

APPRAISAL REPORT

**CR-769 (Kings Hwy)
Lake Suzy Vacant Land
12450 SW CR-769 (Kings Hwy)**

Prepared for Michael Giardullo, PE
DeSoto County Engineer
Weiler Engineering, an Apex Company on Behalf of :
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204
Arcadia, FL 34266

Prepared by Kent Evans, MAI, CCIM
KENNETH C. EVANS, P.A.
Post Office Box 395
Tampa, FL 33601

KENNETH C. EVANS, P.A.
REAL ESTATE APPRAISAL AND CONSULTATION SERVICES

KENT EVANS, MAI, CCIM
CERT GEN RZ1596

May 1, 2025

Michael Giardullo, PE
DeSoto County Engineer
Weiler Engineering, an Apex Company on Behalf of :
DeSoto County Board of County Commissioners
201 E. Oak Street, Suite 204
Arcadia, FL 34266

Ref: Advance Acquisition
Kings Highway (CR-769)
Lake Suzy Vacant Land

Dear Mr. Giardullo:

As requested, I have appraised the referenced property(s) located along CR-769 (Kings Hwy) at Sheri Avenue in the Lake Suzy area of southwest DeSoto County, FL.

The purpose of this appraisal report is to estimate the Market Value of the referenced property for purposes of voluntary advance acquisition by DeSoto County.

The appraisal is presented as an *Appraisal Report*, with market analysis and value conclusions summarized herein. Supporting documentation and additional data are contained in the addenda to this appraisal report and within the appraisal file, which are incorporated herein by reference.

If you have any questions or need clarification on any point in this appraisal, please feel free to contact me at anytime.

Sincerely,



Kent Evans, MAI, CCIM
Cert Gen RZ1596

100 CERTIFICATE OF VALUE

Item/Segment	<u>N/A</u>
County Road #	<u>769</u>
FA No	<u>N/A</u>

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased, professional analyses, opinion, and conclusions.
3. I have no present or prospective interest in the property or bias with respect to the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this appraisal assignment, within the three (3) year period immediately preceding the agreement to perform this assignment.
5. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. This report is communicated in an Appraisal Report format. My analyses, opinions, or conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Part II, Florida Statutes.
7. I have made a personal inspection of the property that is the subject of this report. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making this appraisal were as represented by the photographs contained in this appraisal.
8. No persons other than those named herein (see Addendum to Certificate of Value) provided significant real property appraisal assistance to the person signing this certification.
9. This appraisal has been made in conformity with the appropriate State laws, regulations, policies and procedures applicable to appraisal of right-of-way for highway purposes; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are non-compensable under the established law of the State of Florida.
10. I have not revealed the findings or results of this appraisal to anyone other than the proper officials of DeSoto County and I will not do so until so authorized by DeSoto County officials or until I am required by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
11. Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part hereof.

Based on my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part taken, including damages, if any, of the property appraised as of April 18, 2025, is: \$580,000

Market value should be allocated as follows:

Land	\$ <u>580,000</u>	Land Area (Ac/SF)	<u>154,141 SF (3.539 acres)</u>
Improvements	\$ <u>0</u>	Land Use (HABU as vacant)	<u>Low-intensity Commercial</u>
Severance Damages/ Cost to Cure	\$ <u>0</u>		
Total	\$ <u>580,000</u>		

May 1, 2025

DATE



Kent Evans, MAI, CCIM
Cert Gen RZ1596

ADDENDUM TO CERTIFICATE OF VALUE

Item/Segment	N/A
County Road	769
Parcel No.	N/A

I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I certify that I have the knowledge and/or experience to complete the assignment, as required under the Competency Provision of the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Standards Board of The Appraisal Foundation.

In accordance with USPAP Standard 2-2, the report is presented as an **Appraisal Report**.

As of the date of this report, Kent Evans, MAI, CCIM, has completed the requirements of the continuing education program of the Appraisal Institute. Mr. Evans is a State-certified General Real Estate Appraiser, RZ 1596, expiration November 2026.



Kent Evans, MAI, CCIM
Cert Gen RZ1596

May 1, 2025
Date

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ADDENDA

Neighborhood Map

Comparable Vacant Land Sale Data Sheets

- Land Comp #1 (Don Diego Taqueria)
- Land Comp #2 (Brennon Osborne)
- Land Comp #3 (HPG Kings Hwy)
- Land Comp #4 (Sheds & More)
- Land Comp #5 (Action 4 Investments)

Commercial Land Listings

- SW Co Road 769, Lake Suzy
- 12354 SW CR-769, Lake Suzy
- Co Road 769, Arcadia
- SW Co Road 769, Lake Suzy

Deed of Conveyance (Most Recent for Subject Property)

- DeSoto County OR Book 0432, Page 0106
- DeSoto County Instrument No. 2016-140-05816

Demographic Ring Study (1-mile radius)

Key Performance Indicators (2020-2025), CoStar

Qualifications of Appraiser

Kent Evans, MAI, CCIM

115 ASSUMPTIONS AND LIMITING CONDITIONS

Extraordinary Assumptions (*defined*) – “an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions”¹

1. **Land Sizes** – The appraiser was not provided a boundary survey. The land areas contained in this appraisal is based on metes & bounds legal descriptions from the recorded plats for Lake Suzy Estates, Loreda Park, and information contained in the DeSoto County Property Appraiser records. The sizes were calculated by using DeedPlot software and are assumed correct. The appraiser reserves the right to amend the appraisal upon receiving more reliable information (such as a survey).

Hypothetical Conditions (*defined*) – “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis”²

1. None.

1 USPAP, 2024 Edition, The Appraisal Foundation, page 4

2 USPAP, 2024 Edition, The Appraisal Foundation, page 4

General Assumptions

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the 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. The property has been appraised as free and clear, unencumbered by mortgages, liens, delinquent taxes, assessments, special or unusual deed conditions or restrictions, but subject to zoning regulations.
3. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraiser has made no survey of the property.
4. 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. Third party sources relied upon, such as Marshall Valuation Service, EarthPlat, CoStar, Multiple Listing Service (MLS), RealtyRates, Crexi, Moody's, Florida Gulf Coast Area Realtors, etc, are assumed accurate. Public records data such as the DeSoto County Property Appraiser records, various recorded Deeds, Plats, Mortgages, records retained by the County Clerk's office, real estate listings, and other sources may have been relied on and are also assumed accurate. However, the appraiser does not warrant the accuracy of all such information described within this report.
5. It is assumed there are no hidden or unapparent conditions of the property, subsoil, or structures. The appraiser assumes no liability for any hidden or unapparent conditions of the property. No responsibility is assumed for such conditions, or for arranging for engineering studies that may be required to discover them.
6. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.
7. It is assumed that the utilization of the land and improvements (if any) is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within the report.
8. This report is limited with regard to any additional facts and/or data, which may become available between the date of report and any subsequent date (including the date of any subsequent legal proceeding). The appraiser reserves the right to make appropriate adjustments and to update the market value estimate contained in this report, as applicable.
9. **Apportionment** - The scope of this assignment does not include apportioning the value of the acquisition between parties that may have an interest.

General Limiting Conditions

1. The appraiser will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made thereof.
2. Possession of the report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualifications and only in its entirety.
3. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigation.
5. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the appraiser. Nor shall the appraiser, firm or any professional organization of which the appraiser is a member or candidate be identified without written consent of the appraiser.
6. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.
7. Acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing General Assumptions and General Limiting Conditions.

120 SUMMARY OF SALIENT FACTS

Item/Segment N/A
 County Road 769
 Parcel No. N/A

Owner of Record Michael Sheran and Christine Sheran
 12222 SW Austin Ave, Lake Suzy, FL 34269
 (941) 721-8548

Inspection Dates April 18, 2025

Persons who attended Inspection Kent Evans

Extent of Inspection The appraiser conducted a complete exterior inspection of the property.

Land Sizes

	<u>Sq. Ft.</u>	<u>Acres</u>	<u>%</u>
Lake Suzy Estates			
Lot 1, Block 4	21,158	0.486	13.73%
Lot 2, Block 4	23,389	0.537	15.17%
Lot 3, Block 4	15,416	0.354	10.00%
Lot 4, Block 4	14,004	0.321	9.09%
Lot 5, Block 4	16,385	0.376	10.63%
Lot 6, Block 4	14,358	0.330	9.31%
Lot 7, Block 4	22,956	0.527	14.89%
	127,666	2.931	82.82%
Loreda Park			
Lot 36, Block 84	9,496	0.218	6.16%
Lot 1, Block 67	9,104	0.209	5.91%
Lot 17, Block 67	7,875	0.181	5.11%
	26,475	0.608	17.18%
Total	154,141	3.539	100.00%

Road Frontages CR-769 (Kings Hwy) ±1,170'
 SW Sheri Ave ±1,385'
 SW Ben Drive ±110'

Access The property does not have any formal driveways.

Occupancy Unoccupied

130 TYPE OF APPRAISAL AND REPORTING FORMAT

In accordance with Uniform Standards of Professional Appraisal Practice (USPAP) Standard 2-2, the report is presented as an Appraisal Report.

The function of the appraisal is for voluntary acquisition purposes by DeSoto County for a proposed stormwater drainage facility.

140 PURPOSE AND INTENDED USE OF THE APPRAISAL

The purpose of the appraisal is to develop and report an opinion of market value.

Intended Use (*defined*): “the use(s) of an appraiser’s reported appraisal or appraisal review assignment results, as identified by the appraiser, based on communication with the client at the time of the assignment”³

The intended use of the appraisal report is for DeSoto County to use as a basis for establishing the market value of the property for purpose of advanced acquisition.

Intended User (*defined*): “the client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser, based on communication with the client at the time of the assignment.”⁴

The intended user of this appraisal report is DeSoto County.

Client (*defined*): “the party or parties (ie. individual, group, or entity) who engage an appraiser by employment or contract in a specific assignment, whether directly or through an agent.”⁵

For this appraisal, DeSoto County is the client. The use of this report by third parties is not intended.

3 USPAP, 2024 Edition, The Appraisal Foundation, page 5

4 USPAP, 2024 Edition, The Appraisal Foundation, page 5

5 USPAP, 2024 Edition, The Appraisal Foundation, page 4

150 DEFINITION OF MARKET VALUE

Market Value (*defined*): “The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.” ⁶

160 PROPERTY RIGHTS APPRAISED

The property rights or interest to be appraised is the undivided fee simple interest as if free and clear of all liens, mortgages, encumbrances, and/or encroachments unless otherwise provided for herein.

Fee Simple Estate (*defined*) – “absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.” ⁷

⁶ The Appraisal of Real Estate, Appraisal Institute, 15th Edition, page 48

⁷ The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, page 73.

175 SCOPE OF THE APPRAISAL

Scope of Work (*defined*) – “the type and extent of research and analyses in an appraisal or appraisal review assignment.”⁸

The scope of work performed in completing this appraisal includes the following:

- Inspection of the subject property and surrounding neighborhood.
- Research and analysis of DeSoto County and the Lake Suzy community, including general and immediate neighborhoods, familiarization with physical and economic factors in the market area as related to value. Background research of the subject property and interviews with local market participants (including applicable realtors, brokers, property managers, etc.).
- Data research including identification of comparable properties in southwest DeSoto County that have recently sold (or are under a pending contract), independent research of comparable sales including confirmation of sales data with persons knowledgeable of the details of each sale.
- Analysis of the highest and best use of the property, considering the physical, legal, and economically feasible factors. Estimating a maximally productive use for the subject property, as though vacant and as currently improved (as applicable). Correlating DeSoto County market data research to the highest and best use of the subject property.
- Comparison of sales of properties similar to the subject property, noting superior, similar, and inferior factors. Reconciling market sales data to estimate a market value for the subject property, as of the date of value, considering the applicability of all traditional (Cost, Market, Income) approaches to value.
- The market value of the property (land) will be estimated by using the Sales Comparison Approach. The Cost and Income Approaches are not considered applicable and have not been developed.
- The report has been prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP). The report has also been prepared in conformance with Florida Supplemental Standards (FSS's) of the Florida Department of Transportation and District 1 appraisal guidelines (DAG's).

⁸ USPAP, 2024 Edition, Appraisal Foundation, page 6

180 APPRAISAL PROBLEM

The appraisal problem entails estimating the market value of the subject property, a tract of vacant/unimproved land located along the east side of County Road 769 (aka. Kings Hwy) and SW Sheri Street in the Lake Suzy community in southwest DeSoto County.

The 3.539-acre subject land consists of ten (10) platted lots zoned for low-intensity commercial (office) uses. The lots could be developed individually, several lots combined, or the entire 3.539 acres developed with a single use. Based on my review of the local Lake Suzy and southwest DeSoto County market, there does not appear to be a higher value trend for single smaller lots as compared with the larger acreage tracts.

The reader is referred to Section 310, Land Value. The two smallest land sales (that would compare similarly in size to the subject lots) sold for similar unit prices as the larger land tracts (that would compare to the subject total land area). This tends to support my conclusion that the larger land tracts tended to have similar desirability and market utility as the smaller lots. In other words, the total value of the property as 10 smaller lots does not exceed the total value as a single developable tract.

In the vicinity of the subject property, County Road 769 (Kings Hwy) is a two (2) lane north/south arterial roadway. In the immediate subject neighborhood, CR-769 has a rural design with open stormwater, no curbing or sidewalks on either side of the road. The most recent traffic count for this section of CR-769 is 16,600 cars/day (2024 AADT, FDOT Site 044002). Historical traffic growth since 2010 was 7.41% annually. This represents high traffic growth.

Although the property doesn't have any improved driveways, the property currently has direct open access to either direction of CR-769. It also has open access to SW Sheri Ave and SW Ben Drive. Both are local neighborhood roads.

The Sales Comparison Approach (aka. the Market Approach) is considered the most relevant and applicable appraisal approach for estimating the land value. The Cost and Income Approaches are not considered applicable and have not been developed.

200 IDENTIFICATION OF PROPERTY AND LEGAL DESCRIPTION

**Street
Address**

12450 SW County Road 769, Lake Suzy, FL 34221

**Physical
Location**

The subject property is located at the northeast corner of County Road 769 (Kings Hwy) and SW Sheri Avenue in the Lake Suzy community, DeSoto County, FL.

**Legal
Description**

The property was acquired by Warranty Deed, recorded in DeSoto County OR Book 0432, Page 0106. The property was subsequently transferred between related parties.

A copy of the above deed may be found within the addenda.

The property is located in Section 32, Township 39 South, Range 23 East. The legal description for the property is taken from the above deed of conveyance. The legal description is lengthy; the reader is directed to the addenda.

220 DESCRIPTION OF AREA & NEIGHBORHOOD

The subject property is located in the Lake Suzy area of DeSoto County, Florida. This is at the northeast fringe of Punta Gorda, just east of Charlotte County. This is within the overall general area known as south central Florida. Demographic and statistical data on DeSoto County has been included in the addendum to this report.

Neighborhood (*defined*) – “A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises.”⁹

The general neighborhood is defined as the west coast of Florida and includes Charlotte County, Lee and Collier Counties to the south, and Sarasota County to the north. The immediate area is considered the Lake Suzy community and the surrounding southwest DeSoto County.

Charlotte County was established in 1921, named for Charlotte Harbor, famous for its sport fishing. Charlotte Harbor Estuary is an important natural preserve and one of the most productive in Florida. Lake Suzy is an unincorporated community in DeSoto County, Florida. It is located at the extreme southwest corner of DeSoto County, ±8 miles northeast of Port Charlotte in Charlotte County.

DeSoto County's local economy is heavily reliant upon agriculture. Primary agriculture elements include citrus, cattle and watermelons. During the winter months many retirees from the mid-west relocate to Arcadia, which contributes to the local economy. Tourism plays an important role in the economy of DeSoto County. As a Florida Main Street community, the downtown antique district of Arcadia draws visitors from all over the state. Rodeo fans attend several rodeo events a year hosted by the Arcadia Rodeo Association. The historic Peace River, a Florida State Paddling Trail, runs through DeSoto County. The Peace River is a popular waterway for fishing, swimming, fossil hunting, canoeing, boating and kayaking.

The Lake Suzy area is known mainly for golf and freshwater fishing. There are three main sections of this area, including the estates near the airport on SW Austin Blvd, the condos around SW Egret Circle and SW Kingsway Circle, and the family sized homes located near Pembroke Circle, which is a deed restricted community within Lake Suzy.

Although the demographics in the area indicate the population is growing slow & steadily, the eastward expansion of residential development from Charlotte County is expected to continue. A copy of the Demographic and Income Profile report by ESRI can be found in the addenda¹⁰.

The neighborhood is considered within the *Growth* stage of its neighborhood life cycle. The Growth stage represents a period “in which the neighborhood gains public favor and acceptance, and development takes place.”¹¹ The growth is primarily coming from the southwest expansion of Punta Gorda and Charlotte County.

9 The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, page 130

10 Source: US Census Bureau

11 The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, page 87

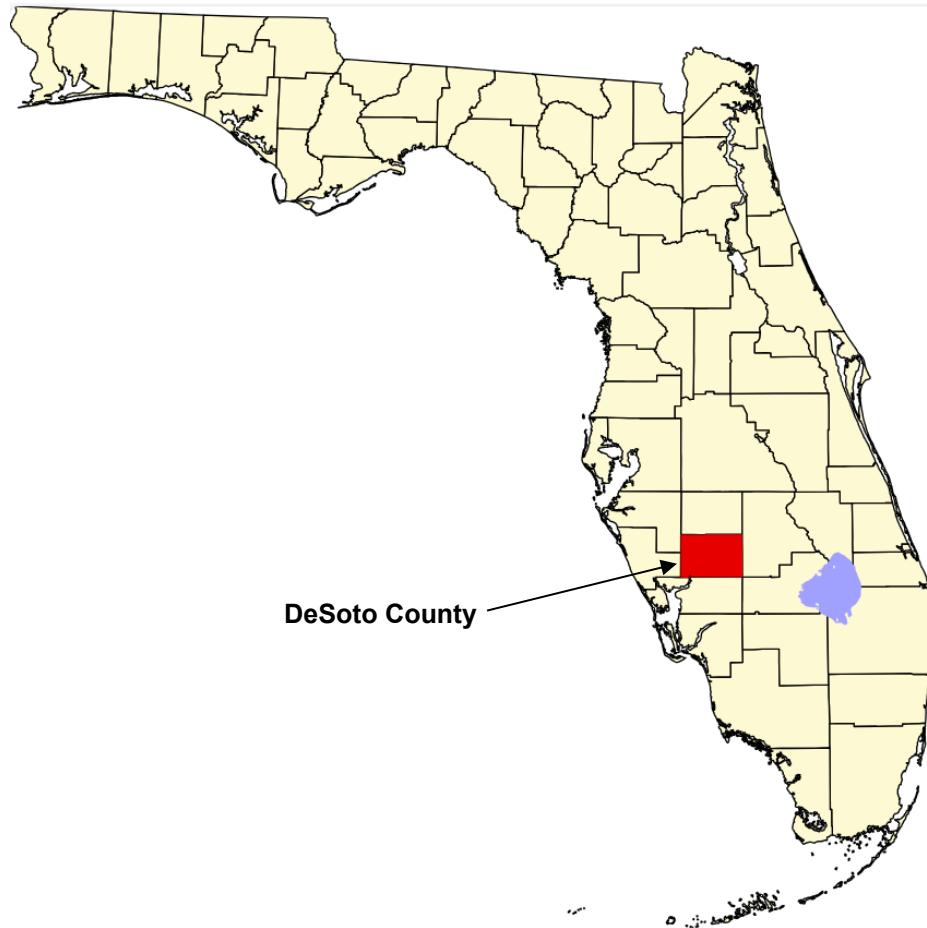
The traffic count along this section of CR-769 (Kings Hwy) was measured by portable traffic monitoring device. The nearest monitor site is #044002. It indicates two-way traffic counts of 16,600 cars/day (2024) and traffic growth of 7.41% annually since 2010. This indicates very strong traffic growth.

The area immediately surrounding the subject property is a mix of commercial, light industrial and single-family residential. Examples of recent property listings in the immediate area along County Road 769 include the following:

LISTINGS - Lake Suzy Community				
<u>Address</u>	<u>Asking Price</u>	<u>Land Size (SF)</u>	<u>Zoning</u>	<u>Unit Price (\$/SF)</u>
SUBJECT PROPERTY		154,141	ROI	
SW Co Road 769, Lake Suzy	\$950,000	330,620	CG	\$2.87
12354 SW CR-769, Lake Suzy	\$1,200,000	209,959	CG	\$5.72
Co Road 769, Arcadia	\$989,000	349,787	CN	\$2.83
SW Co Road 769, Lake Suzy	\$699,000	217,800	CN	\$3.21
		Mean (average)		\$3.66

It is noted that all of the preceding tracts are in the immediate Lake Suzy community and are zoned for commercial development. They are useful for establishing Neighborhood Price Parameters. These listings have not been used to value the subject property. Real estate offerings typically represent upper limits of value since a seller typically establishes an asking price higher than the amount he/she is willing accept in negotiations with a potential buyer. Copies of the listing advertisements may be found within the addenda.

Summary - In conclusion, the future outlook for the Lake Suzy community appears steady with anticipated future strong growth along the CR-769 corridor.



230 DESCRIPTION OF PROPERTY, PHOTOGRAPHS AND SKETCHES

This section of the appraisal report will provide a subject location map, property sketch, aerial photograph, subject photographs, and a general description of the property.

Property Type & Use	The subject property is unimproved. The property is divided into ten (10) platted lots zoned ROI (Residential Office Institutional). The various lot sizes are outlined in Section 120.
Area, Shape, & Dimensions	The total property has an irregular shape and contains a total 154,141 SF (3.539 acres). The land has $\pm 1,170'$ of frontage along CR-769 (Kings Hwy), $\pm 1,385'$ along SW Sheri Ave, and $\pm 110'$ along SW Ben Drive. The overall configuration of the land is proportional for development with a single use or divided into separate uses.
Ingress/egress	The property doesn't have any improved driveways. The property can be accessed from either direction or CR-769. It also has open access to SW Sheri Ave and SW Ben Drive. Both are local neighborhood roads.
Topography	The subject property appears level and approximately at road grade for CR-769 (Kings Hwy). There were no wetlands identified on the property.
Flood Plain	The subject property is located in Zone X, outside an area of flooding. Flood Hazards Map No. 12027C-0266-C; effective date November 6, 2013.
Drainage	The property does not have a formal stormwater drainage system.
Soils	The soils that comprise the subject land consist of Farmton fines sand. The Farmton series consists of very deep, poorly drained soils that formed in sandy and loamy marine sediments. Farmton soils are on flatwoods and low broad flats on marine terraces. Slopes are linear and range from 0 to 2 percent. This soil is very common in the Lake Suzy area. The subject soils are suitable for new building development.
Utilities	Public water and sewer service is available to the subject property. Electric, phone/cable, and garbage services are also available.
Site Improvements	The property is unimproved. There were no site improvements observed at the time of inspection.

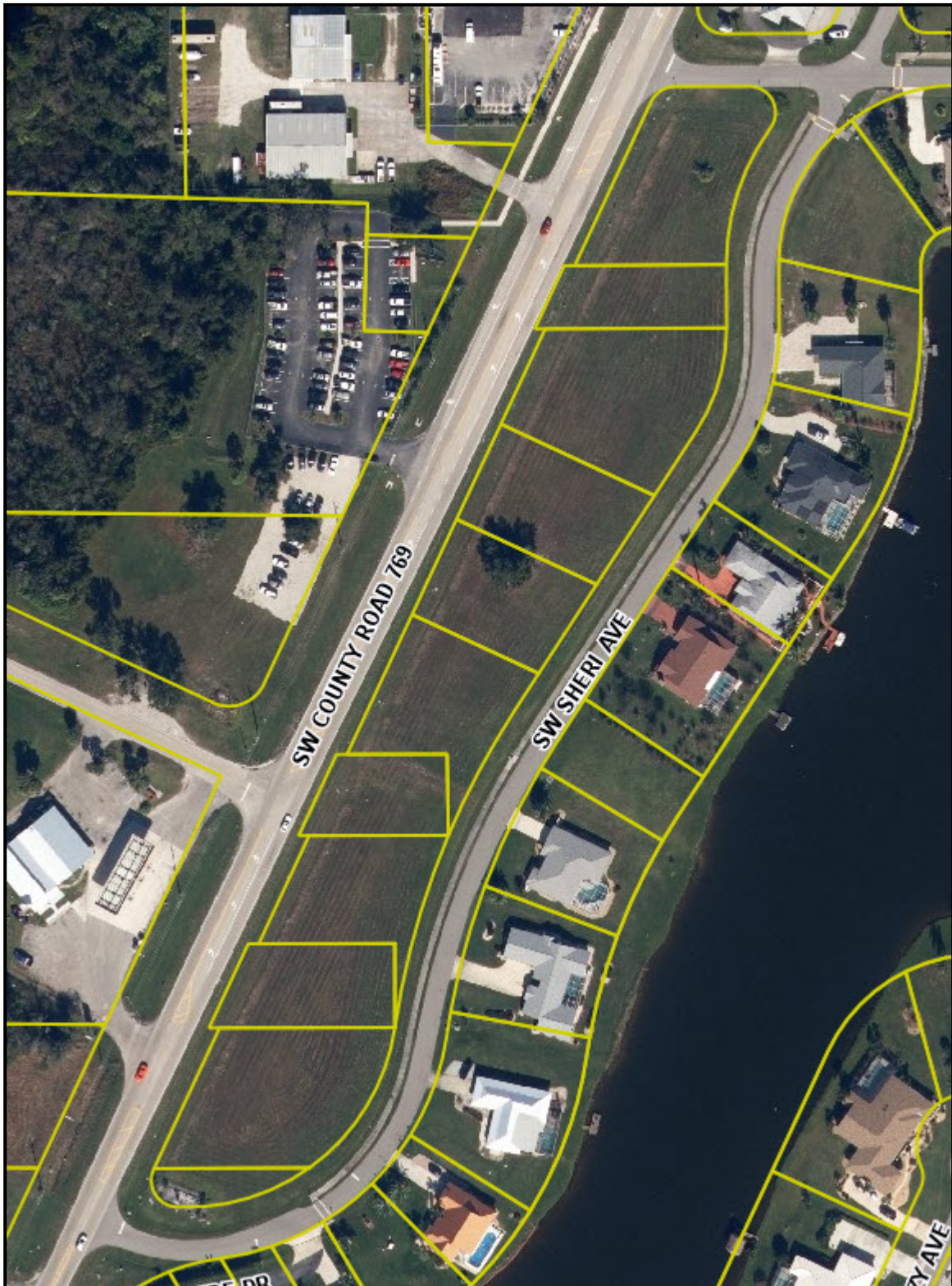
Easements,
Encroachments,
and Restrictions

There were no unusual easements, restrictions, and other agreements impacting the functional utility of the subject property noted in the most recent deed of conveyance. There are no known encroachments.

SUBJECT LOCATION MAP



AERIAL PHOTO



APPRAISER'S PROPERTY SKETCH

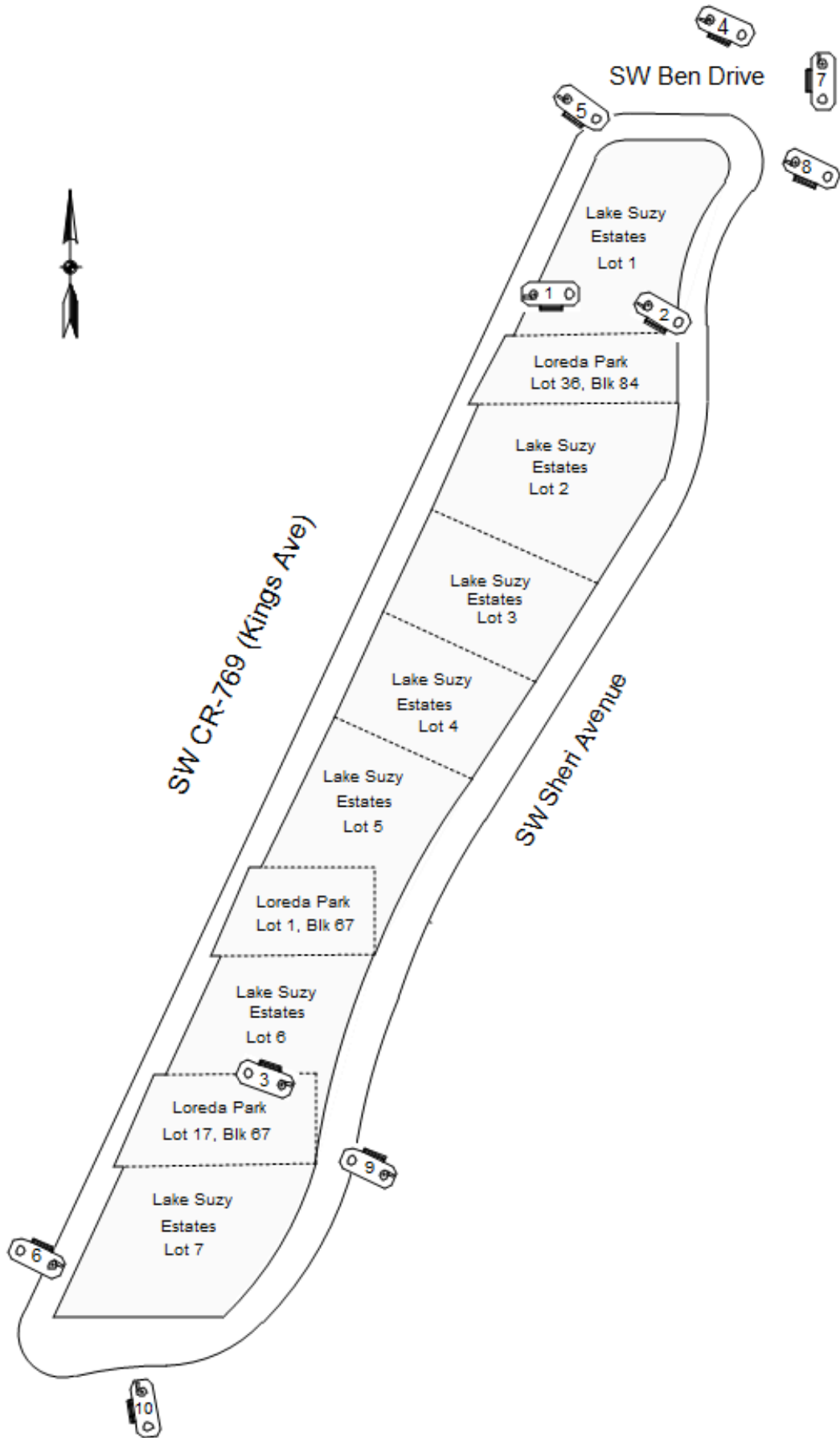




Photo #1 – View of Property – Looking South
Photograph taken: April 18, 2025, by Kent Evans



Photo #2 – View of Property – Looking Southwest
Photograph taken: April 18, 2025, by Kent Evans



Photo #3 – View of Property – Looking Northeast
Photograph taken: April 18, 2025, by Kent Evans



Photo #4 – View of Property – Looking Southwest from across SW Ben Drive
Photograph taken: April 18, 2025, by Kent Evans



Photo #5 – Street Scene – CR-769 (Kings Hwy) – Looking Southwest
Photograph taken: April 18, 2025, by Kent Evans



Photo #6 – Street Scene – CR-769 (Kings Hwy) – Looking Northeast
Photograph taken: April 18, 2025, by Kent Evans



Photo #7 – Street Scene – SW Ben Drive – Looking West
Photograph taken: April 18, 2025, by Kent Evans



Photo #8 – Street Scene – SW Sheri Avenue – View looking Southwest
Photograph taken: April 18, 2025, by Kent Evans



Photo #9 – Street Scene – SW Sheri Avenue – View looking Northeast
Photograph taken: April 18, 2025, by Kent Evans



Photo #10 – Street Scene –SW Sheri Avenue – View looking towards Kings Hwy
Photograph taken: April 18, 2025, by Kent Evans

235 EXISTING TRANSPORTATION FACILITY DESCRIPTION

In the vicinity of the subject property, CR-769 (Kings Hwy) is a two (2) lane north/south arterial roadway. In the immediate subject neighborhood, CR-769 has a rural design with open stormwater, no curbing or sidewalks on either side of the road. The most recent traffic count for this section of CR-769 is 16,600 cars/day (2024 AADT, FDOT Site 044002). Historical traffic growth since 2010 was 7.41% annually. This represents high traffic growth.

Although the property doesn't have any improved driveways, the property currently has direct open access to either direction of CR-769. It also has open access to SW Sheri Ave and SW Ben Drive. Both are local neighborhood roads.

240 ZONING, LAND USE PLANNING, CONCURRENCY

Zoning

The subject property is zoned ROI, Residential-Office-Institutional, DeSoto County. The intent of the ROI district is to “provide a transitional zone between residential districts and commercial or industrial uses and also to allow limited agricultural activities under specified conditions.”¹²

Permitted uses in the ROI district include single-family residences, ACLFs, hotel/motels, nursing facilities, medical offices, professional offices, financial institutions, funeral homes, service clubs, and family care homes. More intensive commercial uses are not permitted.

Development standards shall be in conformance with the ROI (Residential-Office-Institutional) zoning district depicted below:

	<u>Required</u>	<u>Provided</u>
Minimum Lot Area	8,000 SF	154,141 SF
Minimum Lot Width	100 FT	±1,170 FT
Minimum Front Yard	40 FT	N/A
Minimum Side Setback	20 FT	N/A
Minimum Rear Setback	40 FT	N/A
Maximum Lot Coverage	70 %	N/A

The subject land complies with the preceding zoning requirements under the ROI zoning district. The ROI zoning is consistent within the LDR future land use district. The likelihood of rezoning is unknown (speculative).

Future Land Use

Within the boundaries of DeSoto County, the subject land lies in a LDR (Low Density Residential) district on the DeSoto County Future Land Use Map.

Concurrency

In accordance with Florida Statutes Section 163.3180, public facilities are necessary in order to achieve and maintain the adopted level of service standard. Sanitary sewer, solid waste, drainage and potable water public facilities and services are subject to concurrency requirements on a state-wide basis. The statute provides local governments with the option to determine concurrency standards for other public facilities such as transportation (roads), mass transit, parks and recreation facilities, and schools. Under a redevelopment scenario, there are no known factors relating to concurrency that would negatively affect the development potential of the subject property.

¹² Land Development Code, DeSoto County, Section 20-135, Supp. No. 13

250 ASSESSED VALUE, TAXES, AND SPECIAL ASSESSMENTS

The property is identified on the DeSoto County tax records as follows:

County Assessment (2024)

Sec-Twn-Rng Subdivision <u>Legal</u>	32-39-23 Lake Suzy <u>Lot 1</u>	32-39-23 Lake Suzy <u>Lot 2</u>	32-39-23 Lake Suzy <u>Lot 3</u>
Land Value	\$ 70,000	\$ 70,000	\$ 45,000
Building Value	-	-	-
Market (Just) Value	\$ 70,000	\$ 70,000	\$ 45,000
- 10% Cap	12,939	12,939	-
Assessed Value	\$ 57,061	\$ 57,061	\$ 45,000
- Exemptions	-	-	-
Taxable Value	\$ 57,061	\$ 57,061	\$ 45,000

Taxes Assessed (2024)

Ad Valorem Taxes	\$ 958.73	\$ 958.73	\$ 701.56
plus: Non-Ad Valorem Taxes			
Fire Services	38.00	38.00	38.00
Lake Suzy LT	44.00	44.00	44.00
Taxes	\$ 1,040.73	\$ 1,040.73	\$ 783.56

County Assessment (2024)

Sec-Twn-Rng Subdivision <u>Legal</u>	32-39-23 Lake Suzy <u>Lot 4</u>	32-39-23 Lake Suzy <u>Lot 5</u>	32-39-23 Lake Suzy <u>Lot 6</u>	32-39-23 Lake Suzy <u>Lot 7</u>
Land Value	\$ 45,000	\$ 45,000	\$ 45,000	\$ 70,000
Building Value	-	-	-	-
Market (Just) Value	\$ 45,000	\$ 45,000	\$ 45,000	\$ 70,000
- 10% Cap	-	-	-	12,939
Assessed Value	\$ 45,000	\$ 45,000	\$ 45,000	\$ 57,061
- Exemptions	-	-	-	-
Taxable Value	\$ 45,000	\$ 45,000	\$ 45,000	\$ 57,061

Taxes Assessed (2024)

Ad Valorem Taxes	\$ 701.56	\$ 701.56	\$ 701.56	\$ 958.73
plus: Non-Ad Valorem Taxes				
Fire Services	38.00	38.00	38.00	38.00
Lake Suzy LT	44.00	44.00	44.00	44.00
Taxes	\$ 783.56	\$ 783.56	\$ 783.56	\$ 1,040.73

County Assessment (2024)				
Sec-Twn-Rng	32-39-23	32-39-23	32-39-23	
Subdivision	Loreda Park	Loreda Park	Loreda Park	
<u>Legal</u>	<u>Lot 1</u>	<u>Lot 17</u>	<u>Lot 36</u>	<u>TOTAL</u>
Land Value	\$ 35,000	\$ 35,000	\$ 35,000	\$ 495,000
Building Value	-	-	-	-
Market (Just) Value	\$ 35,000	\$ 35,000	\$ 35,000	\$ 495,000
- 10% Cap	-	-	-	38,817
Assessed Value	\$ 35,000	\$ 35,000	\$ 35,000	\$ 456,183
- Exemptions	-	-	-	-
Taxable Value	\$ 35,000	\$ 35,000	\$ 35,000	\$ 456,183
Taxes Assessed (2024)				
Ad Valorem Taxes	\$ 545.66	\$ 545.66	\$ 545.66	\$ 7,319.41
plus: Non-Ad Valorem Taxes				
Fire Services	38.00	38.00	38.00	380.00
Lake Suzy LT	-	-	-	308.00
Taxes	\$ 583.66	\$ 583.66	\$ 583.66	\$ 8,007.41

In this case, the DeSoto County PAO estimate of Just Value for the land (\$495,000) is less than the estimated value of the property in Section 310.

260 HISTORY OF THE PROPERTY

The most recent ownership transfer of the subject property is outlined, as follows:

Most Recent Deeds of Conveyance	
Date	June 9, 1999
Recorded	OR Book 432, Page 106
Document	Warranty Deed
Grantor	Loreda Land Development, Inc.
Grantee	Eric Meyer & Christine Sheran, Co-Trustees Sheri Ave Trust
Consideration	\$ 95,000
Date	November 28, 2016
Recorded	Instr #2016-140-05816
Document	Warranty Deed
Grantor	Eric Meyer & Christine Sheran, Co-Trustees Sheri Ave Trust
Grantee	Michael Sheran & Christine Sheran
Consideration	\$ 65,000

The property was originally acquired in 1999. The subsequent transfer in 2016 appears to be between related parties. A copy of the preceding deeds are included within the addenda.

A ±1.9 acre area of the property (5 lots) was recently offered for sale, asking \$800,000 or \$9.67/SF. There were reportedly no offers made and the listing expired in March 2025. The property is presently not being offered for sale or lease.

270 EXPOSURE TIME

Exposure Time (*defined*) – “an opinion, based on supporting market data, of the length of time that the property interest being appraised 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.”¹³

In this case, the market value estimate presumes an exposure time of 6 to 12 months prior to the effective date of appraisal. This is based on information gathered from interviews with market participants as part of the sales verification process.

280 PUBLIC AND PRIVATE RESTRICTIONS

There are no unusual or atypical easements or restrictions affecting the property.

13 USPAP, 2024 Edition, The Appraisal Foundation, Page 4

300 HIGHEST AND BEST USE ANALYSIS

Highest and Best Use (*defined*) – "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity." ¹⁴

Land as Vacant

Physically Possible – The property land is a 3.539-acre low-intensity commercial tract located at the northeast corner of County Road 769 (Kings Hwy) and SW Sheri Ave in the Lake Suzy community, DeSoto County, FL. The land has an irregular shape and contains a total 154,141 SF (3.539 acres). The land has ±1,170' of frontage along Kings Hwy, ±1,385' along SW Sheri Ave, and ±110' along SW Ben Drive. Despite its wide width (relative to depth), the overall configuration of the land is considered proportional for development. The individual lots are considered equally proportional for development.

The subject property appears level and approximately at road grade for CR-769 (Kings Hwy). There were no wetlands identified on the property. The subject property is located in Zone X, outside an area of flooding. The property does not have a formal stormwater drainage system. The soils that comprise the subject land consist of Farmton fines sand. This soil is very common in the Lake Suzy area. The subject soils are suitable for new building development.

The property doesn't have any improved driveways. The property can be accessed from either direction or CR-769. It also has open access to SW Sheri Ave and SW Ben Drive. Both are local neighborhood roads.

Public water and sewer service is available to the subject property. Electric, phone/cable and garbage services are also available.

Considering the size and shape, the subject land is physically suitable for a wide range of different development types. The land is considered equally suitable for separate smaller developments or a larger single development.

Legally Permissible – The subject property is zoned ROI, Residential-Office-Institutional, DeSoto County. Permitted uses in the ROI district include a wide range of low-intensity commercial uses, mostly offices and neighborhood service uses. More intensive commercial uses are not permitted. The subject land complies with the zoning requirements outlined in Section 240. Within the boundaries of DeSoto County, the subject land lies in a LDR (Low Density Residential) district on the DeSoto County Future Land Use Map. The ROI zoning is consistent within the LDR future land use district. The likelihood of rezoning is unknown (speculative).

Financially Feasible – The subject property is located along an established commercial corridor within the Lake Suzy community. However, the rear (east side) of the property along Sheri Avenue is improved with detached single-family homes. The ROI zoning would only allow low-intensity business uses such as medical/professional offices and neighborhood-oriented services

14 The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, Page 88

(ie. family care homes, service clubs, hotel/motels, nursing facilities).

The 3.539-acre subject land consists of ten (10) platted lots zoned for low-intensity commercial (office) uses. The lots could be developed individually, several lots combined, or the entire 3.539 acres developed with a single use. Based on my review of the local Lake Suzy and southwest DeSoto County market, there does not appear to be a higher value trend for single smaller lots as compared with the larger acreage tracts.

The reader is referred to Section 310, Land Value. The two smallest land sales (that would compare similarly in size to the subject lots) sold for similar unit prices as the larger land tracts (that would compare to the subject total land area). This tends to support my conclusion that the larger land tracts tended to have similar desirability and market utility as the smaller lots. In other words, the total value of the property as 10 smaller lots does not exceed the total value as a single developable tract.

The Lake Suzy area is considered within the *Growth* stage of its neighborhood life cycle. The Growth stage represents a period “in which the neighborhood gains public favor and acceptance, and development takes place.”¹⁵ The growth is primarily coming from the southwest expansion of Punta Gorda and Charlotte County.

Although the demographics in the area indicate the population is growing slow & steadily, the eastward expansion of residential development from Charlotte County is expected to continue.

The traffic count along this section of CR-769 (Kings Hwy) was measured by portable traffic monitoring device. The nearest monitor site is #044002. It indicates two-way traffic counts of 16,600 cars/day (2024) and traffic growth of 7.41% annually since 2010. This indicates very strong traffic growth.

Considering its location along along CR-769 (Kings Hwy) combined with its ROI zoning, the subject land is considered most suitable for low-intensity commercial activities.

Maximally Productive Use – Based on the above, the maximally productive use of the land would be for low-intensity commercial development.

302 HIGHEST AND BEST USE CONCLUSION

As Vacant	Low-intensity commercial development
As Improved	N/A

15 The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, page 87

305 APPROACHES TO VALUE USED AND EXCLUDED

All three (3) traditional approaches to value (Cost, Sales Comparison, and Income) have been considered for estimating the market value of the subject property.

For this property type, the Sales Comparison Approach is considered best applicable to estimating the market value of the subject land, as vacant. Recent sales of comparable substitute properties (vacant) have been researched for comparison to the subject land. The Cost and Income Approaches are not considered applicable and have not been developed.

310 LAND VALUE

The 3.539-acre subject land consists of ten (10) platted lots zoned for low-intensity commercial (office) uses. The lots could be developed individually, several lots combined, or the entire 3.539 acres developed with a single use.

The subject property is located along an established commercial corridor within the Lake Suzy community. It is concluded that the Highest and Best Use of the land (as vacant) would involve low-intensity commercial development consistent with its ROI zoning.

The sales data search focused on properties of similar utility in the same immediate area of Lake Suzy and the more general southwest DeSoto County market. The following land sales are considered to give a reasonable bracketing of the value of the subject land.

Land Comps

The sales data search concentrated on generally similar tracts of commercial land that are considered most comparable to the subject property. The comparable sales are of similar properties ranging in size between 23,322 SF and 283,096 SF (6.499 acres). The following land sales are considered comparable and representative of market value for land similar to the subject land.

The unit of comparison most common for this type of land is the price/square foot (usable land area). Consideration was also given to the elements of comparison, including property rights conveyed, financing, conditions of sale, expenditures made immediately after purchase, and changes in market conditions over time.

Sale Adjustments – In my opinion, there is insufficient market data available to produce market-extracted adjustments for all the various dissimilarities between the sales, mainly because of the scarcity of data available to support such adjustments. However, in an effort to recognize superior and inferior influences inherent in the sales as compared to the subject land, I have applied 5%, 10%, and 15% adjustments to reflect minor, moderate, and major differences, respectively.

It should be understood by the reader that these 5-10-15% physical adjustments have not been extracted from the market and are not intended to reflect to a paired adjustment for each described difference. Rather, this is a bracketing method that has been used to recognize superior v. inferior influences and, therefore, should logically result in a more accurate range of value for the subject property.

Discussions of superior & inferior factors are outlined in the Discussion of Physical Characteristics section. These are identified as location, land size (usable area), shape/configuration, zoning/future land use, topography, and utilities. Other differences needing an adjustment are addressed and adjusted for individually.

Property Rights Conveyed – This adjustment accounts for differences in the legal estates between the comparable land sale and the subject property. Each of the following land sales involved the normal transfer of fee simple rights and was not encumbered with unusual restrictions affecting land utility. Therefore, an adjustment was not necessary for this factor.

Financing – The financing (or cash equivalency) adjustment converts the transaction price of the comparable sale into its cash equivalent price or modifies it to match the financing terms of the subject property. In this case, the market value estimate presumes all cash to the seller in U.S. dollars (or equivalent). Each of the following land sales involved cash to seller transactions or conventional financing. Therefore, an adjustment was not necessary for atypical (favorable and/or unfavorable) financing.

Conditions of Sale – This adjustment reflects the difference between the actual sale price of the comparable and its probable sale price if it were currently sold in an arm's length transaction. Based on my verifications with the parties involved, each of the following land sales is considered a good arm's length market sale. In this case, the verifications for the sales indicated the transactions were arm's length and well exposed to the market. Based on verifications, they were not reported as distressed or under duress.

Expenditures made Immediately after Purchase – This adjustment applies to costs that will have to be paid upon purchase of a property because these costs affect the price the buyer agrees to pay. Such expenditures may include: costs-to-cure deferred maintenance, demolition/site clearing costs, costs to petition for a zoning change, and costs to remediate environmental contamination. In this case, an adjustment for such expenditures was not necessary.

Market Conditions (Time) – The next adjustment is for Market Conditions, which reflects any changes in market prices being paid in relation to changes in market conditions and the purchasing power of money over time. This is also referred to as a time adjustment, since it relates to a specific time period for a market.

The comparable land sales all occurred since May 2021 and are considered sufficiently current for reasonable comparison. In an effort to recognize the generally improving market during the past several years, a market conditions (or time) adjustment has been applied.

As a basis for a reasonable time adjustment applicable to commercial properties, I have relied on data sourced from CoStar Group analytics. CoStar Group provides commercial real estate information, analytics, and online marketplaces for real estate transactions. It is a generally accepted source for real estate market data within the commercial real estate industry.

For the Punta Gorda, Charlotte County submarket, average sale prices for retail-oriented commercial properties increased at a rate of 2.9% annually for the 5-year period between 2020 and 2025. During the same time period, average monthly rents for retail-oriented commercial properties increased at a rate of 2.88%. Average sale prices for office-oriented commercial properties increased at a rate of 1.52% annually for the 5-year period between 2020 and 2025. During the same time period, average monthly rents for office-oriented commercial properties increased at a rate of 3.2%. A copy of the CoStar Key Performance Indicators grid for the Punta Gorda retail and office sub-markets has been included in the addenda.

In the final analysis, I have applied a market conditions (time) adjustment of $\pm 3\%$ annually, which equates to 0.25% monthly. The sales have been adjusted, as follows:

Market Conditions	<u>SUBJECT</u>	<u>Comp #1</u>	<u>Comp #2</u>	<u>Comp #3</u>	<u>Comp #4</u>	<u>Comp #5</u>
Date	Apr-25	Oct-24	Apr-24	Aug-22	Jun-21	May-21
Difference (mos.)		6	12	32	46	47
Rate of Change	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%
Total Change		1.5%	3.0%	8.0%	11.5%	11.8%

Discussion of Land Comps

Land Comp #1 (Don Diego Taqueria) – This is the sale of a 158,899 SF (3.648 acre) tract of commercial land located along the east side of CR-769, ±825' north of SW Agnes St in the Lake Suzy community. The property is zoned IL (Industrial Light) and lies in a COM (Commercial) future land use district. The property has a highest and best use for commercial redevelopment. The number of households within a 1-mile radius is 426 and the growth rate is 1.34% annually. This is considered relatively slow/steady growth.

The land is located along CR-769 (aka. Kings Hwy), a 2-lane arterial highway. This section of CR-769 has traffic counts of 16,600 cars/day (Site 044002, DOT 2024). The land has a slightly irregular (parallelogram) shape and is proportional for development. It is mostly cleared with a nominal amount of low wooded areas at the rear. The soils are 100% usable uplands. Public water & sewer services are not directly available to this location.

The property was originally listed for sale, asking \$650,000. The land sold in October 2024 after 173 days on the market for \$550,000 or \$3.46/SF. The buyer intends to operate a landscape materials & nursery business on the property (dba. Greenscape Innovations). No duress was reported for either party.

Land Comp #2 (Brennon Osborne) – This is the sale of a 40,719 SF (0.935-acre) tract of commercial land located at the northwest corner of US-17 and SW Ogden Rd in DeSoto County. The property is proximate to a regional distribution facility for Wal-Mart Stores. The property is zoned CN (Commercial Neighborhood) and lies in an LDR (Low Density Residential) future land use district. The property has a highest and best use for commercial redevelopment. The number of households within a 1-mile radius is 666 and the growth rate is 3.59% annually. This is considered strong growth.

The land is located along US-17, a median-divided 4-lane arterial highway that extends north-south through DeSoto County. This section of US-17 has traffic counts of 16,100 cars/day (Site 010023, DOT 2024) and traffic growth of 6.92%. The land has a slightly irregular (L-Shaped) shape and is considered proportional for development. It is mostly cleared, outside the flood zone, and contains no wetlands. The soils are 100% usable uplands. Public water & sewer services are not directly available to this location. The property benefits from an existing well/pump and septic system.

The property was originally listed for sale, asking \$149,500. The property sold in April 2024 after 158 days on the market for \$109,000 or \$2.68/SF. The land has an old concrete slab and perimeter BW fencing. The improvements reportedly did not impact the purchase price. No duress was reported for either party.

Land Comp #3 (HPG Kings Hwy) – This is the sale of a 283,096 SF (6.499-acre) tract of commercial land located along the west side of CR-769, across from Preserve Hwy in the Lake Suzy community. The property is zoned CG (Commercial General) and lies in a COM (Commercial) future land use district. The property has a highest and best use for commercial development. The number of households within a 1-mile radius is 1,598 and the growth rate is 1.16% annually. This is considered slow/steady growth.

The land is located along CR-769 (Kings Hwy), a 2-lane arterial highway with traffic counts of

16,600 cars/day (Site 044002, DOT 2024) and traffic growth of 7.41%. The land has a slightly irregular shape. The configuration of developable land is considered somewhat disproportionate due to a $\pm 4\frac{1}{2}$ acre wetland on the property (see sketch). The topography of the land is heavily wooded with areas within the AE flood zone. The soils are a mix of usable uplands and frequently ponded soils. Public water & sewer services are not directly available to this location.

The property was originally listed for sale, asking \$950,000. The property sold in August 2024 after 144 days on the market for \$635,000 or \$2.24/SF (usable). There is an ODA billboard sign along the CR-769 frontage. The sign is owned by others and reportedly did not affect the purchase price. No duress was reported for either party.

Land Comp #4 (Lake Suzy Holdings) – This is the sale of a 23,322 SF (0.535-acre) tract of commercial land located along the west side of CR-769 (Kings Hwy), $\pm 350'$ south of SW Sheri Ave in the Lake Suzy community. The property is zoned CG (Commercial General) and lies in a COM (Commercial) future land use district. The property has a highest and best use for commercial development. The number of households within a 1-mile radius is 3,101 and the growth rate is 1.22% annually. This is considered slow/steady growth.

The land is located along a section of CR-769 (Kings Hwy) with traffic counts of 16,600 cars/day (Site 044002, DOT 2024) and traffic growth of 7.41%. The land has a slightly irregular shape. The configuration of the property is considered proportional for development. The land is cleared and it lies entirely within Flood Zone X (outside the flood plain). The soils are 100% usable uplands. Public water and sewer services are available to this location.

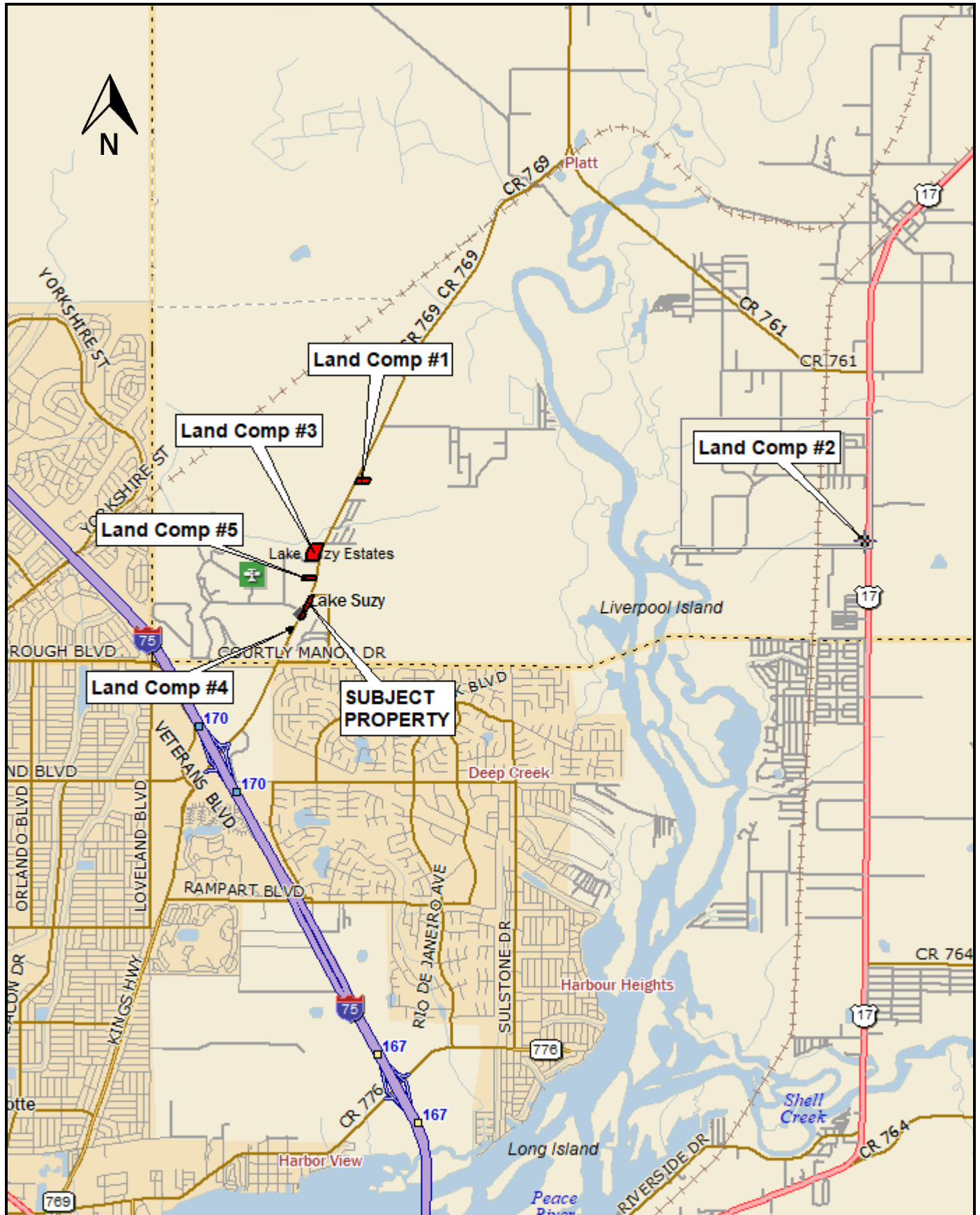
The property sold in June 2021 for \$75,000 or \$3.22/SF. The property was improved with asphalt pavement with 14 marked parking spaces and landscaping. The site improvements did not affect the purchase price. No duress was reported for either party.

Land Comp #5 (Action 4 Investments) – This is the sale of a 139,392 SF (3.200-acre) tract of commercial land located along the west side of CR-769 (Kings Hwy), $\pm 1,200'$ north of SW Kingsway Circle in the Lake Suzy community. The property is zoned CG (Commercial General) and lies in a COM (Commercial) future land use district. The property has a highest and best use for commercial development. The number of households within a 1-mile radius is 2,764 and the growth rate is 1.08% annually. This is considered slow/steady growth.

The land is located along a section of CR-769 (Kings Hwy) with traffic counts of 16,600 cars/day (Site 044002, DOT 2024) and traffic growth of 7.41%. The land has a slightly irregular shape. The configuration of the property is considered proportional for development. The land is cleared and it lies entirely within Flood Zone X (outside the flood plain). Except for a small area at the southwest corner, the soils are 100% usable uplands. Public water and sewer services are not directly available to this location.

The property sold in May 2021 for \$450,000 or \$3.23/SF. Except for BW fencing, the property was unimproved at the time of sale. The fencing did not affect the purchase price. No duress was reported for either party.

LAND SALES LOCATION MAP



LAND SALES GRID

SALE #	<u>SUBJECT</u>	<u>Land Comp #1</u>	<u>Land Comp #2</u>	<u>Land Comp #3</u>	<u>Land Comp #4</u>	<u>Land Comp #5</u>
County		DeSoto	DeSoto	DeSoto	DeSoto	DeSoto
Document Number		2024	2024	2022	2021	2021
Grantee		140-07961	140-02490	140-06424	140-04742	140-04050
		Don Diego Taqueria	Brennon Osborne	HPG Kings Hwy	Lake Suzy Holdings	Action 4 Investments
Sale Date	May-25	Oct-24	Apr-24	Aug-22	Jun-21	May-21
Sale Price		\$550,000	\$109,000	\$635,000	\$75,000	\$450,000
Alt-Key	Lot 1	2812	5338	24317	5056	5017
Physical Address	12450 SW CR 769	11480 SW CR 769	12193 SW US-17	SW CR-769	12687 SW CR-769	12327 SW CR-769
Usable Land Area						
Sq. Ft.	154,141	158,899	40,719	283,096	23,322	139,392
Acres	3.539	3.648	0.935	6.499	0.535	3.200
Unit Price (net)						
Price/SF		\$3.46	\$2.68	\$2.24	\$3.22	\$3.23
Price/acre		\$150,768	\$116,578	\$97,707	\$140,187	\$140,625
Transaction Adjust						
Ppty Rts Conv	Fee Simple	0%	0%	0%	0%	0%
Financing	Cash to Seller	0%	0%	0%	0%	0%
Cond of Sale	Arm's Length	0%	0%	0%	0%	0%
Expend. Made		0%	0%	0%	0%	0%
Mkt Cond (Time)		<u>1.5%</u>	<u>3.0%</u>	<u>8.0%</u>	<u>11.5%</u>	<u>11.8%</u>
		1.5%	3.0%	8.0%	11.5%	11.8%
Adj. Unit Price						
Price/SF		\$3.51	\$2.76	\$2.42	\$3.59	\$3.61
Physical Comparison						
Location		5%	5%	0%	0%	0%
Land Size		0%	0%	10%	0%	0%
Shape/Config		0%	5%	15%	0%	0%
Zoning/FLU		-5%	-5%	-10%	-10%	-10%
Topography		0%	0%	15%	0%	0%
Utilities		10%	10%	10%	0%	10%
Other		<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>
Total Adjustment		10%	15%	40%	-10%	0%
Adjusted Unit Sale Price						
Price/Acre		\$3.86	\$3.17	\$3.39	\$3.23	\$3.61

Physical Adjustments

Location – The subject property is located along the east side of County Road 769 (aka. Kings Hwy) and SW Sheri Street in the Lake Suzy community in southwest DeSoto County. This is an established commercial and residential area just east of Interstate 75. The Lake Suzy area is considered to be in Growth stage of its neighborhood life cycle. The immediate area is an established commercial section along CR-769 (Kings Hwy).

The most recent traffic count for this section of CR-769 is 16,600 cars/day (2024 AADT, FDOT Site 044002). Historical traffic growth since 2010 was 7.41% annually. This represents high traffic growth.

The 2020 census estimates a population of 2,715 within a 1-mile radius of the subject property. The annual population growth within this 1-mile area was 1.26% between 2010 and 2020. This rate is generally considered relatively slow/steady growth. The median household income within this area is \$62,261. The future outlook for the Lake Suzy area appears steady with anticipated stronger future growth as the Punta Gorda market continues to expand east of Interstate 75.

Consideration is given to the roadway location, the population and growth rate, plus the overall traffic counts along this section of CR-769. The appraiser personally inspected each comparable and the surrounding neighborhood. The location adjustments are outlined, as follows:

Location	<u>SUBJECT</u>	<u>Comp #1</u>	<u>Comp #2</u>	<u>Comp #3</u>	<u>Comp #4</u>	<u>Comp #5</u>
Community	Lake Suzy	Lake Suzy	Arcadia	Lake Suzy	Lake Suzy	Lake Suzy
Roadway	CR 769	CR 769	US-17	CR-769	CR-769	CR-769
Type	Arterial	Arterial	Arterial	Arterial	Arterial	Arterial
Traffic Count	16,600	16,600	16,100	16,600	16,600	16,600
Traffic Growth	7.41%	7.41%	6.92%	7.41%	7.41%	7.41%
Lanes	2-Thru	2-Thru	4-Divided	2-Thru	2-Thru	2-Thru
Demographics						
Population (1m)	2,715	426	666	1,598	3,101	2,764
Growth Rate	1.26%	1.34%	3.59%	1.16%	1.22%	1.08%
Comparison Adjustment		Inferior 5%	Inferior 5%	Similar 0%	Similar 0%	Similar 0%

Land Comp #1 is located along the existing northern edge of the Lake Suzy community. It is less densely populated but growing slightly faster. In my opinion, this emerging area is slightly inferior as compared with the subject location. Therefore, I have applied an upward 5% adjustment.

Land Comp #2 is located along US-17, a state-maintained highway that has 4-lanes in each direction, grass medians, and dedicated left-turn lanes. There is a regional Walmart distribution

facility immediately across US-17 to the east. It is less densely populated but growing slightly faster. In my opinion, this emerging area is slightly inferior as compared with the subject location. Therefore, I have applied an upward 5% adjustment.

Land Comps #3, #4, and #5 are all located along Kings Hwy, in the immediate area of the subject. No location adjustment is warranted to these sales.

Land Size – The subject property contains 154,141 SF (3.539-acres). The land is divided into ten (10) platted lots zoned for low-intensity commercial (office) uses. The lots could be developed individually, several lots combined, or the entire 3.539 acres developed with a single use. Based on my review of the local Lake Suzy and southwest DeSoto County market, there does not appear to be a higher value trend for single smaller lots as compared with the larger acreage tracts.

The sales range between 0.535 acres and 6.499 acres (net usable). Typically, a smaller tract of commercial acreage will sell for a higher unit sale price (price-per-SF) than a larger site of similar utility (and vice-versa) due to economies of scale. Accordingly, they have been adjusted, as follows:

Land Size	<u>SUBJECT</u>	<u>Comp #1</u>	<u>Comp #2</u>	<u>Comp #3</u>	<u>Comp #4</u>	<u>Comp #5</u>
Sq. Ft. (total)	154,141	158,899	40,719	283,096	23,322	139,392
Acres (total)	3.539	3.648	0.935	6.499	0.535	3.200
Comparison		Similar	Similar	Inferior	Similar	Similar
Adjustment		0%	0%	10%	0%	0%

Comparing the land sale prices, the larger land tracts tended to have similar desirability and market utility as the smaller lots. Therefore, I have not applied an adjustment for land size differences. The exception is Land Comp #3, which is moderately larger (inferior). I have applied a 10% upward adjustment to this sale.

Shape/Configuration – The property has an irregular shape and contains a total 154,141 SF (3.539 acres). The land has ±1,170' of frontage along Kings Hwy, ±1,385' along SW Sheri Ave, and ±110' along SW Ben Drive. Despite its wide width (relative to depth), the overall configuration of the land is considered proportional for development. The individual lots are considered equally proportional for development.

Consideration is also given to configuration (width versus depth). A rectangular tract with a disproportionate configuration (such as very narrow width relative to its depth) will typically be worth less than a similar size rectangular tract that is proportional (with similar width/depth).

Accordingly, the land comps have been adjusted, as follows:

Shape/Config	<u>SUBJECT</u>	<u>Comp #1</u>	<u>Comp #2</u>	<u>Comp #3</u>	<u>Comp #4</u>	<u>Comp #5</u>
Shape Configuration	Slightly Irreg Proportional	Slightly Irreg Proportional	Slightly Irreg Proportional	Slightly Irreg Disproportional	Slightly Irreg Proportional	Slightly Irreg Proportional
Comparison Adjustment		Similar 0%	Inferior 5%	Inferior 15%	Similar 0%	Similar 0%

Land Comps #1, #4, and #5 are all slightly irregular and proportional. An adjustment is not considered necessary.

Land Comp #2 is an L-Shaped tract and considered slightly inferior. It has been adjusted upward by 5%.

Land Comp #3 includes a large wetland area toward the middle/rear of the property. This results in the usable uplands to have an irregular shape, wrapping around the wetlands. Therefore, this sale warrants a larger 15% adjustment.

Zoning/Land Use – The subject property is zoned ROI, Residential-Office-Institutional, DeSoto County. Permitted uses in the ROI district include a wide range of low-intensity commercial uses, mostly offices and neighborhood service uses. More intensive commercial uses are not permitted. The subject land complies with the zoning requirements outlined in Section 240. Within the boundaries of DeSoto County, the subject land lies in a LDR (Low Density Residential) district on the DeSoto County Future Land Use Map. The ROI zoning is consistent within the LDR future land use district. The likelihood of rezoning is unknown (speculative).

Considering its location and the preponderance of commercial businesses in the immediate area along CR-769 (Kings Hwy), the subject land is considered most suitable for low-intensity commercial activities.

Zoning/FLU	<u>SUBJECT</u>	<u>Comp #1</u>	<u>Comp #2</u>	<u>Comp #3</u>	<u>Comp #4</u>	<u>Comp #5</u>
Zoning Future Land Use	ROI LDR	IL COM	CN LDR	CG COM	CG COM	CG COM
Comparison Adjustment		Superior -5%	Superior -5%	Superior -10%	Superior -10%	Superior -10%

Land Comp #1 is zoned IL, but lies in a COM future land use district. It can be developed with a wide range of commercial business uses. I have applied a 5% downward adjustment. Land Comp #2 is zoned for neighborhood commercial and allows for a wider range of low-intensity commercial activities, as compared to the subject ROI zoning. Therefore, it has also been adjusted downward by 5%.

Land Comps #3, #4, and #5 are zoned CG (Commercial General) and lie within a COM (Commercial) future land use district. These tracts may be developed with a wide range of commercial businesses. This are considered moderately superior and they have been adjusted downward by 10%.

Topography – The subject property appears level and approximately at road grade for CR-769 (Kings Hwy). There were no wetlands identified on the property. The subject property is located in Zone X, outside an area of flooding. The property does not have a formal stormwater drainage system. The soils that comprise the subject land consist of Farmton fines sand. This soil is very common in the Lake Suzy area. The subject soils are suitable for new building development.

For commercial properties, level properties at road grade are generally superior to sloped properties located below or above road grade. Properties that have been cleared of natural vegetation are also superior to heavily wooded tracts. Generally, properties located outside a flood plain are superior to properties within the flood plain.

Topography	<u>SUBJECT</u>	<u>Comp #1</u>	<u>Comp #2</u>	<u>Comp #3</u>	<u>Comp #4</u>	<u>Comp #5</u>
Elevation Grade	Road Grade Level	Road Grade Level	Road Grade Level	Road Grade Level	Road Grade Level	Road Grade Level
Vegetation	Cleared	Mostly Cleared	Mostly Cleared	Heavily Wooded	Mostly Cleared	Cleared
Flood Zone	X	X	X	AE, X	X	X
Soils	Upland	Upland	Upland	Mix	Upland	Upland
Wetlands	None	Nominal	None	4.5 acres	None	Nominal
Comparison Adjustment		Similar 0%	Similar 0%	Inferior 15%	Similar 0%	Similar 0%

Except for Land Comp #3, all of the land sales are almost entirely usable uplands. They are similar to the subject topography and no adjustment has been applied. Land Comp #3 has a significant wetland stand in the middle-rear of the site. The wetland poses development constraints such as wetland setbacks, shape issues, etc. In my opinion, this sale warrants a 15% upward adjustment due to its inferior topography, as compared to the subject.

Utilities – Public water and sewer service is directly available to the subject property. Electric, phone/cable and garbage services are also available. Generally, commercial properties located in areas of direct access to public water and sewer services are superior in comparison to areas not yet served. Prices for land with utilities available typically are higher than similar commercial sites with no utilities.

Utilities	<u>SUBJECT</u>	<u>Comp #1</u>	<u>Comp #2</u>	<u>Comp #3</u>	<u>Comp #4</u>	<u>Comp #5</u>
Public Water	Yes	No	No	No	Yes	No
Public Sewer	Yes	No	No	No	Yes	No
Electric Service	Yes	Yes	Yes	Yes	Yes	Yes
Comparison Adjustment		Inferior 10%	Inferior 10%	Inferior 10%	Similar 0%	Inferior 10%

All of the land sales, except Land Comp #4 are lacking direct access to public water & sewer services. This is considered less of a critical factor for commercial properties, which commonly use well & septic systems. However, I have applied a 10% upward adjustment to recognize this inferior aspect.

Other – Not applicable.

Land Value Conclusion

The quality and quantity of the sales data available and analyzed were considered sufficient to provide a good indication of value for the subject land.

After applying adjustments, the preceding land sales indicated an adjusted price range of \$3.17/SF to \$3.86/square foot, with an average unit sale price of \$3.45/SF. The median sale price is \$3.39/SF.

In this case, less weight was given to Land Comp #2, which was located furthest from the subject. Despite being an older sale, consideration was given to Land Comp #4 since it represents what the subject lots might sell for if marketed separately (rather than as a single tract). The newest land sale (Land Comp #1) was also given weight. The remaining land sales were given equal emphasis.

In the final analysis, it is estimated the market value of the subject property is **±\$3.75/SF**. This is for the fee simple (unencumbered) rights as of April 18, 2025.

Therefore, the total value of the property can be calculated, as follows:

Subject Property

154,141 SF @	\$	3.75 /SF =	\$	578,029
		Rounded to	\$	580,000

Indicated Value

<u>Land Valuation (Rounded)</u>	<u>\$580,000</u>
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315 COST APPROACH

Cost Approach (*defined*) – “A set of procedures through which a value indication is derived for the fee simple estate by estimating the cost new as of the effective date of the appraisal to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive; deducting depreciation from the total cost; and adding the estimated land value. The contributory value of any site improvements that have not already been considered in the total cost can be added on a depreciated-cost basis. Adjustments may then be made to the indicated value of the fee simple estate in the subject property to reflect the value of the property rights being appraised.”¹⁶

The Cost Approach is not applicable and has not been applied.

335 SALES COMPARISON APPROACH

Sales Comparison Approach (*defined*) – “The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available.”¹⁷

The Sales Comparison Approach (as improved) is not applicable and has not been applied.

360 INCOME CAPITALIZATION APPROACH

Income Capitalization Approach (*defined*) – “Specific appraisal techniques applied to develop a value indication for a property based on its earning capability and calculated by the capitalization of property income.”¹⁸

The Income Approach is not applicable and has not been developed.

16 The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, page 43

17 The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, page 43

18 The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, page 94.

390 RECONCILIATION OF APPROACHES

The indications of value for the property by the three approaches were as follows:

Land Value (by Sales Comparison)	\$580,000
Cost Approach	\$580,000
Sales Comparison Approach	N/A
Income Approach to Value	N/A

The quality and quantity of the sales data available and analyzed were considered sufficient to provide a good indication of value for the subject land.

For this property type, the Sales Comparison Approach is considered best applicable to estimating the market value of the subject land. Recent sales of comparable substitute commercial acreage and smaller commercial sites have been researched for comparison to the subject land.

The final estimate of market value of the subject property, as of April 18, 2025, is \$580,000.

The market value estimate presumes an exposure time of 6 to 12 months prior to the effective date of appraisal.

Final Value (Parent Tract)	
Land	\$ 580,000
Improvements	-
	<hr/>
	\$ 580,000

Final Conclusion of Value	\$580,000
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Sections 395 through 995

Not applicable.

ADDENDA

NEIGHBORHOOD MAP



SALE DATA SHEET
Doc. 2024-410-07961

(A)	Recording Data	DeSoto County Doc. 2024-410-07961
(B)	Grantor	Cin-Mar Properties, LLC
(C)	Grantee	Don Diego Taqueria, LLC
(D)	Date of Transaction	October 25, 2024
(E)	Date Inspected	April 18, 2025
(F)	Size	158,899 SF (3.648-acres) (Source: Metes & Bounds Legal Description contained in most recent deed of conveyance)
	Shape	Slightly Irregular (Parallelogram)
	Configuration	Proportional
	Topography	Level, at road grade, upland soils, mostly cleared
	Flood Plain	Flood Zone X (outside the 100-year flood plain)
	Wetlands	Nominal. The soils are 100% uplands.
(G)	Consideration	\$550,000
(H)	Unit Price	\$3.46/SF
(I)	Type of Instrument	Warranty Deed
(J)	Alt-Key #	2812
(K)	Address/Location	12450 SW CR-769 (Kings Hwy), Arcadia, FL East side of CR-769, ±825' north of SW Agnes St
(L)	Zoning	IL, Industrial Light, DeSoto County
	Future Land Use	COM, Commercial, DeSoto County
(M)	Present Use	Vacant commercial land
(N)	Highest and Best Use	Commercial development
(O)	Condition of transaction	Arm's length transaction
(P)	Type of Financing	Cash to seller
(Q)	Encumbrances	There were no unusual easements or encumbrances described in the most recent deed of conveyance.

SALE DATA SHEET
Doc. 2024-410-07961

(R)	Type of Improvements	The land is unimproved.
(S)	Various on-site utilities	Public water & sewer services are not directly available to this location.
(T)	Confirmation	Lyn Bevis, listing broker, (941) 639-8500
(U)	Motivation of parties	Grantor: Sell real estate for profit Grantee: Land investment
(V)	Analysis of pertinent sale information	No duress was reported for either party.
(W)	Exposure Time	Varies, typically 6 to 12 months
(X)	Days on the Market	173 days
(Y)	Remarks	

This is the sale of a 158,899 SF (3.648 acre) tract of commercial land located along the east side of CR-769, ±825' north of SW Agnes St in the Lake Suzy community. The property is zoned IL (Industrial Light) and lies in a COM (Commercial) future land use district. The property has a highest and best use for commercial redevelopment. The number of households within a 1-mile radius is 426 and the growth rate is 1.34% annually. This is considered relatively slow/steady growth.

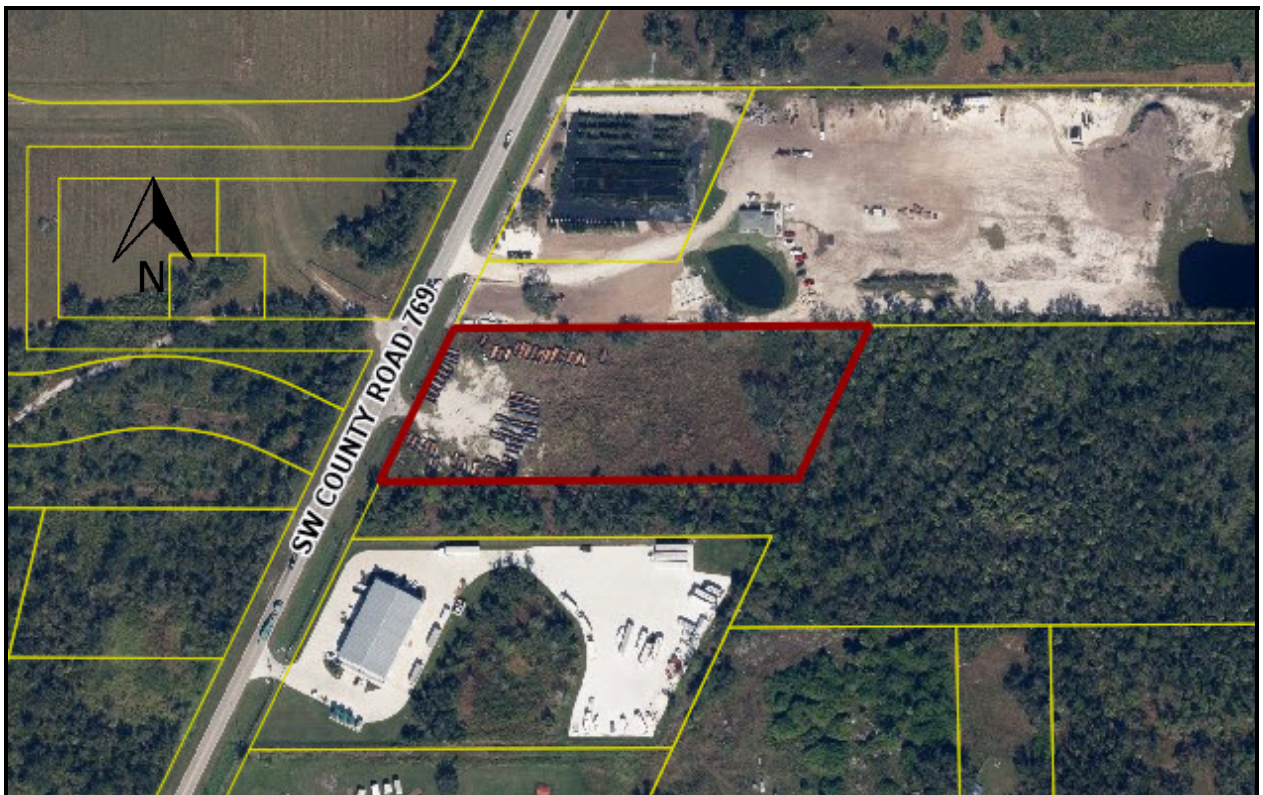
The land is located along CR-769 (aka. Kings Hwy), a 2-lane arterial highway. This section of CR-769 has traffic counts of 16,600 cars/day (Site 044002, DOT 2024). The land has a slightly irregular (parallelogram) shape and is proportional for development. It is mostly was cleared with a nominal amount of low wooded areas at the rear. The soils are 100% usable uplands. Public water & sewer services are not directly available to this location.

The property was originally listed for sale, asking \$650,000. The land sold in October 2024 after 173 days on the market for \$550,000 or \$3.46/SF. The buyer intends to operate a landscape materials & nursery business on the property (dba. Greenscape Innovations). No duress was reported for either party.

SALE DATA SHEET
Doc. 2024-410-07961

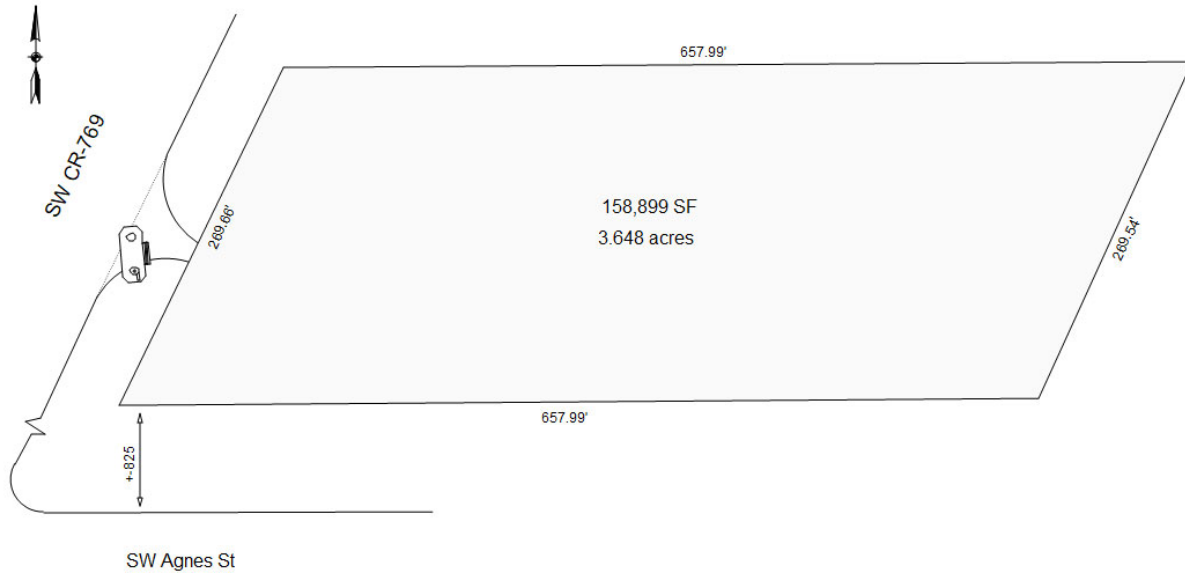


Sale 2024-410-07961: Looking Northeast from CR-769
Photo taken: April 18, 2025, by Kent Evans



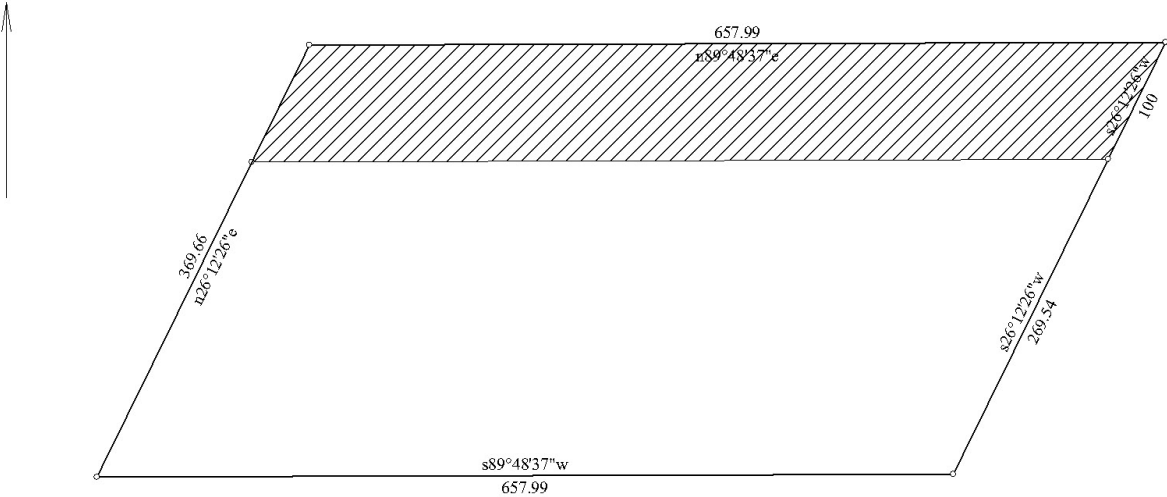
Sale 2024-410-07961: Aerial Photo

SALE DATA SHEET
Doc. 2024-410-07961



APPRAISER'S SKETCH

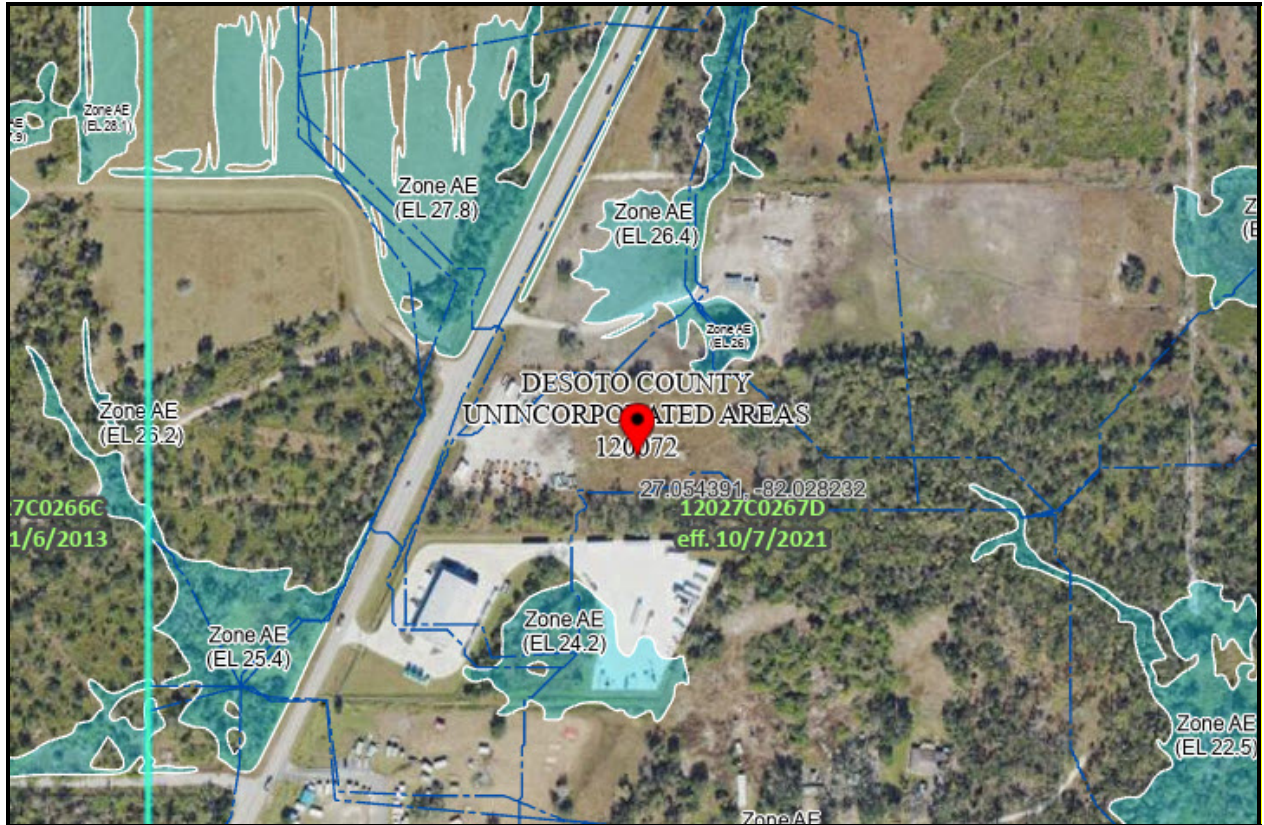
SALE DATA SHEET
Doc. 2024-410-07961



Title: Don Diego		Date: 04-26-2025
Scale: 1 inch = 120 feet	File: DeedPlot.des	
Tract 1: 5.001 Acres: 217837 Sq Feet: Closure = s26.1226w 0.12 Feet: Precision =1/17126: Perimeter = 2055 Feet		
Tract 2: 1.353 Acres: 58938 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 1516 Feet		
001=/s00.1207w 2359.49	006=n89.4837e 657.99	011=s89.4837w 657.99
002=/s89.4837w 732.61	007=s26.1226w 100	012=n26.1226e 100
003=s26.1226w 269.54	008=@1	013=n89.4837e 657.99
004=s89.4837w 657.99	009=/s00.1207w 2359.49	014=s26.1226w 100
005=n26.1226e 369.66	010=/s89.4837w 732.61	

DEEDPLOT

SALE DATA SHEET
Doc. 2024-410-07961



FLOOD MAP

SALE DATA SHEET
Doc. 2024-410-07961



LOCATION MAP



Prepared by and return to:
ROGER H. MILLER, III, Esquire
FARR LAW FIRM P.A.
99 Nesbit Street
Punta Gorda, FL 33950
941-639-1158

Parcel Identification No. R 29-39-23-0000-0035-0000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25th day of October, 2024 between **CIN-MAR PROPERTIES, LLC, a Florida limited liability company** whose post office address is **5455 Sea Edge Drive, Punta Gorda, FL 33950**, grantor, and **DON DIEGO TAQUERIA LLC, A Florida limited liability company** whose post office address is **1900 Alder Way, Brandon, FL 33510**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **DeSoto County Florida** to-wit:

A parcel of land lying in Section 29, Township 39 South, Range 23 East, DeSoto County, Florida, being more particularly described as follows:

From the Northeast corner of said Section 29, run South 00°12'07" West, along the Easterly line of said section, a distance of 2,359.49 feet; thence South 89°48'37" West, a distance of 732.61 feet to the Point of Beginning; thence run South 26°12'26" West, a distance of 269.54 feet; thence South 89°48'37" West, a distance of 657.99 feet to the intersection with the Easterly right-of-way line of proposed State Road 741 (Kings Highway); thence North 26°12'26" East along said Easterly right-of-way line a distance of 369.66 feet; thence North 89°48'37" East, a distance of 657.99 feet; thence South 26°12'26" West, a distance of 100.00 feet to the Point of Beginning.

LESS AND EXCEPT:

A parcel of land lying in Section 29, Township 39 South, Range 23 East, DeSoto County, Florida, being more particularly described as follows:

From the Northeast corner of Section 29, run South 00°12'07" West, along the Easterly line of said section, a distance of 2,359.49 feet; thence South 89°48'37" West, a distance of 732.61 feet to the Point of Beginning; from Point of Beginning, run South 89°48'37" West, a distance of 657.99 feet to the intersection with the Easterly right-of-way of proposed State Road 741 (Kings Highway), Thence North 26°12'26" East along easterly right-of-way of State Road 741 (King's Highway), a distance of 100 feet; thence North 89°48'37" East, a distance of 657.99 feet; thence South 26°12'26" West, a distance of 100 feet to Point of Beginning. LESS an undivided ½ interest in oil, gas and other minerals with right of ingress and egress in Deed Book 249, Page 220, and subsequent assignments.

Subject to conditions, restrictions, easements and limitations of record, if any, but this provision shall not operate to reimpose same, and further subject to taxes for 2024.


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

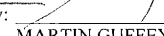
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

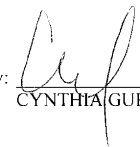
Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)


Witness Name: Roger H. Miller III
Witness Address : 99 Nesbit St, Punta Gorda, FL 33950

CIN-MAR PROPERTIES, LLC, a Florida limited liability company

By: 
MARTIN GUFFEY, Manager

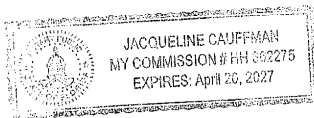

Witness Name: Jacqueline Cauffman
Witness Address : 99 Nesbit St, Punta Gorda, FL 33950

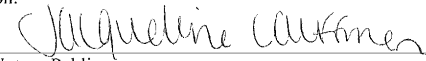
By: 
CYNTHIA GUFFEY, Manager

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of October, 2024 by MARTIN GUFFEY, Manager and CYNTHIA GUFFEY, Manager of CIN-MAR PROPERTIES, LLC, a Florida limited liability company, on behalf of the company, who ☒ are personally known to me or ☐ have produced _____ as identification.

[Notary Seal]




Notary Public

Printed Name: Jacqueline Cauffman

My Commission Expires: _____

SALE DATA SHEET
Doc. 2024-410-02490

(A)	Recording Data	DeSoto County Doc. 2024-410-02490
(B)	Grantor	Jeffry S. Browne, as Trustee Revocable Living Trust of Jeffry S. Brown
(C)	Grantee	Brennon Osborne
(D)	Date of Transaction	April 3, 2024
(E)	Date Inspected	April 18, 2025
(F)	Size	40,719 SF (0.935-acres) (Source: Metes & Bounds Legal Description contained in most recent deed of conveyance)
	Shape	Slightly Irregular (L-Shaped)
	Configuration	Proportional
	Topography	Level, at road grade, upland soils, mostly cleared
	Flood Plain	Flood Zone X (outside the 100-year flood plain)
	Wetlands	None. The land contains 100% upland soils.
(G)	Consideration	\$109,000
(H)	Unit Price	\$2.68/SF
(I)	Type of Instrument	Warranty Deed
(J)	Alt-Key #	5338
(K)	Address/Location	12193 SW US-17, Arcadia, FL Northwest corner of US-17 and SW Ogden Rd
(L)	Zoning	CN, Neighborhood Commercial, DeSoto County
	Future Land Use	LDR, Low Density Residential, DeSoto County
(M)	Present Use	Vacant commercial land
(N)	Highest and Best Use	Commercial development
(O)	Condition of transaction	Arm's length transaction
(P)	Type of Financing	Cash to seller
(Q)	Encumbrances	There were no unusual easements or encumbrances described in the most recent deed of conveyance.

SALE DATA SHEET
Doc. 2024-410-02490

(R)	Type of Improvements	The land has an old concrete slab and perimeter BW fencing. The improvements reportedly did not impact the purchase price.
(S)	Various on-site utilities	Public water & sewer services are not directly available to this location. The property benefits from an existing well/pump and septic system.
(T)	Confirmation	Jeff Browne, grantor, (941) 916-0076
(U)	Motivation of parties	Grantor: Sell real estate for profit Grantee: Land investment
(V)	Analysis of pertinent sale information	No duress was reported for either party.
(W)	Exposure Time	Varies, typically 6 to 12 months
(X)	Days on the Market	158 days
(Y)	Remarks	

This is the sale of a 40,719 SF (0.935-acre) tract of commercial land located at the northwest corner of US-17 and SW Ogden Rd in DeSoto County. The property is proximate to a regional distribution facility for Wal-Mart Stores. The property is zoned CN (Commercial Neighborhood) and lies in an LDR (Low Density Residential) future land use district. The property has a highest and best use for commercial redevelopment. The number of households within a 1-mile radius is 666 and the growth rate is 3.59% annually. This is considered strong growth.

The land is located along US-17, a median-divided 4-lane arterial highway that extends north-south through DeSoto County. This section of US-17 has traffic counts of 16,100 cars/day (Site 010023, DOT 2024) and traffic growth of 6.92%. The land has a slightly irregular (L-Shaped) shape and is considered proportional for development. It is mostly cleared, outside the flood zone, and contains no wetlands. The soils are 100% usable uplands. Public water & sewer services are not directly available to this location. The property benefits from an existing well/pump and septic system.

The property was originally listed for sale, asking \$149,500. The property sold in April 2024 after 158 days on the market for \$109,000 or \$2.68/SF. The land has an old concrete slab and perimeter BW fencing. The improvements reportedly did not impact the purchase price. No duress was reported for either party.

SALE DATA SHEET
Doc. 2024-410-02490

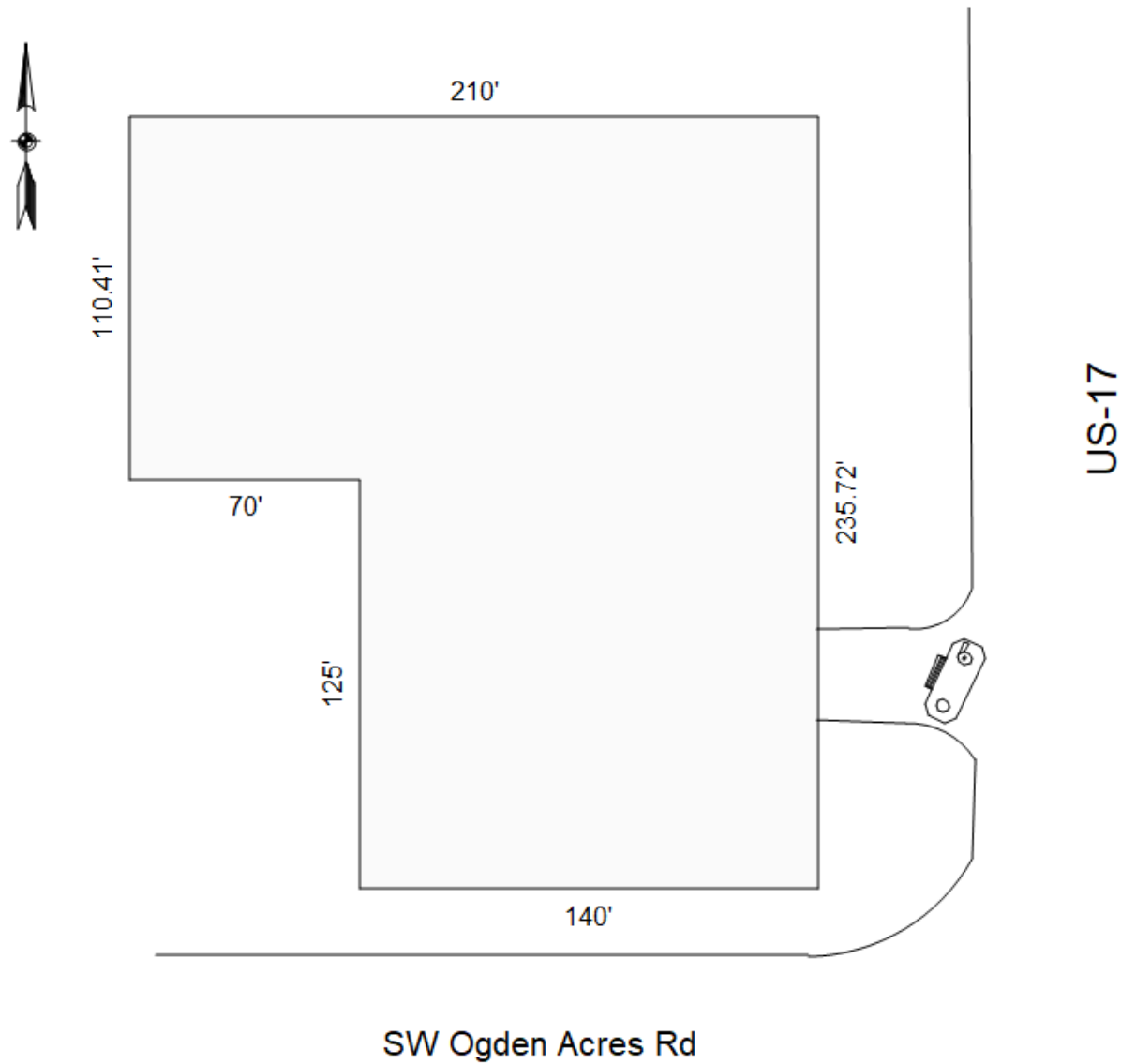


Sale 2024-410-02490: Looking Northwest from US-17
Photo taken: April 18, 2025, by Kent Evans



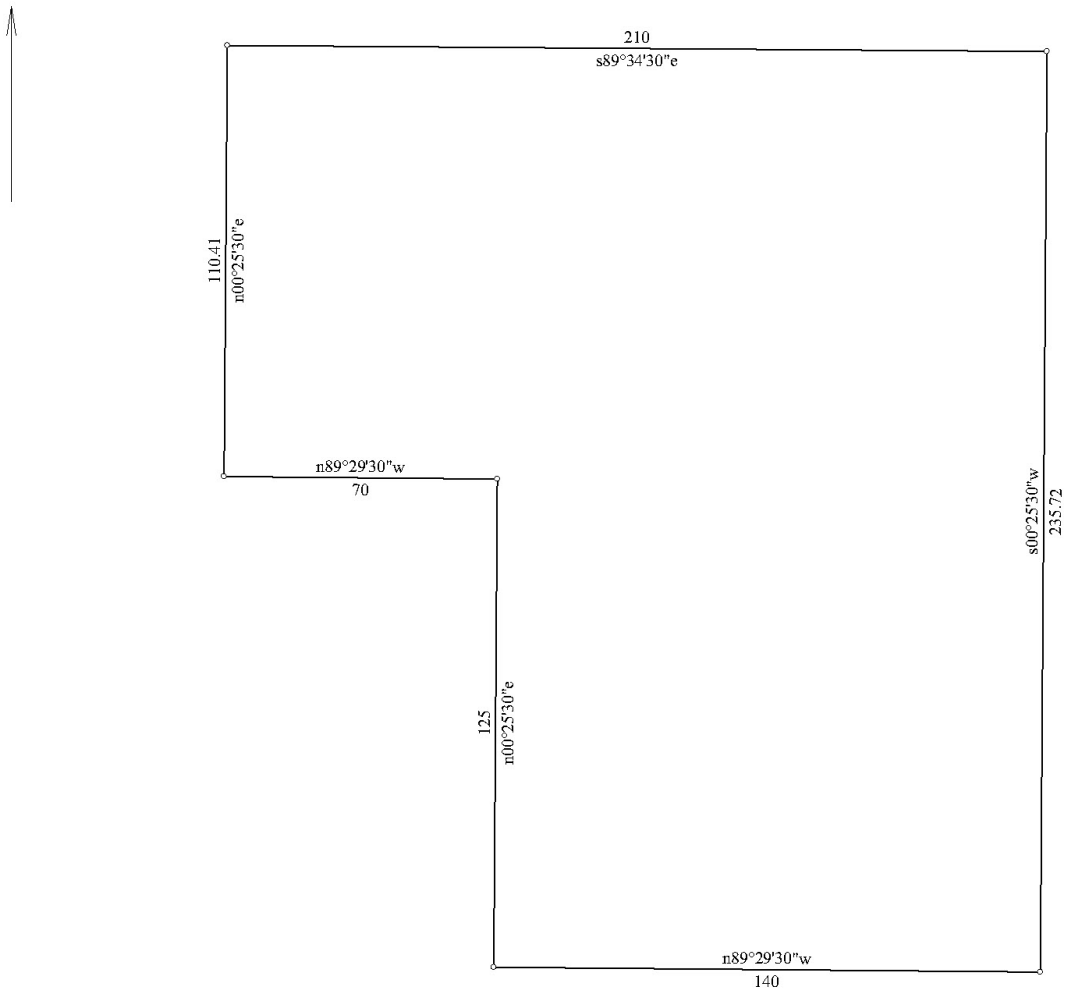
Sale 2024-410-02490: Aerial Photo

SALE DATA SHEET
Doc. 2024-410-02490



APPRAISER'S SKETCH

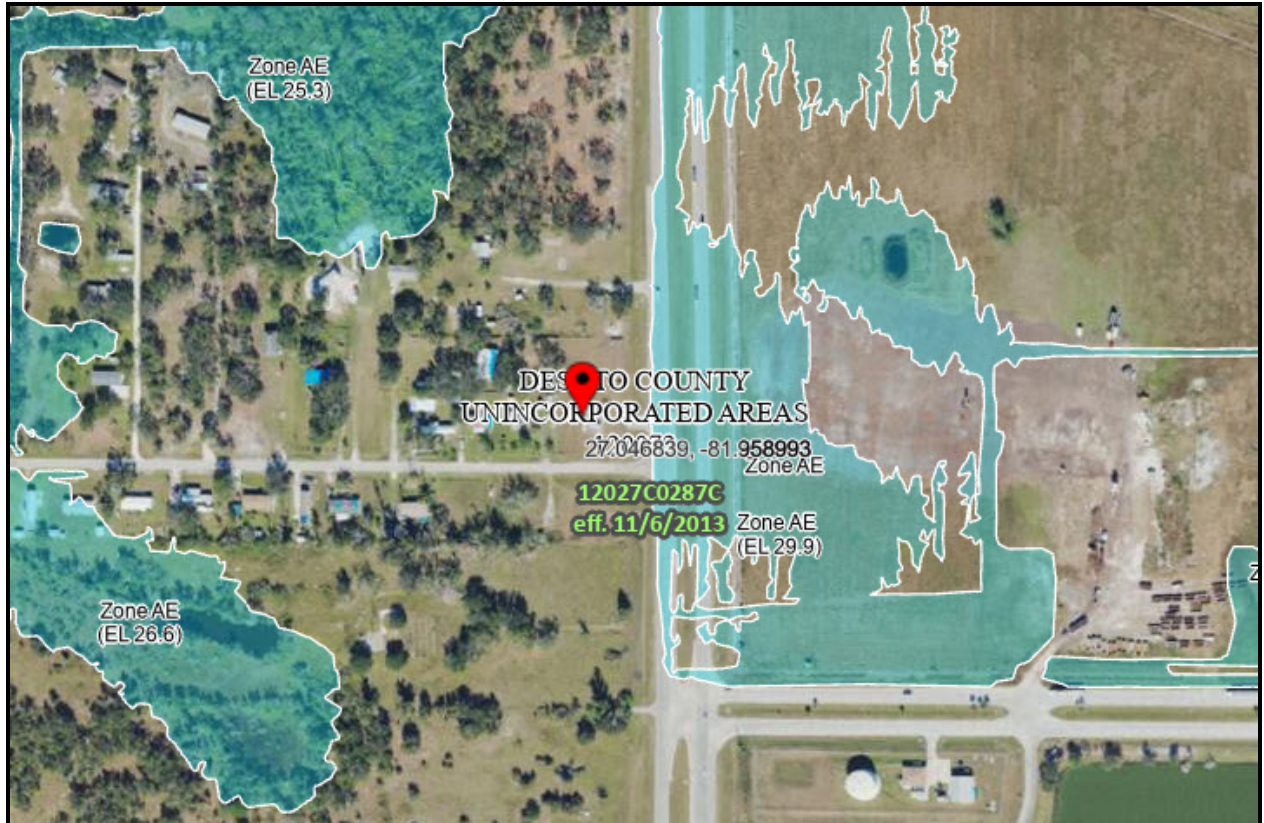
SALE DATA SHEET
Doc. 2024-410-02490



Title:		Date: 04-24-2025
Scale: 1 inch = 40 feet	File: DeedPlot.des	
Tract 1: 0.935 Acres: 40719 Sq Feet: Closure = n02.2133w 0.00 Feet: Precision =1/194873: Perimeter = 891 Feet		
001=/n89.2030w 49.35	004=n00.2530e 125	007=s89.3430e 210
002=/n00.2530e 175	005=n89.2930w 70	008=s00.2530w 235.72
003=n89.2930w 140	006=n00.2530e 110.41	

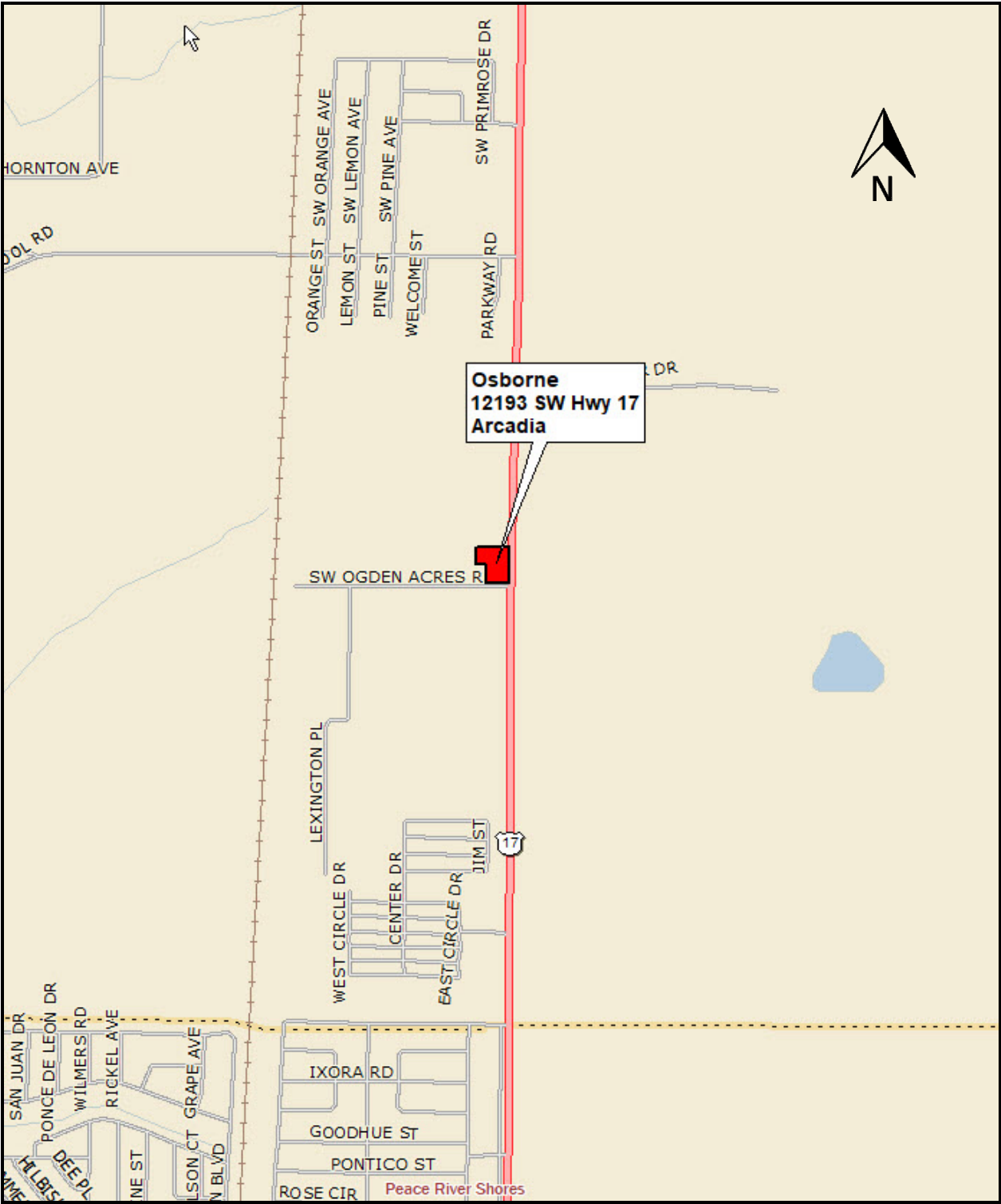
DEEDPLOT

SALE DATA SHEET
Doc. 2024-410-02490



FLOOD MAP

SALE DATA SHEET
Doc. 2024-410-02490



LOCATION MAP

Prepared by and return to:
Amanda Crane
Suncoast One Title & Closings, Inc.
4044 North Access Road
Englewood, FL 34224
(941) 270-4818
File No ENG-2024-1311

Parcel Identification No 36-39-23-0000-0205-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 3rd day of April, 2024 between Jeffrey S. Browne, Individually and as Trustee of Revocable Living Trust of Jeffrey S. Browne dated August 23, 2007, whose post office address is P.O. Box 1617, Englewood, FL 34295, of the County of , State of Florida, Grantor, to Brennon Osborne, a single man, whose post office address is 4500 Shady Lane, Port Charlotte, FL 33980, of the County of Charlotte, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in DeSoto, Florida, to-wit:

Begin at the SE corner of the NE 1/4 of the NE 1/4 of Section 36, Township 39 South, Range 23 East, thence N 89 degrees 20'30" W along South line of Said Tract 49.35 feet to West R/W of U.S. #17; thence N 0 degrees 25'30" E along said West R/W 175 feet to POB; thence N 89 degrees 29'30" W and parallel to South line of said Tract 140.0 feet; thence N 0 degrees 25'30" E and parallel to West R/W of U.S. #17 125.0 feet; thence N 89 degrees 29'30" W and parallel to South line of said Tract 70.0 feet; thence N 0 degrees 25'30" E and parallel to said West R/W 110.41 feet; thence S 89 degrees 34'30" E 210.0 feet to West R/W of U.S. #17 thence S 0 degrees 25'30" W along said West R/W 235.72 feet to POB. All of said property lying and being in DeSoto County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

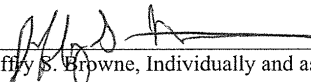
TO HAVE AND TO HOLD the same in fee simple forever.


And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

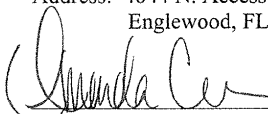
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Revocable Living Trust of Jeffry S. Browne dated August 23, 2007

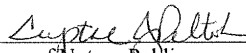
By: 
Jeffry S. Browne, Individually and as Trustee

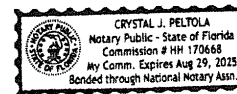

Witness
Print Name: Crystal Peltola
Address: 4044 N. Access Road
Englewood, FL 34224


Witness 2
Print Name: Amanda Crane
Address: 4044 N. Access Road
Englewood, FL 34224

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 26th day of March, 2024, by Jeffry S. Browne, Individually and as Trustee of Revocable Living Trust of Jeffry S. Browne dated August 23, 2007.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: ☒ OR Produced Identification: ☒
Type of Identification
Produced: DL

(NOTARY SEAL)

SALE DATA SHEET
Doc. 2022-140-06424

(A)	Recording Data	DeSoto County Doc. 2022-140-06424
(B)	Grantor	Robert M. Carlton, Trustee Robert M. Carlton Trust
(C)	Grantee	HPG Kings Hwy, LLC
(D)	Date of Transaction	August 4, 2022
(E)	Date Inspected	April 18, 2025
(F)	Size	Gross – 479,116 SF (10.999-acres) Net Usable – 283,096 SF (6.499-acres) (Source: Metes & Bounds Legal Description contained in most recent deed of conveyance)
	Shape	Slightly Irregular
	Configuration	Proportional
	Topography	Level, at road grade, upland and wetland soils, heavily wooded
	Flood Plain	Flood Zone AE (Elevation 23.7'), Flood Zone X (outside the 100-year flood plain)
	Wetlands	The land contains ±4½ acres of jurisdictional wetlands.
(G)	Consideration	\$635,000
(H)	Unit Price	\$1.33/SF (gross) \$2.24/SF (net usable)
(I)	Type of Instrument	Trustee's Deed
(J)	Alt-Key #	24317
(K)	Address/Location	SW US-17, Lake Suzy, FL West side of CR-769, across from Preserve Hwy
(L)	Zoning	CG, Commercial General, DeSoto County
	Future Land Use	COM, Commercial, DeSoto County
(M)	Present Use	Vacant commercial land
(N)	Highest and Best Use	Commercial development
(O)	Condition of transaction	Arm's length transaction
(P)	Type of Financing	Cash to seller

SALE DATA SHEET
Doc. 2022-140-06424

- | | | |
|-----|--|--|
| (Q) | Encumbrances | There were no unusual easements or encumbrances described in the most recent deed of conveyance. |
| (R) | Type of Improvements | There is an ODA billboard sign along the CR-769 frontage. The sign is owned by others and reportedly did not affect the purchase price. Otherwise, the land is unimproved. |
| (S) | Various on-site utilities | Public water & sewer services are not directly available to this location. |
| (T) | Confirmation | Steve Gant, listing agent, (941) 639-8500 |
| (U) | Motivation of parties | Grantor: Sell real estate for profit
Grantee: Land investment |
| (V) | Analysis of pertinent sale information | No duress was reported for either party. |
| (W) | Exposure Time | Varies, typically 6 to 12 months |
| (X) | Days on the Market | 144 days |
| (Y) | Remarks | |

This is the sale of a 283,096 SF (6.499-acre) tract of commercial land located along the west side of CR-769, across from Preserve Hwy in the Lake Suzy community. The property is zoned CG (Commercial General) and lies in a COM (Commercial) future land use district. The property has a highest and best use for commercial development. The number of households within a 1-mile radius is 1,598 and the growth rate is 1.16% annually. This is considered slow/steady growth.

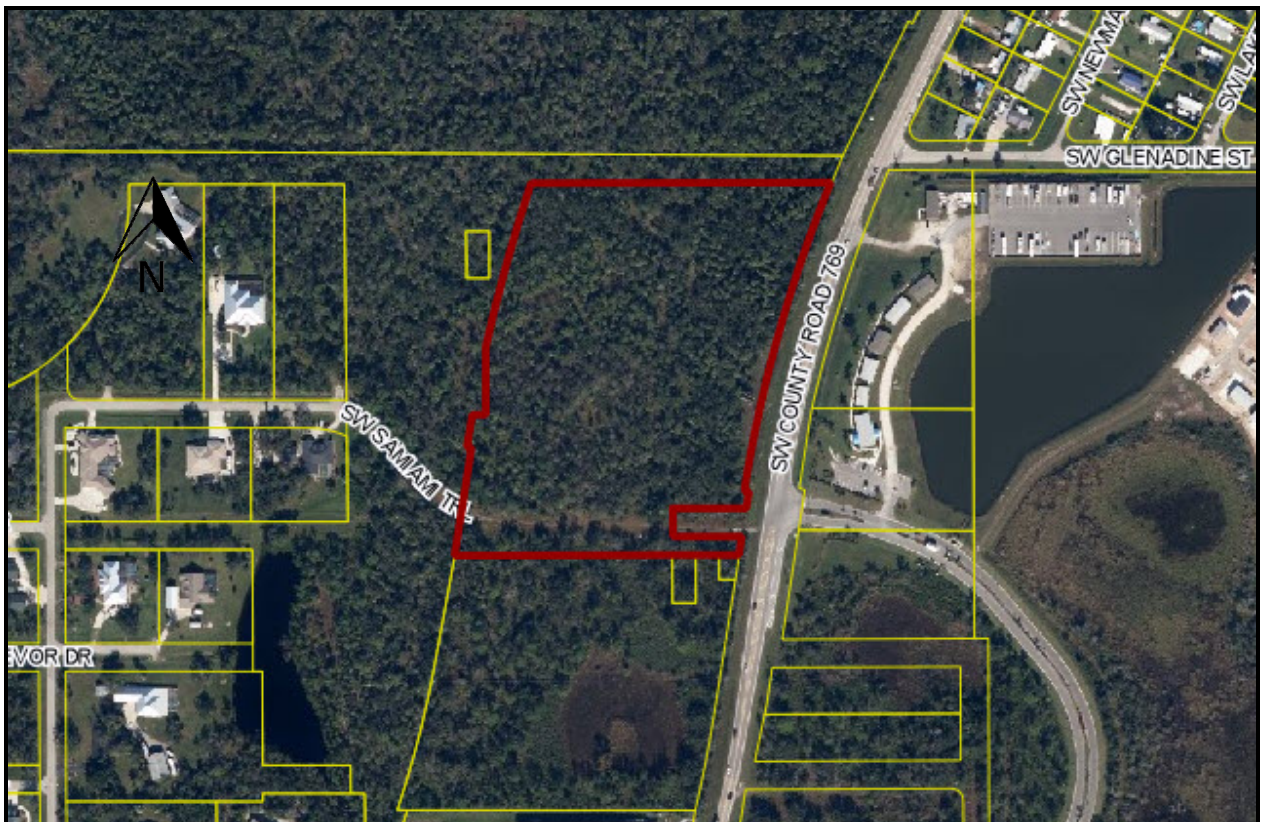
The land is located along CR-769 (Kings Hwy), a 2-lane arterial highway with traffic counts of 16,600 cars/day (Site 044002, DOT 2024) and traffic growth of 7.41%. The land has a slightly irregular shape. The configuration of developable land is considered somewhat disproportionate due to a $\pm 4\frac{1}{2}$ acre wetland on the property (see sketch). The topography of the land is heavily wooded with areas within the AE flood zone. The soils are a mix of usable uplands and frequently ponded soils. Public water & sewer services are not directly available to this location.

The property was originally listed for sale, asking \$950,000. The property sold in August 2024 after 144 days on the market for \$635,000 or \$2.24/SF (usable). There is an ODA billboard sign along the CR-769 frontage. The sign is owned by others and reportedly did not affect the purchase price. No duress was reported for either party.

SALE DATA SHEET
Doc. 2022-140-06424

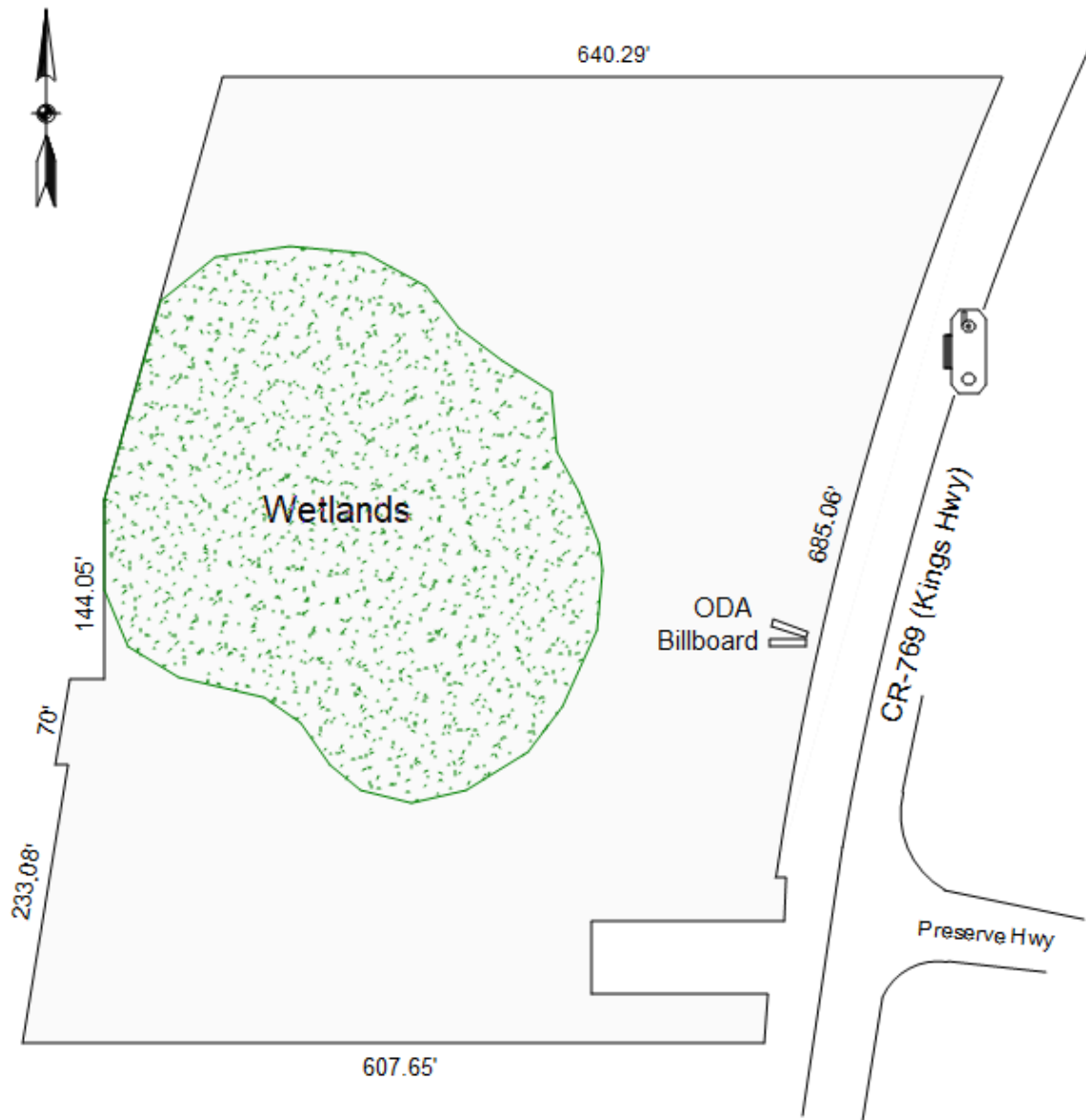


Sale 2022-140-06424: Looking West from CR-769 (Kings Hwy)
Photo taken: April 18, 2025, by Kent Evans



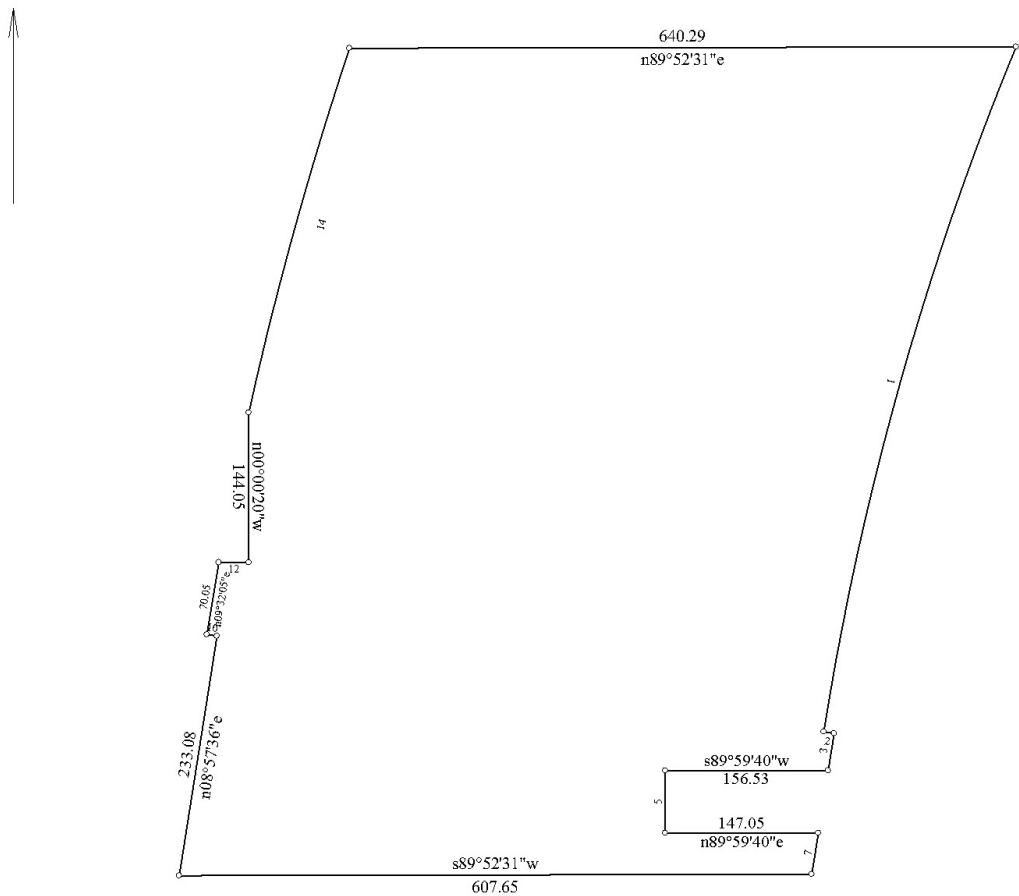
Sale 2022-140-06424: Aerial Photo

SALE DATA SHEET
Doc. 2022-140-06424



APPRAISER'S SKETCH

SALE DATA SHEET
Doc. 2022-140-06424



Title:		Date: 04-24-2025
Scale: 1 inch = 150 feet	File: DeedPlot.des	
Tract 1: 10.999 Acres: 479123 Sq Feet: Closure = s60.3620e 0.01 Feet: Precision = 1/309400: Perimeter = 3232 Feet		
001=/n89.5231e 2364.2	007=s00.0020e 60	013=n09.3205e 70.05
002:/L4, R=2924.79, Arc=65.26, Delta=01.1642	008=n89.5940e 147.05	014=n89.5940e 28.79
Bng=s23.0128w, Chd=65.25	009=s08.5756w 40.1	015=n00.0020w 144.05
003: L4, R=2924.79, Arc=683.06, Delta=13.2512	010=s89.5231w 607.65	016: Rt, R=3524.79, Delta=05.5420
004=s81.0204E 10	011=n08.5736e 233.08	Bng=n15.2641e, Chd=363.15
005=s08.5756w 36.23	012=n81.0204w 10	017=n89.5231e 640.29
006=s89.5940w 156.53		

DEEDPLOT

SALE DATA SHEET
Doc. 2022-140-06424



FLOOD MAP

SALE DATA SHEET
Doc. 2022-140-06424



LOCATION MAP

Prepared by and return to:
DAVID A. HOLMES, Esquire
FARR, FARR, EMERICH, HACKETT, CARR & HOLMES, P.A.
99 Nesbit Street
Punta Gorda, FL 33950

Parcel Identification No. R32-39-23-0000-0100-0000; R32-39-23-0222-1310-0160; R32-39-23-0222-1310-0140

[Space Above This Line For Recording Data]

Trustee's Deed

This Trustee's Deed made this 4th day of August, 2022 between ROBERT M. CARLTON, Individually and as Trustee of the ROBERT M. CARLTON TRUST AS AMENDED AND RESTATED ON JANUARY 20, 2014, AS FURTHER AMENDED whose post office address is 13180 Joseffa Court, Cape Haze, FL 33946, grantor, and HPG KINGS HWY LLC, a Florida limited liability company whose post office address is 24211 Harborview Road, Port Charlotte, FL 33980, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in DeSoto County, Florida, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 23 EAST, DESOTO COUNTY, FLORIDA; THENCE N.89°52'31"E., ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 2364.20 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF KINGS HIGHWAY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2924.79 FEET, A CHORD WHICH BEARS S.23°01'28"W. 65.25 FEET, AND A CENTRAL ANGLE OF 01°16'42"; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 65.26 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'12", A DISTANCE OF 685.06 FEET; THENCE S.81°02'04"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET; THENCE S.08°57'56"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 36.23 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF 18TH AVENUE AS DEPICTED AND RECORDED IN LOREDA PARK SUBDIVISION, PLAT BOOK 4, PAGE 19, OF THE PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA; THENCE S.89°59'40"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 156.53 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 14 AS DEPICTED AND RECORDED IN SAID SUBDIVISION; THENCE S.00°00'20"E., ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SAID 18TH AVENUE; THENCE N.89°59'40"E., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 147.05 FEET TO THE INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE; THENCE S.08°57'56"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 40.10 FEET; THENCE S.89°52'31"W., A DISTANCE OF 607.65 FEET; THENCE N.08°57'36"E., A DISTANCE OF 233.08 FEET; THENCE N.81°02'04"W., A DISTANCE OF 10.00 FEET; THENCE N.09°32'05"E., A DISTANCE OF 70.05 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 19TH AVENUE, AS DEPICTED AND RECORDED IN SAID SUBDIVISION; THENCE N.89°59'40"E., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 28.79 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 32 AS DEPICTED AND RECORDED IN SAID SUBDIVISION; THENCE N.00°00'20"W., ALONG THE EAST LINE OF SAID LOT 32 AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 144.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3524.79 FEET, A CHORD WHICH BEARS N.15°26'41"E. 363.15 FEET, AND A CENTRAL ANGLE OF 05°54'20"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 363.31 FEET; THENCE N.89°52'31"E., A DISTANCE OF 640.29 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 23 EAST, DESOTO COUNTY, FLORIDA.

Subject to conditions, restrictions, easements and limitations of record, if any, but this provision shall not operate to reimpose same, and further subject to taxes for 2022.

The Grantor hereby covenants that the above described property is vacant unimproved property and is not adjacent to or contiguous to any property constituting the homestead of the Grantor.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

DoubleTime®

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness Name: DAVID A. HOLMES

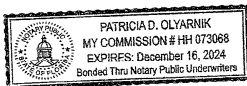
ROBERT M. CARLTON, Individually and as Trustee of the
aforesaid Trust

Witness Name: Patricia D. Olyarnik

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
4th day of Aug, 2022 by ROBERT M. CARLTON, Individually and as Trustee of the ROBERT M. CARLTON
TRUST AS AMENDED AND RESTATED ON JANUARY 20, 2014, AS FURTHER AMENDED, who ☐ is personally
known or ☒ has produced Drivers License as identification.

[Notary Seal]



Notary Public

Patricia D. Olyarnik

Printed Name:

My Commission Expires: 12/16/2024

SALE DATA SHEET
Doc. 2021-140-04728

(A)	Recording Data	DeSoto County Doc. 2021-140-04728
(B)	Grantor	Robert M. Carlton, as Trustee Robert M. Carlton Trust Agreement
(C)	Grantee	Lake Suzy Holdings, LLC
(D)	Date of Transaction	June 24, 2021
(E)	Date Inspected	April 18, 2025
(F)	Size	23,322 SF (0.535-acres)
		(Source: DeSoto County Property Appraiser records)
	Shape	Slightly Irregular
	Configuration	Proportional
	Topography	Level, at road grade, upland soils, cleared
	Flood Plain	Flood X (outside the 100-year flood plain)
	Wetlands	None.
(G)	Consideration	\$75,000
(H)	Unit Price	\$3.22/SF (net usable)
(I)	Type of Instrument	Warranty Deed
(J)	Alt-Key #	5056
(K)	Address/Location	12687 SW CR-769 (Kings Hwy), Lake Suzy, FL West side of CR-769 (Kings Hwy), ±350' south of SW Sheri Ave
(L)	Zoning	CG, Commercial General, DeSoto County
	Future Land Use	COM, Commercial, DeSoto County
(M)	Present Use	Vacant commercial land
(N)	Highest and Best Use	Commercial development
(O)	Condition of transaction	Arm's length transaction
(P)	Type of Financing	Cash to seller
(Q)	Encumbrances	There were no unusual easements or encumbrances described in the most recent deed of conveyance.

SALE DATA SHEET
Doc. 2021-140-04728

- | | | |
|-----|--|---|
| (R) | Type of Improvements | The property was improved with asphalt pavement with 14 marked parking spaces and landscaping. The site improvements did not affect the purchase price. |
| (S) | Various on-site utilities | Public water and sewer services are available to this location. |
| (T) | Confirmation | Barbara Laishley, grantee, (941) 639-3949 |
| (U) | Motivation of parties | Grantor: Sell real estate for profit
Grantee: Land investment |
| (V) | Analysis of pertinent sale information | No duress was reported for either party. |
| (W) | Exposure Time | Varies, typically 6 to 12 months |
| (X) | Days on the Market | Unknown |
| (Y) | Remarks | |

This is the sale of a 23,322 SF (0.535-acre) tract of commercial land located along the west side of CR-769 (Kings Hwy), ±350' south of SW Sheri Ave in the Lake Suzy community. The property is zoned CG (Commercial General) and lies in a COM (Commercial) future land use district. The property has a highest and best use for commercial development. The number of households within a 1-mile radius is 3,101 and the growth rate is 1.22% annually. This is considered slow/steady growth.

The land is located along a section of CR-769 (Kings Hwy) with traffic counts of 16,600 cars/day (Site 044002, DOT 2024) and traffic growth of 7.41%. The land has a slightly irregular shape. The configuration of the property is considered proportional for development. The land is cleared and it lies entirely within Flood Zone X (outside the flood plain). The soils are 100% usable uplands. Public water and sewer services are available to this location.

The property sold in June 2021 for \$75,000 or \$3.22/SF. The property was improved with asphalt pavement with 14 marked parking spaces and landscaping. The site improvements did not affect the purchase price. No duress was reported for either party.

SALE DATA SHEET
Doc. 2021-140-04728



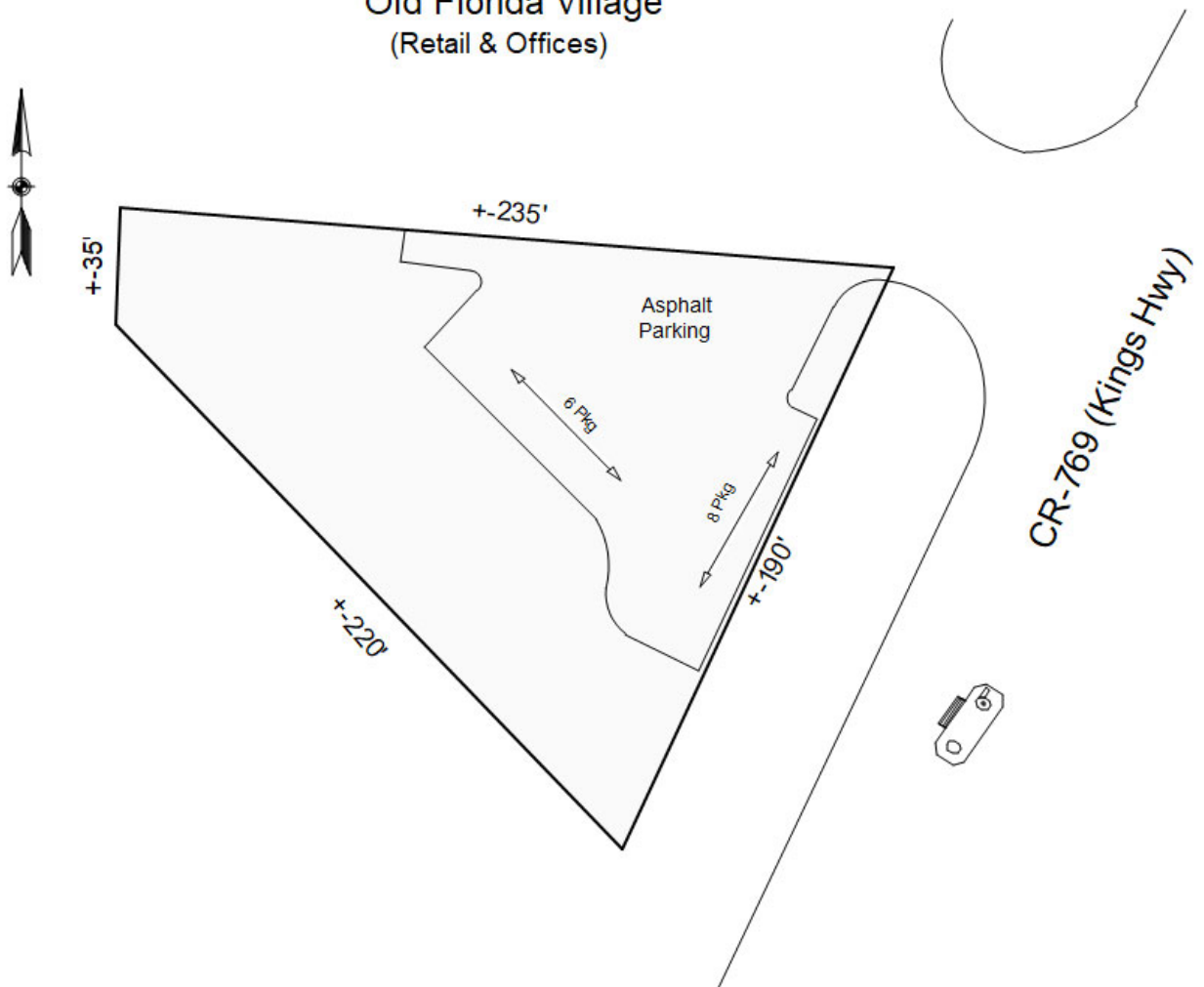
Sale 2021-140-04728: Looking Northwest from CR-769 (Kings Hwy)
Photo sourced from: Google Maps, December 2021



Sale 2021-140-04728: Aerial Photo

SALE DATA SHEET
Doc. 2021-140-04728

Old Florida Village
(Retail & Offices)



APPRAISER'S SKETCH

SALE DATA SHEET
Doc. 2021-140-04728



LOCATION MAP

Prepared by and return to:
J. Cole Brewer, Esquire
Waldron & Brewer, P.A.
124 North Brevard Ave.
Arcadia, FL 34266
863-494-4323
File Number: **319.83**
Will Call No.: **8634944323**

Parcel Identification No. **32-39-23-0401-0000-0010**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this ____ day of **June, 2021** between **Robert M. Carlton, as Trustee of the Robert M. Carlton Trust Agreement dated August 11, 2006** whose post office address is **13414 Gasparilla Road, Bldg. D Unit 503, Placida, FL 33946** of the County of **Charlotte, State of Florida**, grantor*, and **Lake Suzy Holdings, LLC** whose post office address is **20020 Veterans Blvd., Ste. 17, Port Charlotte, FL 33954** of the County of **Charlotte, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **DeSoto County, Florida**, to-wit:


Lot 1, Par 3, according to the map or plat thereof as recorded in Minor Plat Book 1, Page 232, Public Records of DeSoto County, Florida.

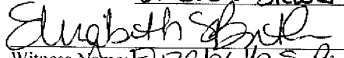
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.


* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: J. Cole Brewer


Witness Name: Elizabeth S. Butler


Robert M. Carlton, Trustee

State of Florida
County of DeSoto

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of June, 2021 by Robert M. Carlton as Trustee of the Robert M. Carlton Trust Agreement dated August 11, 2006, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Jessica L. Vinson
Notary Public

Printed Name: _____

My Commission Expires: _____

SALE DATA SHEET
Doc. 2021-140-04050

(A)	Recording Data	DeSoto County Doc. 2021-140-04050
(B)	Grantor	Michael Sheran and Christine C. Sheran
(C)	Grantee	Action 4 Investments, LLC
(D)	Date of Transaction	May 25, 2021
(E)	Date Inspected	April 18, 2025
(F)	Size	139,392 SF (3.200-acres)
		(Source: DeSoto County Property Appraiser records)
	Shape	Slightly Irregular
	Configuration	Proportional
	Topography	Level, at road grade, upland soils, cleared
	Flood Plain	Flood X (outside the 100-year flood plain)
	Wetlands	None.
(G)	Consideration	\$450,000
(H)	Unit Price	\$3.23/SF (net usable)
(I)	Type of Instrument	Warranty Deed
(J)	Alt-Key #	5017
(K)	Address/Location	12327 SW CR-769 (Kings Hwy), Lake Suzy, FL West side of CR-769 (Kings Hwy), ±1,200' north of SW Kingsway Circle
(L)	Zoning	CG, Commercial General, DeSoto County
	Future Land Use	COM, Commercial, DeSoto County
(M)	Present Use	Vacant commercial land
(N)	Highest and Best Use	Commercial development
(O)	Condition of transaction	Arm's length transaction
(P)	Type of Financing	Cash to seller
(Q)	Encumbrances	There were no unusual easements or encumbrances described in the most recent deed of conveyance.

SALE DATA SHEET
Doc. 2021-140-04050

- | | | |
|-----|--|--|
| (R) | Type of Improvements | Except for BW fencing, the property was unimproved at the time of sale. The fencing did not affect the purchase price. |
| (S) | Various on-site utilities | Public water and sewer services are not directly available to this location. |
| (T) | Confirmation | Walter Johnson, grantee, (239) 334-2039 |
| (U) | Motivation of parties | Grantor: Sell real estate for profit
Grantee: Land investment |
| (V) | Analysis of pertinent sale information | No duress was reported for either party. |
| (W) | Exposure Time | Varies, typically 6 to 12 months |
| (X) | Days on the Market | Unknown |
| (Y) | Remarks | |

This is the sale of a 139,392 SF (3.200-acre) tract of commercial land located along the west side of CR-769 (Kings Hwy), ±1,200' north of SW Kingsway Circle in the Lake Suzy community. The property is zoned CG (Commercial General) and lies in a COM (Commercial) future land use district. The property has a highest and best use for commercial development. The number of households within a 1-mile radius is 2,764 and the growth rate is 1.08% annually. This is considered slow/steady growth.

The land is located along a section of CR-769 (Kings Hwy) with traffic counts of 16,600 cars/day (Site 044002, DOT 2024) and traffic growth of 7.41%. The land has a slightly irregular shape. The configuration of the property is considered proportional for development. The land is cleared and it lies entirely within Flood Zone X (outside the flood plain). Except for a small area at the southwest corner, the soils are 100% usable uplands. Public water and sewer services are not directly available to this location.

The property sold in May 2021 for \$450,000 or \$3.23/SF. Except for BW fencing, the property was unimproved at the time of sale. The fencing did not affect the purchase price. No duress was reported for either party.

SALE DATA SHEET
Doc. 2021-140-04050

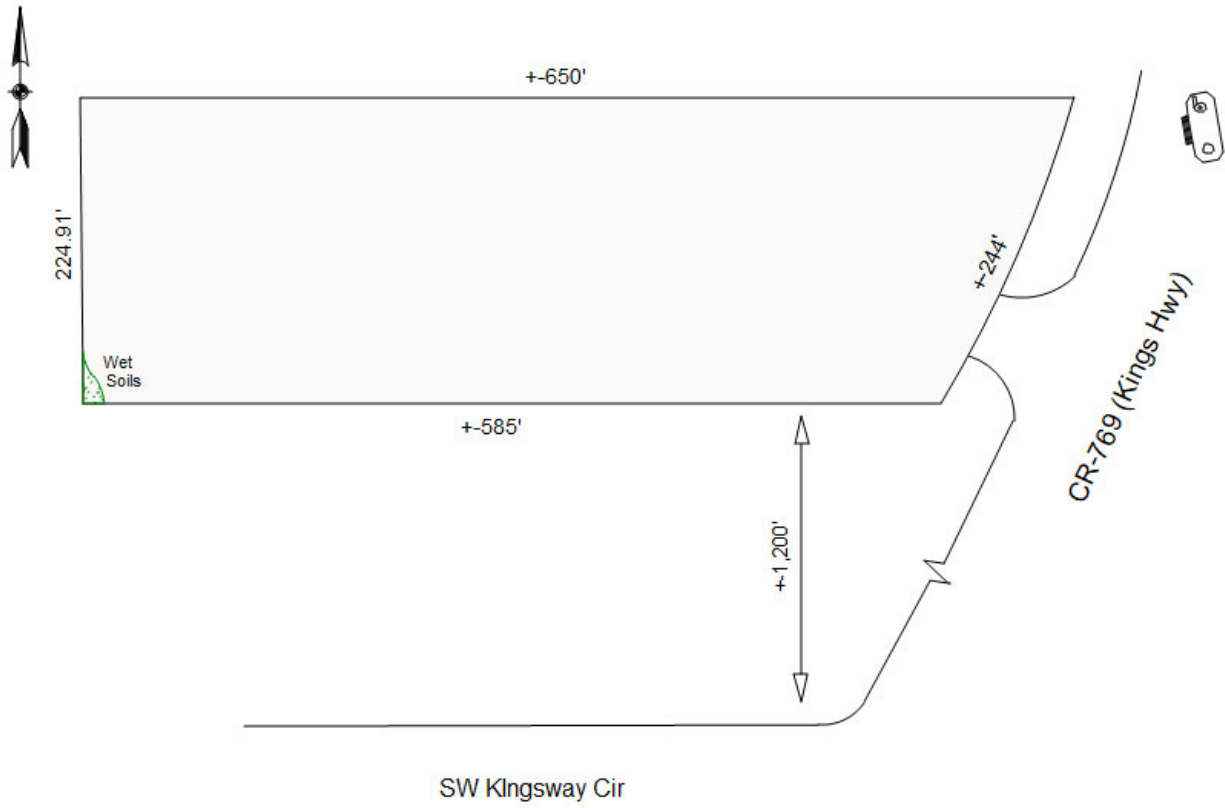


Sale 2021-140-04050: Looking Southwest from across CR-769 (Kings Hwy)
Photo taken: April 18, 2025, by Kent Evans



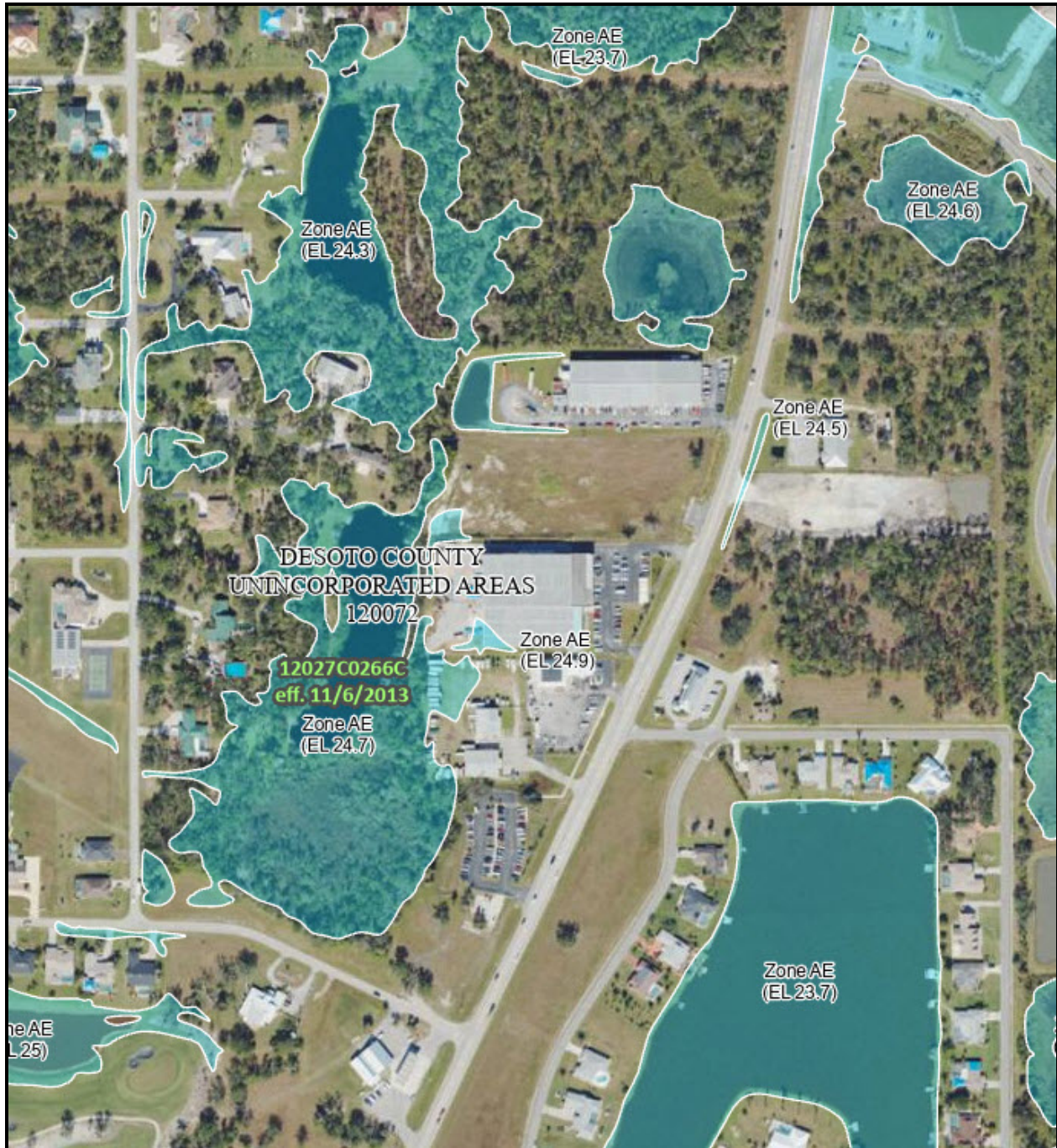
Sale 2021-140-04050: Aerial Photo

SALE DATA SHEET
Doc. 2021-140-04050



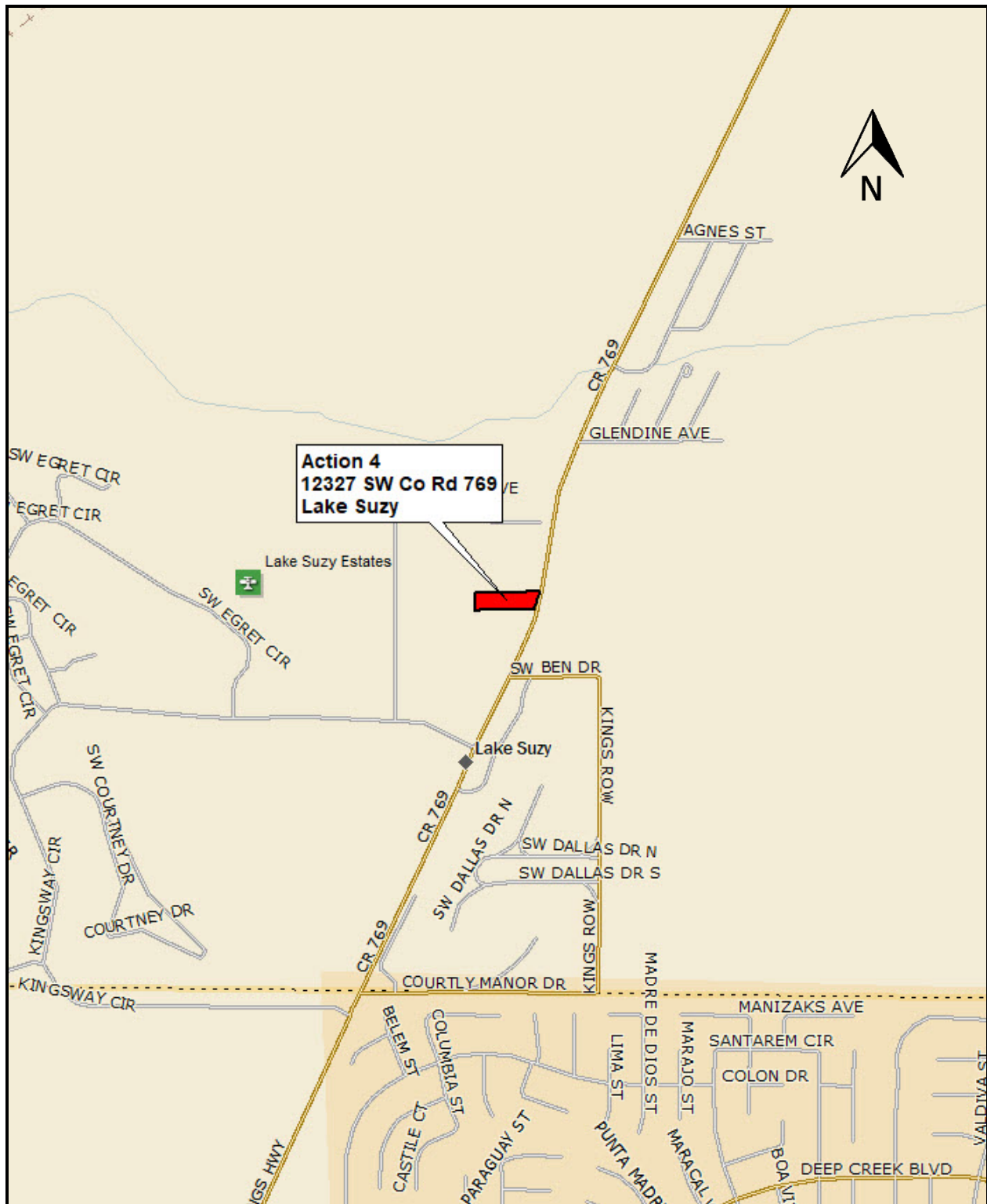
APPRAISER'S SKETCH

SALE DATA SHEET
Doc. 2021-140-04050



FLOOD MAP

SALE DATA SHEET
Doc. 2021-140-04050



LOCATION MAP

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Patricia A. Aymond
FLORIDA ABSTRACT & SECURITY TITLE CORPORATION
2575 Tamiami Trail Port Charlotte, FL 33952

Parcel Identification (Folio) Number: 32-39-23-0122-1100-0010

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 25 day of May, 2021 by MICHAEL SHERAN and CHRISTINE C SHERAN, husband and wife, whose post office address is 12222 SW Austin Ave, Lake Suzy, FL 34269 herein called the grantors, to ACTION 4 INVESTMENTS, LLC, a Florida Limited Liability Co whose post office address is 6900 SW Airboat Dr., Arcadia, FL 34266, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in DESOTO County, State of Florida, viz:

SEE ATTACHED EXHIBIT A

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature
Patricia Aymond
Witness #1 Printed Name
Shelly Waldrop
Witness #2 Signature
Shelly Waldrop
Witness #2 Printed Name

[Signature]
MICHAEL SHERAN
[Signature]
CHRISTINE C SHERAN

STATE OF Florida
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of physical appearance this 25 day of May, 2021 by MICHAEL SHERAN and CHRISTINE C SHERAN who are personally known to me or have produced _____ as identification and who did not take an oath.

SEAL

[Signature]
Notary Public
Patricia A Aymond
Printed Notary Name

My Commission Expires:



Exhibit "A" (Legal Description)

The Northerly 224.91 feet of the following described legal:

Blocks 99 and 110 of LOREDA PARK, a Subdivision according to the Plat thereof as recorded in Plat Book 4, Page 19, of the Public Records of Desoto County, Florida, now vacated; also that portion of the vacated 15th Avenue right-of-way lying South of the centerline of the said 15th Avenue and bounded on the East by Westerly right-of-way line of Kings Highway and bounded on the West by the Easterly right-of-way line of Jane Street; also that portion of the vacated Jane Street right-of-way lying east of the centerline of the said Jane Street and bounded on the North by centerline of 15th Avenue and bounded on the South by the Northerly right-of-way line of 13th Avenue; and that portion of the vacated 14th Avenue right-of-way bounded on the West by the Easterly right-of-way line of Jane Street and bounded on the East by the Westerly right-of-way line of Kings Highway.

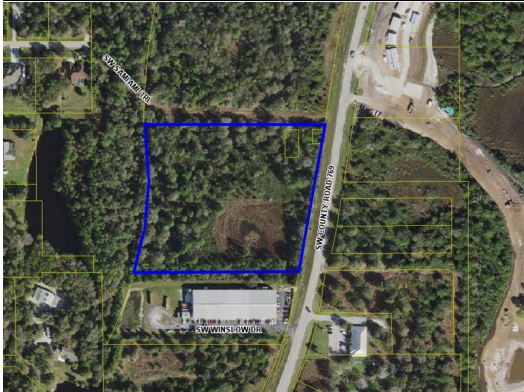
Cross Property 360 Property View

SW CO ROAD 769, LAKE SUZY, Florida 34269

Listing

C7470720

SW CO ROAD 769, LAKE SUZY, FL 34269



County: DeSoto
Subdiv:
Subdiv/Condo:
Style: Commercial
On Market Date: 02/01/2023
Total Acreage: 5 to less than 10
Price Per Acre: \$125,165.00
For Lease: No
Flood Zone Code: X & AE

Status: Canceled (WDN-U)
List Price: \$950,000
Designated Builder:
Special Sale: None
ADOM: 651
CDOM: 651
Pets:

Excellent location on Kings Highway in the Lake Suzy area of SW DeSoto County, and near I-75 Exit 170 (Kings Highway). In area established residential neighborhoods, small office parks, manufacturing and distribution centers, the new Preserve America community, and numerous new multi-family and commercial developments at I-75 Exit 170 about a mile to the south. The site contains 7.59 acres with around 550 feet of frontage along the highway. Utilities are along Kings Highway. The zoning is CG, Commercial General, allowing a variety of uses.

Land, Site, and Tax Information

Legal Desc: South 7.59 acres of 32-39-23-0000-0100-0000. See attached survey and legal description

SE/TP/RG: 32-39-23

Subdivision #:

Between US 1 & River:

Tax ID: [32-39-23-0000-0100-0000](#)

Taxes: \$3,447

Homestead:

AG Exemption YN:

Add Parcel: No

Ownership: Fee Simple

Book/Page:

Lot Dimensions: 550x607x550x621

Water Frontage: No

Utilities: BB/HS Internet Available, Electricity Available, Sewer Nearby, Water Nearby

Water: None

Sewer: None

Horse Amenities:

Road Surface Type: Asphalt

Community Information

HOA / Comm Assn:

Master Assn/Name: No

HOA Fee:

HOA Pmt Sched:

Master Assn Fee:

Mo Maint\$(add HOA):

Master Assn Ph:

Realtor Information

List Agent: [Steve Gant](#)

E-mail: steve@Riverside-Services.com

Office: [RIVERSIDE REALTY SERVICES LLC](#)

Original Price: \$980,000

Previous Price: \$980,000

Seller Representation:

Owner: ROBERT M. CARLTON, TRUSTEE

Withdrawn Unconditional: 11/13/2024

Terms:

Listing Service Type: Full Service

Realtor Info: Survey Available

Showing Instructions: Go Direct

Driving Directions: Kings Highway (SW County Road 769) north from I-75 approximately 1.5 miles and property is on your left.

Realtor Remarks: This site was split from the parent tract identified by the parcel number shown. A new parcel number has not been assigned yet online.

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

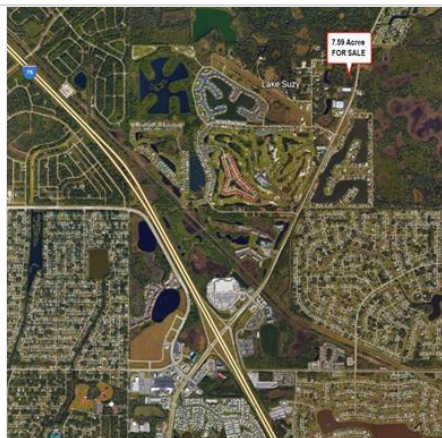
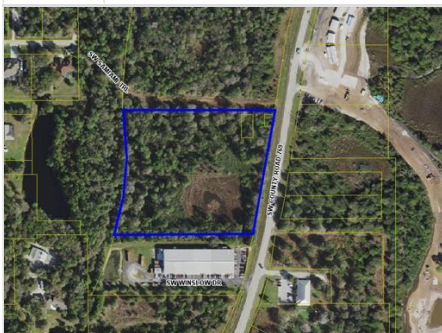
Phone:

Fax:

MLS#	Change Type Y Dt	List Price/ Sold Price	Address City	Beds SqFt	List Date Tax ID	Zip Code	Current List Office List Agt
C7470720	CANC, 11/13/2024	\$950,000	SW CO ROAD 769 LAKE SUZY		02/01/2023 32-39-23-0000-0100-0000	34269	RIVERSIDE REALTY SERVICES LLC Steve Gant
C7470720	DECR, 07/21/2023	\$950,000	SW CO ROAD 769		02/01/2023	34269	RIVERSIDE REALTY SERVICES LLC

LAND-DeSoto			LAKE SUZY	32-39-23-0000-0100-0000	Steve Gant
C7470720	NEW, 02/01/2023	\$980,000	SW CO ROAD 769	02/01/2023 34269	RIVERSIDE REALTY SERVICES LLC
LAND-DeSoto			LAKE SUZY	32-39-23-0000-0100-0000	Steve Gant
J950822	SLD, 08/05/2022	\$635,000	SW CO ROAD 769	08/05/2022 34269	STELLAR NON-MEMBER OFFICE
LAND-DeSoto			LAKE SUZY	32-39-23-0000-0100-0000	Stellar Non-Member Agent
C7213386	SLD, 08/05/2022	\$800,000	CO ROAD 769	07/10/2015 34269	RIVERSIDE REALTY SERVICES LLC
LAND-DeSoto			LAKE SUZY	32-39-23-0000-0100-0000	Steve Gant
C7213386	PNC, 02/25/2022	\$950,000	CO ROAD 769	07/10/2015 34269	RIVERSIDE REALTY SERVICES LLC
LAND-DeSoto			LAKE SUZY	32-39-23-0000-0100-0000	Steve Gant
C7213386	DECR, 02/08/2022	\$950,000	CO ROAD 769	07/10/2015 34269	RIVERSIDE REALTY SERVICES LLC
LAND-DeSoto			LAKE SUZY	32-39-23-0000-0100-0000	Steve Gant
C7213386	BOM, 01/14/2019	\$1,350,000	CO ROAD 769	07/10/2015 34269	RIVERSIDE REALTY SERVICES LLC
LAND-DeSoto			LAKE SUZY	32-39-23-0000-0100-0000	Steve Gant
C7213386	EXP, 12/31/2017	\$1,350,000	CO ROAD 769	07/10/2015 34269	RIVERSIDE REALTY SERVICES LLC
LAND-DeSoto			LAKE SUZY	32-39-23-0000-0100-0000	Steve Gant
C7213386	NEW, 07/10/2015	\$1,350,000	CO ROAD 769	07/10/2015 34269	RIVERSIDE REALTY SERVICES LLC
LAND-DeSoto			LAKE SUZY	32-39-23-0000-0100-0000	Steve Gant

Photos



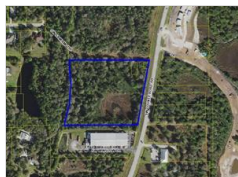
History

Listing History from MLS

MLS#: [C7470720](#)
Canceled (WDN-U)

[SW Co Road 769 LAKE SUZY 34269](#)
Tax ID: 32-39-23-0000-0100-0000

PropType: **LAND**
LO: RIVERSIDE REALTY SERVICES LLC
LA: Steve Gant

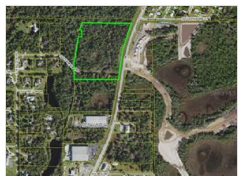


Eff Date	Change Type	Change Info	Current Price	DOM
11/13/2024	Canceled	ACT->CAN	\$950,000	651
07/21/2023		980000.00->950000	\$950,000	170
02/01/2023	New Listing	->ACT	\$980,000	

MLS#: [J950822](#)
Sold

[SW Co Road 769 LAKE SUZY 34269](#)
Tax ID: 32-39-23-0000-0100-0000

PropType: **LAND**
LO: STELLAR NON-MEMBER OFFICE
LA: Stellar Non-Member Agent



Eff Date	Change Type	Change Info	Current Price	DOM
08/05/2022	Closed	INC->SLD	\$635,000	0

MLS#: **C7213386**
Sold

Co Road 769 LAKE SUZY 34269
Tax ID: 32-39-23-0000-0100-0000

PropType: **LAND**
LO: RIVERSIDE REALTY SERVICES LLC
LA: Steve Gant



Eff Date	Change Type	Change Info	Current Price	DOM
08/05/2022	Closed	PND->SLD	\$800,000	2,043
02/25/2022	Pending	ACT->PND	\$950,000	2,043
02/08/2022		1350000.00->950000	\$950,000	2,026
01/14/2019	Back On Market	EXP->ACT	\$1,350,000	905
12/31/2017	Expired	ACT->EXP	\$1,350,000	906
07/10/2015	New Listing	->ACT	\$1,350,000	

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom. Document Type	Multi/Split	Buyer Name(s)	Buyer Name(s)2	Seller Name(s)	Title Company	Doc. #
08/05/22	08/04/22	\$635,000	Trustee Deed	MULTIPLE	Hpg Kings Hwy Llc		Carlton Robert M	Attorney Only	14006424
08/05/22	07/25/22	\$800,000	Warranty Deed	MULTI	Carlton Robert M Trust		Developers Depot Inc	Attorney Only	14006420
12/02/96	10/25/96		Warranty Deed		Shoaff Fred B		Dev Depot Inc		375-815
12/02/96	12/06/95		Quit Claim Deed	MULTI	Dev Depot Inc		Shepard Ben		375-811
11/15/96	10/25/96	\$127,600	Warranty Deed	MULTIPLE	Shoaff Fred B		Dev Depot Inc		374-795
12/12/95			Quit Claim Deed		Dev Depot Inc		Shepard Ben & Harriett C		356-91

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Cross Property 360 Property View

12354 SW CO ROAD 769, LAKE SUZY, Florida 34269

Listing

C7473866 12354 SW CO ROAD 769, LAKE SUZY, FL 34269



County: DeSoto
Subdiv:
Subdiv/Condo:
Style: Commercial
On Market Date: 04/05/2023
Total Acreage: 2 to less than 5
Price Per Acre: \$248,963.00
For Lease: No
Flood Zone Code: X

Status: Expired
List Price: \$1,200,000
Designated Builder:

Special Sale: None
ADOM: 726
CDOM: 726
Pets:

LOCATION! PRIME COMMERCIAL 5 ACRES 2 MILES NORTH OF 1-75. This area of County Rd 769 is located in Desoto County. This is a thriving area to build with fewer costs than the surrounding counties. This location is booming with residential and multi- family units. The property has Commercial General Zoning, and all utilities available in the easements, ready for your project.

Land, Site, and Tax Information

Legal Desc: BEG AT THE INT OF C/L OF SAID 14TH AV & THE C/L OF SAID BOLAND ST TH S 0D13M16S E ALG C/L OF BOLAND ST 300 FT TO THE C/L OF 13TH AV TH S 89D42M46S W 598.42 FT TO THE C/L OF SHERI ST TH S 24D58M51S W 17.13 FT TH N 65D01M09S W 25 FT TO THE SE COR OF LO T 7 BLK 8 TH CONT N 65D01M09S W 125 FT TO THE SW COR OF LOT 7 TH N 24D58M51S E ALG W LI BLK 8 342 FT TH S 65D01M09S E 135.44 FT TH N 89D42M46S E 473.26 FT TO POB OR 521/469 OR 545/533

SE/TP/RG: 32-39-23

Subdivision #:

Between US 1 & River:

Tax ID: [32-39-23-0000-0303-0000](#)

Taxes: \$2,743

Homestead:

AG Exemption YN:

Add Parcel: No

Ownership: Fee Simple

Book/Page:

Lot Dimensions: 317X697X284X833

Water Frontage: No

Utilities: Electrical Nearby

Water: Public

Sewer: Public Sewer

Horse Amenities:

Zoning: CG

Future Land Use:

Zoning Comp:

Tax Year: 2022

Annual CDD Fee:

Additional Tax IDs:

Complex/Comm Name:

Land Lease Fee:

Lot Size Acres: 4.82

Block/Parcel: 8

Front Footage: 317

Front Exposure:

Lot #: 7

Other Exemptions:

Development:

Subdiv/Condo:

Lot Size: 209,959 SqFt / 19,506 SqM

Road Surface Type: Paved

Community Information

HOA / Comm Assn:

HOA Fee:

Master Assn/Name: No

HOA Pmt Sched:

Master Assn Fee:

Mo Maint\$(add HOA):

Master Assn Ph:

Realtor Information

List Agent: [Lisa Wargo](#)

E-mail: lisakwargo@gmail.com

List 2 Agent: [Sam Sanders](#)

List Agent 2 Email: ssanders1947@gmail.com

Office: [COLDWELL BANKER SUNSTAR REALTY](#)

Original Price: \$1,275,000

Previous Price: \$1,275,000

Seller Representation:

Owner: MICHAEL MEAGHER

Listing Service Type: Full Service

Showing Instructions: Go Direct

Driving Directions: 1-75 Exit 170 North 2 miles property is on the right with a large sign.

List Agent ID: 274507608

List Agent Fax: 941-637-5827

List Agent 2 ID: 274506142

Office Fax: 941-637-5827

Price Change: 11/17/2023

Owner Phone:

List Agent Direct: 863-529-3736

List Agent Cell:

List Agent 2 Phone: 941-979-7391

Office ID: 274500214

Office Phone: 941-637-1090

Expiration Date: 03/31/2025

Listing Type: Exclusive Right To Sell

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name: GTS LAW FIRM

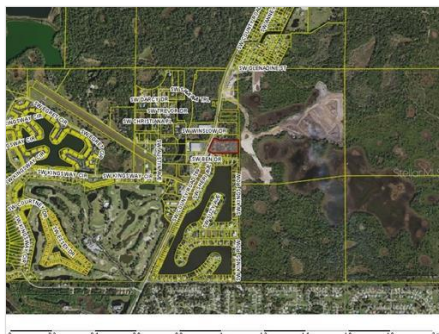
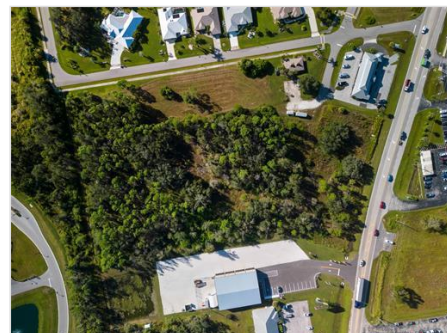
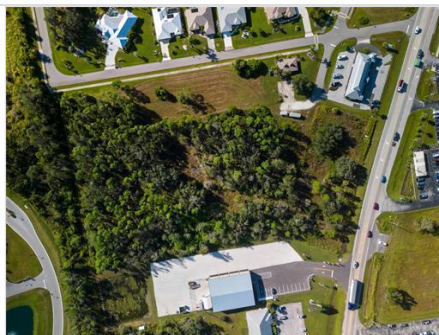
Phone:

Fax:

MLS#	Change	List Price/	Address	Beds	List Date	Zip Code	Current List Office
PType-County	Type Y Dt	Sold Price	City	SqFt	Tax ID		List Agt
C7473866	EXP, 03/31/2025	\$1,200,000	12354 SW CO ROAD 769		04/04/2023	34269	COLDWELL BANKER SUNSTAR REALTY
LAND-DeSoto			LAKE SUZY		32-39-23-0000-0303-0000		Lisa Wargo
C7473866	DECR, 11/17/2023	\$1,200,000	12354 SW CO ROAD 769		04/04/2023	34269	COLDWELL BANKER SUNSTAR REALTY
LAND-DeSoto			LAKE SUZY		32-39-23-0000-0303-0000		Lisa Wargo

C7473866	NEW, 04/05/2023	\$1,275,000	12354 SW CO ROAD 769 LAKE SUZY	04/04/2023	34269	COLDWELL BANKER SUNSTAR REALTY Lisa Wargo
LAND-DeSoto				32-39-23-0000-0303-0000		
C7241054	CANC, 10/02/2018	\$549,900	SW CO ROAD 769 LAKE SUZY	06/28/2017	34269	Thomas Ryan Real Estate Manage Shannon Gadbois
LAND-DeSoto				32-39-23-0000-0303-0000		
C7241054	NEW, 06/28/2017	\$549,900	SW CO ROAD 769 LAKE SUZY	06/28/2017	34269	Thomas Ryan Real Estate Manage Shannon Gadbois
LAND-DeSoto				32-39-23-0000-0303-0000		
C7052080	WDN-C, 02/12/2016	\$699,000	0 RD 769 LAKE SUZY	01/28/2014	34269	Coldwell Banker Sunstar Realty Bill Dryburgh
LAND-DeSoto				32-39-23-0000-0303-0000		
C7052080	NEW, 01/28/2014	\$699,000	0 RD 769 LAKE SUZY	01/28/2014	34269	Coldwell Banker Sunstar Realty Bill Dryburgh
LAND-DeSoto				32-39-23-0000-0303-0000		
C7021309	WDN-C, 08/03/2013	\$1,145,000	KINGS HWY ARCADIA	01/26/2011	34269	RE/MAX ANCHOR OF MARINA PARK GERALD HAYES
LAND-DeSoto				32-39-23-0000-0303-0000		
C7021309	NEW, 01/26/2011	\$1,145,000	KINGS HWY ARCADIA	01/26/2011	34269	RE/MAX ANCHOR OF MARINA PARK GERALD HAYES
LAND-DeSoto				32-39-23-0000-0303-0000		

Photos



History

Listing History from MLS

MLS#: [C7473866](#)
Expired

[12354 SW Co Road 769 LAKE SUZY 34269](#)
Tax ID: 32-39-23-0000-0303-0000

PropType: **LAND**
LO: COLDWELL BANKER SUNSTAR REALTY
LA: Lisa Wargo



Eff Date	Change Type	Change Info	Current Price	DOM
03/31/2025	Expired	ACT->EXP	\$1,200,000	726
11/17/2023		1275000.00->1200000	\$1,200,000	226
04/05/2023	New Listing	->ACT	\$1,275,000	

MLS#: [C7241054](#)
Canceled (WDN-U)

[SW Co Road 769 LAKE SUZY 34269](#)
Tax ID: 32-39-23-0000-0303-0000

PropType: **LAND**
LO: Thomas Ryan Real Estate Manage
LA: Shannon Gadbois



Eff Date	Change Type	Change Info	Current Price	DOM
10/02/2018	Canceled	ACT->CAN	\$549,900	461
06/28/2017	New Listing	->ACT	\$549,900	

MLS#: [C7052080](#)
Withdrawn Conditional

[0 Rd 769 LAKE SUZY 34269](#)
Tax ID: 32-39-23-0000-0303-0000

PropType: **LAND**
LO: Coldwell Banker Sunstar Realty
LA: Bill Dryburgh



Eff Date	Change Type	Change Info	Current Price	DOM
02/12/2016	Withdrawn	ACT->WDN	\$699,000	744
01/28/2014	New Listing	->ACT	\$699,000	

MLS#: [C7021309](#)
Withdrawn Conditional

[Kings Hwy ARCADIA 34269](#)
Tax ID: 32-39-23-0000-0303-0000

PropType: **LAND**
LO: RE/MAX ANCHOR OF MARINA PARK
LA: GERALD HAYES



Eff Date	Change Type	Change Info	Current Price	DOM
08/03/2013	Withdrawn	ACT->WDN	\$1,145,000	
01/26/2011	New Listing	->ACT	\$1,145,000	

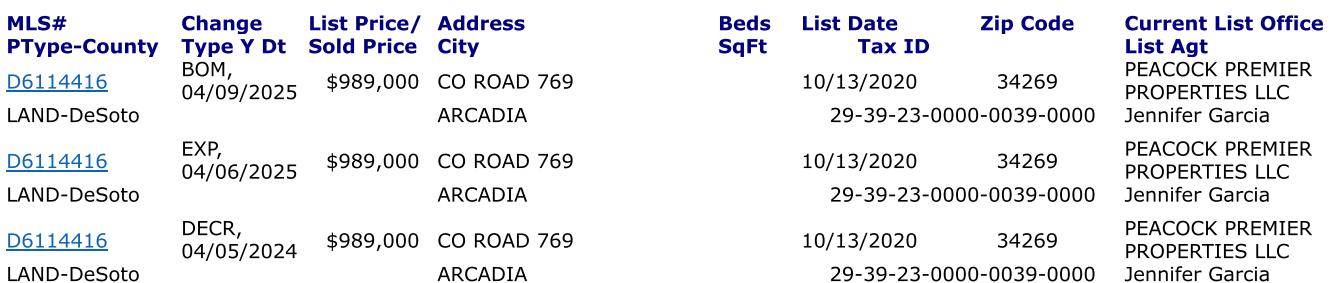
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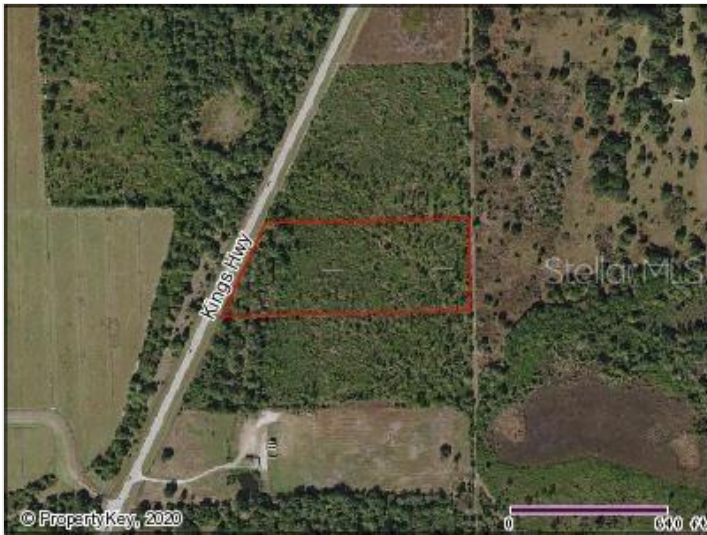
CO ROAD 769, ARCADIA, Florida 34269

D6114416 **CO ROAD 769, ARCADIA, FL 34269**



D6114416 LAND-DeSoto	INCR, 04/06/2022	\$1,389,000	CO ROAD 769 ARCADIA	10/13/2020 29-39-23-0000-0039-0000	34269	PEACOCK PREMIER PROPERTIES LLC Jennifer Garcia
D6114416 LAND-DeSoto	BOM, 04/06/2022	\$949,000	CO ROAD 769 ARCADIA	10/13/2020 29-39-23-0000-0039-0000	34269	PEACOCK PREMIER PROPERTIES LLC Jennifer Garcia
D6114416 LAND-DeSoto	CANC, 03/25/2022	\$949,000	CO ROAD 769 ARCADIA	10/13/2020 29-39-23-0000-0039-0000	34269	PEACOCK PREMIER PROPERTIES LLC Jennifer Garcia
D6114416 LAND-DeSoto	BOM, 10/20/2021	\$949,000	CO ROAD 769 ARCADIA	10/13/2020 29-39-23-0000-0039-0000	34269	PEACOCK PREMIER PROPERTIES LLC Jennifer Garcia
D6114416 LAND-DeSoto	EXP, 10/13/2021	\$949,000	CO ROAD 769 ARCADIA	10/13/2020 29-39-23-0000-0039-0000	34269	PEACOCK PREMIER PROPERTIES LLC Jennifer Garcia
D6114416 LAND-DeSoto	DECR, 01/14/2021	\$949,000	CO ROAD 769 ARCADIA	10/13/2020 29-39-23-0000-0039-0000	34269	PEACOCK PREMIER PROPERTIES LLC Jennifer Garcia
D6114416 LAND-DeSoto	NEW, 10/13/2020	\$1,200,000	CO ROAD 769 ARCADIA	10/13/2020 29-39-23-0000-0039-0000	34269	PEACOCK PREMIER PROPERTIES LLC Jennifer Garcia
C7230279 LAND-DeSoto	CANC, 10/04/2018	\$777,000	CO ROAD 769 ARCADIA	09/19/2016 29-39-23-0000-0039-0000	34269	RE/MAX Harbor Realty Robert Boehm
C7230279 LAND-DeSoto	INCR, 01/11/2018	\$777,000	CO ROAD 769 ARCADIA	09/19/2016 29-39-23-0000-0039-0000	34269	RE/MAX Harbor Realty Robert Boehm
C7230279 LAND-DeSoto	NEW, 09/22/2016	\$693,400	CO ROAD 769 ARCADIA	09/19/2016 29-39-23-0000-0039-0000	34269	RE/MAX Harbor Realty Robert Boehm
C7200791 LAND-DeSoto	WDN-C, 06/23/2016	\$949,000	KINGS HWY/8 ACRES ARCADIA	07/11/2014 29-39-23-0000-0039-0000	34269	THOMAS RYAN REAL ESTATE MANAGE Shannon Gadbois
C7200791 LAND-DeSoto	NEW, 07/11/2014	\$949,000	KINGS HWY/8 ACRES ARCADIA	07/11/2014 29-39-23-0000-0039-0000	34269	THOMAS RYAN REAL ESTATE MANAGE Shannon Gadbois
C7200789 COMS-DeSoto	WDN-C, 06/23/2016	\$949,000	0 KINGS HIGHWAY ARCADIA	07/11/2014 29-39-23-0000-0039-0000	34269	THOMAS RYAN REAL ESTATE MANAGE Shannon Gadbois
C7200789 COMS-DeSoto	NEW, 07/11/2014	\$949,000	0 KINGS HIGHWAY ARCADIA	07/11/2014 29-39-23-0000-0039-0000	34269	THOMAS RYAN REAL ESTATE MANAGE Shannon Gadbois
C668795 LAND-DeSoto	WDN-C, 05/19/2010	\$1,699,000	KINGS HIGHWAY ARCADIA	04/02/2007 29-39-23-0000-0039-0000	34269	Thomas Ryan Real Estate Manage ROBERT BOEHM
C668795 LAND-DeSoto	DECR, 01/08/2010	\$1,699,000	KINGS HIGHWAY ARCADIA	04/02/2007 29-39-23-0000-0039-0000	34269	Thomas Ryan Real Estate Manage ROBERT BOEHM
C668795 LAND-DeSoto	DECR, 09/09/2009	\$1,916,640	KINGS HIGHWAY ARCADIA	04/02/2007 29-39-23-0000-0039-0000	34269	Thomas Ryan Real Estate Manage ROBERT BOEHM
C668795 LAND-DeSoto	NEW, 04/02/2007	\$3,397,680	KINGS HIGHWAY ARCADIA	04/02/2007 29-39-23-0000-0039-0000	34269	Thomas Ryan Real Estate Manage ROBERT BOEHM
C627736 LAND-DeSoto	EXP, 03/31/2007	\$4,007,520	SW COUNTY RD 769 ARCADIA	03/06/2006 29-39-23-0000-0039-0000	34226	BERSON REALTY GROUP LINDA BERSON
C627736 LAND-DeSoto	NEW, 03/06/2006	\$4,372,335	SW COUNTY RD 769 ARCADIA	03/06/2006 29-39-23-0000-0039-0000	34226	BERSON REALTY GROUP LINDA BERSON

Photos



History

Listing History from MLS

MLS#: [D6114416](#)

Active

[Co Road 769 ARCADIA 34269](#)

Tax ID: 29-39-23-0000-0039-0000

PropType: **LAND**

LO: PEACOCK PREMIER PROPERTIES LLC

LA: Jennifer Garcia



Eff Date	Change Type	Change Info	Current Price	DOM
04/09/2025	Back On Market	EXP->ACT	\$989,000	1,617
04/06/2025	Expired	ACT->EXP	\$989,000	1,617
04/05/2024		1389000.00->989000	\$989,000	1,251
04/06/2022		949000.00->1389000	\$1,389,000	521
04/06/2022	Back On Market	CAN->ACT	\$949,000	521
03/25/2022	Canceled	ACT->CAN	\$949,000	521
10/20/2021	Back On Market	EXP->ACT	\$949,000	365
10/13/2021	Expired	ACT->EXP	\$949,000	365
01/14/2021		1200000.00->949000	\$949,000	93
10/13/2020	New Listing	->ACT	\$1,200,000	

MLS#: [C7230279](#)

Canceled (WDN-U)

[Co Road 769 ARCADIA 34269](#)

Tax ID: 29-39-23-0000-0039-0000

PropType: **LAND**

LO: RE/MAX Harbor Realty

LA: Robert Boehm



Eff Date	Change Type	Change Info	Current Price	DOM
10/04/2018	Canceled	ACT->CAN	\$777,000	745
01/11/2018	Price Change	693400.00->777000.00	\$777,000	479
09/22/2016	New Listing	->ACT	\$693,400	

MLS#: [C7200791](#)

Withdrawn Conditional

[Kings Hwy/8 Acres ARCADIA 34269](#)

Tax ID: 29-39-23-0000-0039-0000

PropType: **LAND**

LO: THOMAS RYAN REAL ESTATE MANAGE

LA: Shannon Gadbois



Eff Date	Change Type	Change Info	Current Price	DOM
06/23/2016	Withdrawn	ACT->WDN	\$949,000	713
07/11/2014	New Listing	->ACT	\$949,000	

MLS#: [C7200789](#)

Withdrawn Conditional

[0 Kings Highway ARCADIA 34269](#)

Tax ID: 29-39-23-0000-0039-0000

PropType: **COMS**

LO: THOMAS RYAN REAL ESTATE MANAGE

LA: Shannon Gadbois



Eff Date	Change Type	Change Info	Current Price	DOM
06/23/2016	Withdrawn	ACT->WDN	\$949,000	713
07/11/2014	New Listing	->ACT	\$949,000	

MLS#: C668795
Withdrawn Conditional

Kings Highway Arcadia 34269
Tax ID: 29-39-23-0000-0039-0000

PropType: LAND
LO: Thomas Ryan Real Estate Manage
LA: ROBERT BOEHM



Eff Date	Change Type	Change Info	Current Price	DOM
05/19/2010	Withdrawn	ACT->WDN	\$1,699,000	
01/08/2010	Price Change	1916640.00->1699000.00	\$1,699,000	
09/09/2009	Price Change	2404512.00->1916640.00	\$1,916,640	
04/02/2007	New Listing	->ACT	\$3,397,680	

MLS#: C627736
Expired

SW County Rd 769 Arcadia 34226
Tax ID: 29-39-23-0000-0039-0000

PropType: LAND
LO: BERSON REALTY GROUP
LA: LINDA BERSON



Eff Date	Change Type	Change Info	Current Price	DOM
03/31/2007	Expired	ACT->EXP	\$4,007,520	
03/06/2006	New Listing	->ACT	\$4,372,335	

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom. Document Type	Multi/Split	Buyer Name(s)	Buyer Name(s)2	Seller Name(s)	Title Company	Doc. #
12/09/05	12/02/05	\$1,600,000	Warranty Deed		Escape Lc		Sheran Michael Attorney Only		573-688
06/07/96	06/03/96	\$30,000	Special Warranty Deed		Sheran Michael D & Christine C		Chrysler 1st Business Credit C		365-661
10/01/79	\$10,000	Deed (Reg)	MULTIPLE		Owner Record		Owner Record		319-1033
		Warranty Deed							151-654

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mortgage Type Code	Term	Int Rate	Rate Type	Borrower	Borrower 2
12/16/2011	\$1,300,000		PRIVATE PARTY LENDER	YEARS	15	4.5		Escape Lc	Nackley George E
02/19/2010	\$1,300,000		PRIVATE PARTY LENDER	YEARS	3			Nackley George E	Lopez Mario & Raida
12/09/2005	\$1,300,000		PRIVATE PARTY LENDER	YEARS	5	7.5	FIXED RATE LOAN	Escape Lc	Nackley George E

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Cross Property 360 Property View

SW CO ROAD 769, ARCADIA, Florida 34269

Listing

D6114309

SW CO ROAD 769, ARCADIA, FL 34269



County: DeSoto

Subdiv:

Subdiv/Condo:

Style: Commercial

On Market Date: 10/08/2020

Total Acreage: 5 to less than 10

Price Per Acre: \$139,800.00

For Lease: No

Flood Zone Code: X

Status: Active

List Price: \$699,000

Designated Builder:

Special Sale: None

ADOM: 1,631

CDOM: 1,631

Pets:

Five (5) Acres Vacant Land Zoned Commercial in up and coming area of Desoto County on County Road 769 (Kings Highway) Ease of access to I-75. Road is scheduled to be widened to 4 lanes, which will create more flow of traffic. Road widening will affect the opposite side of road, not the side the property is on. Property already has permitted existing driveway. Across the road hundreds of homes were plotted and utilities brought to them. Matter of time with growth and housing boom is when that project resumes. Asking only approximately \$3 per sq ft. In need of a larger piece of property! Adjacent additional 8 acres MLS # D6114416

Land, Site, and Tax Information

Legal Desc: BEG NE COR TH S 00D12M07S W 948.67 FT TO POB TH CONT SAME LI 283 FT TH S 89D48M37S W

SE/TP/RG: 29-39-23

Subdivision #:

Between US 1 & River:

Tax ID: [29-39-23-0000-0034-0000](#)

Taxes: \$3,132

Homestead:

AG Exemption YN:

Add Parcel: No

Ownership: Fee Simple

Book/Page:

Lot Dimensions: 317x697x284x833

Water Frontage: No

Utilities: Other

Water: None

Sewer: None

Zoning: CN

Future Land Use:

Zoning Comp:

Tax Year: 2021

Annual CDD Fee:

Additional Tax IDs:

Complex/Comm Name:

Land Lease Fee:

Lot Size Acres: 5.00

Block/Parcel: 0

Front Footage: 317

Front Exposure:

Lot #: 0

Other Exemptions:

Development:

Subdiv/Condo:

Lot Size: 217,800 SqFt / 20,234 SqM

Community Information

HOA / Comm Assn:

HOA Fee:

HOA Pmt Sched:

Mo Maint\$(add HOA):

Realtor Information

List Agent: [Jennifer Garcia](#)

E-mail: jenniferg@peacockPremierProperties.com

Office: [PEACOCK PREMIER PROPERTIES LLC](#)

Original Price: \$599,000

Previous Price: \$899,000

Seller Representation:

Owner: ON FILE

Listing Service Type: Full Service

Realtor Info: List Agent is Related to Owner

Showing Instructions: Go Direct

Driving Directions: From Punta Gorda take Kings Highway into Desoto County (SW COUNTY ROAD 769)

List Agent ID: 256022634

List Agent Fax:

Office Fax:

Price Change: 03/29/2024

Owner Phone:

List Agent Direct: 941-380-6713

List Agent Cell: 941-380-6713

Office ID: 256023393

Office Phone: 941-286-8486

Expiration Date:

Listing Type: Exclusive Right To Sell

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

MLS#	Change Type Y Dt	List Price/ Sold Price	Address City	Beds SqFt	List Date Tax ID	Zip Code	Current List Office List Agt
D6114309	BOM, 04/09/2025	\$699,000	SW CO ROAD 769 ARCADIA		10/08/2020 29-39-23-0000-0034-0000	34269	PEACOCK PREMIER PROPERTIES LLC Jennifer Garcia
D6114309	EXP, 04/06/2025	\$699,000	SW CO ROAD 769 ARCADIA		10/08/2020 29-39-23-0000-0034-0000	34269	PEACOCK PREMIER PROPERTIES LLC Jennifer Garcia
D6114309	DECR, 03/29/2024	\$699,000	SW CO ROAD 769 ARCADIA		10/08/2020 29-39-23-0000-0034-0000	34269	PEACOCK PREMIER PROPERTIES LLC Jennifer Garcia

D6114309	INCR, 04/06/2022	\$899,000	SW CO ROAD 769 ARCADIA	10/08/2020	34269	PEACOCK PREMIER PROPERTIES LLC Jennifer Garcia
LAND-DeSoto				29-39-23-0000-0034-0000		
D6114309	BOM, 04/06/2022	\$599,000	SW CO ROAD 769 ARCADIA	10/08/2020	34269	PEACOCK PREMIER PROPERTIES LLC Jennifer Garcia
LAND-DeSoto				29-39-23-0000-0034-0000		
D6114309	CANC, 03/25/2022	\$599,000	SW CO ROAD 769 ARCADIA	10/08/2020	34269	PEACOCK PREMIER PROPERTIES LLC Jennifer Garcia
LAND-DeSoto				29-39-23-0000-0034-0000		
D6114309	BOM, 10/13/2021	\$599,000	SW CO ROAD 769 ARCADIA	10/08/2020	34269	PEACOCK PREMIER PROPERTIES LLC Jennifer Garcia
LAND-DeSoto				29-39-23-0000-0034-0000		
D6114309	EXP, 10/08/2021	\$599,000	SW CO ROAD 769 ARCADIA	10/08/2020	34269	PEACOCK PREMIER PROPERTIES LLC Jennifer Garcia
LAND-DeSoto				29-39-23-0000-0034-0000		
D6114309	NEW, 10/08/2020	\$599,000	SW CO ROAD 769 ARCADIA	10/08/2020	34269	PEACOCK PREMIER PROPERTIES LLC Jennifer Garcia
LAND-DeSoto				29-39-23-0000-0034-0000		
D6107240	CANC, 08/07/2020	\$699,000	SW CO ROAD 769 ARCADIA	06/27/2019	34269	PEACOCK PREMIER PROPERTIES LLC Jennifer Garcia
LAND-DeSoto				29-39-23-0000-0034-0000		
D6107240	NEW, 06/27/2019	\$699,000	SW CO ROAD 769 ARCADIA	06/27/2019	34269	PEACOCK PREMIER PROPERTIES LLC Jennifer Garcia
LAND-DeSoto				29-39-23-0000-0034-0000		
C7230281	CANC, 10/04/2018	\$485,600	CO ROAD 769 ARCADIA	09/19/2016	34269	RE/MAX Harbor Realty Robert Boehm
LAND-DeSoto				29-39-23-0000-0034-0000		
C7230281	INCR, 01/11/2018	\$485,600	CO ROAD 769 ARCADIA	09/19/2016	34269	RE/MAX Harbor Realty Robert Boehm
LAND-DeSoto				29-39-23-0000-0034-0000		
C7230281	NEW, 09/22/2016	\$433,400	CO ROAD 769 ARCADIA	09/19/2016	34269	RE/MAX Harbor Realty Robert Boehm
LAND-DeSoto				29-39-23-0000-0034-0000		
C7202628	WDN-C, 06/23/2016	\$435,000	0 KINGS HIGHWAY ARCADIA	09/10/2014	34269	THOMAS RYAN REAL ESTATE MANAGE Shannon Gadbois
COMS-DeSoto				29-39-23-0000-0034-0000		
C7202628	NEW, 09/10/2014	\$435,000	0 KINGS HIGHWAY ARCADIA	09/10/2014	34269	THOMAS RYAN REAL ESTATE MANAGE Shannon Gadbois
COMS-DeSoto				29-39-23-0000-0034-0000		
C7202627	WDN-C, 06/23/2016	\$435,000	KINGS HIGHWAY ARCADIA	09/10/2014	34269	THOMAS RYAN REAL ESTATE MANAGE Shannon Gadbois
LAND-DeSoto				29-39-23-0000-0034-0000		
C7202627	NEW, 09/10/2014	\$435,000	KINGS HIGHWAY ARCADIA	09/10/2014	34269	THOMAS RYAN REAL ESTATE MANAGE Shannon Gadbois
LAND-DeSoto				29-39-23-0000-0034-0000		
C7034929	WDN-C, 10/02/2013	\$651,222	KINGS HIGHWAY ARCADIA	06/15/2012	34269	THOMAS RYAN REAL ESTATE MANAGE SHANNON GADBOIS
LAND-DeSoto				29-39-23-0000-0034-0000		
C7034929	NEW, 06/15/2012	\$651,222	KINGS HIGHWAY ARCADIA	06/15/2012	34269	THOMAS RYAN REAL ESTATE MANAGE SHANNON GADBOIS
LAND-DeSoto				29-39-23-0000-0034-0000		
C7016609	WDN-C, 06/15/2012	\$1,041,955	KINGS HIGHWAY ARCADIA	08/31/2010	34269	THOMAS RYAN REAL ESTATE MANAGE SHANNON GADBOIS
LAND-DeSoto				29-39-23-0000-0034-0000		
C7016609	DECR, 06/12/2012	\$1,041,955	KINGS HIGHWAY ARCADIA	08/31/2010	34269	THOMAS RYAN REAL ESTATE MANAGE SHANNON GADBOIS
LAND-DeSoto				29-39-23-0000-0034-0000		
C7016609	NEW, 08/31/2010	\$1,390,435	KINGS HIGHWAY ARCADIA	08/31/2010	34269	THOMAS RYAN REAL ESTATE MANAGE SHANNON GADBOIS
LAND-DeSoto				29-39-23-0000-0034-0000		
C668787	WDN-C, 05/19/2010	\$999,000	KINGS HIGHWAY ARCADIA	04/02/2007	34269	Thomas Ryan Real Estate Manage ROBERT BOEHM
LAND-DeSoto				29-39-23-0000-0034-0000		
C668787	DECR, 01/08/2010	\$999,000	KINGS HIGHWAY ARCADIA	04/02/2007	34269	Thomas Ryan Real Estate Manage ROBERT BOEHM
LAND-DeSoto				29-39-23-0000-0034-0000		
C668787	DECR, 09/09/2009	\$1,197,900	KINGS HIGHWAY ARCADIA	04/02/2007	34269	Thomas Ryan Real Estate Manage ROBERT BOEHM
LAND-DeSoto				29-39-23-0000-0034-0000		
C668787	NEW, 04/02/2007	\$2,123,550	KINGS HIGHWAY ARCADIA	04/02/2007	34269	Thomas Ryan Real Estate Manage ROBERT BOEHM
LAND-DeSoto				29-39-23-0000-0034-0000		
C627716	EXP, 03/31/2007	\$2,504,700	SW COUNTY RD 769	03/06/2006	34266	BERSON REALTY GROUP

LAND-DeSoto		ARCADIA	29-39-23-0000-0034-0000	LINDA BERSON
C627716	NEW, 03/06/2006	\$2,722,500 SW COUNTY RD 769	03/06/2006 34266	BERSON REALTY GROUP
LAND-DeSoto		ARCADIA	29-39-23-0000-0034-0000	LINDA BERSON

Photos



History

Listing History from MLS

MLS#: [D6114309](#)
Active

[SW Co Road 769 ARCADIA 34269](#)
Tax ID: 29-39-23-0000-0034-0000

PropType: **LAND**
LO: PEACOCK PREMIER PROPERTIES LLC
LA: Jennifer Garcia



Eff Date	Change Type	Change Info	Current Price	DOM
04/09/2025	Back On Market	EXP->ACT	\$699,000	1,624
04/06/2025	Expired	ACT->EXP	\$699,000	1,624
03/29/2024		899000.00->699000	\$699,000	1,251
04/06/2022		599000.00->899000	\$899,000	528
04/06/2022	Back On Market	CAN->ACT	\$599,000	528
03/25/2022	Canceled	ACT->CAN	\$599,000	528
10/13/2021	Back On Market	EXP->ACT	\$599,000	365
10/08/2021	Expired	ACT->EXP	\$599,000	365
10/08/2020	New Listing	->ACT	\$599,000	

MLS#: [D6107240](#)
Canceled (WDN-U)

[SW Co Road 769 ARCADIA 34269](#)
Tax ID: 29-39-23-0000-0034-0000

PropType: **LAND**
LO: PEACOCK PREMIER PROPERTIES LLC
LA: Jennifer Garcia



Eff Date	Change Type	Change Info	Current Price	DOM
08/07/2020	Canceled	ACT->CAN	\$699,000	407
06/27/2019	New Listing	->ACT	\$699,000	

MLS#: [C7230281](#)
Canceled (WDN-U)

[Co Road 769 ARCADIA 34269](#)
Tax ID: 29-39-23-0000-0034-0000

PropType: **LAND**
LO: RE/MAX Harbor Realty
LA: Robert Boehm



Eff Date	Change Type	Change Info	Current Price	DOM
10/04/2018	Canceled	ACT->CAN	\$485,600	745
01/11/2018	Price Change	433400.00->485600.00	\$485,600	479
09/22/2016	New Listing	->ACT	\$433,400	

MLS#: [C7202628](#)
Withdrawn Conditional

[O Kings Highway ARCADIA 34269](#)
Tax ID: 29-39-23-0000-0034-0000

PropType: **COMS**
LO: THOMAS RYAN REAL ESTATE MANAGE
LA: Shannon Gadbois



Eff Date
06/23/2016
09/10/2014

Change Type
Withdrawn
New Listing

Change Info
ACT->WDN
->ACT

Current Price
\$435,000
\$435,000

DOM
652

MLS#: **C7202627**
Withdrawn Conditional

Kings Highway ARCADIA 34269
Tax ID: 29-39-23-0000-0034-0000

PropType: LAND
LO: THOMAS RYAN REAL ESTATE MANAGE
LA: Shannon Gadbois



Eff Date
06/23/2016
09/10/2014

Change Type
Withdrawn
New Listing

Change Info
ACT->WDN
->ACT

Current Price
\$435,000
\$435,000

DOM
652

MLS#: **C7034929**
Withdrawn Conditional

Kings Highway Arcadia 34269
Tax ID: 29-39-23-0000-0034-0000

PropType: LAND
LO: THOMAS RYAN REAL ESTATE MANAGE
LA: SHANNON GADBOIS



Eff Date
10/02/2013
06/15/2012

Change Type
Withdrawn
New Listing

Change Info
ACT->WDN
->ACT

Current Price
\$651,222
\$651,222

DOM

MLS#: **C7016609**
Withdrawn Conditional

Kings Highway Arcadia 34269
Tax ID: 29-39-23-0000-0034-0000

PropType: LAND
LO: THOMAS RYAN REAL ESTATE MANAGE
LA: SHANNON GADBOIS



Eff Date
06/15/2012
06/12/2012
08/31/2010

Change Type
Withdrawn
Price Change
New Listing

Change Info
ACT->WDN
1390435.00->1041955.00
->ACT

Current Price
\$1,041,955
\$1,041,955
\$1,390,435

DOM

MLS#: **C668787**
Withdrawn Conditional

Kings Highway Arcadia 34269
Tax ID: 29-39-23-0000-0034-0000

PropType: LAND
LO: Thomas Ryan Real Estate Manage
LA: ROBERT BOEHM



Eff Date
05/19/2010
01/08/2010
09/09/2009
04/02/2007

Change Type
Withdrawn
Price Change
Price Change
New Listing

Change Info
ACT->WDN
1197900.00->999000.00
1502820.00->1197900.00
->ACT

Current Price
\$999,000
\$999,000
\$1,197,900
\$2,123,550

DOM

MLS#: **C627716**
Expired

SW County Rd 769 Arcadia 34266
Tax ID: 29-39-23-0000-0034-0000

PropType: LAND
LO: BERSON REALTY GROUP
LA: LINDA BERSON



Eff Date
03/31/2007
03/06/2006

Change Type
Expired
New Listing

Change Info
ACT->EXP
->ACT

Current Price
\$2,504,700
\$2,722,500

DOM

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Document Type	Multi/Split	Buyer Name(s)	Buyer Name(s)2	Seller Name(s)	Title Company	Doc. #
05/05/08	04/25/08	\$735,000		Warranty Deed		Casanova Luis A & Ena C		Garcia Jose M & Jennifer L	Attorney Only	14004515
05/05/08	04/28/08		Y	Quit Claim Deed		Garcia Jose M & Jennifer L		Drawdy Sherman A & Cynthia R	Attorney Only	14004514
06/06/05	05/27/05	\$975,000		Warranty Deed		Garcia Jose M & Jennifer L		Drawdy Sherman A & Cynthia R	Attorney Only	563-2815
04/04/96	04/02/96	\$25,000		Special Warranty Deed		Drawdy Sherman A & Cynthia		Chrysler 1st Business Credit C		362-279
				Deed (Reg)	MULTIPLE					319-1033

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mortgage Type Code	Term	Int Rate	Rate Type	Borrower	Borrower 2
02/08/2012	\$375,000		PRIVATE PARTY LENDER			4.5		Garcia Jose M & Jennifer L	Casanova Luis C & Ena C
05/05/2008	\$575,000		PRIVATE PARTY LENDER	YEARS	5			Garcia Jose M & Jennifer L	Casanova Luis C & Ena C
06/06/2005	\$575,000	Private Individual	PRIVATE PARTY LENDER	YEARS	3	8	FIXED RATE LOAN	Garcia Jose M	Garcia Jennifer L

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Return to: (enclose self-addressed stamped envelope)

Name: ARCADIA ABSTRACT & TITLE CO.
file # 15839
Address: 20 W. Oak Street
Arcadia, Florida 34266

This Instrument Prepared by: JANE A. HERRON
ARCADIA ABSTRACT & TITLE CO.

Address: 20 W. Oak Street
Arcadia, Florida 34266

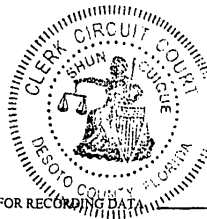
Property Appraiser Parcel Identification (Folio) Number(s):
32-39-23-0207-0040-0010

Grantee(s) S.S.#(s) 052-34-5152
381-58-3309

WARRANTY DEED FL# 994796 B 432 P 106
(FROM CORPORATION) REC NO. 01916001711

FILED AND RECORDED
DATE 06/09/1999 TM 16:38

MITZIE W. MCGAVIC CLERK
CO:DESOTO ST:FL
DOC STAMPS 665.00
INTANG TAX .00 *Km*



SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made and executed the 9th day of June A.D. 1999 by
LOREDA DEVELOPMENT, INC.

a corporation existing under the laws of FLORIDA, and having its principal place of
business at 12408 SW SHERI AVE., LAKE SUZY, FLORIDA
hereinafter called the grantor, to ERIC MEYER AND CHRISTINE SHERAN, AS CO-TRUSTEES OF THE
SHERI AVE. TRUST UNDER AN UNRECORDED TRUST AGREEMENT DATED 6/9/99
whose postoffice address is 12534 S.W. Sheri Avenue, Lake Suzy, Florida 34266

hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien,
remise, release, convey and confirm unto the grantee, all that certain land situate in DeSoto
County, Florida, viz:
LOTS 1 THROUGH 6 INCLUSIVE, IN BLOCK "4", LAKE SUZY ESTATES, as per map or
plat thereof recorded in the office of the Clerk of Circuit Court in and for
DeSoto County, Florida,
AND

LOT 7, BLOCK 4, LAKE SUZY ESTATES, as per map or plat thereof recorded in the
office of the Clerk of Circuit Court in and for DeSoto County, Florida, in
Plat Book 9, Page 23, LESS a parcel of land lying within the southerly portion
Continued

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants the title to said land and will defend the same against the lawful claims of all persons whomsoever;
and that said land is free of all encumbrances.

In Witness Whereof the grantor has caused these presents to be
(CORPORATE SEAL) executed in its name, and its corporate seal to be hereunto affixed, by its proper
officers thereunto duly authorized, the day and year first above written.

ATTEST: LOREDA DEVELOPMENT, INC.

Signed, sealed and delivered in the presence of:

Jeffrey W. Heitman
Jeffrey W. Heitman
Pauline E. Lipe
Pauline E. Lipe
STATE OF Florida
COUNTY OF DeSoto

By *David W. Shepard*
DAVID W. SHEPARD, PRESIDENT

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared DAVID W.
SHEPARD

known to me to be the PRESIDENT and
DEVELOPMENT, INC.

respectively of LOREDA

and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under
authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.
WITNESS my hand and official seal in the County and State aforesaid this 9th day of June A.D. 1999

ID PRODUCED:

Personally Known
My Commission Expires:

PAULINE E. LIPE
Notary Public, State of Florida
My comm. expires Feb. 21, 2001
Comm. No. CC617494

Pauline E. Lipe
Pauline E. Lipe Notary Public

Continuation of a Legal Description

of Lot 7, Block 4, of Lake Suzy Estates, more particularly described as follows:

Commencing at the SW corner of Section 32, Township 39 South, Range 23 East, DeSoto County, Florida; thence S 89 degrees 47'33" E along the southerly boundary of said Section 32, a distance of 405.64 ft. to the easterly right-of-way of Kings Highway; thence N 24 degrees 58'51" E along the easterly right-of-way of Kings Highway a distance of 2216.28 ft. to a point on a curve of a curve concave to the northeast, having a radius of 25.00 ft. and a radial bearing of S 65 degrees 01'09" E, said point being the P.O.B.; thence south and east along the arc of said curve through a central angle of 111 degrees 16'36", a distance of 48.55 ft. to a point on a curve of a curve concave to the northwest having a radius of 200.00 ft. and a radial bearing of N 3 degrees 42'15" E; thence along the arc of said curve through a central angle of 38 degrees 44'20", a distance of 135.224 ft.; thence S 89 degrees 52'42" W, a distance of 148.78 ft. to the P.O.B.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Shantelle Porack

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION

2575 Tamiami Trail

Port Charlotte, Florida 33952

Our File No.: **H16-0935**

Property Appraisers Parcel Identification (Folio) Number: R 32-39-23-0207-0040-0010, R 32-39-23-0207-0040-0020, R 32-39-23-0207-0040-0030, R 32-39-23-0207-0040-0040, R 32-39-23-0207-0040-0050, R 32-39-23-0207-0040-0060, R 32-39-23-0207-0040-0070, R 32-39-23-0222-0670-0010, R 32-39-23-0222-0670-0170, R 32-39-23-0222-0840-0360

Florida Documentary Stamps in the amount of \$455.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 28th day of November, 2016 by ERIC MEYER and CHRISTINE SHERAN, Individually and as Co Trustees of the Sheri Ave Trust Under Trust Agreement Dated June 9th, 1999, whose post office address is 12450 SW Sheri Ave, Lake Suzy, FL 34269 herein called the Grantors, to MICHAEL SHERAN and CHRISTINE SHERAN, husband and wife whose post office address is 12222 SW Austin Ave, Lake Suzy, FL 34269, hereinafter called the Grantees:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in DESOTO County, State of Florida, viz.:

Lots 1, 2, 3, 4, 5, and 6, Block 4, LAKE SUZY ESTATES, as per plat thereof, recorded in plat book 9, page 23 of the Public Records of DeSoto County, Florida.

Lot 7, Block 4, LAKE SUZY ESTATES, as per plat thereof, recorded in plat book 9, page 23, less a parcel of land lying within the southerly portion of Lot 7, Block 4, of LAKE SUZY ESTATES, more particularly described as follows:

Commencing at the SW corner of Section 32, Township 39 South, Range 23 East, DeSoto County, Florida; thence S 89 degrees 47'33" E along the southerly boundary of said Section 32, a distance of 405.64 ft. to the easterly right-of-way of Kings Highway; thence N 24 degrees 58'51" E along the easterly right-of-way of Kings Highway a distance of 2216.28 ft. to a point on a curve of a curve concave to the northeast, having a radius of 25.00 ft. and a radial bearing of S 65 degrees 01'09" E, said point being the P.O.B.; thence south and east along the arc of said curve through a central angle of 111 degrees 16'36", a distance of 48.55 ft. to a point on a curve of a curve concave to the northwest having a radius of 200.00 ft. and a radial bearing of N 3 degrees 42'15" E; thence along the arc of said curve through a central angle of 38 degrees 44'20", a distance of 135.224 ft.; thence S 89 degrees 52'42" W, a distance of 148.78 ft. to the P.O.B.

Lots 1 and 17, Block 67, and Lot 36, Block 84, LOREDA PARK SUBDIVISION, in Section 32, Township 39 South, Range 23 East, according to the plat thereof recorded in Plat Book 4, Page 19, of the Public Records of DeSoto county, Florida.

Less and Except: The following described parcel of land heretofore conveyed to the State of Florida for a public road Right-Of-Way by instrument dated November 22nd, 1925, between Blanche Debofsky (hereafter known as Blanche Berman), Executrix of the Estate of Nathan Debofsky, deceased, to the State of Florida, for the use and benefit of the State Department of Transportation, said Deed being duly recorded in Deed Book 119, Page 792, of the Public Records of DeSoto County, Florida, to wit:

Parcel 103: That part of Lots 1 and 17, Block 67, and Lot 36, Block 84, LOREDA PARK SUBDIVISION, in Section 32, Township 39 South, Range 23 East, as per Plat thereof recorded in Plat Book 4, Page 19, of the Public Records of DeSoto County, Florida, lying within 50 feet of the Survey Line on State Road S-741, Section 04504, said Survey Line being described as follows:

Begin on the Southerly boundary of Section 32, Township 39 South, Range 23 East, at a point 314.72 feet Easterly of the Southwest corner of said Section 32. Designated Begin Right-Of-Way Job; thence run North 25 degrees 15'50.95" East, 3707.304 feet to the beginning of a curve concave to the Westerly having a radius of 2864.789 feet; thence run Northerly along said curve 817.821 feet through a central angle of 16 degrees 21'23.13" to the end of said curve; thence North 08 degrees 54'27.82" East, 472.972 feet to the beginning of a curve concave to the Easterly having a radius of 2864.789 feet; thence run Northerly along said curve 763.263 feet through an angle of 15 degrees 15'55" to the Northerly boundary of said Section 32 at a point 2432.12 feet Easterly of the Northwest of said Section 32.

Less existing Rights-Of-Way.

Subject to easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.

Grantor covenants that the above described property is vacant, unimproved land and is not adjacent

to nor contiguous to any homestead property owned by him.

Grantor herein covenants that they are currently the trustee of the above named trust and that said trust has not been amended or revoked as of this date and that the transaction herein is an arms length sale to a bonafide purchaser for value.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Shantelle D. Porack
Witness #1 Signature

Shantelle D. Porack
Witness #1 Printed Name

Shelly Waldrop
Witness #2 Signature

Shelly Waldrop
Witness #2 Printed Name

Eric Meyer
ERIC MEYER, Individually and as Co-Trustee of the Sheri Ave Trust under Trust Agreement dated June 9th, 1999

Christine Sheran
CHRISTINE SHERAN, Individually and as Co-Trustee of the Sheri Ave Trust under Trust Agreement dated June 9th, 1999

State of FLORIDA

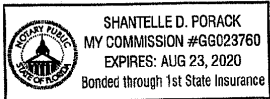
County of Charlotte

The foregoing instrument was acknowledged before me this 28th day of November, 2016, by ERIC MEYER, Individually and as Co-Trustee of the Sheri Ave Trust under Trust Agreement dated June 9th, 1999 and CHRISTINE SHERAN, Individually and as Co-Trustee of the Sheri Ave Trust under Trust Agreement dated June 9th, 1999, who are personally known to me or have produced

Driver's Licenses as identification and ☐ did ☐ did not take an oath.

SEAL

My commission expires:



Shantelle D. Porack
Notary Public
Shantelle D. Porack
Printed Notary Name

Demographic and Income Profile

12426-12576 SW County Road 769
 12426-12576 SW County Road 769, Arcadia, Florida, 34269
 Ring: 1 mile radius

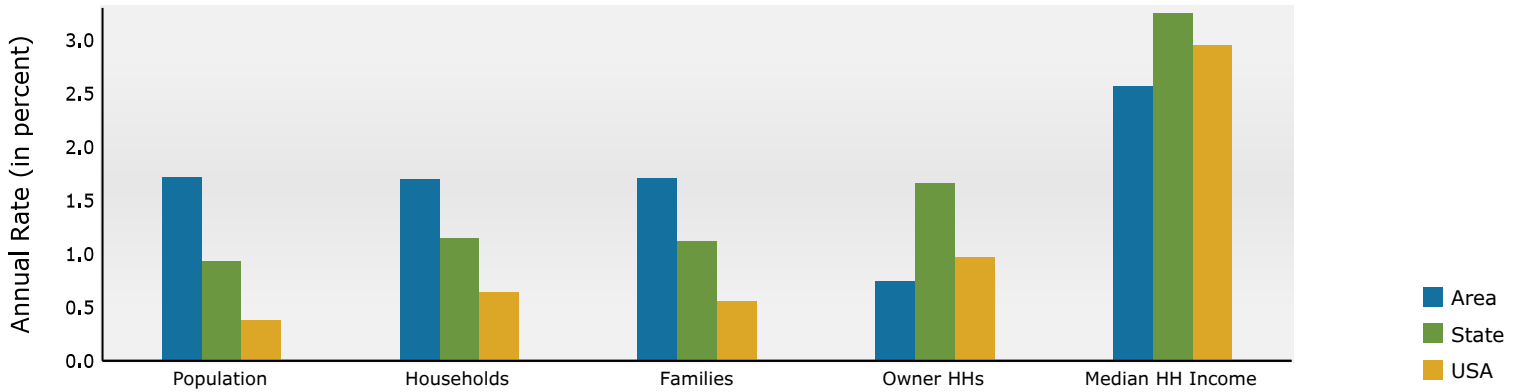
Prepared by Esri
 Latitude: 27.03933
 Longitude: -82.03596

Summary	Census 2010		Census 2020		2024		2029	
Population	2,241		2,541		2,715		2,956	
Households	1,145		1,311		1,398		1,521	
Families	768		843		880		958	
Average Household Size	1.96		1.94		1.94		1.94	
Owner Occupied Housing Units	979		1,131		1,198		1,243	
Renter Occupied Housing Units	167		180		200		279	
Median Age	63.6		65.5		66.8		67.4	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	1.72%		0.93%		0.38%			
Households	1.70%		1.15%		0.64%			
Families	1.71%		1.12%		0.56%			
Owner HHs	0.74%		1.66%		0.97%			
Median Household Income	2.57%		3.25%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			66	4.7%	64	4.2%		
\$15,000 - \$24,999			81	5.8%	67	4.4%		
\$25,000 - \$34,999			125	8.9%	111	7.3%		
\$35,000 - \$49,999			233	16.7%	207	13.6%		
\$50,000 - \$74,999			326	23.3%	355	23.3%		
\$75,000 - \$99,999			205	14.7%	235	15.5%		
\$100,000 - \$149,999			236	16.9%	306	20.1%		
\$150,000 - \$199,999			46	3.3%	64	4.2%		
\$200,000+			81	5.8%	112	7.4%		
Median Household Income			\$62,261		\$70,676			
Average Household Income			\$88,602		\$102,747			
Per Capita Income			\$44,926		\$52,148			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	52	2.3%	59	2.3%	56	2.1%	60	2.0%
5 - 9	64	2.9%	74	2.9%	72	2.7%	75	2.5%
10 - 14	84	3.7%	71	2.8%	69	2.5%	76	2.6%
15 - 19	74	3.3%	66	2.6%	70	2.6%	72	2.4%
20 - 24	47	2.1%	68	2.7%	67	2.5%	73	2.5%
25 - 34	109	4.9%	133	5.2%	128	4.7%	136	4.6%
35 - 44	144	6.4%	150	5.9%	166	6.1%	177	6.0%
45 - 54	230	10.3%	216	8.5%	204	7.5%	208	7.0%
55 - 64	380	17.0%	405	15.9%	412	15.2%	451	15.3%
65 - 74	562	25.1%	660	26.0%	675	24.9%	680	23.0%
75 - 84	394	17.6%	491	19.3%	612	22.5%	693	23.4%
85+	101	4.5%	148	5.8%	184	6.8%	255	8.6%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,032	90.7%	2,197	86.5%	2,319	85.4%	2,467	83.5%
Black Alone	142	6.3%	114	4.5%	129	4.7%	159	5.4%
American Indian Alone	2	0.1%	10	0.4%	11	0.4%	10	0.3%
Asian Alone	26	1.2%	36	1.4%	43	1.6%	54	1.8%
Pacific Islander Alone	0	0.0%	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	21	0.9%	43	1.7%	51	1.9%	64	2.2%
Two or More Races	18	0.8%	141	5.5%	162	6.0%	200	6.8%
Hispanic Origin (Any Race)	117	5.2%	163	6.4%	187	6.9%	235	7.9%

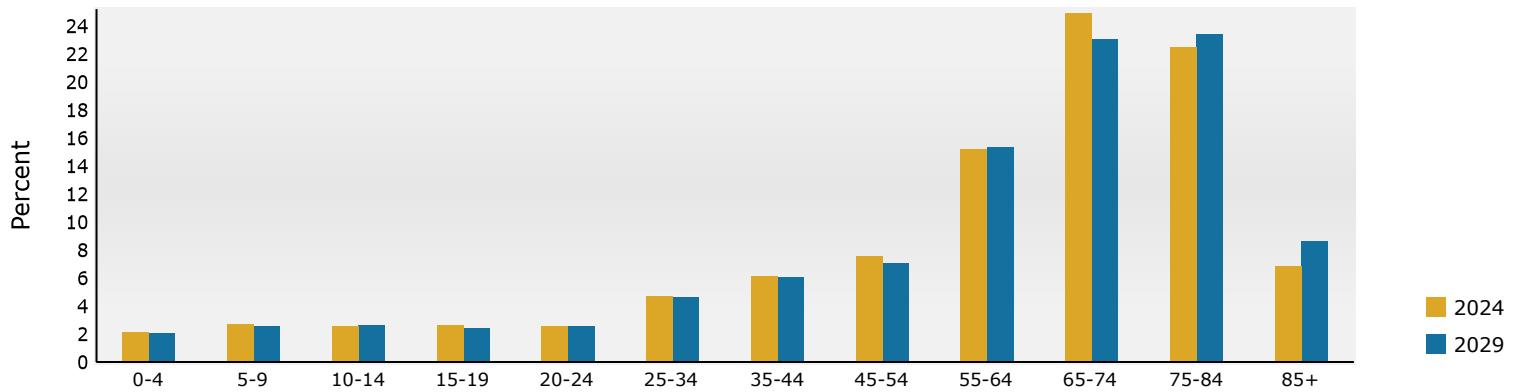
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

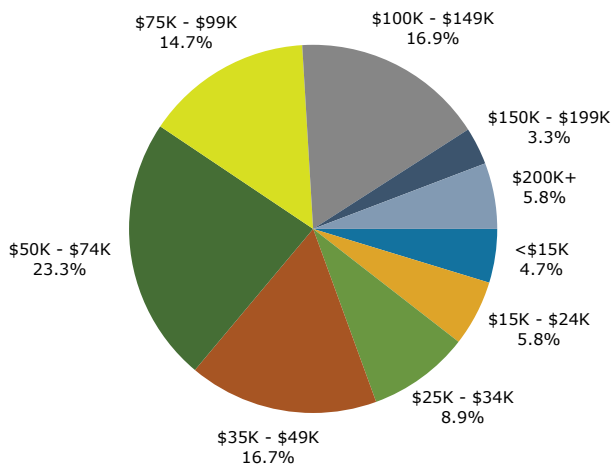
Trends 2024-2029



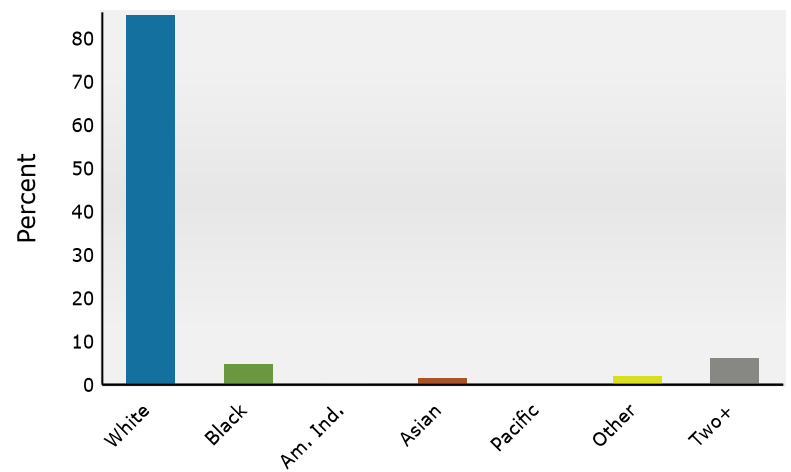
Population by Age



2024 Household Income



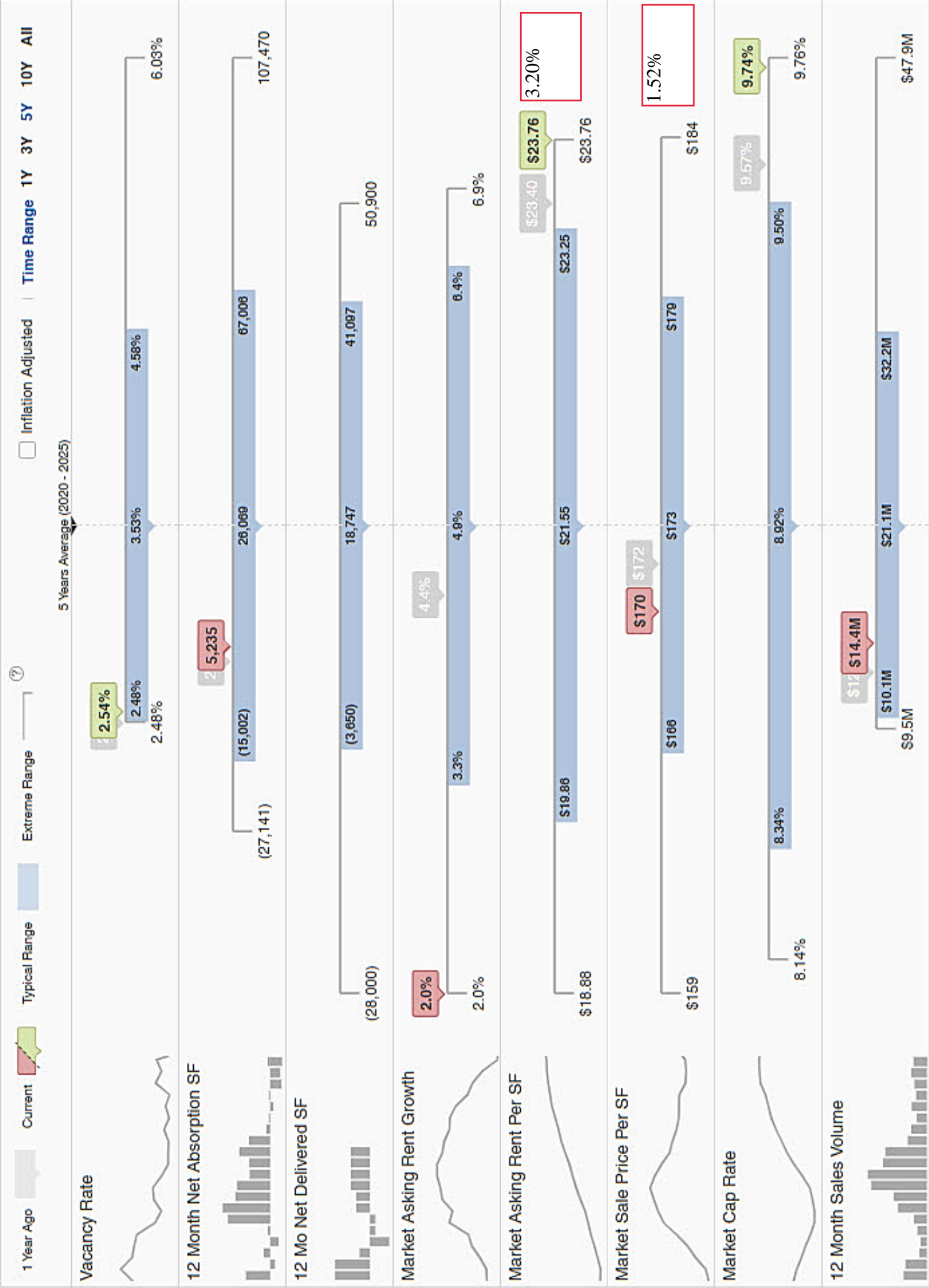
2024 Population by Race



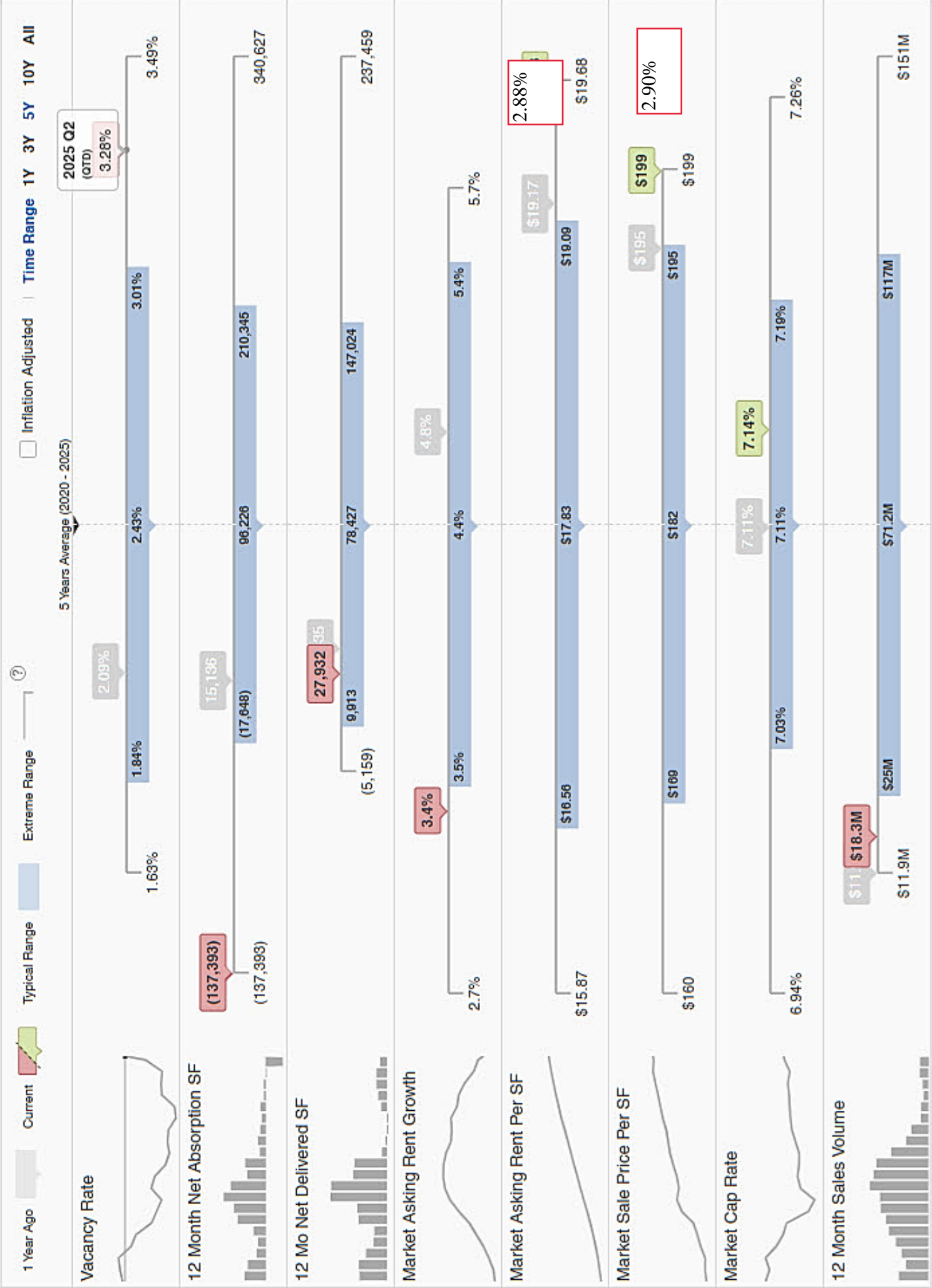
2024 Percent Hispanic Origin: 6.9%

Key Performance Indicators

Punta Gorda Office



Key Performance Indicators



KENT EVANS, MAI, CCIM

EXPERIENCE

Kenneth C. Evans, P.A. – Tampa, Florida

(2001 - Present) President - Real Estate Valuation & Consulting.

Emphasis: Eminent Domain Valuation, Ad Valorem Valuation/Consultation.

Omni Appraisal Group, P.A. – Tampa, Florida

(1991 to 2001) Real Estate Appraiser – Real Estate Valuation & Consulting

DeLaVergne & Ellis, P.A. – Tampa, Florida

(1988 to 1991) Real Estate Appraiser – General Commercial/Residential Valuation

First Florida Bank, N.A. – Tampa, Florida

(1985 to 1988) Officer, Properties Management Dept. – New Branch Bank Development

Practice emphasis: i) preparing real estate appraisals for Eminent Domain purposes, ii) providing Special Magistrate services to FL County Value Adjustment Boards, and iii) advising clients regarding their real estate tax assessments (Ad Valorem).

Sixth-generation Floridian. Geographical expertise is primarily West Coast/Central Florida.

Qualified as an Expert Witness in the following Courts: Citrus, DeSoto, Hillsborough, Lee, Manatee, Orange, Pasco, Pinellas, Polk, Sarasota, and Volusia Counties.

Special Magistrate – Value Adjustment Board – Hillsborough County, 2002-2015, 2021, 2022; Pinellas County, 2003-2005, 2013; Pasco County, 2010-2019, 2021-2023; Polk County, 2016; Orange County, 2021-2023.

List of recent Eminent Domain Right-of-Way projects (last 10 years):

Hicks Rd & Hudson Av, Hudson	Pasco County	2015
US Hwy 41, Sarasota	FDOT District 1	2015-2016
Suncoast Parkway, Phase II	FL Turnpike Enterprise	2015-2016
Cypress Street, Tampa	City of Tampa	2016
SR 52 Realignment, San Antonio	Pasco Co., FDOT Dist. 7	2017-2019
34 th Street LAP, Fee Review	City of Tampa	2018-2019
I-75 & Fruitville Rd. Interchange	FDOT, District 1	2019
I-75 & Clark Road Interchange	FDOT, District 1	2019
I-75 & Overpass Road Interchange	Pasco County	2019
Collier Blvd (SR 951), Naples	FDOT, District 1	2019-2021
US 41 (SR 45), Seg 3, Inverness	FDOT, District 7	2021-2022
US 92 & Gallagher Rd, Seffner	Hillsborough County	2021
Saffold Road, Wimauma	Hillsborough County	2021
Tellevast & Tuttle Road, Bradenton	Manatee County	2021
Reo Street, Tampa	City of Tampa	2022
US 98 Bypass, Dade City	FDOT, District 7	2022
75 th St W, Bradenton	Manatee Co.	2023
60 th Ave E, Ellenton	Manatee Co.	2023
Sunset Utilities, Lutz	Hillsborough Co.	2023
63 rd Ave E, Bradenton	Manatee Co.	2023
Punta Gorda Round-a-bout	FDOT, District 1	2023
SR-37 & SR-60	FDOT, District 1	2024
Suncoast 2-3B Extension	FL Turnpike Enterprise	2024
US-41, Segment 4, Inverness	FDOT, District 7	2024
US-41, Segment 5, Inverness	FDOT, District 7	2025
Midblock Crossings, Palmetto	FDOT, District 1	2025

Property Types appraised include: Single & Multi-family Residential, General Commercial, Professional and Medical Offices, Retail Shopping Centers, Light and Heavy Industrial/ Distribution, Restaurants, Residential Subdivisions, Apartments, Condominiums & Townhomes, Hotels/Motels, Mobile Home Parks, Gas Stations, Day Care, ODA Billboard Signs, Auto-Service, Churches, Convenience Stores, Mixed-Use, Special Purpose, Institutional, Agricultural, Utility Corridors, Contaminated Land, and Wetlands.

EDUCATION

Academic

University of Alabama, Tuscaloosa, AL
College of Commerce & Business Administration
B.S. Degree - Accounting Major (Graduated 1984)
Jesuit High School, Tampa, Florida (Graduated 1978)

Professional

Appraisal Institute, Chicago, IL
Course 110 – Appraisal Principles (1988)
Course 120 – Appraisal Procedures (1989)
Course 310 – Basic Income Capitalization (1990)
Course 320 – General Applications (1996)
Course 400 – National USPAP Update & Florida State Law Update (1992 – 2014)
Course 410 – Standards of Professional Appraisal Practice, Parts A and B (1989 – 2014)
Course 510 – Advanced Income Capitalization (1992)
Course 540 – Report Writing and Valuation Analysis (1993)
Course 550 – Advanced Applications (1998)
Course 700 – The Appraiser as an Expert Witness: Preparation & Testimony (2002)
Course 705 – Litigation Valuation (2002)
Course 720 – Advanced Condemnation Appraising (2000)
Course – Business Practices & Ethics (2005, 2009, 2019)
Course – National USPAP Update (2016, 2019)
Course – Trial Components (2016, 2020)
Course – Online Cool Tools (2016, 2018)
Course – Data Verification Methods (2018)
Course – Solving Highest & Best Use Puzzles (2020)
Course – Florida Law Update 2020 (2020)
Course – Desktop Appraising (2021)
Course – Legal Issues for Non-lending & Litigation Appraisal Assignments (2021)
Course – Technology for Real Estate Appraisers (2021)
Seminar – Litigation Valuation
Seminar – The Appraiser's Legal Liabilities
Seminar – The Comprehensive Appraisal Workshop
Seminar – Appraisal Consulting
Seminar – Mark-to-Market: Valuation for Financial Reporting (2003)
Seminar – Inverse Condemnation (2006)
Seminar – Uniform Appraisal Standards for Federal Land Acquisitions (2008)
Seminar – Property Tax Assessments (2009)
Seminar – Artificial Intelligence, AVMs, and Blockchain (2020)
Webinar – Understanding Interagency Appraisal & Evaluation Guidelines (2011)
Webinar – Excel as an Appraisal Professional (2013)
Webinar – Property Taxation: Valuation and Consultation Services (2013)
Webinar – USPAP 2014-15 and the New Reporting Options (2014)
Virtual Class – Technology for RE Appraisers (2021)
Virtual Class – Legal Issues Non-Lending Assignments (2021)
Virtual Class – Desktop Appraisals & Evaluations (2021)

CCIM Institute, Chicago, IL

Course 101 – Financial Analysis for Commercial Real Estate (2004)

Course 102 – Market Analysis for Commercial Investment in Real Estate (2005)

Course 103 – User Decision Analysis for Commercial Real Estate (2006)

Course 104 – Investment Analysis for Commercial Investment Real Estate (2004)

CCR – Core Concepts Review (2006)

McKissock, Warren, PA (Online Continuing Education)

Course – Appraisal of Assisted Living Facilities (2014)

Course – Essential Elements of Disclosures and Disclaimers (2014)

Course – Florida Appraisal Laws & Regulations (2014)

Course – Appraisal of Self-Storage Facilities (2014)

Course – National USPAP Update (2014)

Course – Expert Witness for Commercial Appraisers (2016)

Florida Department of Transportation, Tallahassee, FL

Course – Advanced Appraisal Review (2008, 2010, 2023)

Course – USPAP & Florida Law Update (2008, 2010, 2012, 2016, 2018, 2022, 2023)

Course – Supervisor & Trainee Appraiser (2008, 2010)

Course – Common Error & Issues in Appraising (2012)

Course – Appraisal Project Management (2012)

Association of Eminent Domain Professionals, Ocala, FL

Seminar – Spring Educational Seminar (2016)

CLE International

Seminar – Eminent Domain Conference (2019)

PROFESSIONAL AFFILIATIONS, LICENSES, & ORGANIZATIONS

Appraisal Institute (MAI Designated - No. 11642, Oct-2000)

CCIM Institute (CCIM Designated - No. 13211, Oct-2006)

Florida State-certified General R.E. Appraiser, RZ-1596

Member – National Association of Realtors

Economic Club of Tampa – 2019 President