

**Lee County Board Of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20051177

1. ACTION REQUESTED/PURPOSE: Approve Purchase Agreement for the acquisition of the property at 8152 Hart Drive and 8153 Suncoast Drive, North Fort Myers for the Suncoast Neighborhood Task Force Site Acquisition Project in the amount of \$125,000, pursuant to terms and conditions set forth in the Purchase Agreement; authorize payment of costs to close and the Division of County Lands to handle and accept all documentation necessary to complete this transaction.

2. WHAT ACTION ACCOMPLISHES: The purchase of land for the Suncoast Neighborhood Task Force Site Acquisition Project.

3. MANAGEMENT RECOMMENDATION: Management recommends Board approve the Action Requested.

<p style="font-size: 2em; margin: 0;">6</p> <p style="font-size: 2em; margin: 0;">C6C</p>		<p>5. Meeting Date: 09-13-2005</p>
<p>6. Agenda:</p> <p><input checked="" type="checkbox"/> Consent</p> <p><input type="checkbox"/> Administrative</p> <p><input type="checkbox"/> Appeals</p> <p><input type="checkbox"/> Public</p> <p><input type="checkbox"/> Walk-On</p>	<p>7. Requirement/Purpose: (specify)</p> <p><input checked="" type="checkbox"/> Statute 125</p> <p><input type="checkbox"/> Ordinance</p> <p><input type="checkbox"/> Admin. Code</p> <p><input type="checkbox"/> Other</p>	<p>8. Request Initiated:</p> <p>Commissioner _____</p> <p>Department Independent</p> <p>Division County Lands <i>2005-1177</i></p> <p>By: <u>Karen L.W. Forsyth, Director</u> <i>KLF</i></p>

9. Background:
Negotiated for: Human Services has requested the Division of County lands pursue the acquisition of land for a neighborhood improvement project. The purpose of this project is to use U.S. Department of Housing and Urban Development, Community Development Block Grant (CDBG) funds to acquire the property. The site will be developed as a community center.

Interest to Acquire: Fee-simple interest in ±3.9 acres and a ±450 sq. ft. mobile home.

Property Details:
Owner: Muriel Mattox and Walter Mattox
Address: 8152 Hart Drive and 8153 Suncoast Drive, North Fort Myers
STRAP No.: 24-43-24-03-00038.1010 and .1020

Purchase Details:
Purchase Price: \$125,000 The purchase price is at the appraised value. (Federal funding is involved)
Costs to Close: \$2,000 (The Buyer is responsible for title insurance fees)

Appraisal Information:
Company: Carlson, Norris and Associates, Inc.
Value: \$125,000

Staff Recommendation: Staff recommends the Board approve the action requested.

Account: Funds will be available in account 11077513920.508309.1225

Attachments: Purchase Agreement, Appraisal Data, Location Map, Title Data, 5 Year Sales History

10. Review For Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
<i>K. Forsyth</i>				<i>AT</i>	Analyst	Risk	Grants	Mgr.	
					<i>RK 8/24</i>	<i>8/24</i>	<i>8/24</i>	<i>8/29/05</i>	

11. Commission Action:

Approved

Deferred

Denied

Other

RECEIVED BY COUNTY ADMIN. *20*

8-26-05

11:40

COUNTY ADMIN. FORWARDED TO: *11*

REC'D BY CO. ATTY.

3:35 PM

CO. ATTY. FORWARDED TO: *11*

9/26/05 4:45 PM

This document prepared by:
Lee County
Division of County Lands
Project: Suncoast Estates - Human Services
STRAP No.: 24-43-24-03-00038.1010; 24-43-24-03-00038.1020

BOARD OF COUNTY COMMISSIONERS

LEE COUNTY

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT for purchase and sale of real property is made this ___ day of _____, 20__ by and between **Muriel Mattox and Walter Mattox**, hereinafter referred to as SELLER, whose address is P. O. Box 15, Linton, IN 47441, and **Lee County, a political subdivision of the State of Florida**, hereinafter referred to as BUYER.

WITNESSETH:

- 1. AGREEMENT TO PURCHASE AND TO SELL:** SELLER agrees to sell and BUYER agrees to purchase, subject to the terms and conditions set forth below, a parcel of land consisting of **3.9** acres more or less, and located at **8152 Hart Drive and 8153 Suncoast Drive, North Ft. Myers, FL** and more particularly described in "Exhibit A" attached hereto and made a part hereof, hereinafter called "the Property" This property will be acquired for the **Suncoast Estates – Human Services Project**, hereinafter called "the Project."
- 2. PURCHASE PRICE AND TIME OF PAYMENT:** The total purchase price ("Purchase Price") will be One hundred twenty-five thousand and 00/00 dollars (\$125,000.00), payable at closing by County Warrant.
- 3. EVIDENCE OF TITLE:** BUYER will obtain at BUYER'S expense an American Land Title Association Form B Title Commitment and provide title insurance Owner's Policy in the amount of the purchase price, from a title company acceptable to BUYER. The commitment will be accompanied by one copy of all documents that constitute exceptions to the title commitment. The commitment will also show title to be good and marketable with legal access, subject only to real estate taxes for the current year, zoning and use restrictions imposed by governmental authority, and restrictions and easements common to the area.

4. **CONDITION OF PROPERTY; RISK OF LOSS:** BUYER has inspected the Property and, except as is otherwise provided herein, accepts the Property in the condition inspected. Any loss and/or damage to the Property occurring between the date of this offer and the date of closing or date of possession by BUYER, whichever occurs first, will be at SELLER's sole risk and expense. However, BUYER may accept the damaged property and deduct from the purchase price any expenses required to repair the damage, or BUYER may cancel this Agreement without obligation.

5. **SELLER'S INSTRUMENTS AND EXPENSES:** SELLER will pay for and provide:

- (a) A statutory warranty deed, and an affidavit regarding liens, possession, and withholding under FIRPTA in a form sufficient to allow "gap" coverage by title insurance;
- (b) documentary stamps on deed;
- (c) utility services up to, but not including the date of closing;
- (d) taxes or assessments for which a bill has been rendered on or before the date of closing;
- (e) payment of partial release of mortgage fees, if any;
- (f) SELLER's attorney fees, if any.

6. **BUYER'S INSTRUMENTS AND EXPENSES:** BUYER will pay for:

- (a) Recording fee for deed;
- (b) survey, (if desired by BUYER).
- (c) Title search fee, document preparation fee and closing fee.

7. **TAXES:** SELLER will be charged for Real Estate taxes and personal property taxes (if applicable) up to, but not including the date of closing.

8. **DEFECTS IN TITLE AND LEGAL ACCESS:** Prior to closing, BUYER will have a reasonable time to examine the title and documents establishing legal access to the property. If title or legal access is found to be defective, BUYER will notify SELLER in writing of the defects and SELLER will make a prompt and diligent effort to correct such defects. If SELLER fails to make corrections within 60 days after notice, BUYER may elect to accept the Property in its existing condition with an appropriate reduction to the purchase price, or may terminate this Agreement without obligation.

9. **SURVEY:** BUYER may order the Property surveyed at BUYER's expense. SELLER agrees to provide access to the Property for the survey to be performed. If the survey shows a discrepancy in the size or dimensions of the Property, or shows encroachments onto the Property or that improvements located on the Property encroach onto adjacent lands, or if the survey identifies violations of recorded covenants or covenants of this Agreement, upon notice to the SELLER, the BUYER may elect to treat those discrepancies, violations or encroachments as a title defect.

10. **ENVIRONMENTAL AUDIT:** BUYER may perform or have performed, at BUYER's expense, an environmental audit of the Property. If the audit identifies environmental problems unacceptable to the BUYER, BUYER may elect to accept the Property in its existing condition with an appropriate abatement to the purchase price or BUYER may terminate this Agreement without obligation.

11. **ABSENCE OF ENVIRONMENTAL LIABILITIES:** The SELLER hereby warrants and represents that the Property is free from hazardous materials and does not constitute an environmental hazard under any federal, state or local law or regulation. No hazardous, toxic or polluting substances have been released or disposed of on the Property in violation of any applicable law or regulation. The SELLER further warrants that there is no evidence that hazardous, toxic or polluting substances are contained on or emitting from the property in violation of applicable law or regulation. There are no surface impoundments, waste piles, land fills, injection wells, underground storage areas, or other man-made facilities that have or may have accommodated hazardous materials. There is no proceeding or inquiry by any governmental agency with respect to production, disposal or storage on the property of any hazardous materials, or of any activity that could have produced hazardous materials or toxic effects on humans, flora or fauna. There are no buried, partially buried, or above-ground tanks, storage vessels, drums or containers located on the Property. There is no evidence of release of hazardous materials onto or into the Property.

The SELLER also warrants that there have been no requests from any governmental authority or other party for information, notices of claim, demand letters or other notification that there is any potential for responsibility with respect to any investigation or clean-up of hazardous substance releases on the property. All warranties described herein will survive the closing of this transaction.

In the event the SELLER breaches the warranties as to environmental liability, SELLER agrees to indemnify and hold the BUYER harmless from all fines, penalties, assessments, costs and reasonable attorneys' fees resulting from contamination and remediation of the property.

12. **TIME AND BINDING AGREEMENT:** Time is of the essence for closing this transaction. The BUYER's written acceptance of this offer will constitute an Agreement for the purchase and sale of the Property and will bind the parties, their successors and assigns. In the event the BUYER abandons this project after execution of this Agreement, but before closing, BUYER may terminate this Agreement without obligation.

13. **DATE AND LOCATION OF CLOSING:** The closing of this transaction will be held at the office of the insuring title company on or before 120 days from the date this Agreement is made. The time and location of closing may be changed by mutual agreement of the parties.

14. **ATTORNEYS' FEES:** The prevailing party in any litigation concerning this Agreement will be entitled to recover reasonable attorneys' fees and costs.

15. **REAL ESTATE BROKERS:** SELLER hereby agrees to indemnify and hold the BUYER harmless from and against any claims by a real estate broker claiming by or through SELLER.

16. **POSSESSION:** SELLER warrants that there are no parties in possession other than SELLER unless otherwise stated herein. SELLER agrees to deliver possession of Property to BUYER at time of closing unless otherwise stated herein.

17. **TYPEWRITTEN/HANDWRITTEN PROVISIONS:** Typewritten and handwritten provisions inserted herein or attached hereto as addenda, and initialed by all parties, will control all printed provisions in conflict therewith.

18. **SPECIAL CONDITIONS:**

- A. Closing will not occur until after all tenants have vacated the property.
- B. Clearing any and all title matters, pursuant to Paragraph 3 of the Agreement, are the expense of the Seller.
- C. Buyer and Seller hereby covenant that the purchase price recited herein, except as noted below, includes payment for all fixtures, including but not limited to, built-in appliances, air conditioning units, hot water heaters, ceiling fans, screen enclosures, windows, doors, floor covering and landscaping, as of the date of the Buyer's appraisal (March 17, 2005).
- D. Buyer's authorized agent will inspect the house and all other real property and improvements prior to closing. Removal of any fixtures(s) by Seller, except as noted below, may cause a delay in closing and a reduction in the purchase price. All additional costs associated with any breach of this covenant will be paid by the Seller. This covenant shall survive closing.
- E. This purchase is inclusive of a mobile home. If the mobile home is not part of the purchase, then the purchase price will be reduced by \$6,617.

WITNESSES:

SELLER:

Todd R. Corn

 Todd R. Corn

Muriel Mattox 8-11-05

 Muriel Mattox (DATE)

Michelle L. Keene

 Michelle L. Keene

Walter M. Mattox 8-11-05

 Walter Mattox (DATE)

CHARLIE GREEN, CLERK

BUYER:
LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

BY: _____
DEPUTY CLERK (DATE)

BY: _____
CHAIRMAN OR VICE CHAIRMAN

APPROVED AS TO LEGAL FORM
AND SUFFICIENCY

COUNTY ATTORNEY (DATE)

EXHIBIT "A"

Lot 1, Block 38 as per plat of Sun Coast Estates, O.R. Book 32, Page 524, Lee County Public Records;

AND

Lot 2, Block 38, Suncoast Estates S/D, unrecorded, as per plat on file in O.R. Book 32, Page 526, Lee County Public Records.

Division of County Lands

Ownership and Easement Search

Search No. 24-43-24-03-00038.1010

Date: July 22, 2005

Parcel:

Project: Suncoast Estates- Human Services Project

To: Robert G. Clemens
Property Acquisition Agent

From: Kenneth Pitt 
Real Estate Title Examiner

STRAP: 24-43-24-03-00038.1010

Effective Date: June 17, 2005, at 5:00 p.m.

Subject Property: Lot 1, Block 38, Suncoast Estates, unrecorded, as per the plat on file in Official Record Book 32 Page 526, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Muriel Mattox and Walter M. Mattox, as surviving joint tenants of Clarence Mattox, deceased, who died on 3-16-1995.

By that certain instrument dated January 8, 1971, recorded January 11, 1971, in Official Record Book 652 Page 591, Public Records of Lee County, Florida.

Easements: 1) Subject to an Easement 6 feet in width on each boundary for drainage or utilities, as recited in a deed recorded in Official Record Book 652 Page 591, Public Records of Lee County, Florida.

2): Subject to Restrictions recorded in Official Record Book 294 Page 77, Public Records of Lee County, Florida.

3): Subject to Restrictions contained in a Agreement for Deed, recorded in Official Record Book 393 Page 137, Public Records of Lee County, Florida.

Note 1): The Subject property is not encumbered by a mortgage found of record.

Note 2): Subject to Resolution No. 85-9-127, relating to the Powell Creek MSBU, recorded in Official Record Book 1812 Page 3492, Public Records of Lee County, Florida. *Is this paid?*

Note 3): Subject to Resolution Number ZAB-84-275, relating to zoning, recorded in Official Record Book 1850 Page 3226, Public Records of Lee County, Florida.

Note 4): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection, recorded in Official Record Book 2189 Page 3281 and amended by Official Record Book 2189 Page 3334, Public Records of Lee County, Florida.

Division of County Lands

Ownership and Easement Search

Search No. 24-43-24-03-00038.1010

Date: July 22, 2005

Parcel:

Project: Suncoast Estates- Human Services
Project

Tax Status: \$ 865.07 Paid on 11/12/04 for Tax Year 2004.

(The end user of this report is responsible for verifying tax and/or assessment information.)

The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.

Division of County Lands**Ownership and Easement Search**

Search No. 24-43-24-03-00038.1020

Date: July 25, 2005

Parcel:

Project: Suncoast Estates- Human Services
ProjectTo: Robert G. Clemens
Property Acquisition AgentFrom: Kenneth Pitt 
Real Estate Title Examiner

STRAP: 24-43-24-03-00038.1020

Effective Date: June 17, 2005, at 5:00 p.m.**Subject Property:** Lot 2, Block 38, Suncoast Estates, unrecorded, as per the plat on file in Official Record Book 32 Page 526, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Muriel Mattox and Walter M. Mattox, as surviving joint tenants of Clarence Mattox, deceased, who died on 3-16-1995.By that certain instrument dated January 8, 1971, recorded January 11, 1971, in Official Record Book 1080 Page 1281, which was corrected by Official Record Book 1082 Page 310, Public Records of Lee County, Florida.**Easements: 1) Subject to an Easement 6 feet in width on each boundary for drainage or utilities, as recited in a deed recorded in Official Record Book 1082 Page 310, Public Records of Lee County, Florida.****2): Subject to Restrictions recorded in Official Record Book 294 Page 77, Public Records of Lee County, Florida.****3): Subject to Restrictions contained in a Agreement for Deed, recorded in Official Record Book 394 Page 797, Public Records of Lee County, Florida.****Note 1): The Subject property is not encumbered by a mortgage found of record.****Note 2): Subject to Resolution No. 85-9-127, relating to the Powell Creek MSBU, recorded in Official Record Book 1812 Page 3492, Public Records of Lee County, Florida.****Note 3): Subject to Resolution Number ZAB-84-275, relating to zoning, recorded in Official Record Book 1850 Page 3226, Public Records of Lee County, Florida.****Note 4): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection, recorded in Official Record Book 2189 Page 3281 and amended by Official Record Book 2189 Page 3334, Public Records of Lee County, Florida.**

Division of County Lands**Ownership and Easement Search**

Search No. 24-43-24-03-00038.1020

Date: July 25, 2005

Parcel:

Project: Suncoast Estates- Human Services
Project

Note 5): There is an error in the description of the subject property in both the original deed to the current owners and the correction deed recorded in Official Record Book 1080 Page 1281, which was corrected by Official Record Book 1082 Page 310, Public Records of Lee County, Florida, respectively. Said deeds identify the subject property as Lot 2A, Block 38, Suncoast Estates, unrecorded, as per plat recorded in Official Record Book 32 Page 526, Public Records of Lee County, Florida. There was no Lot designated as 2A in Block 38 on said map, there was however a Lot designated as Lot-2A on a re-subdivision of portions of Suncoast Estates recorded in Official Record Book 566 Page 8, however that would not encompass only a portion of the subject property. A proper description of the subject property based on said re-subdivision would be described as Lots-2A, 2B and 2C on the plat a Re-subdivision of Blocks 17, 18, 19, 28 & 38 and the W ½ of Block 20, Suncoast Estates, being part of Section 24, Township 43 South, Range 24 East, Lee County, Florida, as recorded in Official Record Book 566 Page 8, Public Records of Lee County, Florida.

Tax Status: \$ 500.50 Paid on 11/12/04 for Tax Year 2004.

(The end user of this report is responsible for verifying tax and/or assessment information.)

The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 222590

Property Address 8152 Hart Dr		City North Fort Myers		State FL		Zip Code 33917-1749	
Legal Description Lot 1, Suncoast Estates Unrec. Blk 38, Cr 32, Pg 526				County Lee			
Assessor's Parcel No. 24-43-24-03-00038-1010		Tax Year 2004		R.E. Taxes \$		Special Assessments \$ 0.00	
Borrower N/A		Current Owner Mattox, Walter & Muriel		Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant			
Property rights appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold		Project Type <input type="checkbox"/> PUD <input type="checkbox"/> Condominium (FHUD/VA only)		HOA \$		/Mo.	
Neighborhood or Project Name Suncoast Estates		Map Reference 24-43-24		Census Tract 0203.00			
Sale Price \$ N/A		Date of Sale N/A		Description and \$ amount of loan charges/concessions to be paid by seller			
Lender/Client Lee County - County Lands		Address P.O. Box 398, Fort Myers, FL 33902-0398					
Appraiser John B. Jamison, Jr., Associate		Address 1919 Courtney Drive, Suite 14, Fort Myers, FL 33901					
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vac (over 5%)		Single family housing PRICE (\$000) 50 AGE (yrs) Low New 40		Present land use % 65*	
Build up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%				To: 5		Land use change <input type="checkbox"/> Not likely <input type="checkbox"/> Likely <input type="checkbox"/> In process	
Growth rate <input checked="" type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Declining				To: 30		*Includes 40% for manufactured housing	
Property values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply				To: 140-175			
Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply				To: 2-25			
Marketing time <input type="checkbox"/> Under 3 mos. <input checked="" type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.				To: 5			

Note: Base and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: The subject neighborhood is bounded to the west by federal highway bus 41, to the east by Slater Road, to the north by Del Prado Blvd., and to the south by Bayshore Road.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): The neighborhood comprises predominantly single family and manufactured homes with a smaller percentage of commercial property. The commercial property is located primarily along main arterial roads and does not adversely impact marketability. Community support facilities are located within convenient driving distance. There is a significant percentage of vacant land available for development in Suncoast Estates and the surrounding area.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): General marketing conditions are active with property values escalating especially over the past 6-12 months. Mortgage funding is available at competitive rates which buyers find attractive. Some FHA/VA financing is evident in this market. Sales and mortgage activity has been steady. Market conditions overall are expected to remain active.

Project information for PUDs (if applicable) -- is the developer/builder in control of the Home Owners' Association (HOA)? Yes No

Approximate total number of units in the subject project _____ Approximate total number of units for sale in the subject project _____

Describe common elements and recreational facilities:

Dimensions 280 x 305 (Per Plat)		Topography Level	
Site area 85,400 Sq Ft		Size Typical for area	
Specific zoning classification and description MH-3, Mobile Home Residential		Shape Rectangle	
Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		Drainage Appears Adequate	
Highest & best use as improved: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain)		View Wooded Vacant Land	
Utilities <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other		Landscaping Typical of area	
Electricity <input checked="" type="checkbox"/> Street Asphalt		Driveway Surface Dirt	
Gas <input type="checkbox"/> Curb/gutter None		Apparent easements Utility/Drainage	
Water <input type="checkbox"/> Well <input type="checkbox"/> Sidewalk None		FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Sanitary sewer <input type="checkbox"/> Septic <input type="checkbox"/> Street lights None		FEMA Zone X Map Date 3/15/1994	
Storm sewer <input type="checkbox"/> Alley None		FEMA Map No. 1251240 225C	

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): **No adverse site conditions were noted. Site improvements: Site prep, sod, landscaping \$2,000, well/septic \$5,000.**

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION	
No. of Units	One	Foundation	CB Piling	Slab	None	Area Sq. Ft.	N/A	Roof	<input type="checkbox"/>
No. of Stories	One	Exterior Walls	Alum Siding	Crawl Space	Yes	% Finished	N/A	Ceiling	*Adeq. <input checked="" type="checkbox"/>
Type (Det./Mlt.)	Detached	Roof Surface	Metal Roof	Basement	None	Ceiling	N/A	Walls	*Adeq. <input checked="" type="checkbox"/>
Design (Style)	Manufactured	Gutters & Dwnspts.	None	Sump Pump	None	Walls	N/A	Floor	<input type="checkbox"/>
Existing/Proposed	Existing	Window Type	Single Hung	Dampness	None noted	Floor	N/A	None	<input type="checkbox"/>
Age (Yrs.)	38	Storm/Screen	Screens	Settlement	None noted	Outside Entry	N/A	Unknown	<input type="checkbox"/>
Effective Age (Yrs.)	25-30	Manufactured House	Yes	Infestation	None noted				<input type="checkbox"/>

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement												
Level 1	Area	1	Area	1				1	1	Closet		455
Level 2												

Finished area above grade contains: **3 Rooms; 1 Bedroom(s); 1 Bath(s); 455 Square Feet of Gross Living Area**

INTERIOR		HEATING		KITCHEN EQUIP.		ATTIC		AMENITIES		CAR STORAGE:	
Floors	Vinyl/Carpet/Avg	Type	F.A.	Refrigerator	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Fireplace(s) #	None	None	<input checked="" type="checkbox"/>
Walls	 plywood Panel/Avg	Fuel	Electric	Range/Oven	<input checked="" type="checkbox"/>	Stairs	<input type="checkbox"/>	Patio	<input type="checkbox"/>	Garage	<input type="checkbox"/>
Trim/Finish	Panel/Avg	Condition	Unknown	Disposal	<input type="checkbox"/>	Drop Stair	<input type="checkbox"/>	Deck	Cov. Wood	Attached	<input checked="" type="checkbox"/>
Bath Floor	Vinyl/Avg	COOLING	Adeq.	Dishwasher	<input type="checkbox"/>	Scuttle	<input type="checkbox"/>	Porch	<input type="checkbox"/>	Detached	<input type="checkbox"/>
Bath Wainscot	Fiberglass/Avg	Central	No	Fan/Hood	<input checked="" type="checkbox"/>	Floor	<input type="checkbox"/>	Fence	<input type="checkbox"/>	Built-in	<input type="checkbox"/>
Doors	Metal/Avg	Other	Unit	Microwave	<input type="checkbox"/>	Heated	<input type="checkbox"/>	Pool	<input type="checkbox"/>	Carport	<input type="checkbox"/>
		Condition	Avg	Washer/Dryer	<input type="checkbox"/>	Finished	<input type="checkbox"/>	Workshop	<input checked="" type="checkbox"/>	Driveway	<input type="checkbox"/>

Additional features (special energy efficient items, etc.): **Updated roof (+/- 1 yr ago per owner), built-ins in Living room and Bedroom, updated range/oven, but not recently, covered wood deck 506sf (fair condition), metal roofed workshop 231sf (fair condition).**

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: **No functional or external obsolescence noted. The subject suffers typical depreciation with the following exception: there is a small hole in the interior ceiling material. The roof is assumed to be watertight as there is no visible evidence of water intrusion and per owner, a new roof was put on about 1 year ago. If an inspection by a licensed professional were to reveal otherwise, the subject's estimate of value would most likely be affected.**

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: **None adverse were noted.**

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 222590

ESTIMATED SITE VALUE		= \$ 55,000	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FHA, the estimated remaining economic life of the property): SEE ATTACHED SKETCH. Cost is based on local known manufactured home costs, as well as Marshall & Swift Cost Guide. Depreciation - Economic Age/Life Method. Estimated total economic life = 10 years Land value is based on known land sales. See attached. The Cost Approach estimates Replacement Cost new not Reproduction Cost new.
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:			
Dwelling	455 Sq. Ft. @ \$ 45.00	= \$ 20,475	
	231 Sq. Ft. @ \$ 15.00	= 3,465 Workshop	
	Cov. Wood deck 506sf @ \$5/sf	= 2,530	
	Garage/Carport Sq. Ft. @ \$	=	
Total Estimated Cost New		= \$ 26,470	
Less	Physical Functional External		
Depreciation	19,853	= \$ 19,853	
Depreciated Value of Improvements		= \$ 6,617	
As-is Value of Site Improvements		= \$ 7,000	
INDICATED VALUE BY COST APPROACH		= \$ 68,617	

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	8152 Hart Dr North Fort Myers	17851 Shelby Lane North Fort Myers		8106 Ebson Drive North Fort Myers		8374 Bogart Drive North Fort Myers	
Proximity to Subject		0.74 miles		0.50 miles		0.84 miles	
Sales Price	\$ N/A	\$ 92,900		\$ 19,000		\$ 47,500	
Price/Gross Living Area	\$	\$ 129.03/sf		\$ 43.98/sf		\$ 70.68/sf	
Data and/or Verification Source	Inspection Pub. Records	ORB 4570 PG 3460 FARES/Lee County/W/in 2 data		ORB 4657 PG 282 FARES/Lee County/Clerk of Ct		ORB 4581 PG 3707 MLS/FARES/Lee County	
VALUATION ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Sales or Financing Concessions		None Stated		None Stated		Cash	
Date of Sale/Time		01/05/2005 +11,500		03/11/2005		01/14/2005 +6,000	
Location	Suncoast/Paved	Suncoast/Unpaved +3,000		Suncoast/Paved		Suncoast/Paved	
Leasehold/Fee Simple	Fee	Fee		Fee		Fee	
Site	85,400 Sq Ft.	85,400 Sq Ft		14,000 Sq Ft +53,550		50,325 Sq Ft +26,500	
View	Wooded/Vacant	Residential		Residential		Residential	
Design and Appeal	Manufact/Single	Manufact/Single		Manufact/Single		Manufact/Double	
Quality of Construction	Average	Average		Average		Average	
Age	A-38 E-30	Eff=24, A=24		A=33 E=30		Eff=29 A=25	
Condition	Average	Average		Average		Average	
Above Grade	Total Bdrms: Baths	Total Bdrms: Baths -1,000		Total Bdrms: Baths -1,000		Total Bdrms: Baths -1,000	
Room Count	3 1 1	4 2 1		4 2 1		4 2 1	
Gross Living Area	455 Sq. Ft.	720 Sq. Ft. -4,000		432 Sq. Ft.		672 Sq. Ft. -3,300	
Basement & Finished Rooms Below Grade	None	Cottage 1014sf -20,300 Mobile Home 268sf -4,000		None		None	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Unit AC/Centr Ht	Central -500		Forced Air Heat +1,000		Unit	
Energy Efficient Items	Standard	Standard		Standard		Standard	
Garage/Carport	Open Parking	1 Carport -1,500		Open Parking		Open Parking	
Porch, Patio, Deck, Fireplace(s), etc.	Cov. Deck 506sf Workshop 231sf	Greenhse 1107sf -1,700 Encl Porch 268sf -1,500		Shed 130sf 0 Encl Porch 360sf -3,000		Sheds/Decks 55 -500 Encl Porch 408sf -3,000	
Fence, Pool, etc.	None	None		None		None	
Other Features	No utility room	Utility 630sf -3,000		Utility 144sf +500		None	
Net Adj. (total)		\$ 23,000		\$ 51,050		\$ 24,700	
Adjusted Sales Price of Comparable		\$ 69,900		\$ 70,050		\$ 72,200	

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): See the attached addenda for comments on the comparable sales utilized.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	No prior sale in last 12 months was noted	No prior sale noted other than above within past twelve months	No prior sale noted other than above within past twelve months	No prior sale noted other than above within past twelve months

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: Subject is not listed in the regional MLS and has not sold within the past three years.

INDICATED VALUE BY SALES COMPARISON APPROACH = \$ 70,000

INDICATED VALUE BY INCOME APPROACH (if Applicable): Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$

This appraisal is made "as is" subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans & specifications.

Conditions of Appraisal: This is a Summary Appraisal Report. See attached special limiting conditions.

Final Reconciliation: The Sales Comparison Analysis typically reflects the actions and attitudes of participants in the marketplace. The Cost Approach is supportive. The Income approach was considered, but not applicable, as manufactured homes within the area are generally owner occupied.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93).

(WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF March 17, 2005

(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 70,000

APPRaiser: John B. Jamison, Jr. Signature: [Signature]
 Name: John B. Jamison, Jr. Associate
 Date Report Signed: May 12, 2005
 State Certification #: 0001254 St. Cert. Res. REA State: FL
 Or State License #: _____ State: _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED): J. Lee Norris, MAI, SRA Signature: [Signature]
 Name: J. Lee Norris, MAI, SRA Did Did Not
 Date Report Signed: May 12, 2005 Inspect Property
 State Certification #: 0006643 St. Cert. Gen. REA State: FL
 Or State License #: _____ State: _____

LAND APPRAISAL REPORT MARKET DATA ANALYSIS

File No. 222590A

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	8153 Suncoast Drive North Fort Myers	8241 Scarecrow Road North Fort Myers					
Proximity to Subject		0.59 miles					
Sales Price	\$ N/A	\$	22,000	\$		\$	
Price Per Square Foot	\$ N/A	\$.62	\$		\$	
Data Source	Inspection	Fares ORB 4589 Pg 185					
Date of sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
	N/A	02/07/2005	+1,500				
Location	Suncoast Estates	Suncoast Estates					
Site/View	85,400/Residential	43,124/Residential	+25,500				
Vegetation	Partially Cleared	Partially Cleared					
Road Surface	Paved	Paved					
Utilities	Well/Septic	Well/Septic					
Sales or Financing Concessions	N/A	Private party Mtg	0				
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 27,000	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Indicated Value of Subject		\$	49,000	\$		\$	
Comments:							

Carlson

5 Year Sales History

Parcel STRAP No. 24-43-24-03-00038.1010 & .1020

Suncoast Neighborhood Task Force Site Acquisition Project

NO SALES IN THE LAST 5 YEARS

Lee County Map

AREA MAP

