lucie market area. All five are located within the SW Port St Lucie market area and bracket and support the Subject Property's site size, views, design, quality of construction, condition, gross living area, bedroom, bathroom and car storage.

Condition adjustments were made based on 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, lack of rear porch and lack of fence 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 average to good condition with interior and exterior updates. We considered Comparable 1 as it is recently closed and is similar in bedroom, bathroom, gross living area and car storage. Comparable 2 was considered as it is similar in gross living area and is recently closed. Comparable 3 was considered as it is similar in bedroom, bathroom and car storage. Comparable 4 was considered as it is most similar in condition. The adjusted sales prices of the comparable sales range from \$295,550 to \$300,000. 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 \$300,000 best reflects the market value of the Subject Property.

Final Reconciliation

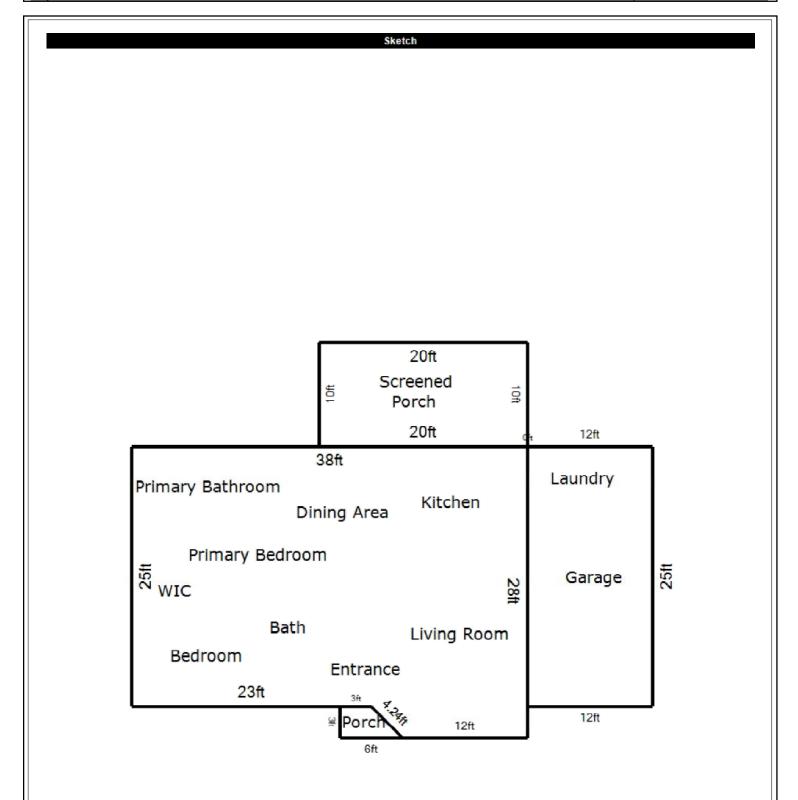
We have determined that the sales comparison approach is the most relevant analysis in this assignment and that there is sufficient information to develop a credible opinion of value by this approach alone, however, we also developed the cost approach.

FLOORPLAN SKETCH

 Client:
 City of Port St Lucie
 File No.:
 25-86987

 Property Address:
 2201 SW Kail Street
 Case No.:

 City:
 Port Saint Lucie
 State:
 FL
 Zip:
 34984



 Living Area
 Area Calculation

 New Area
 990.5 ft²
 x 1.00 = 990.5 ft²

 Nonliving Area
 25ft x
 38ft x
 1.00 = 950 ft²

 1 Car Attached
 300 ft² Δ 3ft x
 4.24ft x
 0.35 = 4.5 ft²

 Screened Porch
 200 ft² \Box 12ft x
 3ft x
 1.00 = 36 ft²

 Open Porch
 13.5 ft²

 Total Living Area (rounded):
 991 ft²

8 ft

SUBJECT PROPERTY PHOTO ADDENDUM

 Client:
 City of Port St Lucie
 File No.:
 25-86987

 Property Address:
 2201 SW Kail Street
 Case No.:

 City:
 Port Saint Lucie
 State: FL
 Zip: 34984



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: October 9, 2025 Appraised Value: \$ 300,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

Client: City of Port St Lucie	File No.: 25-86987	
Property Address: 2201 SW Kail Street	Case No.:	
City: Port Saint Lucie	State: FL 7in: 34984	



Other Street View



Side View



Side View

Extra Photo Page

Client: City of Port St Lucie	File No.: 25-86987
Property Address: 2201 SW Kail Street	Case No.:
City: Port Saint Lucie	State: FI 7in: 34984



Laundry in the Garage



Drainage Canal

INTERIOR PHOTOS

Client: City of Port St Lucie
Property Address: 2201 SW Kail Street
City: Port Saint Lucie File No.: 25-86987 Case No.: State: FL Zip: 34984



Kitchen

Comment:



Living Area

Description:

Comment:



Bathroom

Description: Primary Bathroom

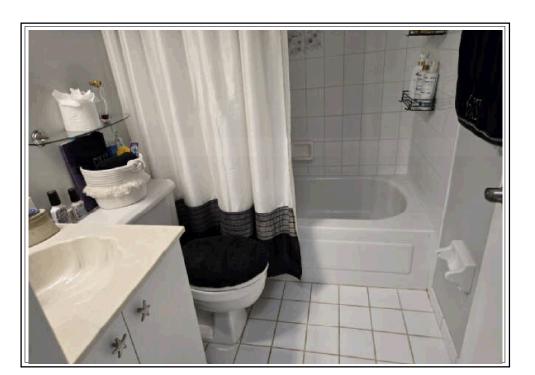
Comment:

INTERIOR PHOTOS

 Client:
 City of Port St Lucie
 File No.:
 25-86987

 Property Address:
 2201 SW Kail Street
 Case No.:

 City:
 Port Saint Lucie
 State: FL
 Zip: 34984



Bathroom

Comment:



Other

Comment: Dining Area



Bedroom

Comment: Primary Bedroom

INTERIOR PHOTOS

Client: City of Port St Lucie		File No.: 25-86987	
Property Address: 2201 SW Kail Street	Case No.:		
City: Port Saint Lucie	State: FL	7in: 34984	



Bedroom

Comment:

Comment:

Comment:

COMPARABLE PROPERTY PHOTO ADDENDUM

 Client:
 City of Port St Lucie
 File No.:
 25-86987

 Property Address:
 2201 SW Kail Street
 Case No.:

 City:
 Port Saint Lucie
 State:
 FL
 Zip: 34984



COMPARABLE SALE #1

1533 SW Hutchins Street Port Saint Lucie, FL 34983 Sale Date: s07/25;c07/25 Sale Price: \$ 285,000



COMPARABLE SALE #2

461 SE Evans Avenue Port Saint Lucie, FL 34984 Sale Date: s07/25;c07/25 Sale Price: \$ 315,000



COMPARABLE SALE #3

150 SW Dwight Avenue Port Saint Lucie, FL 34983 Sale Date: s04/25;c03/25 Sale Price: \$ 289,900

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: City of Port St Lucie	File No.: 25-86987	
Property Address: 2201 SW Kail Street	Case No.:	
City: Port Saint Lucie	State: FI 7in: 34984	



COMPARABLE SALE #4

1166 SW Cynthia Street Port Saint Lucie, FL 34983 Sale Date: s06/25;c05/25 Sale Price: \$ 299,900

COMPARABLE SALE #5

Sale Date: Sale Price: \$

COMPARABLE SALE #6

Sale Date: Sale Price: \$

PLAT MAP

Client: City of Port St Lucie	File No.: 25-86987	
Property Address: 2201 SW Kail Street	Case No.:	
City: Port Saint Lucie	State: FL Zip: 34984	



FLOOD MAP

Client: City of Port St Lucie	of Port St Lucie File No.: 25-86987	
Property Address: 2201 SW Kail Street	Case No.:	
City: Port Saint 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

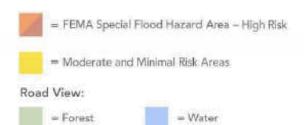
Zone: X

Map Date: 02-19-2020

FIPS: 12111

Source: FEMA DFIRM

LEGEND



Sky Flood™

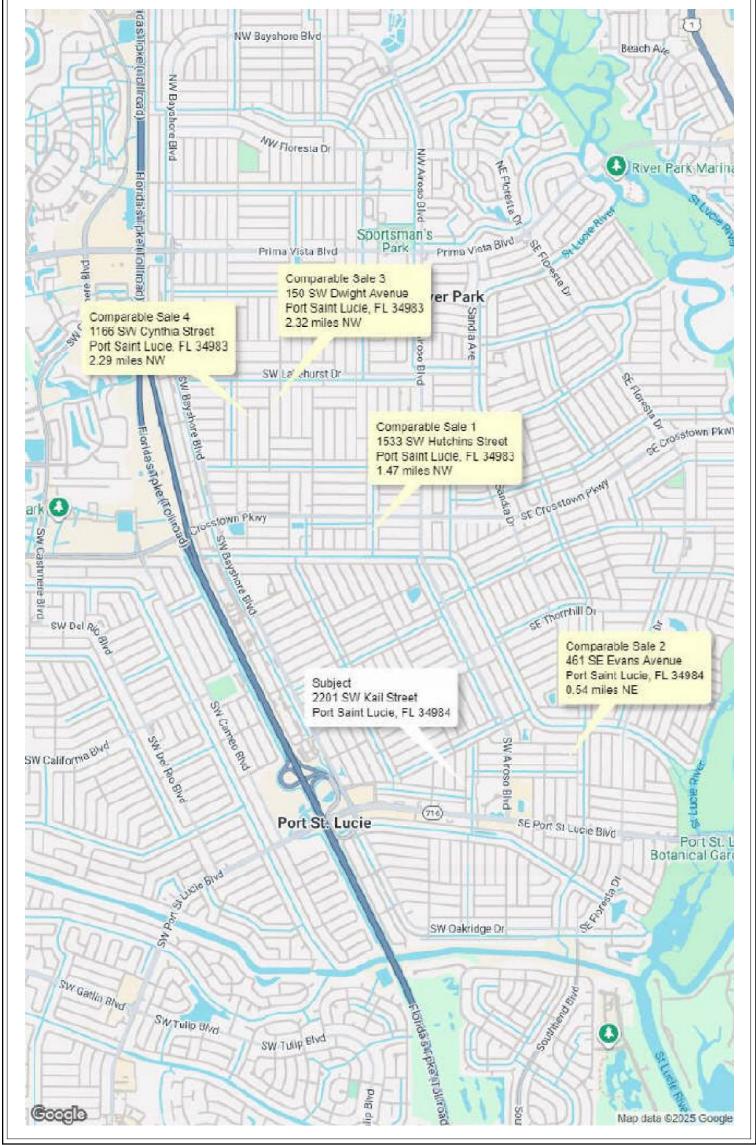
No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone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

LOCATION MAP

 Client:
 City of Port St Lucie
 File No.:
 25-86987

 Property Address:
 2201 SW Kail Street
 Case No.:

 City:
 Port Saint Lucie
 State:
 FL
 Zip:
 34984

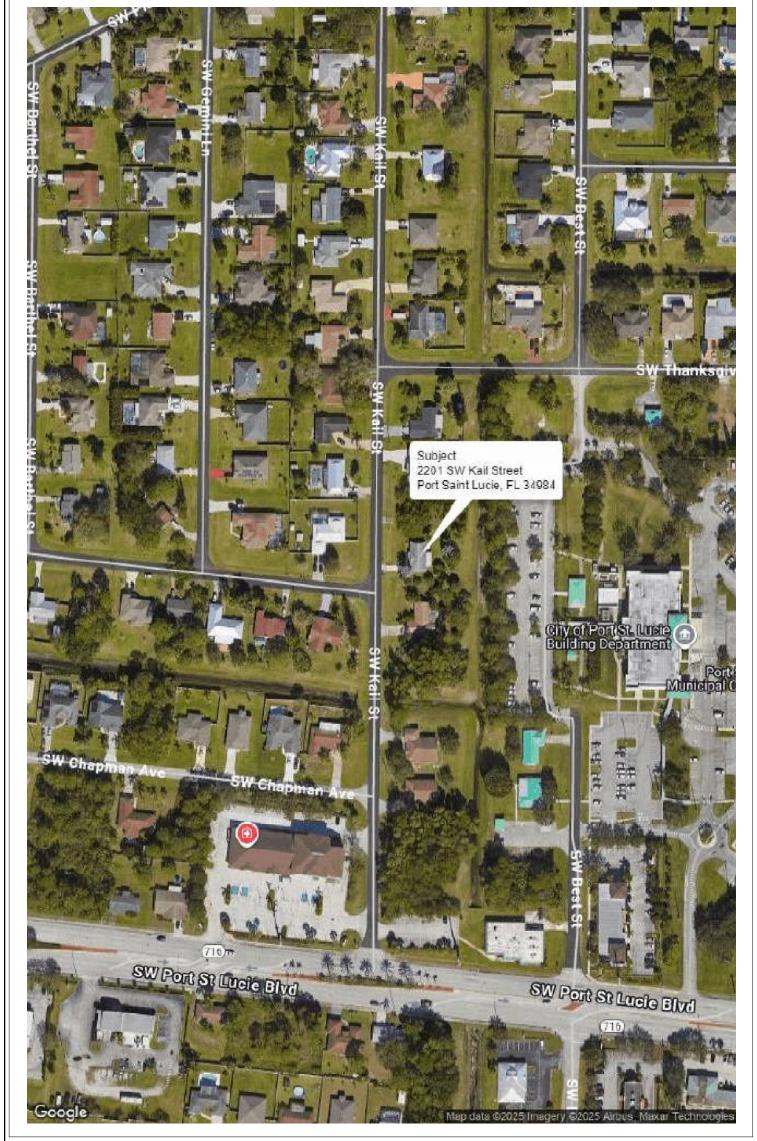


AERIAL MAP

 Client:
 City of Port St Lucie
 File No.:
 25-86987

 Property Address:
 2201 SW Kail Street
 Case No.:

 City:
 Port Saint Lucie
 State:
 FL
 Zip: 34984



Appraiser Independence Certification

File No.: 25-86987

Borrower:	N/A			
Property Address:	2201 SW Kail Street			
City:	Port Saint Lucie	County: St Lucie	State: FL	Zip 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:

- 1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
- 2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
- 3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
- 4. 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;
- 5. 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;
- 6. 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;
- 7. 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;
- 8. 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: Danille asue	Signature: Athered. Mult
Name: Dahielle Crowe	Name: Stephen G. Neill, MAI
Date Signed: 10/13/2025	Date Signed: 10/13/2025
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: 11/30/2026
Expiration Date of Certification or License: 11/30/2026	

SUPERVISORY APPRAISER (only if required):

Appraiser's License

Client: City of Port St Lucie	File No	File No.: 25-86987		
Property Address: 2201 SW Kail Street	Case No.:			
City: Port Saint 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

ISSUED: 09/23/2024

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Appraiser's License

Client: City of Port St Lucie	File No.: 25-86987		
Property Address: 2201 SW Kail Street	Case No.:		
City: Port Saint Lucie	State: FI 7in: 34984		



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



ISSUED: 10/29/2024

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