

APPRAISAL OF



A Single Family Residence

LOCATED AT:

142 SW Thanksgiving Avenue
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:

March 10, 2025

BY:

Danielle Crowe
Cert Res RD7236

Residential Appraisal Report

File No. 25-86416

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 Internal Decision Making Purposes				

SUBJECT	Property Address 142 SW Thanksgiving Avenue		City Port Saint Lucie	State FL Zip 34984	
	Owner of Public Record Gary S Moore Jr / Christine Lombardi			County St Lucie	
	Legal Description PORT ST LUCIE-SECTION 18- BLK 689 LOT 5 (MAP 44/09N) (OR 2789-181)				
	Assessor's Parcel # 3420-585-0849-000-0		Tax Year 2024	R.E. Taxes \$ 1,833.00	
	Neighborhood Name PORT ST LUCIE-SECTION 18		Map Reference 37-09-40	Census Tract 3820.07	
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)					

SALES HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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 Co Tax
	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 known offerings, options, or contracts were made known to us as of the effective date of the appraisal.			

NEIGHBORHOOD	Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	90 %		
	Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	0 %		
	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> 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 %		
	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.		409 Pred.	34	Other V.Lnd	5 %		
Market Conditions (including support for the above conclusions) See Addendum								

SITE	Dimensions 80x125		Area 10000 Sq.Ft.	Shape Rectangular	View Resid/Office			
	Specific Zoning Classification RS-2		Zoning Description Single Family Residential					
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)							
	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.							
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type		Public
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street Asphalt	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/> None	Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/> Septic	Alley None	<input type="checkbox"/>	<input type="checkbox"/>
Site Comments See Attached Addendum								

IMPROVEMENTS	GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials		INTERIOR materials		
	Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input type="checkbox"/>	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Average		Floors	L.V.P/Avg-Good		
	# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	CBS/Average		Walls	Drywall/Avg-Gd		
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface	Shingle/Good		Trim/Finish	Wood/Avg-Gd		
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Yes/Avg-Gd		Bath Floor	L.P.V/Avg-Good		
	Design (Style) Contemp	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Single-Hung/Avg		Bath Wainscot	Tile/Avg-Good		
	Year Built 1986		Storm Sash/Insulated	Yes/Average		Car Storage	<input type="checkbox"/> None		
	Effective Age (Yrs) 15		Screens	Yes/Average		<input checked="" type="checkbox"/> Driveway # of Cars 2			
	Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #0		Driveway Surface Concrete			
	<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Electric	<input type="checkbox"/> Fireplace(s) # 0	<input checked="" type="checkbox"/> Fence Prtl.Wd	<input checked="" type="checkbox"/> Garage # of Cars 2				
	<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck S.Pto	<input checked="" type="checkbox"/> Porch F/R.S.Pch	<input type="checkbox"/> Carport # of Cars 0				
	<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool S.Ing.PI	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input checked="" type="checkbox"/> Built-in				
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)									
Finished area above grade contains: 5 Rooms 3 Bedrooms 2.0 Bath(s) 1,505 Square Feet of Gross Living Area Above Grade									
Additional Features See Attached Addendum									
Comments on the Improvements See Attached Addendum									

Residential Appraisal Report

File No. 25-86416

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
142 SW Thanksgiving Avenue Address Port Saint Lucie, FL 34984		1598 SW Curry St Port Saint Lucie, FL 34983-3011			557 SW Twig Avenue Port Saint Lucie, FL 34983-2441			643 SE Preston Lane Port Saint Lucie, FL 34983-2531		
Proximity to Subject		1.51 miles NW			2.03 miles NW			2.59 miles NE		
Sale Price	\$	\$ 400,000			\$ 420,000			\$ 385,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 277.01 sq. ft.			\$ 258.94 sq. ft.			\$ 264.24 sq. ft.		
Data Source(s)		FLEXMLS #AX-11667096;DOM 38			FLEXMLS #RX-11019414;DOM 14			FLEXMLS #RX-11035454;DOM 63		
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		+() \$ Adjustment	DESCRIPTION		+() \$ Adjustment	DESCRIPTION		+() \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0			ArmLth FHA;0			ArmLth FHA;0		
Date of Sale/Time		s12/24;c11/24			s10/24;c09/24			s02/25;c01/25		
Location	Residential	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	10000 sf	11761 sf			10000 sf			10000 sf		
View	Resid/Office	Residential		0	Residential		0	Residential		0
Design (Style)	Contemp	Contemp			Contemp			Contemp		
Quality of Construction	Average	Average			Average			Average		
Actual Age	39	28			35			42		
Condition	Avg-Gd/Updates	Avg-Gd/Prtl Updts		7,000	Avg-Gd/Updates			Avg-Good		14,500
Above Grade Room Count	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
	5 3 2.0	5 3 2.0			5 3 2.0			5 3 2.0		
Gross Living Area 75.00	1,505 sq. ft.	1,444 sq. ft.		5,000	1,622 sq. ft.		-9,000	1,457 sq. ft.		4,000
Basement & Finished Rooms Below Grade	0 N/A	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA/CAC	FWA/CAC			FWA/CAC			FWA/CAC		
Energy Efficient Items	None Noted	None			None			None		
Garage/Carport	2 Car Garage	2ga2dw			2ga2dw			2ga2dw		
Porch/Patio/Deck	F/R.S.Pch/S.Pto	F/R.S.Pch/S.Pto			S.Pchs/Patio		0	F/R.S.Pch/S.Pto		
Pool/Spa	Scr.Ing.Pool	Scr.Ing.Pool			Inground Pool			Scr.Ing.Pool		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 12,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 9,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 18,500
Adjusted Sale Price of Comparables		Net Adj. 3.0%		\$ 412,000	Net Adj. -2.1%		\$ 411,000	Net Adj. 4.8%		\$ 403,500
		Gross Adj. 3.0%			Gross Adj. 2.1%			Gross Adj. 4.8%		

Summary of Sales Comparison Approach **See Attached Addendum**

COST APPROACH TO VALUE	
Site Value Comments	See Attached Addendum
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 150,000
Source of cost data Marshall & Swift	Dwelling 1,505 Sq. Ft. @ \$ 165.00 = \$ 248,325
Quality rating from cost service Good Effective date of cost data 01/2025	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Appliances = \$ 15,000
Straight line depreciation was applied by using an effective age of 15 years and an economic life of 50 years. Cost data is derived from one or more of the following sources: online estimator, and/or quotes form local contractors. Land to building ratio is typical for neighborhood.	Garage/Carport 425 Sq. Ft. @ \$ 50.00 = \$ 21,250
	Total Estimate of Cost-New = \$ 284,575
	Less 50 Physical Functional External
	Depreciation \$85,372 = \$ (85,372)
	Depreciated Cost of Improvements = \$ 199,203
	"As-is" Value of Site Improvements = \$ 50,000
	INDICATED VALUE BY COST APPROACH = \$ 399,200

INCOME APPROACH TO VALUE

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

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 \$405,000 Cost Approach (if developed) \$ 399,200 Income Approach (if developed) \$

The sales comparison approach best reflects the actions of the typical buyer.

This appraisal is made "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:

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 \$ **405,000** as of **03/10/2025**, which is the effective date of this appraisal.

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:

Additional Certifications:
See Attached Addendum

Definition of Value: [X] 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:
142 SW Thanksgiving Avenue
Port Saint Lucie, FL 34984
EFFECTIVE DATE OF THE APPRAISAL: 03/10/2025
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 405,000

APPRAISER

Signature: [Handwritten 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: 03/13/2025
Date of Property Viewing: 03/10/2025
Degree of property viewing:
[X] Interior and Exterior [] Exterior Only [] Did not personally view

SUPERVISORY APPRAISER

Signature: [Handwritten 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: 03/13/2025
Date of Property Viewing:
Degree of property viewing:
[] Interior and Exterior [] Exterior Only [X] Did not personally view

ADDENDUM

Client: City of Port St Lucie

File No.: 25-86416

Property Address: 142 SW Thanksgiving Avenue

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

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.

Condition

The Subject Property is in overall average to good condition with recent updates. Per exterior inspection, the Subject has a newer roof (2022) and newer HVAC system (2022). Per interior inspection, the Subject has been painted, has newer luxury plank vinyl flooring, new light and fan fixtures, kitchen has been updated with new cabinets, granite countertops, tiled backsplash and new appliances. Primary Bathroom was updated with new vanities, fixtures, new tile in the shower. All updates were completed in 2022. The guest bathroom has been updated within the past 5 years.

Site Comments

Site / Accessibility

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

Utilities

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.

Views

The Subject Property's site has south facing view of Port Saint Lucie Police Department. During the physical inspection, the appraiser noted that there is a concrete wall that buffers the Subject from city property, however, the building is several stories tall and is visible from the property.

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)

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).

TBD SW Bellevue Ave, a 10,000 square foot site sold on 10/2024 for \$151,250 or \$15.12 per (FLEXMLS#RX-11016243)

Based on recent vacant land sales in the Subject's neighborhood, we reconciled site value to be \$150,000.

ADDENDUM

Client: City of Port St Lucie

File No.: 25-86416

Property Address: 142 SW Thanksgiving Avenue

Case No.:

City: Port Saint Lucie

State: FL

Zip: 34984

Neighborhood Market Conditions

The Subject's estimated market value is noted to be the predominate market value noted on page 1 of the appraisal.

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, screen enclosed patio/pool, partial wood fence 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 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, age, design, quality of construction, condition, gross living area, bedroom, bathroom, car storage and pool.

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 lack of pool and 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 a newer roof, HVAC system, new paint, newer luxury plank vinyl flooring, new light and fan fixtures, kitchen updates with has new cabinets, granite countertops, tiled backsplash and new appliances. Primary Bathroom updates with includes new vanities, fixtures, new tile in the shower. We considered Comparable 1 as it is recently closed and is similar in bedroom, bathroom and pool. Comparable 2 was considered as it is similar in actual age, updates bedroom, bathroom and has an inground pool. Comparable 3 was considered as it brackets the Subject's actual age and is similar bedroom, bathroom and pool. Comparable 4 was considered as it brackets the Subject's views and is most similar in gross living area and updates. Comparable 5 was considered as it is located in close proximity and is similar in actual age and has been completely renovated and is similar in actual age, bedroom, bathroom and has an inground pool. The adjusted sales prices of the comparable sales range from \$395,000 to \$412,000. After careful consideration, we concluded in the middle to lower range of adjusted values as we considered the Subject's views and proximity to City of Port Saint Lucie Police Department and It is our conclusion that \$405,000 best reflects the market value of the Subject Property.

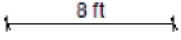
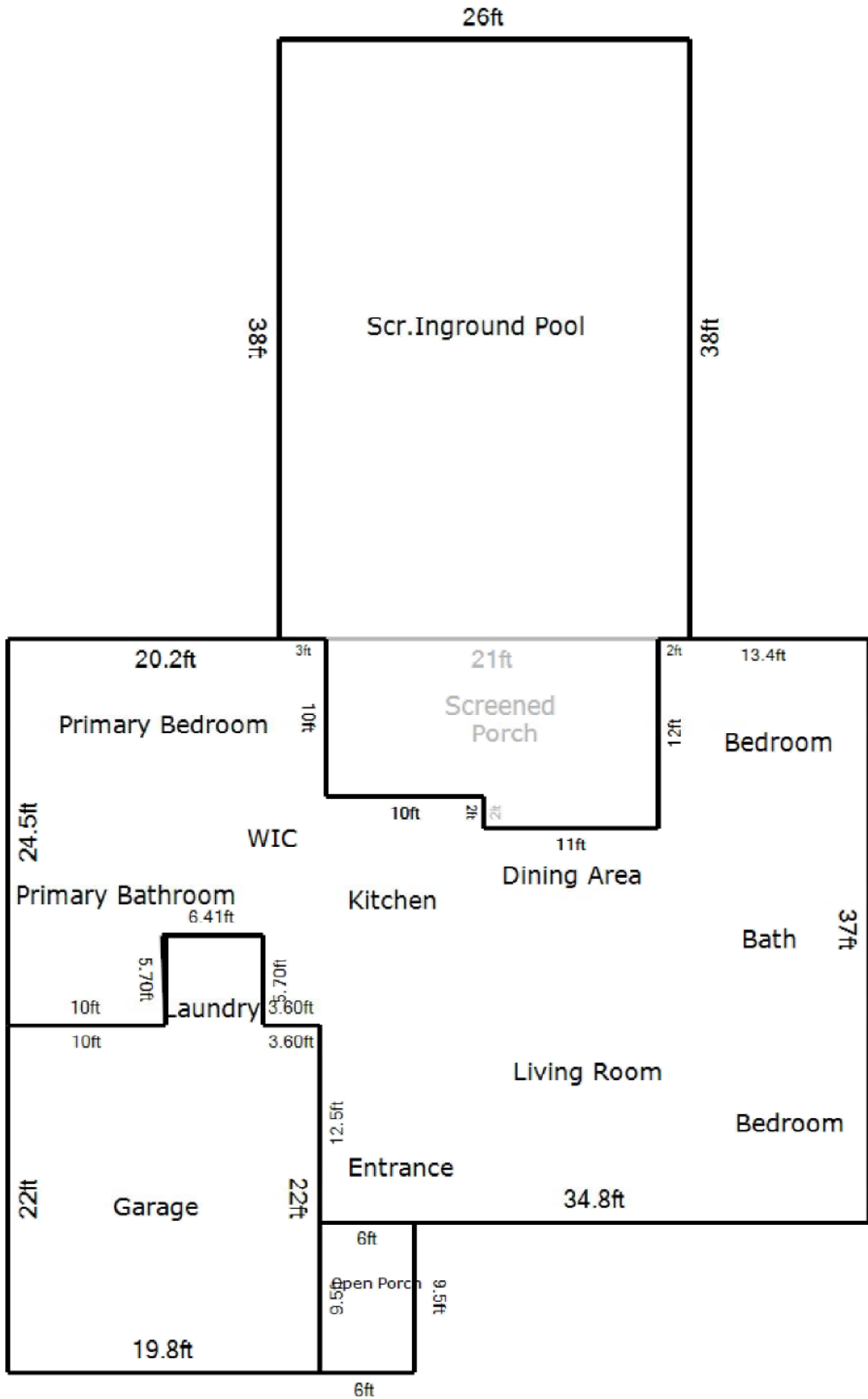
Final Reconciliation

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.: 25-86416
Property Address: 142 SW Thanksgiving Avenue	Case No.:
City: Port Saint Lucie	State: FL Zip: 34984

Sketch



Living Area	Area Calculation			
New Area	1504.75 ft ²	New Area		x 1.00 = 1504.75 ft ²
Nonliving Area				
2 Car Attached	470.94 ft ²	12ft x 13.4ft x 1.00 =		160.8 ft ²
Open Porch	57 ft ²	16.2ft x 18.8ft x 1.00 =		304.56 ft ²
Screened Porch	232 ft ²	10ft x 4ft x 1.00 =		40 ft ²
Patio	1220 ft ²	3.60ft x 14.5ft x 1.00 =		52.20 ft ²
		2ft x 10.4ft x 1.00 =		20.8 ft ²
		25ft x 34.8ft x 1.00 =		870.00 ft ²
		0.21ft x 5.70ft x 0.50 =		0.61 ft ²
Total Living Area (rounded):	1505 ft²	9.79ft x 5.70ft x 1.00 =		55.79 ft ²

SUBJECT PROPERTY PHOTO ADDENDUM

Client: City of Port St Lucie	File No.: 25-86416
Property Address: 142 SW Thanksgiving Avenue	Case No.:
City: Port Saint Lucie	State: FL Zip: 34984

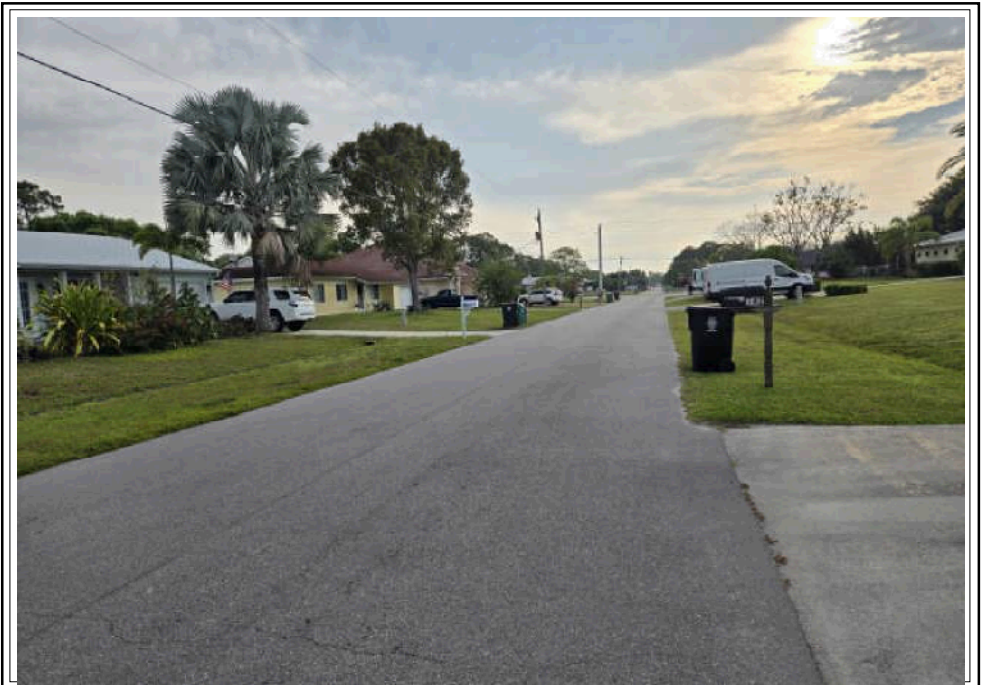


**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: March 10, 2025
Appraised Value: \$ 405,000

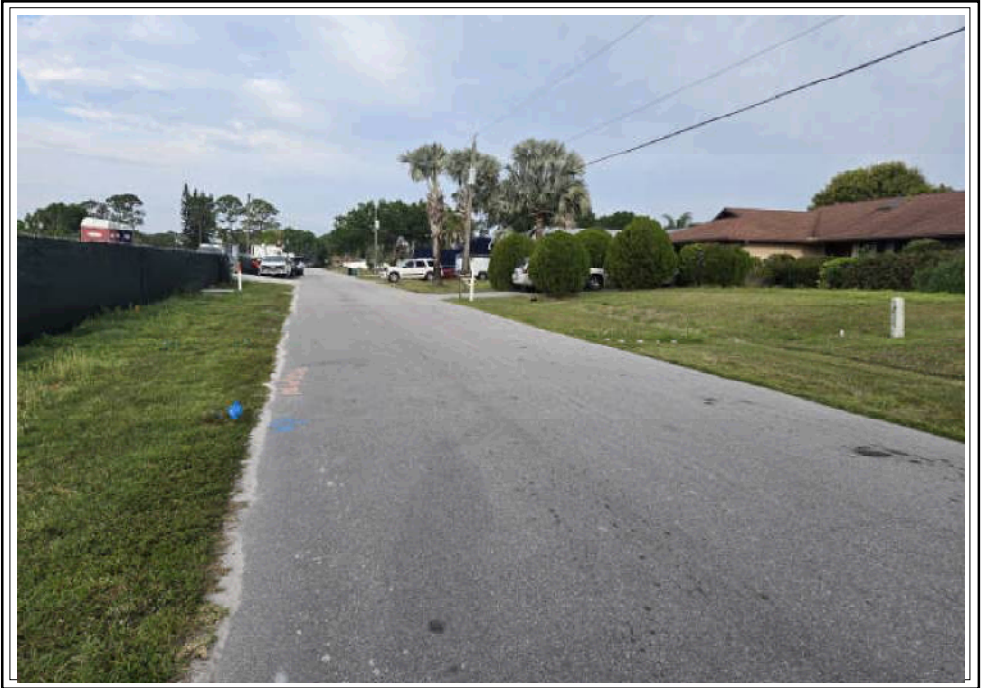


**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

Client: City of Port St Lucie	File No.: 25-86416
Property Address: 142 SW Thanksgiving Avenue	Case No.:
City: Port Saint Lucie	State: FL Zip: 34984



Other Street View



Side View



Side View

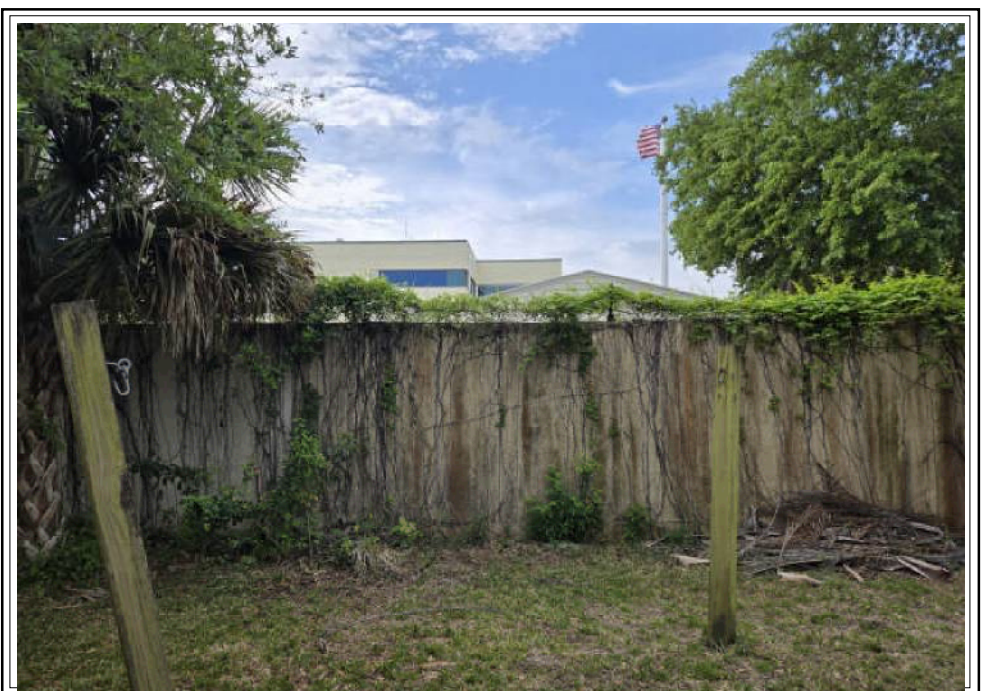
Client: City of Port St Lucie	File No.: 25-86416
Property Address: 142 SW Thanksgiving Avenue	Case No.:
City: Port Saint Lucie	State: FL Zip: 34984



Screen Enclosed Inground Pool



Porch

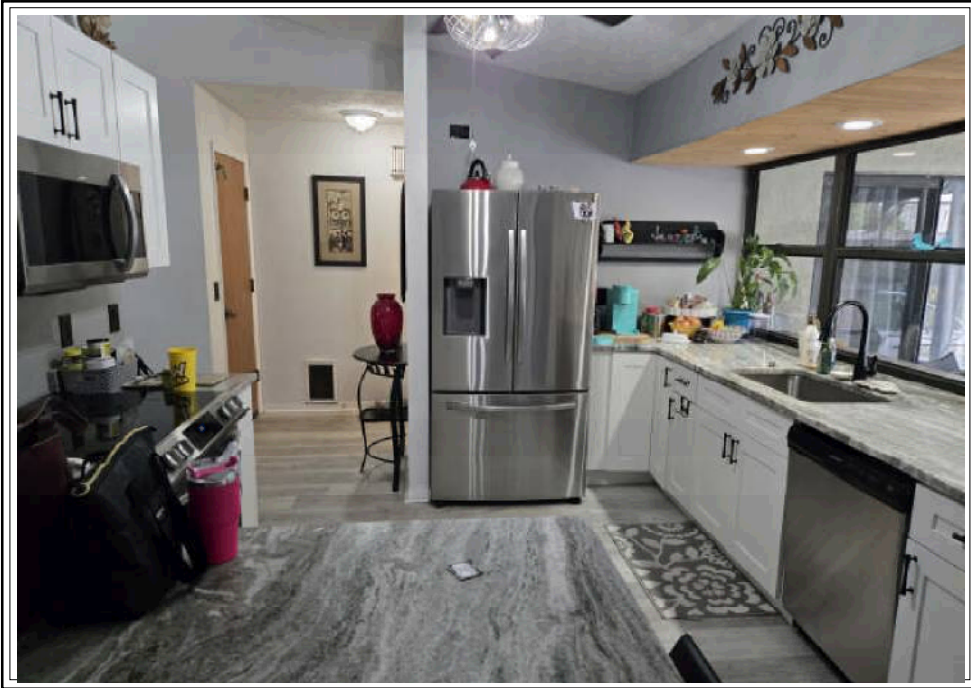


Views of the City of Port Saint Lucie Police Department

INTERIOR PHOTOS

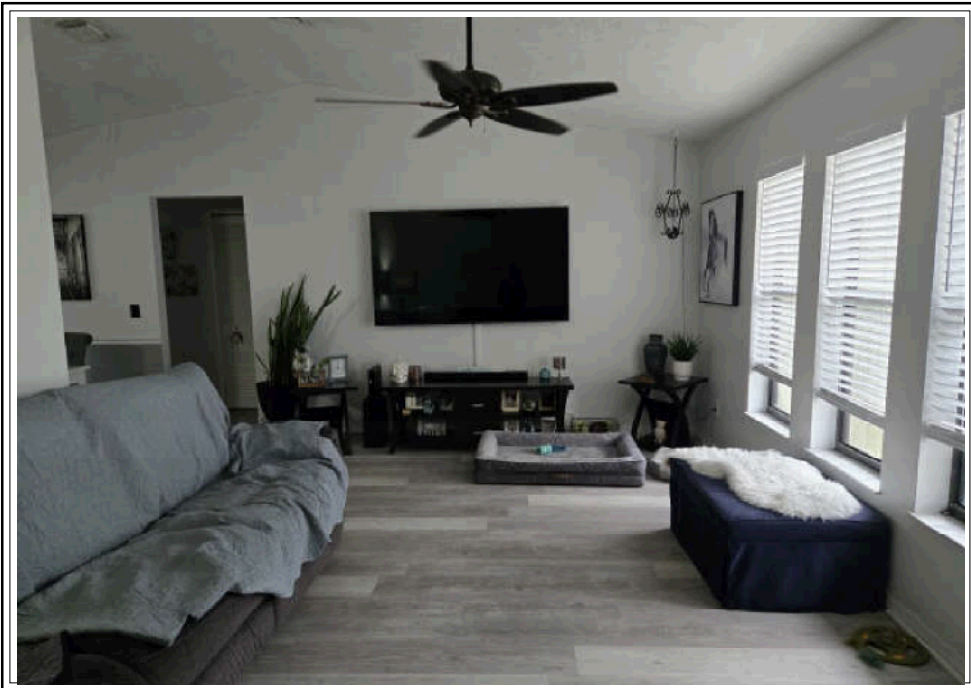
Client: City of Port St Lucie
Property Address: 142 SW Thanksgiving Avenue
City: Port Saint Lucie

File No.: 25-86416
Case No.:
State: FL Zip: 34984



Kitchen

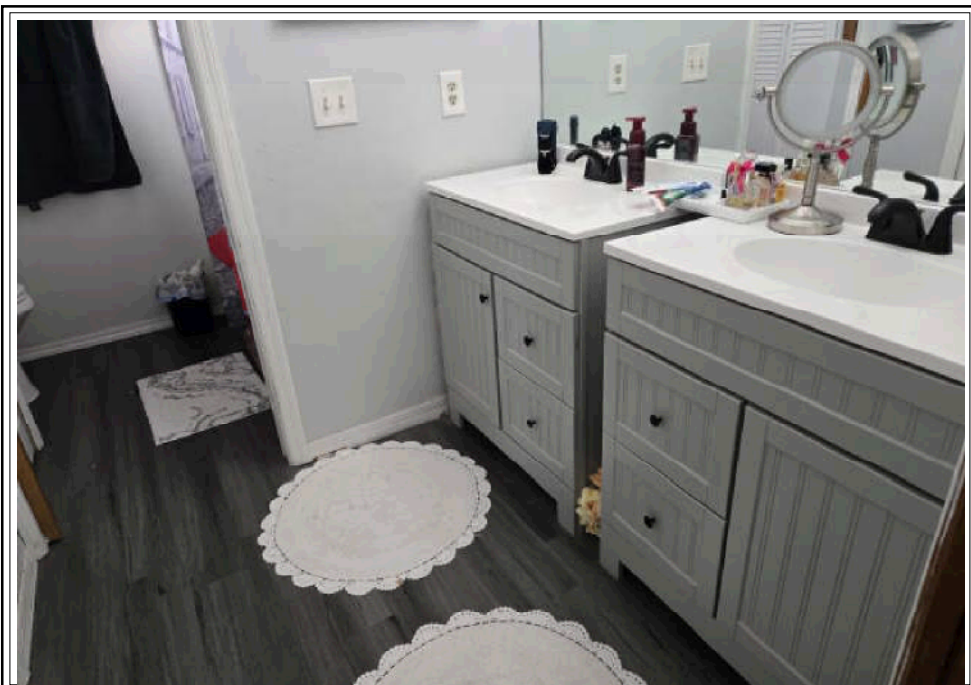
Comment:



Living Area

Description:

Comment:



Bathroom

Description:
Primary Bathroom

Comment:

INTERIOR PHOTOS

Client: City of Port St Lucie	File No.: 25-86416
Property Address: 142 SW Thanksgiving Avenue	Case No.:
City: Port Saint Lucie	State: FL Zip: 34984



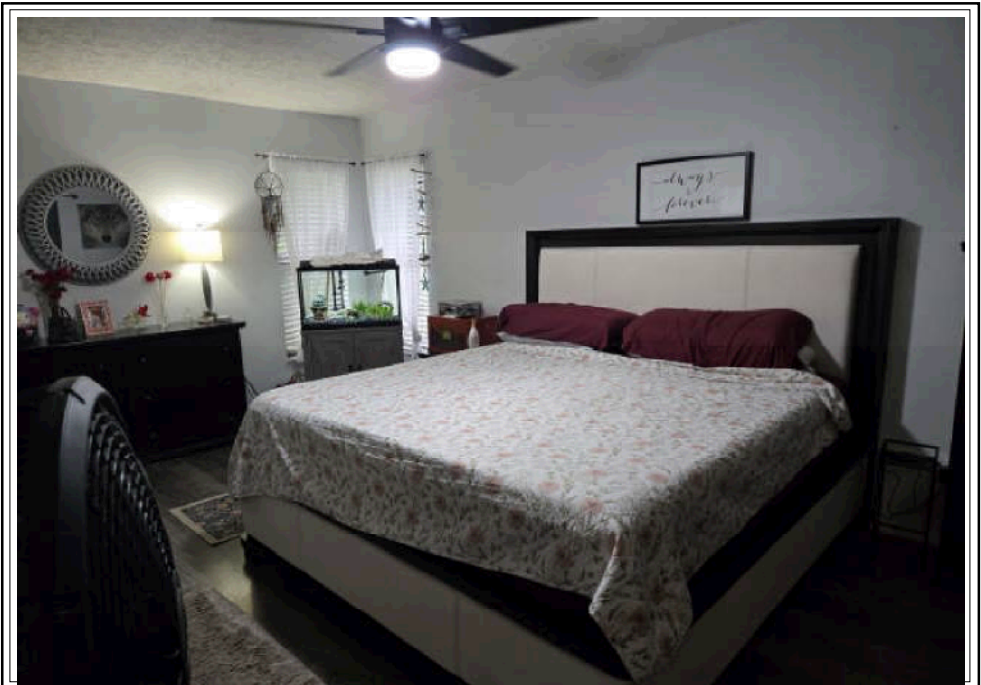
Bathroom

Comment:



Other

Comment:
Dining Area



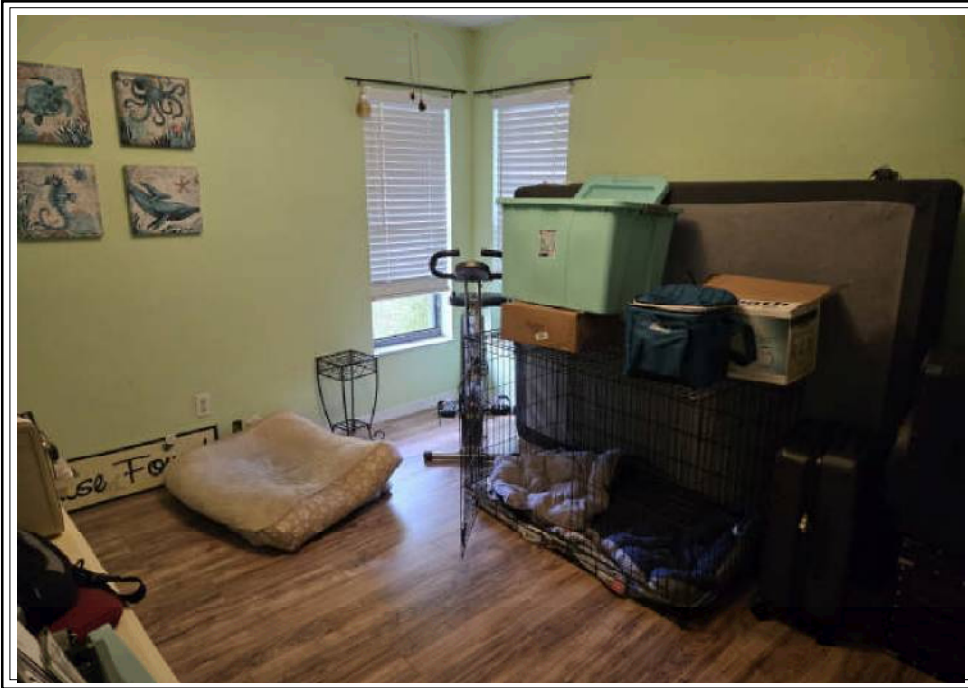
Bedroom

Comment:
Primary Bedroom

INTERIOR PHOTOS

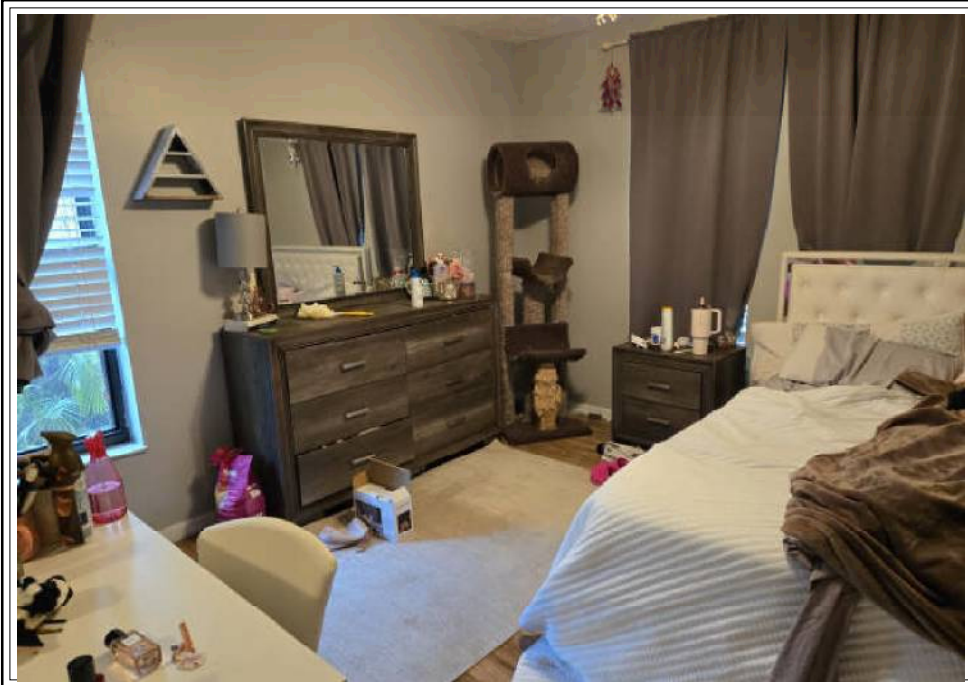
Client: City of Port St Lucie
Property Address: 142 SW Thanksgiving Avenue
City: Port Saint Lucie

File No.: 25-86416
Case No.:
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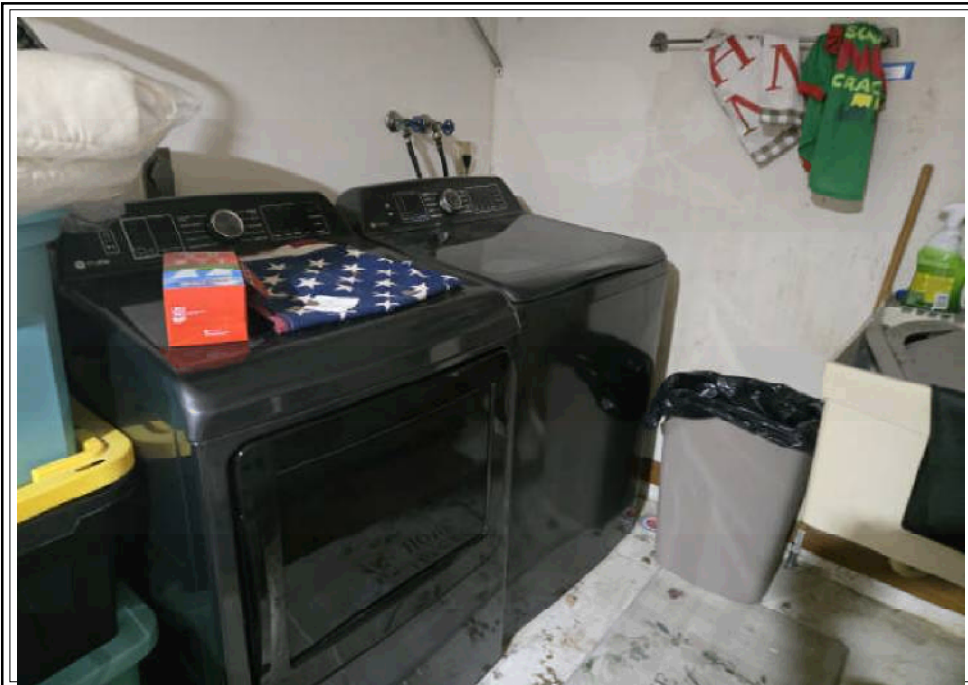
Bedroom

Comment:



Bedroom

Comment:



Laundry

Comment:
Located in the garage

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: City of Port St Lucie	File No.: 25-86416
Property Address: 142 SW Thanksgiving Avenue	Case No.:
City: Port Saint Lucie	State: FL Zip: 34984



COMPARABLE SALE #1

1598 SW Curry St
Port Saint Lucie, FL 34983-3010
Sale Date: s12/24;c11/24
Sale Price: \$ 400,000



COMPARABLE SALE #2

557 SW Twig Avenue
Port Saint Lucie, FL 34983-2449
Sale Date: s10/24;c09/24
Sale Price: \$ 420,000



COMPARABLE SALE #3

643 SE Preston Lane
Port Saint Lucie, FL 34983-2539
Sale Date: s02/25;c01/25
Sale Price: \$ 385,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: City of Port St Lucie	File No.: 25-86416
Property Address: 142 SW Thanksgiving Avenue	Case No.:
City: Port Saint Lucie	State: FL Zip: 34984



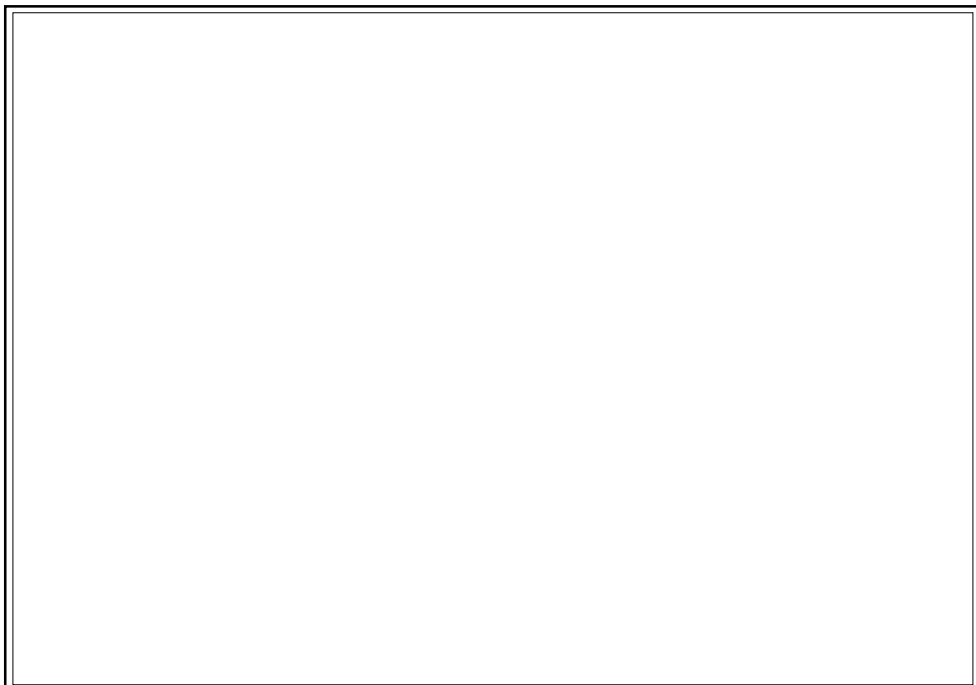
COMPARABLE SALE #4

2265 SE Belvedere Street
Port St Lucie, FL 34953
Sale Date: s09/24;c08/24
Sale Price: \$ 360,000



COMPARABLE SALE #5

1893 SW Angelico Lane
Port Saint Lucie, FL 34984
Sale Date: 08/24;c07/24
Sale Price: \$ 454,900



COMPARABLE SALE #6

Sale Date:
Sale Price: \$

PLAT MAP

Client: City of Port St Lucie

File No.: 25-86416

Property Address: 142 SW Thanksgiving Avenue

Case No.:

City: Port Saint Lucie

State: FL

Zip: 34984



FLOOD MAP

Client: City of Port St Lucie

File No.: 25-86416

Property Address: 142 SW Thanksgiving Avenue

Case No.:

City: Port Saint Lucie

State: FL

Zip: 34984



Subject
142 SW Thanksgiving Avenue
Port Saint Lucie, FL 34984

FLOOD INFORMATION

Community: City of Port St. Lucie

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 12111C0289K

Panel: 12111C0289

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

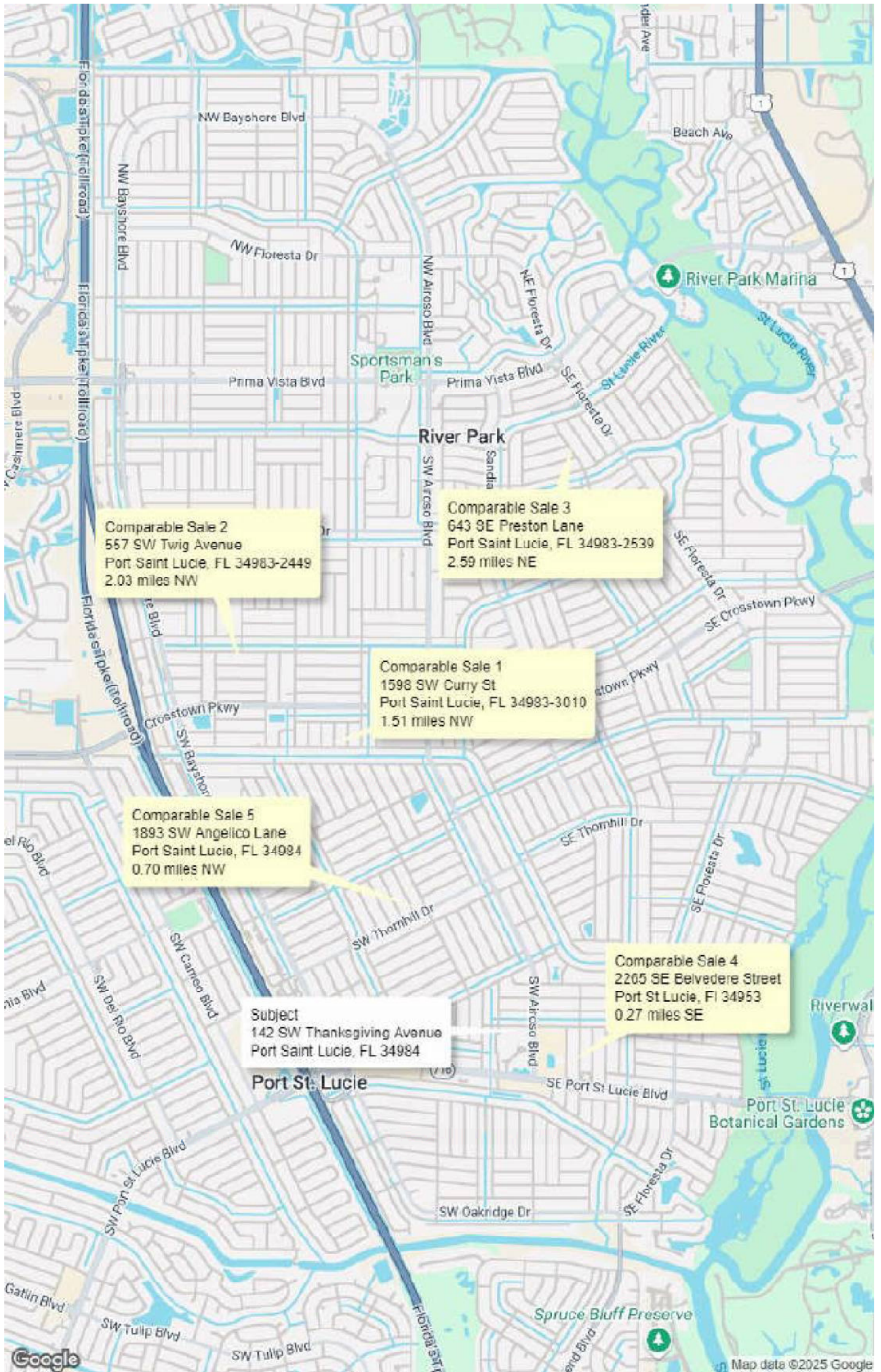
Sky Flood™

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.

LOCATION MAP

Client: City of Port St Lucie
Property Address: 142 SW Thanksgiving Avenue
City: Port Saint Lucie

File No.: 25-86416
Case No.:
State: FL
Zip: 34984



AERIAL MAP

Client: City of Port St Lucie
Property Address: 142 SW Thanksgiving Avenue
City: Port Saint Lucie

File No.: 25-86416
Case No.:
State: FL
Zip: 34984



Appraiser Independence Certification

File No.: 25-86416

Borrower: N/A
Property Address: 142 SW Thanksgiving Avenue
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: 
Name: Danielle Crowe
Date Signed: 03/13/2025
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: 03/13/2025
State Certification #: Cert Gen RZ2480
or State License #: _____
State: FL
Expiration Date of Certification or License: 11/30/2026

Appraiser's License

Client: City of Port St Lucie

File No.: 25-86416

Property Address: 142 SW Thanksgiving Avenue

Case No.:

City: Port Saint Lucie

State: FL

Zip: 34984



Ron DeSantis, Governor

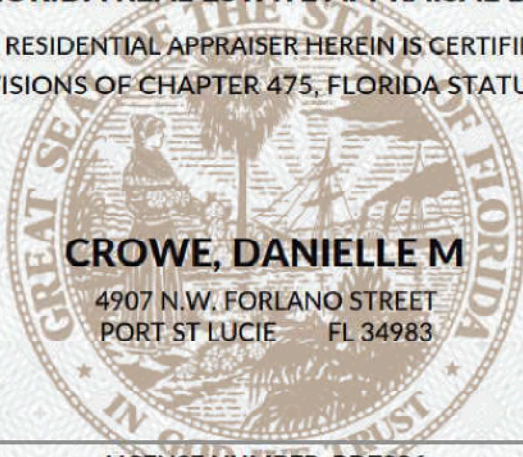
Melanie S. Griffin, Secretary



**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.: 25-86416

Property Address: 142 SW Thanksgiving Avenue

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 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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