

PROPERTY

**NEW GAINESVILLE LAND
621 SOUTHEAST 21ST STREET
GAINESVILLE, FLORIDA 32641**

Emerson

Appraisal

Emerson Appraisal Company, Inc.
Appraisers • Consultants • Market Analysts

Don Emerson, Jr., MAI, SRA
CERT. GEN. RZ101

Charles Emerson
CERT. GEN. RZ236

William Emerson, MAI
CERT. GEN. RZ248

August 6, 2020

Ms. Kara Brecken
Land Rights Coordinator
CITY OF GAINESVILLE
405 Northwest 39th Avenue
Gainesville, FL 32609

RE: APPRAISAL OF NEW GAINESVILLE LAND, A 4.46± ACRE PARCEL OF LAND, 621 SOUTHEAST 21ST STREET, GAINESVILLE, ALACHUA COUNTY, FLORIDA 32641.

Dear Ms. Brecken:

According to your request, I have completed an appraisal of the above property, which is more fully located and described in the body of this appraisal report. This appraisal analysis is made and communicated using the "Appraisal Report" option consistent with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP).

As part of the analysis, I personally viewed the property and the property was appraised as a whole owned in fee simple interest. The New Gainesville Land consists of a 4.46± acre parcel of land located in Southeast Gainesville along the Hawthorne Road corridor. The lot is estimated to have a highest and best use for residential development and/or mixed use office/residential development, as described in the report. The appraisal provides a current market value estimate for the property as of the most recent date of viewing on July 27, 2020. The analysis is made contingent upon the enclosed Special Appraisal Assumptions relating to 1) survey/title search information and 2) economic conditions, as well as, the General Assumptions and Limiting Conditions and Appraisal Certification.

As a result of my investigation (effective July 27, 2020) and data collected as deemed essential to support the estimate of market value reported herein, in my opinion, the property has an estimated market value as follows.

Estimated Market Value **\$179,000.00**
("As Is" Value, July 27, 2020)

Information relating to the subject property, the appraisal process and other report criteria is presented in the enclosed appraisal and related attachments.

If I can be of any further assistance or answer any questions, please feel free to call.

Sincerely,



William Emerson, MAI
State Certified General Real Estate Appraiser RZ248

WE/jp
Attachments

2020-088
New Gainesville Land

Property Summary and Appraisal Conclusions



Property:	New Gainesville Land 621 SE 21st Street Gainesville, Florida 32641			
Apparent Owner:	City of Gainesville			
Tax Code No.:	11339-000-000			
Flood Data:	12001C0318D	Zone X - Area of minimal flood hazard		
Current Use:	Vacant land			
Land Area:	4.456	Acres±	194,100	SF+/-
Building Area:	n/a	SF±		
Building Year Built:	n/a			
Zoning:	U4	Urban 4 District		
Land Use Plan:	MOR	Mixed Use Office Residential (0-20 du/ac)		
Land Use Jurisdiction:	City of Gainesville			
<u>Highest And Best Use:</u>				
As Vacant:	Residential development and/or mixed use office/residential			
As Improved:	Vacant land - not applicable			
<u>Appraisal Conclusions:</u>				
Property Interest Appraised				Fee Simple
Direct land sales comparison approach				\$179,000
Estimated Market Value (As Is condition)				\$179,000
Date of Value :				7/27/2020

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LETTER OF TRANSMITTAL

PROJECT SUMMARY AND APPRAISAL CONCLUSIONS

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ADDENDA

Sales/Listing Information
Deed/Legal Descriptions
Tax Information
Zoning Information
Appraiser Qualifications: William Emerson, MAI
Gainesville and Alachua County Area Analysis

APPRAISAL DATA AND SCOPE OF WORK

Problem Identification:

Subject Property:

New Gainesville Land, 621 Southeast 21st Street, Gainesville, Alachua County, Florida 32641.

Existing Use of Real Estate as of Date of Value:

Vacant land/lot.

Use of Real Estate Reflected in the Appraisal:

Vacant land/lot, with an estimated highest and best use to be for residential development and/or mixed use office/residential development.

Relevant Characteristics:

This property consists of a 4.46± acre parcel of land located in Southeast Gainesville along the Hawthorne Road corridor. The property has a mixed use zoning that would allow for single-family residential, multi-family residential, office, business services, and other uses, as described in the zoning description section of the report. The highest and best use for the lot is estimated to be for residential development and/or mixed use office/residential development. The property is currently vacant wooded land.

The appraisal provides a market value for the property on an "as is" fee simple ownership basis as if the most recent date of viewing on July 27, 2020.

Date of Report: August 6, 2020

Effective Date of Appraisal
(Date of Value): July 27, 2020

Date(s) of Viewing: July 27, 2020

Client:

City of Gainesville, c/o Ms. Kara Brecken, Land Rights Coordinator.

Intended User(s):

City of Gainesville, c/o Ms. Kara Brecken, Land Rights Coordinator. There are no other intended users.

Intended Use of Report:

The intended use of the appraisal is to assist the client/intended users in making a business decision concerning the subject real estate. There are no other intended uses.

Property Interest Appraised:

Fee simple market value (real estate only and does not include any equipment or personal property items).

APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

Type and Definition of Value:

The "type" of value estimated in this report is market value. The definition of market value is as follows:

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and each acting in what they consider their own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The definition of market value used is from Federal Register "12", CFR Part 34 and is the typical definition of market value used for most appraisal assignments and for lending purposes.

Assignment Conditions:

This assignment is made subject to the enclosed General Assumptions and Limiting Conditions and Appraisal Certification. In addition, this assignment is made considering Special Appraisal Assumptions relating to hypothetical conditions and/or extraordinary assumptions as described in the report. No hypothetical assumptions are made for the appraisal analysis. Extraordinary assumptions are made relating to 1) survey/title search information and 2) economic conditions for the analysis. See the Special Appraisal Assumptions section of this report. The appraisal considers supplemental standards applicable to the intended user. No jurisdictional exceptions are applicable to this assignment.

Appraisal Solution:

The appraisal solution considers application of the Cost, Income and Sales Comparison Approaches in estimating the market value for the land. Because the subject property is essentially vacant land, the Direct Land Sales Comparison Approach is identified as the appropriate appraisal solution for the appraisal problem. This is a Sales Comparison Approach in estimating the current land value for the subject property.

Property Identification Scope:

Extent Property is Identified:

- Physical For the appraisal analysis, the subject property was physically viewed by William Emerson, MAI, on July 27, 2020. The physical aspects and configuration of the property are identified by a combination of public records data and information provided by the client.

APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

- Legal The legal description for the property is taken from the Public Records of Alachua County, Florida.

- Economic The subject property consists of a vacant 4.46± acre parcel of land located in Southeast Gainesville along the Hawthorne Road corridor and Southeast 8th Avenue. This location is in proximity to other commercial and residential land uses within the Southeast Gainesville area and the property would have average appeal for development for residential and/or commercial uses. To the extent possible, current economic conditions are taken into consideration for the appraisal analysis. However, given the recent Coronavirus issues in the United States, what affect future economic conditions may have on property marketability and value conclusions is unknown or uncertain at the current time. Inherently, the enclosed appraisal could vary depending upon the duration and effects caused by the Coronavirus pandemic in the United States. The enclosed value estimate is the appraiser's best estimation given data available at time of appraisal. No conclusive data is yet available to make conclusions relating to the pandemic and its effect on real estate trends.

Extent Property Viewed:

William Emerson, MAI, performed an exterior viewing of the property on July 27, 2020. William Emerson or other appraisers with Emerson Appraisal Company have made a cursory exterior viewing of land sales included in the analysis.

Type of Appraisal Analysis Applied:

The appraisal solution for the subject property is identified as applying all three approaches to market value. The approaches considered for the analysis include the Cost, Income and Sales Comparison Approaches. Because the subject property consists of a vacant parcel of land, the Direct Land Sales Comparison Approach is identified as the appropriate appraisal solution for the appraisal problem. The Direct Land Sales Comparison Approach is used to estimate the market value of the real estate.

Type and Extent of Data Researched:

Type of Data:

Market data was collected sufficient to support the approaches to value used in the appraisal solution above. This includes physical data relating to the site through a viewing of the property and other available information sources. Research was conducted as to the applicable tax data, zoning and land use information, flood zone data, area demographics, current market trends and land sales as appropriate for the approaches applied in the analysis. This includes sufficient information to support the Direct Land Sales Comparison Approach to value and the conclusions and opinions of the appraiser.

Time Frame:

To the extent possible, the most recent and relevant data is included in the analysis as deemed essential to support the current market value for the property. Typically, this a subset of available sales and other data in the area of the subject property that is the most applicable and/or pertinent to the valuation or solution at hand.

APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

Geographical Scope:

The subject property is a vacant lot or parcel of land located in Southeast Gainesville along Southeast 8th Avenue. The appropriate geographical scope of coverage includes the immediate subject neighborhood in Southeast Gainesville, as well as, competing commercial and residential districts in other areas of Central Gainesville. This geographical scope of coverage is consistent with the size and magnitude of the subject property.

Level of Confirmation and/or Verification:

All sales information in this appraisal has been confirmed at a minimum from public record sources. In many cases, land sales and/or market sales have been confirmed by public record sources, a principle to the transaction, sales agent or other verification in addition to public records information. All rental information is confirmed by an owner, leasing agent or other source believed to be reliable. Any income and expense data provided by the client and/or property owner is assumed to be accurate as provided and no attempt was made by the appraiser to "audit" or otherwise verify accuracy of information provided. To the extent possible, cursory exterior viewings were made for most comparable rentals and market sales by the appraiser or other associates at Emerson Appraisal and/or visually confirmed by photographs in MLS, Loopnet or aerial photographs from public data sources without a site viewing.

Report Format/Scope:

This communication provides a summary of the data and analysis considered by the appraiser. This appraisal is transmitted using the "Appraisal Report" criteria of USPAP:

This is an "Appraisal Report" which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

Scope of Work Acceptability:

The above scope of work and defined research and analysis, in the opinion of the appraiser, will develop credible assignment results given the character of the property, the intended use and other aspects of scope of work defined above. Also, the appraiser(s) have the appropriate knowledge and experience to complete the appraisal assignment competently, consistent with the competency provisions of USPAP.

AREA DATA

Alachua County is located in the approximate center of the State of Florida, midway between the Atlantic Ocean and the Gulf of Mexico, and midway between Miami and Pensacola. It is 72 miles southwest of Jacksonville, 100 miles northeast of Tampa/St. Petersburg and 143 miles southeast of Tallahassee, the state capitol. Gainesville is located in approximately the center of Alachua County and is the largest city and county seat and home to the University of Florida, Santa Fe College and Shands Regional Medical Center. Alachua County has a 2010 Census population of about 247,336 people and is the natural retail center for an eight county area in North Central Florida along the I-75 corridor. The 2025 estimate is 281,524 persons. The continuous support of the University of Florida, Shands Regional Medical Center, Santa Fe College and numerous other state funded agencies has contributed greatly to the stability and growth of the economic base in the Gainesville/Alachua County area with over 47 percent of the local employment in the governmental sector. This governmental influx of funds has enabled Alachua County to continue growing economically, even during mild downward trends and recessions in the national economy. For a more detailed description of the Alachua County area, including demographics, see the "Gainesville/Alachua County Area Analysis Information" in the addenda of the appraisal report.

NEIGHBORHOOD DATA

The subject property is the New Gainesville Land which is a 4.46 acre lot located at 621 Southeast 21st Street in an established commercial and residential area in Southeast Gainesville. Generally, the commercial district extends along both sides of University Avenue between Northeast 7th Street and the downtown business district to the west and Southeast 24th Street along Hawthorne Road to the east. Also, portions of the commercial area extend north and south of East University Avenue along Waldo Road (State Road 331). Residential areas of the neighborhood are typically located north and south of the major roads/commercial uses in the Duval Heights, Lincoln estates and other subdivisions.

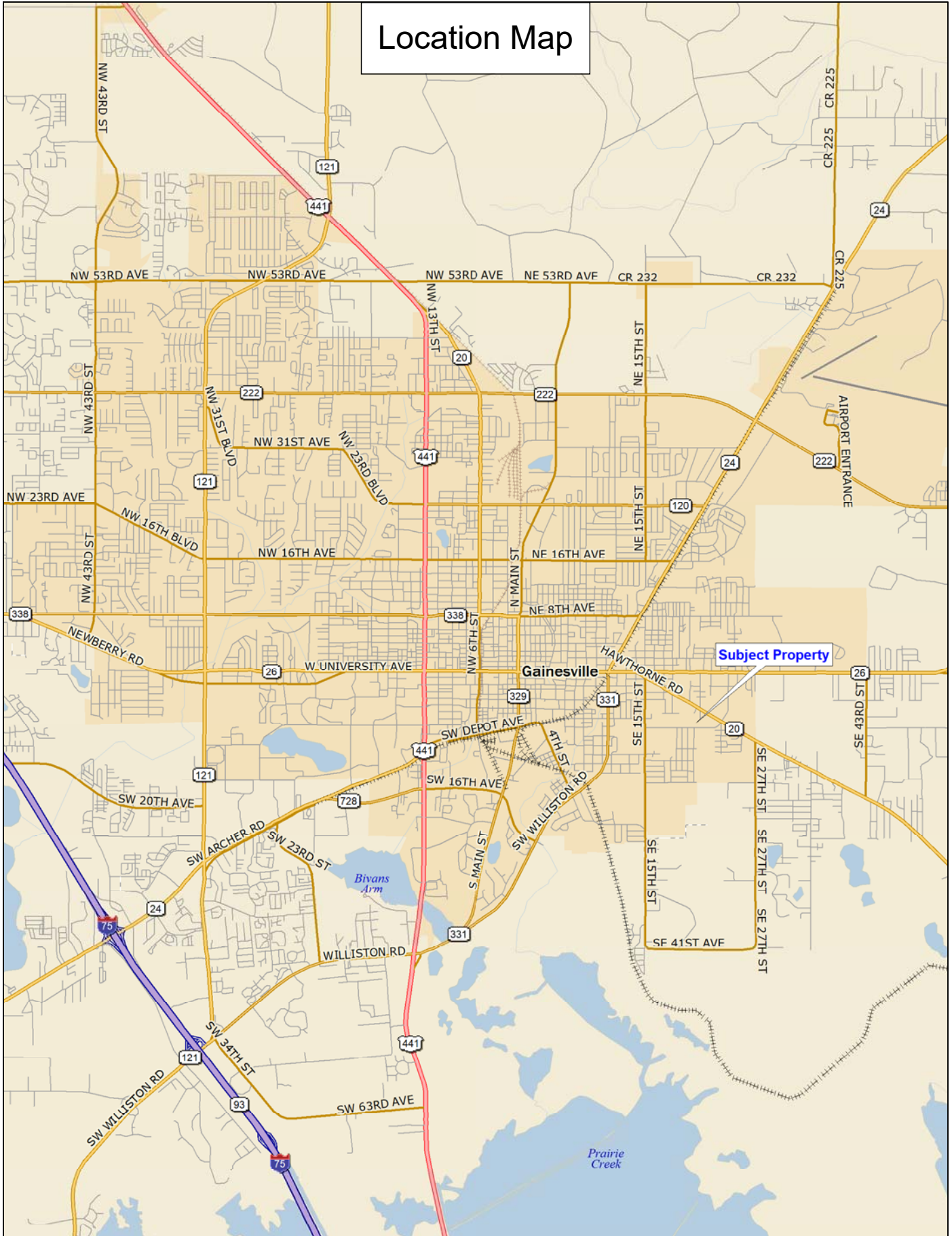
East University Avenue (State Road 26) and Hawthorne Road (State Road 20) are major east/west thoroughfare for the City of Gainesville and are four lane divided highways. Waldo Road is a main north/south thoroughfare for East Gainesville and is also a four lane divided highway.

This commercial district supports a wide range of neighborhood oriented commercial outlets, including drugstores, gasoline service stations, small single tenant retail outlets, restaurants, stores and other similar commercial uses in proximity to the subject property. Also, the subject property is located just west of the GTEC property (Gainesville Technology Entrepreneurship Center) which is a newer good quality office complex. This commercial and residential area is characterized historically as an older established commercial/residential district for the City of Gainesville. Newer construction within the subject neighborhood or near the neighborhood includes the construction of the Walmart Super Center about one mile north of the subject property along Northeast Waldo Road, the WAWA gasoline service station along East University Avenue just west of Waldo Road and the adjacent GTEC center.

Generally, the neighborhood is serviced by city water, sewer and electric utilities and no major detrimental conditions were noted. The subject property is located in the eastern area of the subject neighborhood and has good to average highway access and exposure along Southeast 8th Avenue and access by Southeast 21st Street.

See attached "Location Map" and "Neighborhood Map".

Location Map



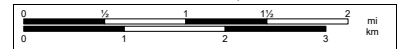
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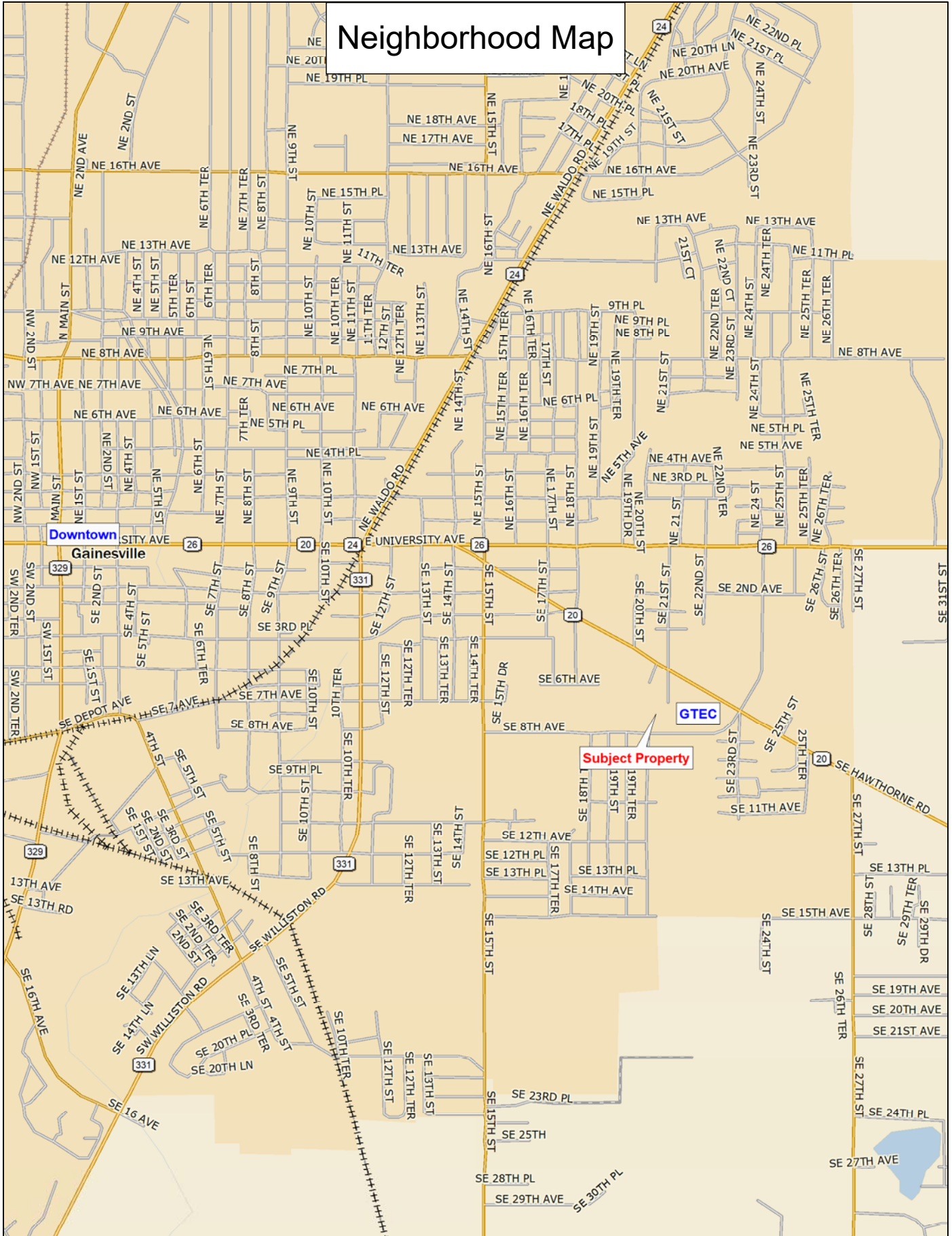
Scale 1 : 75,000



1" = 1.18 mi

Data Zoom 11-4

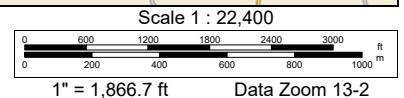
Neighborhood Map



Data use subject to license.

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APPARENT OWNER AND RECENT SALES HISTORY

According to the Alachua County public records, the subject land is owned as an individual tax code parcel by the City of Gainesville, whose tax address is PO Box 490, MS 58, Gainesville, Florida 32602. Based upon review of the Alachua County Property Appraisers tax records, it appears that the City of Gainesville plotted together about nine separate tax code parcels over the time period of 2005 through 2008 to create the subject 4.46± acre lot. The property is generally configured as shown on the attached site maps with the most recent deed or transaction being a Personal Representative's Deed, dated January 10, 2008 and recorded in Official Record Book 3736, Page 374 of the public records of Alachua County, Florida. This appears to be the last remaining tax parcel which was plotted together with the other parcels to create the subject lot. For a sales history of the subject property, see the eight separate deeds, copies of which are included in the addenda of the appraisal report.

As of the date of appraisal, I am not aware of any other sales and/or listing agreements concerning the subject parcel real estate over the last three years. However, I have not been provided with a detailed title search or current detailed land survey, which may indicate other transactions and/or encumbrances for the property. The appraisal analysis has been completed contingent upon a Special Appraisal Assumption concerning 1) survey/title search information. See the Special Appraisal Assumption section of this report.

LEGAL DESCRIPTION

The legal description for the subject property is taken from the Public Records of Alachua County, Florida, and from the most recent deeds of record. The subject property is generally described as Alachua County Tax Code Parcel 11339-000-000 and by the following legal description from the Alachua County Property Appraiser's information.

The subject property is generally described as Lot 104 of New Gainesville Subdivision, as recorded in Plat Book "A", Page 66, less the north 85.06 feet of the east 100 feet, less the south 100 feet of the north 370 feet of the west 100 feet of the east 120 feet. The property is also described by the eight separate deeds with legal descriptions included in the addenda of the appraisal report.

See the "Tax Information" and "Deeds" in the addenda of the appraisal report.

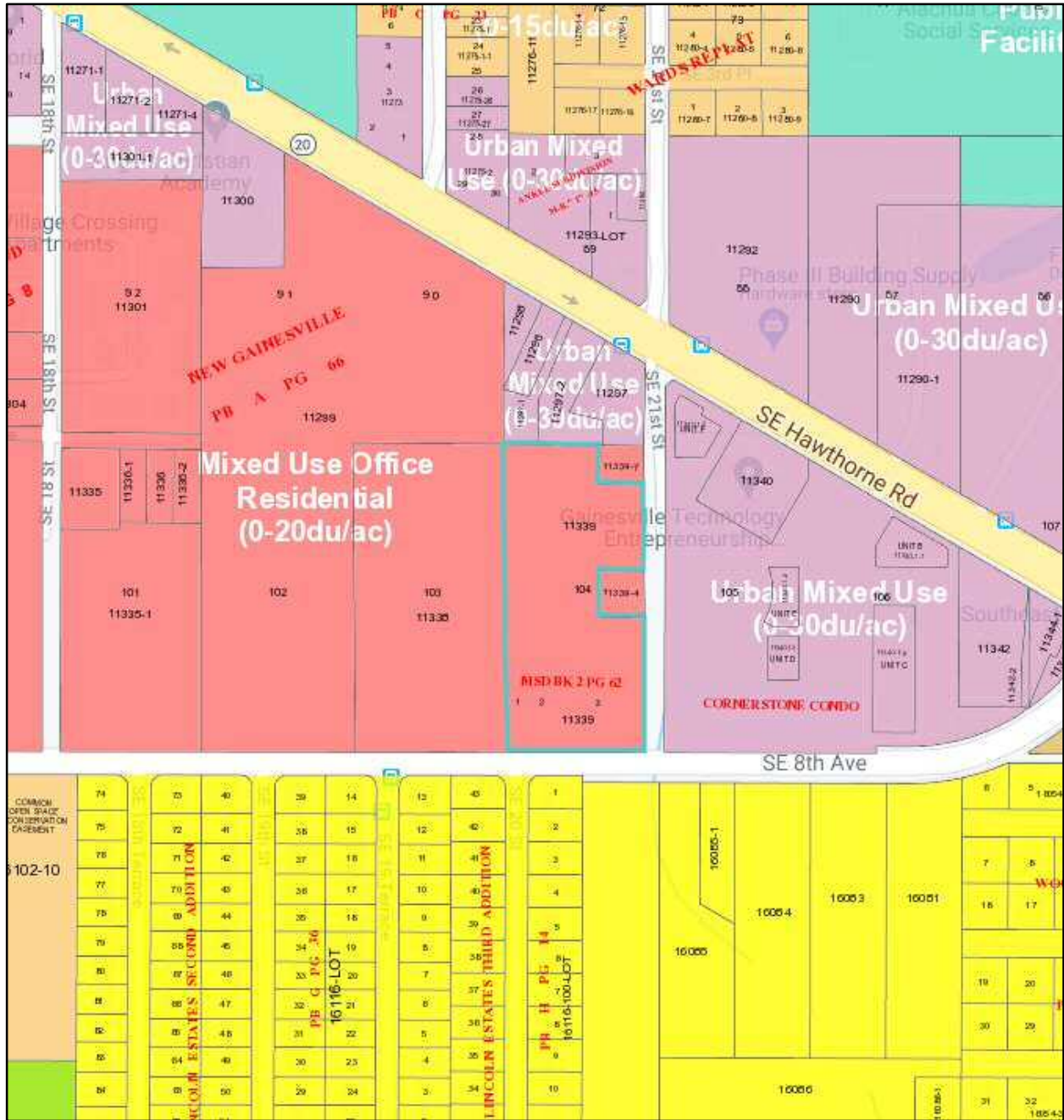
ZONING INFORMATION

Based upon the city of Gainesville Zoning Maps, the subject property is currently zoned "U4" (Urban 4 District) and has a future land use designation of "MOR" (Mixed-use Office/Residential). The "Urban 4" zoning category was placed on the property in a recent rezoning of the central area of Gainesville in 2017. The "U4" zoning category permits a wide range of residential, apartment, office and commercial uses for the subject property, as outlined by the "Zoning Information" in the addenda of the report. The "U4" zoning category permits a maximum development density of up to 20 dwelling units per acre, with a maximum building height of three stories. Selective uses permitted by right include single-family residential, attached dwellings up to six units and commercial uses, including business services, daycare centers, exercise studios, offices, medical offices, professional schools and other uses.

See the attached "Zoning Map", "Land Use Map" and "Zoning Information" contained in the addenda.



Zoning Map



Land Use Map

TAX DATA

Based upon the 2020 Alachua County Property Appraiser's Tax Records, the subject property is currently assessed as a single tax code parcel, owned by The City of Gainesville. The current assessed value and taxes for the subject property are summarized as shown on the following "Assessed Value and Taxes Table" with detailed Alachua County Property Appraiser's information sheets included in the addenda of the report.

As shown on the attached table, the subject property has a current assessed value of \$84,000 with no taxes and fees, because it is owned by the City of Gainesville.

New Gainesville Land Assessed Value and Taxes

Tax Parcel	Assessed Value - 2019			Exemption/ Deferred	Taxable	Taxes	Fees	Total Taxes & Fees
	Land	Improvements	Total					
Current Assessed Value and Taxes								
11339-000-000	\$84,000	\$0	\$84,000	\$0	\$84,000	\$0.00	\$0.00	\$0.00
Total	\$84,000	\$0	\$84,000	\$0	\$84,000	\$0.00	\$0.00	\$0.00

Total Tax - Due March 2020	\$0.00
Less: Discount for early payment 4% - November 2019	\$0.00
Total Tax - Due November 2019	\$0.00
Rounded	\$0

Owner: City of Gainesville
Section: 03-10-20
Note: Property is tax exempt

PROPERTY DESCRIPTION

The subject property is the New Gainesville Land, which is located at 621 Southeast 21st Street between Southeast Hawthorne Road and Southeast 8th Avenue, as shown by the attached "Site Maps". Southeast Hawthorne Road is a four-lane divided highway, with Southeast 8th Avenue being a two lane paved city street with concrete curb and gutters. Southeast 21st Street is a one lane paved/gravel street extending southward from Southeast Hawthorne Road to the north area of the subject property.

Overall, the site is irregular in shape and has about 309.69 feet of frontage along the north side of Southeast 8th Avenue, with a maximum depth of about 686.4 feet along the west property line. The subject property was plotted together by the purchase of about nine Alachua County tax parcels over the timeframe of 2005 through 2008 creating the overall subject parcel of land. Based upon the available legal descriptions and tax maps subject site is estimated to contain about 194,100± square feet or 4.46± acres. This is an approximate lot area estimated by the appraiser that will most likely vary depending upon the results of the current land survey. A land survey for the property was not available for the appraisal analysis.

The lot is mostly level in elevation, heavily wooded and appears to be adequately drained. A review of the National Flood Hazards Map (Map 12001C0318D, effective date June 16, 2006) indicates that the site is located within Zone "X", an area of minimal flood hazard. There appears to be a small depression or wet area/pond in the southeastern area of the site along the Southeast 8th Avenue frontage.

New Gainesville Land – Gainesville, Florida (7/27/2020)



View from SE 8th Avenue



SE 8th Avenue facing west



SE 8th Avenue facing east



Power line easement along SE 8th Avenue



East side view



GTEC center east of land

Photographs Page 1 of 2

New Gainesville Land – Gainesville, Florida (7/27/2020)



SE 21st street facing north



SE 21st Street facing south



Adjacent GTEC center



East side view



Typical site view



Typical site view

Photographs Page 2 of 2

New Gainesville Land Property Summary

Property

New Gainesville Land
621 SE 21st Street
Gainesville, Florida 32641

Tax Parcel: 11339-000-000

Site Characteristics

Total Site Area (approximate) 194,100 SF ± or 4.46 Acres ±

Zoning: U4 Urban 4 District

Land Use: MOR Mixed Use Office Residential (0-20 du/ac)

Jurisdiction City of Gainesville

Flood Map: 12001C0318D

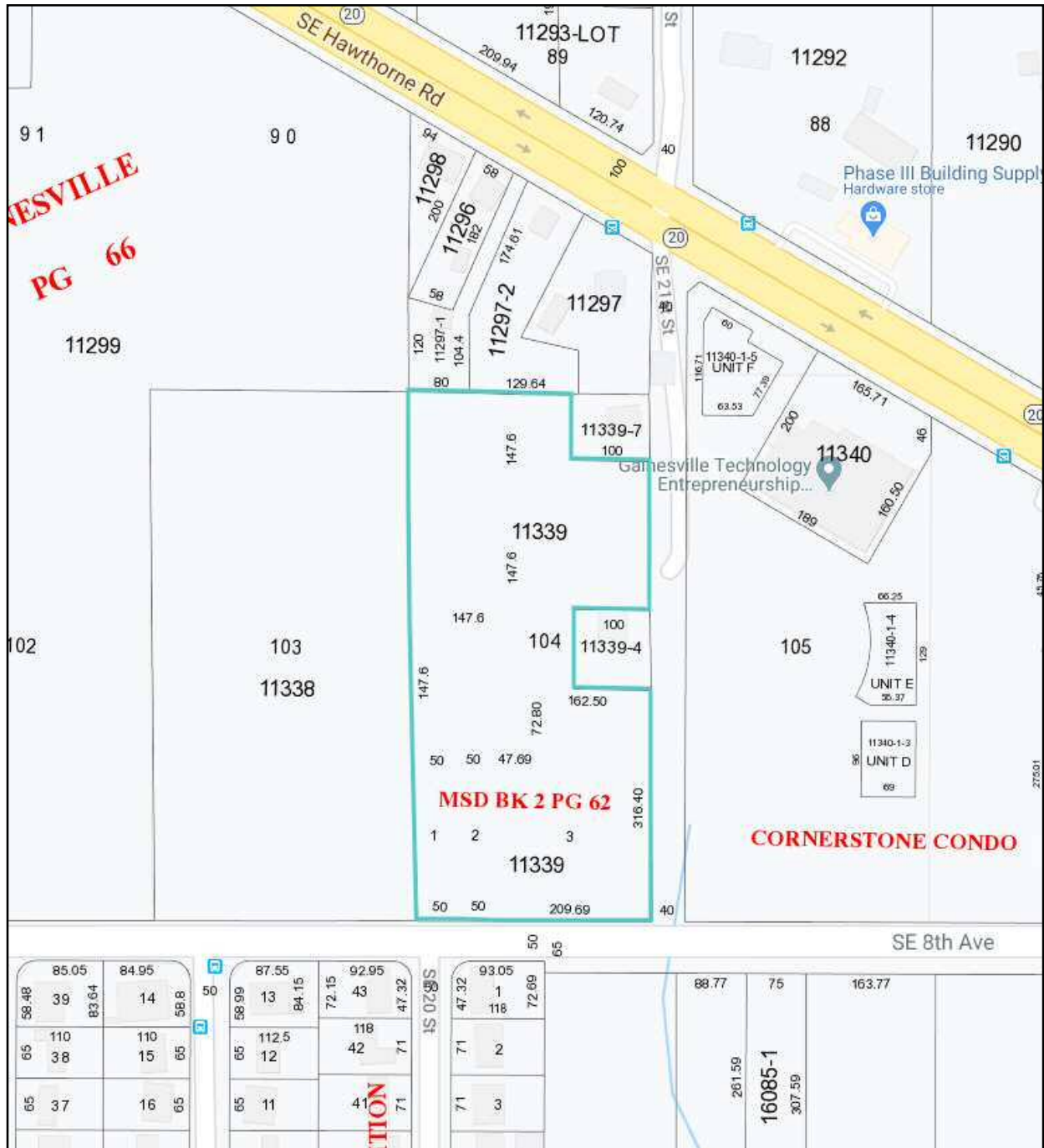
Effective Date: June 16,2006

Zone: Zone X - Area of minimal flood hazard

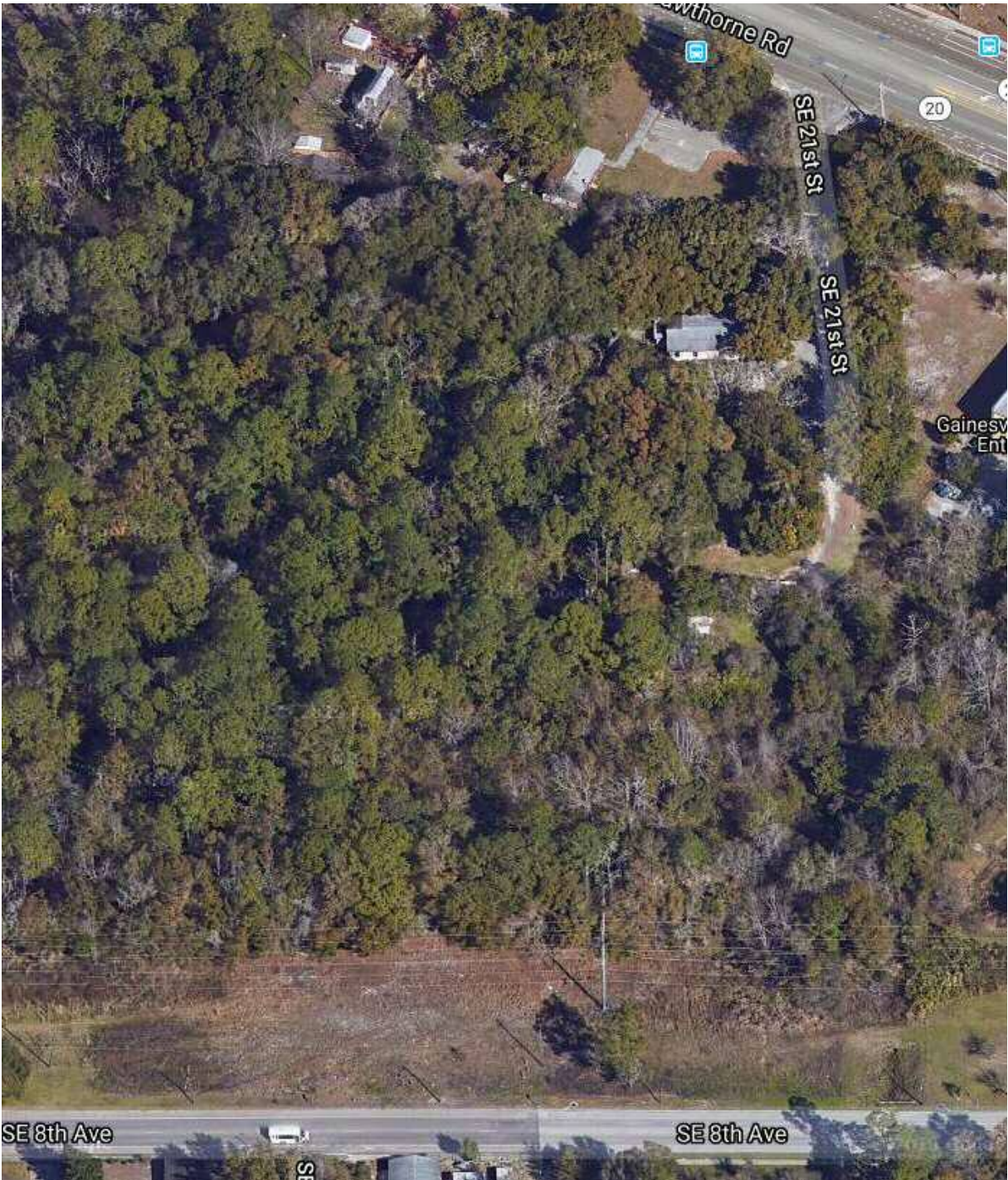
Occupancy - Current/As Is: Vacant land

Highest and Best Use

Residential development and/or mixed use office/residential



Tax Parcel Map



Aerial Photograph 1



Aerial Photograph 2

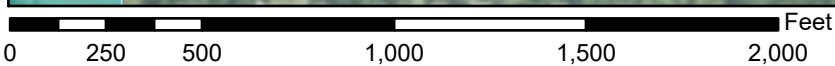
National Flood Hazard Layer FIRMMette



82°18'10"W 29°39'4"N



USGS The National Map: Orthoimagery. Data refreshed April 2020



1:6,000

82°17'32"W 29°38'33"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
	Hydrographic Feature	
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/20/2020 at 9:02 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

DESCRIPTION: (PER OFFICIAL RECORDS BOOK 2861, PAGE 1167) (PARENT PARCEL)

The South 243.60 feet and the North 72.80 feet of the East 182.40 feet of the South 316.40 feet of Lot 104 of New Gainesville Subdivision as per Plat Book "A", page 66 of the Public Records of Alachua County, Florida.

LESS AND EXCEPT road right-of-way.

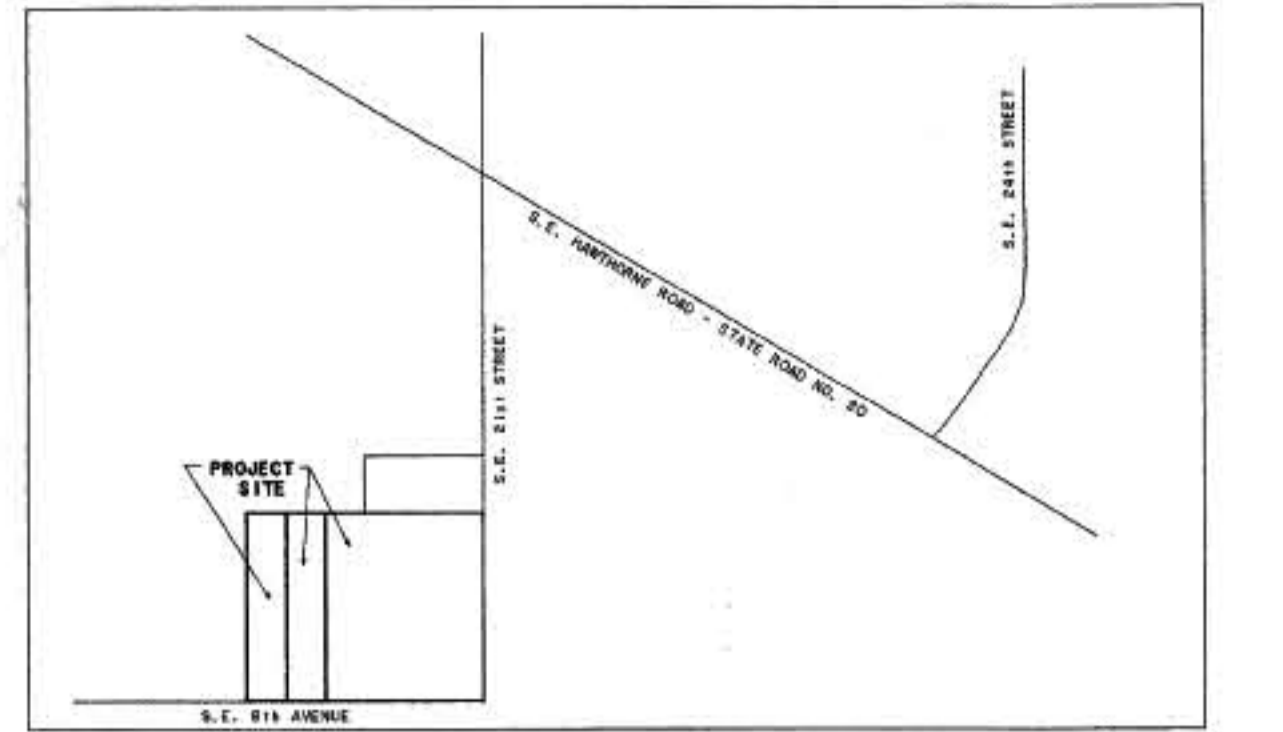
The above described property being the same property as described in Official Records Book 1352, Page 887 of the Public Records of Alachua County, Florida.

Containing 2.0 acres, more or less.

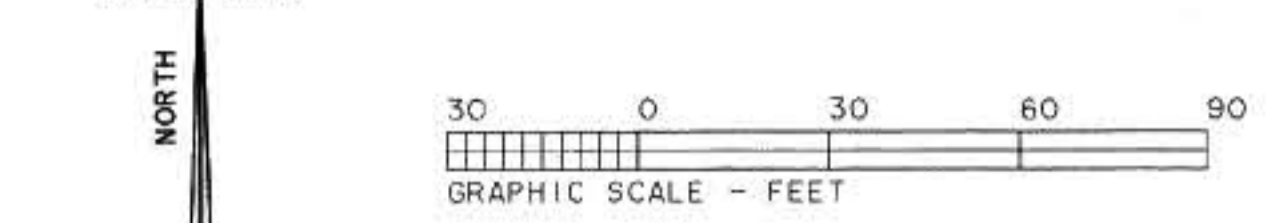
MINOR SUBDIVISION & BOUNDARY SURVEY SITUATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 20 EAST CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

MINOR SUBDIVISION BOOK 2 PAGE 62 THIS IS NOT A RECORD PLAT

LOCATION MAP (NOT TO SCALE)



MAP OF SURVEY



MERIDIAN PER DEED BEARING ON THE SOUTHERLY R/W LINE OF STATE ROAD NO. 20 (HAWTHORNE ROAD) N 59°30'00"W (REFERENCE DEED BEARING RECORDED IN OFFICIAL RECORDS BOOK 2379, PAGE 2608)

- LEGEND: T.B.M. TEMPORARY BENCHMARK, I.D.N. IDENTIFICATION NUMBER, F. FENCE, I.P. IRON PIPE, I.R. IRON ROD, C.M. CONCRETE MONUMENT, C.I.P. CAP & IRON PIPE, C.I.R. CAP & IRON ROD, N.B.D. NAIL & DISK, P.W.B. PINE WOOD BOLT, R.S.S. RAILROAD SPIKE, (D) DEED DIMENSION, (F) FIELD DIMENSION, (C) CALCULATED DIMENSION, CHAIN LINE, R/W RIGHT OF WAY, CONC. CONCRETE, O.W. OVERHEAD WIRE (POWER), CALCULATED CORNER, PREPARED DESCRIPTION, S.M. SPLIT RAIL FENCE LINE, TELEPHONE LINE

AREAS: OVERALL PARENT PARCEL = 87330 SQUARE FEET (2.005 ACRES +/-), LOT 1 = 12180 SQUARE FEET (0.280 ACRES +/-), LOT 2 = 12180 SQUARE FEET (0.280 ACRES +/-), LOT 3 = 62870 SQUARE FEET (1.445 ACRES +/-)

Certifying Land Surveyor accepts no responsibility for rights-of-way, easements, restrictions, or other matters affecting title to lands surveyed other than those recited in current deed and/or other instruments of record furnished by client.

- SURVEYOR'S NOTES: 1. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE SUBJECT PROPERTY IN RELATION TO THE DESCRIPTION OF THE OVERALL PARENT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 2861, PAGE 1167 AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR. 2. THE BASIS OF BEARING FOR THIS BOUNDARY SURVEY IS PER DEED BEARING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 20 (HAWTHORNE ROAD) N 59°30'00"W, (PER DEED BEARING RECORDED IN OFFICIAL RECORDS BOOK 2379, PAGE 2608 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.) 3. THE DESCRIPTIONS FOR LOT 1, LOT 2 AND LOT 3 WERE PREPARED BY THIS SURVEYOR USING THE DESCRIPTION OF THE OVERALL PARENT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 2861, PAGE 1167. 4. CITY WATER AND CITY SANITARY SEWER ARE AVAILABLE ON THIS SITE. ALL UTILITY SERVICE SHALL BE INSTALLED BENEATH THE SURFACE OF THE GROUND. 5. ONLY VISIBLE UTILITIES WERE LOCATED. NO UNDERGROUND FOUNDATIONS AND/OR UNDERGROUND UTILITIES HAVE BEEN LOCATED. 6. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.

DECLARATION OF OWNERSHIP AND DEDICATION:

WE THE UNDERSIGNED, NEIGHBORHOOD HOUSING AND DEVELOPMENT CORPORATION, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS AS DESCRIBED HEREON AND WE DO CONSENT TO THE RECORDING OF THIS MINOR SUBDIVISION. [Signatures of President, Treasurer, and Witnesses]

STATE OF FLORIDA, COUNTY OF ALACHUA:

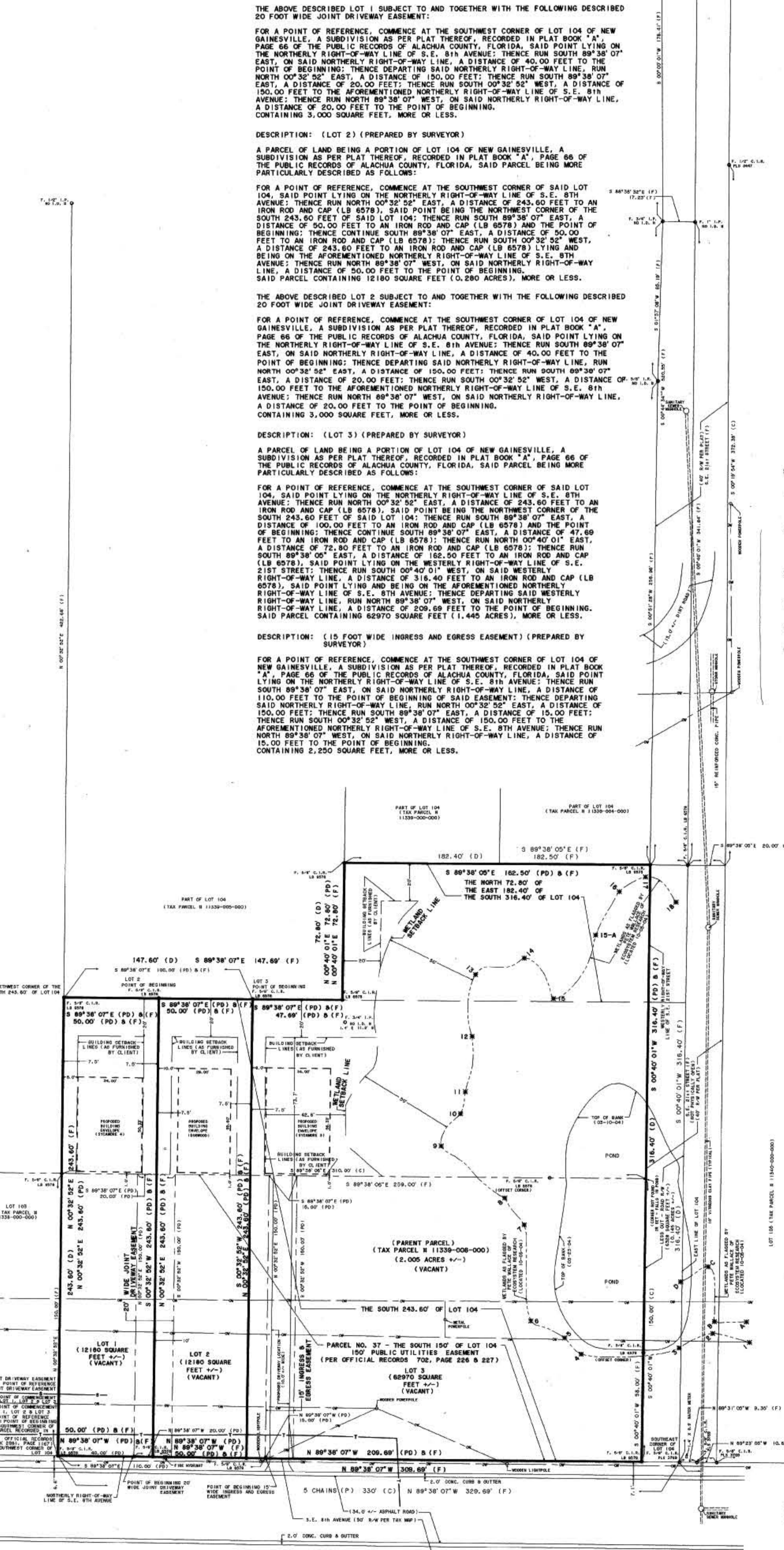
I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, THE REPRESENTATIVES OF THE NEIGHBORHOOD HOUSING AND DEVELOPMENT CORPORATION, WELL KNOWN TO BE TO BE THE PERSONS DESCRIBED HEREIN AND WHO EXECUTED THIS INSTRUMENT AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF June, 2005. NOTARY PUBLIC: Cheryl Beardsley, My Commission Expires: 5/14/07

MUNICIPAL APPROVAL:

I HEREBY CERTIFY THAT THIS SURVEY OF A 'MINOR SUBDIVISION' CONFORMS TO THE REQUIREMENTS OF ALL THE CITY OF GAINESVILLE APPLICABLE ORDINANCES AND REGULATIONS. [Signatures and dates of City officials]

RECEIVED AND FILED AS AN UNRECORDED MAP IN ACCORDANCE WITH SECTION 177.132, FLORIDA STATUTES THIS 19th DAY OF August, 2005. BY: J.K. 'Buddy' Juby - CLERK, BY: Dawn S. Maric - DEPUTY CLERK



SURVEYOR'S CERTIFICATE: I DO HEREBY CERTIFY THAT THE SURVEY OF THE HEREOF DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 479.027 FLORIDA STATUTES. KRIS ANN GATH, PROFESSIONAL SURVEYOR AND MAPPER, P.L.A. CERTIFICATION NO. 5338, 06-11-05

Table with 2 columns: Description and Date. Includes entries for Revised (Located Additional Utilities), Revised (Location of Proposed Ingress & Egress Easement), Revised (Added Proposed 15' Wide Ingress & Egress Easement), Revised (Added Joint Driveway Easement), Revised (Added Building Setback Lines), Revised (Drawing for Minor Subdivision), Wetland Location, and Additional Fieldwork.

CLIENT: Neighborhood Housing and Development Corporation. SCALE: 1" = 30'. DRAWN BY: SD. DATE: 05-16-05. CHECKED BY: KAG. DATE: 05-16-05. KRIS ANN GATH, LAND SURVEYING & MAPPING, INC. PROFESSIONAL LAND SURVEYING AND MAPPING SERVICES, 2341 N.W. 41st STREET, SUITE C, GAINESVILLE, FLORIDA 32608. (352) 336-3365. Kris Ann Gath, President, Professional Surveyor and Mapper.

PROPERTY DESCRIPTION (CONT'D)

The southern 150 feet of the site is encumbered with a powerline easement, which would restrict this area of the site to limited uses, mostly consisting of access driveways and potentially water retention areas. The powerline easement is estimated to contain about 1.07 acres, which would indicate that the site has about 3.39 acres of land area outside of the powerline easement that will be available for development. This indicates that about 76 percent of the site is developable land area outside of the powerline easement.

A portion of the subject property along Southeast 8th Avenue appears to have been, at one time, platted into a Minor Subdivision for three residential lots. The minor subdivision is described in Minor Subdivision Book 2, Page 62 of the public records of Alachua County, Florida, a copy of which is included in the appraisal report. No major detrimental conditions are noted for the subject site.

City utilities including water, sanitary sewer and electricity are available in the area and to the subject lot. The subject site appears to be typical of surrounding properties in terms of soil characteristics and no substantial environmental hazards are noted for the property. However, I have not been provided with the detailed environmental audit or assessment report, and there may be environmental hazards associated with the subject site that an audit would reveal. This appraisal is completed assuming that there are no substantial adverse environmental hazards on, in or near the subject site that would cause a significant loss in market value.

See attached "Property Summary Table", "Site Maps" and "Photographs".

HIGHEST AND BEST USE

Highest and best use has been defined as "the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value". The highest and best use of the land as vacant and property as improved must meet four criteria. The highest and best use must be: 1) physically possible (i.e., what uses of the site in question are physically possible); 2) legally permissible (i.e., what uses of the site are permissible by zoning and deed restrictions); 3) financially feasible (i.e., which possible and permissible uses will produce a positive net return); and, 4) maximally productive (i.e., of the uses, which meet the above three criteria and which use produces the highest net return or the highest worth).

It is recognized that in cases where a site has existing improvements, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use. In determining the highest and best use, the above four criteria must first be applied to the land as if vacant and available for development. Secondly and independently, consideration must be given to the site as improved.

HIGHEST AND BEST USE AS IF VACANT

The subject property is a 4.46± acre parcel of mixed used zoned land and is an inside lot located along the north side of Southeast 8th Avenue and also along the west side of Southeast 21st Street. This location is between Southeast Hawthorne Road to the north and Southeast 8th Avenue to the south and is just west and adjacent to the Gainesville Technology Entrepreneurship Center (GTEC). The lot is located in an older established commercial and residential district in Southeast Gainesville, with commercial uses typically oriented along the major road thoroughfares including Southeast Hawthorne Road and Waldo Road.

HIGHEST AND BEST USE AS IF VACANT (CONT'D)

The property appears to be able to physically support a wide range of residential and/or other commercial uses as outlined by the zoning information in the addenda of the report. The subject property is zoned "U4" (Urban 4) district by the City of Gainesville, which allows for a combination of single-family residential, multiple family apartment, offices, business services, and other uses, as described in the zoning information section of the report. Recent development trends in the neighborhood for similar lots is for construction of single-family residential homes or multiple family projects. The property is located immediately adjacent to the GTEC center, and as such, may have potential uses for office purposes or mixed-use office/residential use.

The maximum development density permitted by the "U4" (Urban 4) zoning category is up to 20 units per acre, with buildings limited to three stories. More likely, the property would be developed to a lower density for single-family homes and/or a mixed-use office/residential use. The site has the availability of public utilities and access from Southeast 21st Street and Southeast 8th Avenue and would have average appeal for potential development. Taking all of these factors into consideration, the highest and best use for the site as if vacant is estimated to be for residential development and/or mixed-use office/residential development.

HIGHEST AND BEST USE AS IMPROVED

The subject site is currently a vacant lot and the highest and best use as improved is not applicable for the appraisal analysis. Therefore, the highest and best use is estimated to be consistent with the highest and best use of the site as if vacant.

APPRAISAL PROCESS

There are three basic approaches that may be used by appraisers in the estimation of market value. These three approaches provide data from the market from three different sources when all are available. These three approaches are the Cost Approach, the Income Approach and the Sales Comparison Approach. Normally, these three approaches will each indicate a different value. After all the factors in each of the approaches have been carefully weighed, the indications of value derived from each approach are reconciled to arrive at a final value estimate.

For vacant land similar to the subject property, the most applicable appraisal technique in estimating the market value is the Direct Land Sales Comparison Approach.

DIRECT LAND SALES COMPARISON APPROACH

The Direct Land Sales Comparison Approach has as its premise a comparison of the subject lot with recent sales of similar parcels of land within the subject neighborhood in Southeast Gainesville. A search of the subject neighborhood produced four comparable land sales/listing to use for comparison purposes with the subject property.

As shown on the attached "Land Sales Table" and "Land Sales Map", the four land sales/listing are described as Land Sale 1 (McDowell's Addition Land), Land Sale 2 (GM-1 Partnership Land), Land Listing 3 (King Land Listing) and Land Sale 4 (Coward Lot). All of the sales/listing are located in the southeastern area, except for Sale 4 (Coward Lot), which is located along Williston Road in Southwest Gainesville. The sales/listing are briefly described as follows, with detailed sales sheets and photographs included in the addenda of the appraisal report.

DIRECT LAND SALES COMPARISON APPROACH (CONT'D)

Land Sale 1 is the McDowell's Addition Property, which is a 3.17 acre parcel of land located at 233 Southeast 9th Street near downtown Gainesville. The site is irregular in shape, wooded with scattered trees and extends between Southeast 9th Street and the Rails to Trails Bike Path to the east. The land is zoned "Urban 3" District, which would allow a development density of up to 20 units per acre and the buyer plans to develop the property for residential use. The land was listed for sale at \$199,900 and sold in May 2019 for \$159,000 having been exposed to the market for about 8.9 months. The sale price was about \$50,158 per acre and \$1.15 per square foot of land area.

Land Sale 2 is the GM-1 Partnership Property, which is a 4.47 acre parcel of multiple family residential land located at 423 Southeast Williston Road. This location is near the southeast corner of Williston Road and Southeast 4th Street and has frontage along both roadways. The property is vacant land that was improved with underground foundation fixtures for a proposed church that was never built and the sale is adjusted for the approximate cost to remove the existing foundation walls and footers. The property was listed for sale at \$425,000 and sold for \$267,350 in April 2019. The sale is adjusted downward \$10,000 for the estimated demolition cost of the existing foundation system to indicate an adjusted purchase price of \$257,350 or \$57,573 per acre and \$1.32 per square foot of site area.

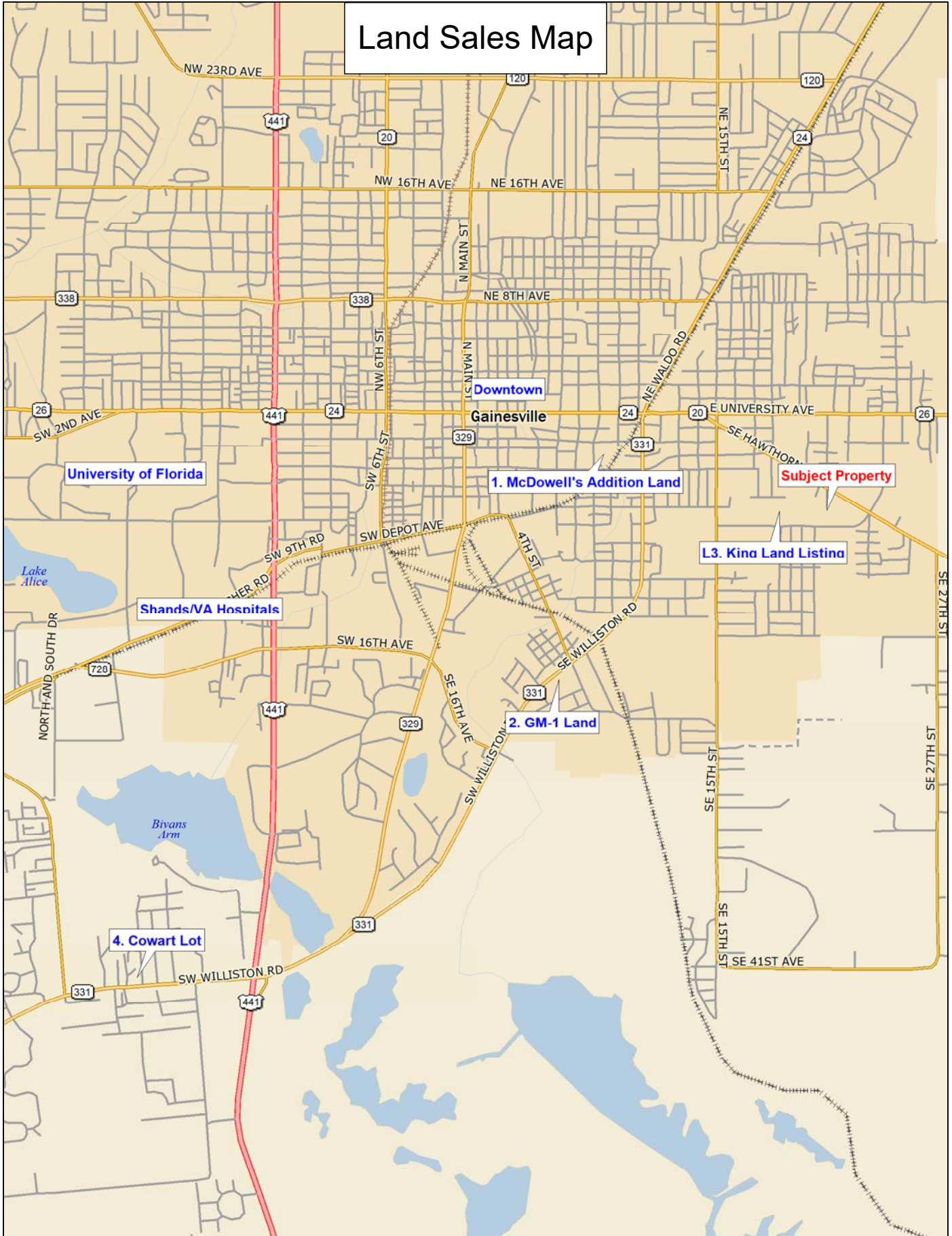
Land Listing 3 is the King Land Listing located just west of the subject property at 1810 Southeast 8th Avenue. This is a smaller 3 acre lot zoned "U3" (Urban 3) district that is currently listed for sale for \$79,900. This property has been on the market for about 13 months. This parcel of land is very similar for location and is encumbered with the same powerline easement as the subject property across the south 150 feet of the lot, which reduces its utility. This property has lower elevation areas, which is inferior to the subject property, has slightly inferior zoning and also has slightly inferior access in comparison to the subject property. It is estimated that the subject property should be at a price level on a per square foot basis above the level indicated by this listing.

Land Sale 4 is the Cowart Lot located at 2010 Southwest Williston Road. This location is in the Napier Grant and the Idylwild residential area in Southwest Gainesville. The site contains about 2.05 acres of land area with about 380 front feet along Williston Road and is mostly level, wooded and well drained. The property was improved with an older single family frame house built in 1948 that was in dilapidated condition at time of sale and had significant termite damage according to the sales agent. The property was purchased primarily for the land only, but sometime after purchase, the buyer decided to do some remodeling on the house for residential occupancy. The indicated sales price is essentially for the land only at \$115,000 or about \$56,098 per acre. The site had single family residential land zoning and all city utilities were available.

Land Sales Table

Sale No.	Date	Property/Address	Sale Price	Lot Size		Zoning	Time Adj.	Price	Price	Months On Market
				SF±	Acre±		7/27/2020	Per		
							2.00%	SF±		
1	May-19	McDowell's Addition Land 233 SE 9th Street	\$159,000	138,085	3.17	U3	\$162,710	\$1.18	8.9	
2	Apr-19	GM-1 Partnership Land 423 SE Williston Road	\$257,350	194,713	4.47	RMF-6	\$263,355	\$1.35	3.3	
L3	Jul-20	King Land Listing 1810 SE 8th Ave.	\$79,900	130,680	3.00	U3	\$79,900	\$0.61	13.0	
4	Mar-16	Cowart Lot 2010 SW Williston Road	\$115,000	89,298	2.05	R-1a	\$124,967	\$1.40	2.0	
		█ = Most Comparable								
		Sales Analysis :	Low	\$79,900	89,298	2.05	\$79,900	\$0.61	2.0	
			High	\$257,350	194,713	4.47	\$263,355	\$1.40	13.0	
			Average	\$152,813	138,194	3.17	\$157,733	\$1.14	6.8	
Subject	Jul-20	New Gainesville Land 621 SE 21st Street		194,100	4.46	U4				

Land Sales Map



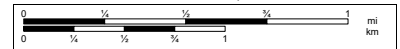
Data use subject to license.

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www.delorme.com



Scale 1 : 37,500



1" = 3,125.0 ft

Data Zoom 12-4

SALES ANALYSIS

The four comparable land sales/listing represent some of the most recent parcels of land that have sold in Southeast Gainesville that, to the extent possible, were similar to the subject property for physical site characteristics and land zoning. The lots sold and/or are listed over the time period of March 2016 through July 2020 and have an overall price level from a low of around \$79,900 up to \$257,350, with an average of about \$152,813 per property. These lots vary from a smaller 2.05 acre parcel up to 4.47 acres, with an average size of 3.17 acres. The sales had a combination of "U3" (Urban 3), "RMF-6" (Residential Multiple Family) and "R-1A" (Residential) zoning categories. The sales were time or market conditions adjusted at a rate of 2 percent per year to the valuation timeframe of July 27, 2020. The sales/listing indicated an overall price level from a low of \$0.61 up to \$1.40, with an average of \$1.14 per square foot. On an overall basis, the most comparable sales are estimated to be Sales 1 and 2 and Listing 3.

As shown on the attached "Land Sales Adjustment Grid", the comparable sales/listing are adjusted for various physical characteristics including location; access and visibility; utilities; parcel size; site configuration; topography; zoning and any other necessary adjustments.

Sale 1 (McDowell Addition Land) is located further west, closer to the downtown business district and is estimated to be superior for location with a minus 15 percent adjustment applied. Otherwise, this is a fairly similar parcel of land, except that it was zoned "U3" (Urban 3) district, which is inferior to the subject for uses permitted. Essentially, the subject "U4" zoning allows office, business services and other more intensive uses than the "U3" district. A positive 15 percent adjustment was applied for zoning. A major difference between the subject property and most of the sales is the powerline easement encumbering the south 150 feet of the subject land. The McDowell Addition Land is estimated to be superior for this factor with a minus 20 percent adjustment applied because of the powerline easement encumbering the subject site. The sale indicated a net adjustment of minus 20 percent or \$0.94 per square foot

Sale 2 (GM-1 Partnership Land) is located with substantial frontage along Williston Road in an area closer to the major activity centers of the city. A negative 10 percent adjustment is applied for location and, also a negative 15 percent adjustment for access and visibility given the substantial road frontage of the sale in comparison to the subject property. This property was zoned "RMF-6" (Multifamily Residential), which is inferior to the subject property's zoning, with a positive 10 percent adjustment applied. Finally, this property did not have any easements like the subject powerline easement and a negative 20 percent adjustment is applied for the powerline easement. The sale indicated a net adjustment of minus 35 percent or \$0.88 per square foot.

Listing 3 (King Land Listing), on its face, appears to be very comparable to the subject property located about two blocks west along Southeast 8th Avenue. However, the subject property is estimated to have slightly superior access characteristics from Hawthorne Road by Southeast 21st Street with a positive 10 percent adjustment applied for this factor. This is a fairly comparable sale except that this listing has lower elevation areas, which are inferior to the subject property with a positive 20 percent adjustment applied. This property had the "U3" zoning, which is estimated to be inferior with a positive 15 percent adjustment. This property is encumbered with the same powerline easement, which is similar to the subject property and no adjustment is applied. This listing indicated a net adjustment of 45 percent or \$0.86 per square foot.

Land Sale 4 is located in Southwest Gainesville along Williston Road closer to the University of Florida. This property is estimated to be superior for location with a negative 20 percent adjustment applied. This property also has superior road frontage and access with a negative 10 percent adjustment. This property had a residential zoning, which is inferior to the subject property with a positive 15 percent adjustment. Finally, this property is adjusted minus 20 percent for the powerline easement encumbering the subject property. Sale 4 indicated a net adjustment of minus 35 percent or \$0.91 per square foot.

SALES ANALYSIS (CONT'D)

As shown on the attached "Land Sales Comparison Grid", the four sales indicated an adjusted price per square foot range from a low of \$0.86 up to \$0.94, with an average of \$0.90 per square foot. The subject property is estimated to be in an overall land value range from a low of \$0.88 to \$0.94 per square foot. Applying this amount to the 194,100 square feet estimated for the subject site indicates a land value range from a low of \$171,000 up to \$182,000. The subject property is estimated to have a land value towards the middle upper end of the range at \$179,000.

Estimated Land Value

\$179,000

Land Sales Comparison Analysis Grid

Description	Sale 1		Sale 2		Listing 3		Sale 4																																																																																																																																														
	New Gainesville Land	McDowell's Addition Land	GM-1 Partnership Land	King Land Listing	Cowart Lot																																																																																																																																																
		Comparison	Adjustment	Comparison	Adjustment	Comparison	Adjustment	Comparison	Adjustment																																																																																																																																												
Date of Value/Sale	Jul-20		May-19		Jul-20		Jul-20		Mar-16																																																																																																																																												
Sale Price ¹ :	n/a		\$159,000		\$257,350		\$79,900		\$115,000																																																																																																																																												
Parcel Size SF±	194,100		138,085		194,713		130,680		89,298																																																																																																																																												
Price Per/SF	n/a		\$1.15		\$1.32		\$0.61		\$1.29																																																																																																																																												
Transactional Adjustments:																																																																																																																																																					
Market Conditions																																																																																																																																																					
Adjusted Price/SF	2.0%/Yr- See table		\$1.18		\$1.35		\$0.61		\$1.40																																																																																																																																												
Other Transactional Adj.	None		0.0		0.0		Listing -0.03		0.00																																																																																																																																												
Total Transactional Adj.			\$1.18		\$1.35		\$0.59		\$1.40																																																																																																																																												
Physical Considerations:																																																																																																																																																					
Location:	Hawthorne Rd. Area	Superior	-15.0%	Superior	-10.0%	Similar	0.0%	Superior	-20.0%																																																																																																																																												
Access & Visibility	SE 8th Ave./SE 21st St.	Similar	0.0%	Superior	-15.0%	Inferior	10.0%	Superior	-10.0%																																																																																																																																												
Utilities	City utilities	Similar	0.0%	Similar	0.0%	Similar	0.0%	Similar	0.0%																																																																																																																																												
Parcel Size Acres	194,100	Similar	0.0%	Similar	0.0%	Similar	0.0%	Similar	0.0%																																																																																																																																												
Site Configuration	Irregular	Similar	0.0%	Similar	0.0%	Similar	0.0%	Similar	0.0%																																																																																																																																												
Topography	Level	Similar	0.0%	Similar	0.0%	Inferior	20.0%	Similar	0.0%																																																																																																																																												
Zoning	U4	U3 - inferior	15.0%	RMF 6 -inferior	10.0%	U3 - Inferior	15.0%	R-1a Inferior	15.0%																																																																																																																																												
Other	Power line easement	Superior	-20.0%	Superior	-20.0%	Similar	0.0%	Superior	-20.0%																																																																																																																																												
¹ Cash equivalent sale price																																																																																																																																																					
Total Net Adjustment			-20.0%		-35.0%		45.0%		-35.0%																																																																																																																																												
Adjusted Sales Price/SF±			\$0.94		\$0.88		\$0.86		\$0.91																																																																																																																																												
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Subject Property</td> <td colspan="9"></td> </tr> <tr> <td>Low end of range</td> <td colspan="9"></td> </tr> <tr> <td>Parcel SF</td> <td style="text-align: right;">194,100</td> <td colspan="2" style="text-align: center;">Analysis Summary: Low</td> <td style="text-align: right;">\$0.86</td> <td colspan="5"></td> </tr> <tr> <td>Estimated Value Per/SF</td> <td style="text-align: right;">\$0.88</td> <td colspan="2" style="text-align: center;">High</td> <td style="text-align: right;">\$0.94</td> <td colspan="5"></td> </tr> <tr> <td>Indicated Land Value</td> <td style="text-align: right;">\$170,808</td> <td colspan="2" style="text-align: center;">Average</td> <td style="text-align: right;">\$0.90</td> <td colspan="5"></td> </tr> <tr> <td>Rounded</td> <td style="text-align: right;">\$171,000</td> <td colspan="8"></td> </tr> <tr> <td colspan="2"></td> <td colspan="2" style="text-align: center;">Indicated land value range</td> <td style="text-align: right;">\$171,000</td> <td style="text-align: center;">to</td> <td style="text-align: right;">\$182,000</td> <td colspan="3"></td> </tr> <tr> <td colspan="2"></td> <td colspan="2" style="text-align: center;">Estimated Land Value</td> <td colspan="2" style="text-align: center;">\$179,000</td> <td colspan="4"></td> </tr> <tr> <td colspan="2"></td> <td colspan="2" style="text-align: center;">High end of range</td> <td colspan="2" style="text-align: center;">\$182,454</td> <td colspan="4"></td> </tr> <tr> <td>Parcel SF</td> <td style="text-align: right;">194,100</td> <td colspan="8"></td> </tr> <tr> <td>Estimated Value Per/SF</td> <td style="text-align: right;">\$0.94</td> <td colspan="8"></td> </tr> <tr> <td>Indicated Land Value</td> <td style="text-align: right;">\$182,454</td> <td colspan="8"></td> </tr> <tr> <td>Rounded</td> <td style="text-align: right;">\$182,000</td> <td colspan="8"></td> </tr> <tr> <td colspan="4"></td> <td colspan="2" style="text-align: center;">\$0.92 Per SF</td> <td colspan="4"></td> </tr> </table>										Subject Property										Low end of range										Parcel SF	194,100	Analysis Summary: Low		\$0.86						Estimated Value Per/SF	\$0.88	High		\$0.94						Indicated Land Value	\$170,808	Average		\$0.90						Rounded	\$171,000											Indicated land value range		\$171,000	to	\$182,000						Estimated Land Value		\$179,000								High end of range		\$182,454						Parcel SF	194,100									Estimated Value Per/SF	\$0.94									Indicated Land Value	\$182,454									Rounded	\$182,000													\$0.92 Per SF					
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Estimated Value Per/SF	\$0.94																																																																																																																																																				
Indicated Land Value	\$182,454																																																																																																																																																				
Rounded	\$182,000																																																																																																																																																				
				\$0.92 Per SF																																																																																																																																																	

VALUE CONCLUSION

The appraisal analysis applied the Direct Land Sales Comparison Approach in estimating the land value for the subject parcel of land at \$179,000.

The subject property, which is vacant land, is estimated to have an “as is” market value equal to the land value of \$179,000.

Estimated Market Value **\$179,000.00**
(“As Is” Condition, Fee Simple Interest, July 27, 2020)

See attached “Valuation Summary Table”.

Estimated Marketing/Exposure Time: 3 to 12 Months

Valuation Summary
New Gainesville Land

Estimated Land Value Range	\$171,000	to	\$182,000
Estimated Market Value			\$179,000
Date of Value:			7/27/2020
Property Interest:			Fee Simple
Generally separated as follows:		%	
Land	100.0%		\$179,000
Improvements - None	0.0%		\$0
Furniture, Fixtures & Equipment	0.0%		\$0
Total	100.0%		\$179,000

Estimated Exposure/Marketing Time Frame, 3 - 12 months

SPECIAL APPRAISAL ASSUMPTIONS

This appraisal analysis and conclusions are contingent upon the following Assumptions and/or Conditions. The use of these hypothetical conditions and extraordinary assumptions may have affected the value conclusions and other assignment results.

Hypothetical Conditions

(That which is contrary to what exists but is supposed for purposes of analysis).

None.

Extraordinary Assumptions

(An assumption directly related to a specific assignment which, if found to be false, could alter the appraisers opinions or conclusions).

1) **Survey/Title Search Information**

At time of appraisal, a current land survey and/or title search information was not available. As such, actual lot size, status of any easements, encroachments and the final value conclusion could vary depending upon results of a current land survey and/or title search information. The enclosed value estimate was based upon available information at time of analysis.

2) **Economic Conditions**

This appraisal is made considering current market data based upon recent and relevant market data, as described in the report. However, given the recent Coronavirus issues in the United States, what affect future economic conditions may have on property marketability and value conclusions is unknown or uncertain at the current time. Inherently, the enclosed value conclusions could vary depending upon the duration and effects caused by the Coronavirus pandemic in the United States. The enclosed value estimates are the appraiser's best approximation given data available at time of appraisal. No conclusive data is yet available to make any conclusions relating to the pandemic and its effect on real estate trends.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal has been made with the following assumptions and limiting conditions:

1. The conclusions and opinions expressed in this report apply to the date of value set forth in the report and letter of transmittal. The dollar amount of any value opinion or conclusion rendered or expressed in this report is based upon the economic period and purchasing power of the American dollar existing on the date of value.
2. The appraiser assumes no responsibility for economic, physical or demographic factors which may affect or alter the opinions in this report if said economic, physical or demographic factors were not present as of the date of the report and/or letter of transmittal accompanying this report. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions. The appraiser is not obligated to predict future political, economic or social trends.
3. In preparing this report, the appraiser was required to rely on information furnished by other individuals or found in previously existing records and/or documents. Unless otherwise indicated, such information is presumed to be reliable. However, no warranty, either express or implied, is given by the appraiser for the accuracy of such information and the appraiser assumes no responsibility for information relied upon later found to have been inaccurate. The appraiser reserves the right to make such adjustments to the analysis, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
4. No opinion as to the title of the subject property is rendered. Data related to ownership and legal description was obtained from County Public Records and/or the client and is considered reliable. Title is assumed to be good and marketable, unless otherwise stated, and free and clear of all liens, encumbrances, easements and restrictions, except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent property management, and available for its highest and best use.
5. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, ground water or structures that render the subject property more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
6. Unless otherwise stated, the subject property is appraised assuming it to be in full compliance with all applicable zoning and use regulations and restrictions, unless a non-conformity has been described in the appraisal report.
7. It is assumed that all required licenses, permits, certificates of occupancy, consents or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
8. No engineering surveys or studies have been made by the appraiser. All engineering studies or information provided by other sources is assumed to be correct. Except as specifically stated, data relative to size and area of the subject property was taken from sources considered reliable. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless expressly noted in the report.
9. No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials, except as is expressly stated.
10. Maps, drawings and other illustrative material in this report are included only to help the reader visualize the property. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced or used apart from the report.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

11. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
12. The physical condition of the improvements is based upon visual viewing. No liability is assumed for the soundness of the structure, if any, since no engineering tests were made of the building.
13. The distribution, if any, of the total valuation in this report between land, improvements, equipment or any business value or good will applies only under the stated program of utilization. The separate values allocated for land, buildings and other components must not be used in conjunction with any other appraisal and are invalid if so used.
14. Possession of this report, or a copy of it, does not carry with it the right of publication. Without the written consent of the appraiser, this report may not be used for any purpose by any person other than the party to whom it is addressed. In any event, this report may be used only with proper written qualification and only in its entirety for its stated intended use.
15. The appraiser's duties, pursuant to his/her employment to make the appraisal, are complete upon delivery and acceptance of the appraisal report.
16. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
17. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the previous written consent of the appraiser and/or of the client; nor shall it be conveyed by any including the client to the public through advertising, public relations, news, sales or media, without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser, or a firm with which he is connected, or any reference to any professional society or institute or any initialed designations conferred upon with the appraiser.
18. The intended use of this appraisal report and the intended user(s) are described in the scope of work section of the appraisal. This appraisal may not be appropriate for other use(s) or user(s).
19. The appraiser has not been provided any information regarding the presence of any material or substance on or in any portion of the subject property or improvements thereon, which material or substance possesses or may possess toxic, hazardous and/or other harmful and/or dangerous characteristics. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property or in proximity that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.
20. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraiser(s) have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity of 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 the appraiser(s) have no direct evidence relating to this issue, I (we) did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

Rev. 1/14

APPRAISAL CERTIFICATION

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

Required USPAP Disclosures:

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, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment, except as follows: None.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. I have made a personal inspection (type of viewing described below) of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the person(s) signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated, see below.)


Financial Institution Disclosures:

11. This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
12. The appraisers completing this analysis have complied with USPAP appraisal standards including the competency provision.

Appraisal Institute Disclosures:

13. 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.
14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
15. As of the date of this report, William Emerson, MAI, has completed the continuing education program of the Appraisal Institute.

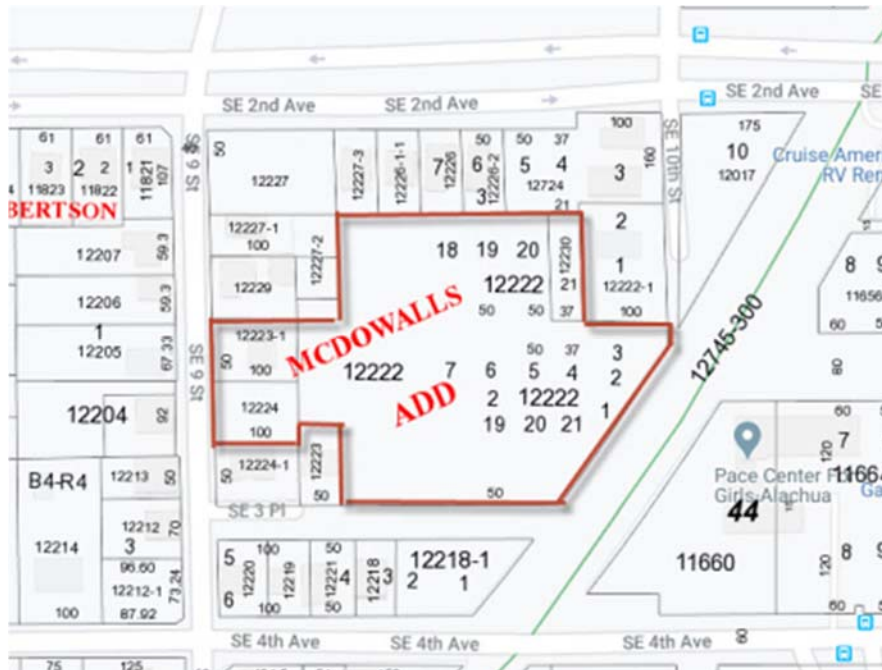
Property: New Gainesville Land
 621 Southeast 21st Street
 Gainesville, Florida 32641



William Emerson, MAI
State Certified General Real Estate Appraiser RZ248
Personally Viewed Property (7/27/20)

Rev. 7/20

Land Sale No. 1



Property Identification

Record ID

1219

Property Type

Residential, Residential lot

Property Name

McDowalls Addition Land

Address

233 SE 9th Street, Gainesville, Alachua County, Florida 32601

Location

East side of SE 9th Street, downtown area

Land Sale No. 1 (Cont.)

Tax ID 12222-000-000;12223-1;1224;12230
Market Type Residential

Sale Data

Grantor Quad Covenants, LLC
Grantee Samuel Hausauer, Isabella McDaniel & Elizabeth Hausauer
Sale Date May 13, 2019
Deed Book/Page 4685/564
Property Rights Fee simple
Marketing Time 8.9 Months
Conditions of Sale Arms length
Financing Campus USA CU Mtg. \$127,200; 80% LVR
Sale History No sales within 3 years
Verification Michelle Hazen, Listing agent; 352-219-2033, July 28, 2020;
Other sources: MLS & public records, Confirmed by Bill Emerson

Sale Price \$159,000
Cash Equivalent \$159,000

Land Data

Zoning U3 - Urban 3 District, Mixed use residential
Topography level
Utilities city water, sewer & electric
Dimensions irregular

Land Size Information

Gross Land Size 3.170 Acres or 138,085 SF
Front Footage 100 ft SE 9th Street;

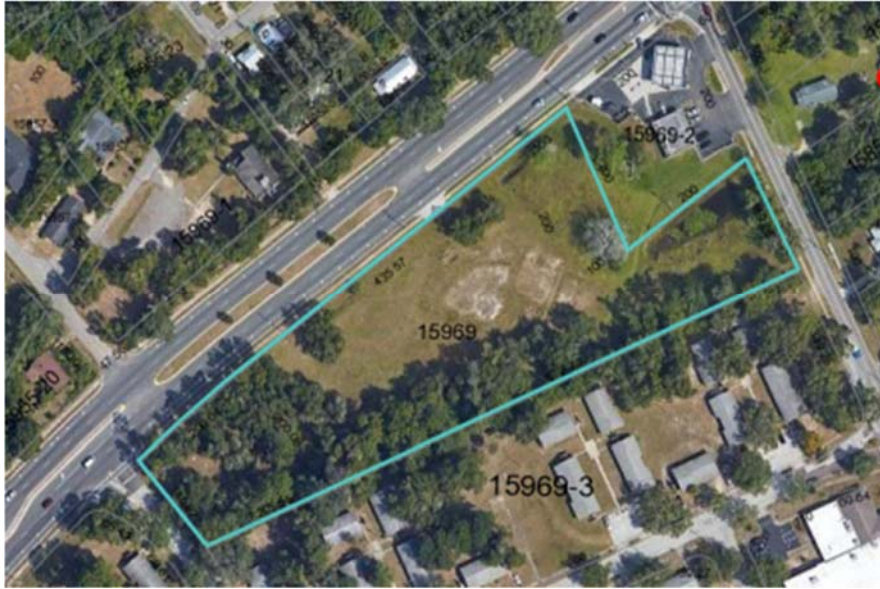
Indicators

Sale Price/Gross Acre \$50,158
Sale Price/Gross SF \$1.15

Remarks

This is the McDowalls Addition property which is a 3.17 acre parcel of land located at 233 SE 9th street near downtown Gainesville. The site is irregular in shape, wooded with scattered trees and extends between Southeast 9th Street and the rails to trails bike path to the east. The land is zoned Urban 3 district which would allow a development density of up to 20 units per acre and the buyer plans to develop the property for residential use. The land was listed for sale at \$199,900 and sold in May 2019 for \$159,000 having been exposed to the market for about 8.9 months. The sale price was about \$50,158 per acre and \$1.15 per square foot of land area.

Land Sale No. 2



Property Identification

Record ID	1220
Property Type	Multi-family, Apartment Land
Property Name	GM-1 Partnership Land
Address	423 SE Williston Road, Gainesville, Alachua County, Florida 32641
Location	Williston Road at SE 4th Street
Tax ID	15969-000-000

Land Sale No. 2 (Cont.)

Market Type Apartments

Sale Data

Grantor GM-1 Partnership, a Florida Partnership
Grantee Rohatgi of Williston, LLC
Sale Date April 30, 2019
Deed Book/Page 4681/1442
Property Rights Fee simple
Marketing Time 3.3 Months
Conditions of Sale Arms length
Financing Cash sale
Sale History No sales within 3 years
Verification Davin Woody, Listing agent; 352-371-6100, July 28, 2020;
Other sources: MLS & Public Records

Sale Price \$267,350

Cash Equivalent \$267,350

Land Data

Zoning RMF-6, Residential MF, Multi-Family
Topography Level
Utilities City Water, Sewer & Electric
Dimensions Irregular

Land Size Information

Gross Land Size 4.470 Acres or 194,713 SF
Front Footage Williston Road; SE 4th Street;

Indicators

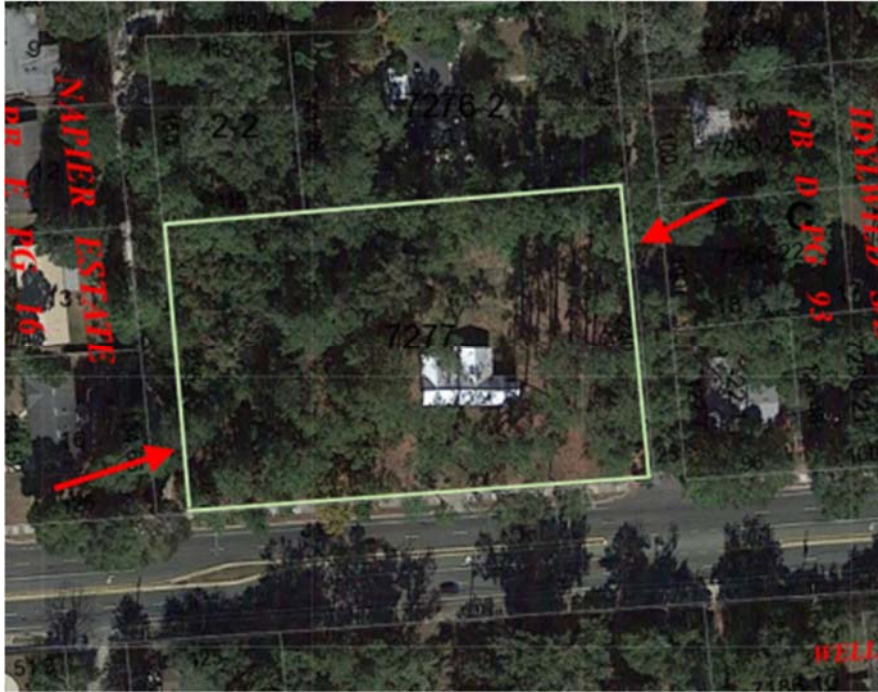
Sale Price/Gross Acre \$59,810

Sale Price/Gross SF \$1.37

Remarks

This is the GM-1 Partnership property which is a 4.47 acre parcel of multiple family residential land located at 423 Southeast Williston Road. This location is near the Southeast corner of Williston Road and Southeast 4th Street and has frontage along both roadways. The property is vacant land that was improved with underground foundation fixtures for a proposed church that was never built and the sale is adjusted for the approximate cost to remove the existing foundation walls and footers. The property was listed for sale at \$425,000 and sold for \$267,350 in April 2019. The sale is adjusted downward \$10,000 for the estimated demolition cost of the existing foundation system to indicated an adjusted purchase price of \$257,350 or \$57,573 per acre and \$1.32 per square foot of site area.

Land Sale No. 4



Property Identification

Record ID	1013
Property Type	Residential, Residential Parcel
Property Name	Cowart Lot
Address	2010 SW Williston Rd., Gainesville, Alachua County, Florida 32608
Location	Williston Road SW Gainesville
Tax ID	07277-000-000
Longitude, Latitude	W-82.349729, N29.614685

Sale Data

Grantor	Cynthia McLean and Elizabeth Eddy, trustees
Grantee	352 Properties, LLC
Sale Date	March 04, 2016
Deed Book/Page	4414-1359
Property Rights	Fee simple
Marketing Time	2 months
Conditions of Sale	Typical
Verification	Michael Sullivan, sales agent; 352-665-0073, May 03, 2017; Other sources: Public Records, Confirmed by Bill Emerson

Sale Price	\$115,000
Cash Equivalent	\$115,000
Adjusted Price	\$115,000

Land Sale No. 4 (Cont.)

Land Data

Zoning	R-1A, Residential
Topography	Mostly level, wooded, well drained
Utilities	Water, sewer & electric
Shape	Rectangular
User 5	Public paved road
User 6	Residential
User 7	Residential lot
Depth	235

Land Size Information

Gross Land Size	2.050 Acres or 89,298 SF
Front Footage	380 ft Total Frontage: 380 ft SW Williston; 235 ft SW 20 Dr; 240 ft SW 20 St.;

Indicators

Sale Price/Gross Acre	\$56,098
Sale Price/Gross SF	\$1.29
Sale Price/Front Foot	\$303

Remarks

This sale is the Cowart Lot located at 2010 Southwest Williston Road. This location is in the Napier Grant and the Idylwild residential area in Southwest Gainesville. The site contains about 2.05 acres of land area with about 380 front feet along Williston Road and is mostly level, wooded and well drained. The property was improved with an older single family frame house built in 1948 that was in dilapidated condition at time of sale and had significant termite damage according to the sales agent. The property was purchased primarily for the land only, but some time after purchase, the buyer decided to do some remodeling on the house for residential occupancy. The indicated sales price is essentially for the land only at \$115,000 or about \$56,098 per acre. The site had single family residential land zoning and all city utilities were available.



Mary Jane Brunel
(352) 281-1968



Kris Callen
(352) 404-4099



1810 SE 8th Ave - 14 Unit Development Opportunity Near UF! 3 Acres of Residential Land Offered at \$79,900 in Gainesville, FL

FOR SALE **Vacant Land**

Located in a Designated Opportunity Zone !

Great opportunity for developers or builders to jump on the upcoming development of SE Gainesville 3 acres of land zoned U3 - allowing up to 20 units per acre.

- No Flood Zone
- 20 units per acre
- City Water, Sewer, Electric
- Great Proximity to University
- New Development Adjacent to Parcel



ABOUT 1810 SE 8TH AVE , GAINESVILLE, FL 32641

Price	\$79,900	Property Type	Land
Sale Type	Investment or Owner User	Property Subtype	Residential
Sale Conditions	Build to Suit	Total Lot Size	3.00 AC
No. Lots	1	Opportunity Zone	Yes

Listing ID: 16335129

Date Created: 6/13/2019

Last Updated: 7/26/2020

1 LOT AVAILABLE

Lot			
Price	\$79,900	Lot Size	3.00 AC
Price Per AC	\$26,633		

DESCRIPTION

Great opportunity for developers or builders to jump on the upcoming development of SE Gainesville. 3 acres of land zoned U3 - allowing up to 20 units per acre. Located in a Florida Opportunity Zone! See Link for more information : <https://deolmsgis.maps.arcgis.com/apps/webappviewer/index.html?id=4e768ad410c84a32ac9aa91035cc2375>

LESS THAN TWO MILES TO UNIVERSITY OF FLORIDA and ONLY BLOCKS AWAY FROM SANTA FE G-TECH!

Utility hook-ups are in place.

Build to Suit.

Perfect for Multi-Unit or Multi-Family Apartments.

Adjacent to the Community Redevelop Agency's HEARTWOOD project, which has broken ground and will be undergoing the development of over 30 new home sites.

INVESTMENT HIGHLIGHTS

- Build up to 20 units per acre
- Utility Hook-Ups in Place
- Close to University of Florida and Santa Fe G -Tech
- Build up to 3 stories
- Upcoming Development

EXECUTIVE SUMMARY

Great opportunity for developers or builders to jump on the upcoming development of SE Gainesville. 3 acres of land zoned U3 - allowing up to 20 units per acre. Located in a Florida Opportunity Zone! See Link for more information :

<https://deolmsgis.maps.arcgis.com/apps/webappviewer/index.html?id=4e768ad410c84a32ac9aa91035cc2375>

Adjacent to the Community Redevelop Agency's HEARTWOOD project, which has broken ground and will be undergoing the development of over 30 new home sites.

LESS THAN TWO MILES TO UNIVERSITY OF FLORIDA and ONLY BLOCKS AWAY FROM SANTA FE G-TECH!

SE Gainesville will continue to grow with development - this is a great opportunity to get on board.

FINANCIAL SUMMARY (ACTUAL - 2018)

	ANNUAL	ANNUAL PER SF
Taxes	\$738	\$0.01
Operating Expenses	-	-
Total Expenses	\$738	\$0.01

BIKE SCORE ®

Somewhat Bikeable (74)

TRANSPORTATION

AIRPORT

Gainesville Regional Airport	14 min drive	5.0 mi
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PROPERTY TAXES

Parcel Number	11335-001-000	Total Assessment	\$33,055 (2019)
Land Assessment	\$0 (2019)	Annual Taxes	\$738
Improvements Assessment	\$0 (2019)	Tax Year	2018

ZONING

Zoning Code	U3
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MAP OF 1810 SE 8TH AVE GAINESVILLE, FL 32641



ADDITIONAL PHOTOS



411463



FORSALE (4)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2401747 1 PG
2008 JAN 30 10:55 AM BK 3736 PG 374
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#360310
Doc Stamp-Deed: 84.00

Recording: \$10.00
Doc Stamps: \$84.00
\$94.00

THIS INSTRUMENT PREPARED BY:
John H. Haswell, Esq.
Chandler, Lang & Haswell, P.A.
Post Office Box 23879
Gainesville, Florida 32602



PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, Made this 10th day of January, 2008, between **Thelma Mitchell, as Personal Representative of the Estate of Minnie Henderson, deceased**, pending in the Circuit Court of Alachua County, Florida, File No. 1981-CP-000048, whose address is 2029 SE 2nd Place, Gainesville, Florida 32641, hereinafter called the "Grantor" and **City of Gainesville, Florida, a municipal corporation**, whose address is Post Office Box 490, Gainesville, Florida 32602, hereinafter called "Grantee".

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and no/100 Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has, pursuant to the Order Authorizing Sale of Real Estate dated December 6, 2007, and entered in Probate File No. 1981-CP-000048, In Re: Estate of Minnie Henderson, granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever the following described land, situate, lying and being in Alachua County, Florida, to-wit:

Lot 104 of NEW GAINESVILLE, as per plat thereof recorded in Plat Book A, Page 66, of the Public Records of Alachua County, Florida, LESS those lands described in O.R. Book 16, Page 363 (11339-1); O.R. Book 247, Page 607 (11339-2); O.R. Book 248, Page 69 (11339-3); O.R. Book 674, Page 26 (11339-5); O.R. Book 674, Page 29 (11339-6); O.R. Book 708, Page 38 (11339-4); O.R. Book 1199, Page 494 (11339-7); O.R. Book 1352, Page 887 (11339-8); and less road right of way along the East side of said Lot 104.

Tax Parcel No.: 11339-000-000

SUBJECT TO taxes for 2008 and subsequent years, and restrictions and easements of record, and all applicable zoning ordinances, other governmental regulations, and governmental statutes affecting the use of the subject property.

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

TO HAVE AND HOLD the same in fee simple forever.

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:

Barrie E. Hamilton
Name: Barrie E. Hamilton
John H. Haswell
Name: John H. Haswell

Thelma H. Mitchell (SEAL)
Thelma Mitchell, as Personal Representative
of the Estate of Minnie Henderson, deceased

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that the foregoing instrument was subscribed and acknowledged before me on this day by Thelma Mitchell, as Personal Representative of the Estate of Minnie Henderson, deceased, who is personally known to me or who has produced personally known as identification.

WITNESS my hand and official seal in the County and State last aforesaid, this 10th day of January, 2008.

JOHN H. HASWELL
MY COMMISSION # DD 493419
EXPIRES: November 21, 2009
Bonded Thru Budget Notary Services

John H. Haswell
Notary Public
My Commission Expires
and my number is:

This Instrument Prepared by:
Sam Bridges, Land Rights Coordinator
City of Gainesville – Public Works #58
Post Office Box 490
Gainesville, Florida 32602-0490

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2279630 2 PGS
2006 SEP 27 03:04 PM BK 3469 PG 1473
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK25 Receipt#302207
Doc Stamp-Deed: 140.00

Tax Parcel 11339-002-000 & 11339-003-000
Section 3, Township 10 South, Range 20 East



WARRANTY DEED

THIS WARRANTY DEED, made this 28th day of August, 2006, between **Nathaniel B. Thomas**, widower, whose post office address is Post Office Box 284, Adel Georgia 31620-0284, hereinafter called the Grantor, and the **City of Gainesville, Florida**, a municipal corporation, whose post office address is Post Office Box 490, Gainesville, Florida 32602-0490, 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)

WITNESSETH

That the said GRANTOR, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situated, lying and being in the County of Alachua, State of Florida, to wit:

DESCRIPTION

Parcel 1:

The South 147.60 feet of the North 295.20 feet of the West 147.60 feet of Lot 104, NEW GAINESVILLE SUBDIVISION, as per plat recorded in Plat Book "A", Page 66 of the Public Records of Alachua County, Florida containing 0.500 acres, more or less, know as Tax Parcel 11339-003-000.

AND ALSO:

Parcel 2:

The North 147.60 feet of the West 147.60 feet of Lot One Hundred Four (104) of NEW GAINESVILLE, in Section Three (3), Township Ten (10) South, Range Twenty (20) East, as per Plat recorded in Plat Book "A", Page 66 of the Public Records of Alachua County, Florida; containing one-half (1/2) acres, more or less, know as Tax Parcel 11339-002-000.

Containing approximately 43,571.52 square feet or 1.0 acres more or less.

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTORS NOR IS IT CONTIGUOUS THERETO.

Subject to Taxes and assessments for 2006 and subsequent years and existing easements and restrictions of record.

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

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 the said land is free of all encumbrances, except as stated herein.

In Witness Whereof, the said GRANTOR has hereunto set his hand and seal the day and year first above written,

Signed, Sealed and Delivered
In our Presence:

Lindsey Noel Hayes
Print Name: Lindsey Noel Hayes

Nathaniel B Thomas
Nathaniel B. Thomas

Wyman Folds
Print Name: Wyman Folds

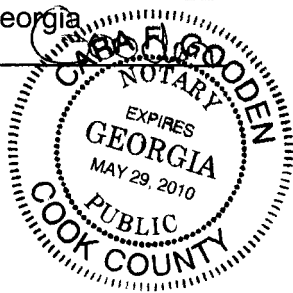
STATE OF GEORGIA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 28th day of August 2006, 2006, by **Nathaniel B. Thomas**, who is personally known to me or has produced Georgia Driver's License 266300911 as identification.

Cara J. Gooden

Notary Public, State of Georgia
Print Name: CARA

My Commission Expires:



This Instrument Prepared by:
Sam Bridges, Land Rights Coordinator
City of Gainesville – Public Works #58
Post Office Box 490
Gainesville, Florida 32602-0490

Doc Stamp-Deed: 16.10

Tax Parcel 11339-006-000
Section 3, Township 10 South, Range 20 East



WARRANTY DEED

THIS WARRANTY DEED, made this 13th day of June, 2006, between **Ruby Henderson**, widow of Thomas Henderson, whose post office address is 505 Ida Place, Temple, Georgia 30179, hereinafter called the Grantor, and the **City of Gainesville, Florida**, a municipal corporation, whose post office address is Post Office Box 490, Gainesville, Florida 32602-0490, 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)

WITNESSETH

That the said GRANTOR, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, GRANTOR'S 1/2 interest in all that certain land situated, lying and being in the County of Alachua, State of Florida, to wit:

DESCRIPTION

That part of Lot 104 of New Gainesville, as per plat recorded in plat Book "A", Pages 65 and 66 of the Public Records of Alachua County, Florida, and being more particularly described as follows:

Commence at the intersection of the West right-of-way line of S. E. 21st Street with the South right-of-way line of State Road #20 for a point of reference; thence run South along the said West right-of-way line, 248.0 feet to the point of beginning; thence continue South along the said West right-of-way line, 84.94 feet; thence run South 89°46'00" West 100 feet; thence run North 00°14'00" West 85.35 feet; thence run East 100.0 feet to the point of beginning.

Less that part lying within the following described land:

Comment at northeast corner of Lot 104, New Gainesville, a subdivision recorded in plat Book A, page 66, of the Public Records of Alachua County, Florida. Thence run South 270 feet, West 20 feet to the point of beginning. Thence run South 100 feet, West 100 feet, north 100 feet, East 100 feet to the point of beginning

Containing approximately 6,000 square feet or 0.13 acres more or less.

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTORS NOR IS IT CONTIGUOUS THERETO.

Subject to Taxes and assessments for 2006 and subsequent years and existing easements and restrictions of record.

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

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 the said land is free of all encumbrances, except as stated herein.

In Witness Whereof, the said GRANTOR has hereunto set his hand and seal the day and year first above written,

Signed, Sealed and Delivered
In our Presence:

Constance B. Williams
Print Name: Constance B. Williams

Ruby Henderson
Ruby Henderson

Manylou Seltzer
Print Name: Manylou Seltzer

STATE OF GEORGIA
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 13th day of June, 2006, by Ruby Henderson, who is personally known to me or has produced Driver's License as identification.

Virginia R. Morris
Notary Public, State of Georgia
Print Name: Virginia R. Morris
My Commission Expires: July 9, 2006

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2260716 2 PGS
2006 JUL 25 01:46 PM BK 3425 PG 1339
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK4 Receipt#293426

This Instrument Prepared by:
Sam Bridges, Land Rights Coordinator
City of Gainesville – Public Works #58
Post Office Box 490
Gainesville, Florida 32602-0490

Doc Stamp-Deed: 16.10

Tax Parcel 11339-006-000
Section 3, Township 10 South, Range 20 East



WARRANTY DEED

THIS WARRANTY DEED, made this 20th day of June, 2006, between **Eliza Henderson**, a single woman, whose mailing address is 921 Southeast 20th Street, Gainesville, Florida 32641-9406, hereinafter called the Grantor, and the **City of Gainesville, Florida**, a municipal corporation, whose post office address is Post Office Box 490, Gainesville, Florida 32602-0490, 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)

WITNESSETH

That the said GRANTOR, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, GRANTOR'S 1/2 interest in all that certain land situated, lying and being in the County of Alachua, State of Florida, to wit:

DESCRIPTION

That part of Lot 104 of New Gainesville, as per plat recorded in plat Book "A", Pages 65 and 66 of the Public Records of Alachua County, Florida, and being more particularly described as follows:

Commence at the intersection of the West right-of-way line of S. E. 21st Street with the South right-of-way line of State Road #20 for a point of reference; thence run South along the said West right-of-way line, 248.0 feet to the point of beginning; thence continue South along the said West right-of-way line, 84.94 feet; thence run South 89°46'00" West 100 feet; thence run North 00°14'00" West 85.35 feet; thence run East 100.0 feet to the point of beginning.

Less that part lying within the following described land:

Comment at northeast corner of Lot 104, New Gainesville, a subdivision recorded in plat Book A, page 66, of the Public Records of Alachua County, Florida. Thence run South 270 feet, West 20 feet to the point of beginning. Thence run South 100 feet, West 100 feet, north 100 feet, East 100 feet to the point of beginning

Containing approximately 6,000 square feet or 0.13 acres more or less.

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTORS NOR IS IT CONTIGUOUS THERETO.

Subject to Taxes and assessments for 2006 and subsequent years and existing easements and restrictions of record.

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

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 the said land is free of all encumbrances, except as stated herein.

In Witness Whereof, the said GRANTOR has hereunto set his hand and seal the day and year first above written,

Signed, Sealed and Delivered
In our Presence:

Christilla Henderson
Witness
Print Name: Christilla Henderson

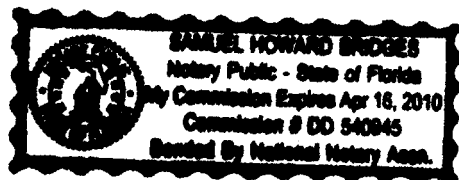
Eliza Henderson
Eliza Henderson

Sam Bridges
Witness
Print Name: SAM BRIDGES

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 20 day of JUNE, 2006, by Eliza Henderson, who is personally known to me or has produced _____ as identification.

Sam Bridges
Notary Public, State of Florida
Print Name: SAM BRIDGES
My Commission Expires: April 16, 2010



This Instrument Prepared by:
Sam Bridges, Land Rights Coordinator
City of Gainesville – Public Works #58
Post Office Box 490
Gainesville, Florida 32602-0490

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2260715 2 PGS
2006 JUL 25 01:46 PM BK 3425 PG 1337
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK4 Receipt#293426

Doc Stamp-Deed: 31.50

Tax Parcel 11339-001-000
Section 3, Township 10 South, Range 20 East



WARRANTY DEED

THIS WARRANTY DEED, made this 19th day of JUNE, 2006, between **Lawrence Cottman**, whose post office address is 1340 Preston Street South, Saint Petersburg, Florida 33712, hereinafter called the Grantor, and the **City of Gainesville, Florida**, a municipal corporation, whose post office address is Post Office Box 490, Gainesville, Florida 32602-0490, 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)

WITNESSETH

That the said GRANTOR, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, GRANTOR'S 1/3 interest in all that certain land situated, lying and being in the County of Alachua, State of Florida, to wit:

DESCRIPTION

Commence at the NE corner of Lot 104 NEW GAINESVILLE as recorded in Plat Book "A," Page 65 & 66 of Alachua County, Florida, thence run South 170 feet, thence run West 20 feet to the Point of Beginning. Thence run South 100 feet, thence run West 100 feet, thence run North 100 feet, thence run East 100 feet Point of Beginning

Containing approximately 10,000 square feet or 0.23 acres more or less.

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTORS NOR IS IT CONTIGUOUS THERETO.

Subject to Taxes and assessments for 2006 and subsequent years and existing easements and restrictions of record.

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

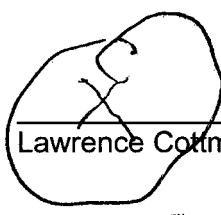
To Have and To Hold, the same in fee simple forever.

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 the said land is free of all encumbrances, except as stated herein.


In Witness Whereof, the said GRANTOR has hereunto set his hand and seal the day and year first above written,

Signed, Sealed and Delivered
In our Presence:

MARCH BELL Jr.
Print Name: March Bell, Jr.

 HIS MARK
Lawrence Cottman


Benjamin E. Law
Print Name: Benjamin E. Law

 March Bell, Jr
My Commission DD242017
Expires December 06, 2007

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 19th day of June, 2006, by Lawrence Cottman, who is personally known to me or has produced ST. PETE. MUNICIPAL EMPLOYEE CREDIT Union as identification. MEMBERSHIP CARD 9961019

March Bell Jr.
Notary Public, State of Florida
Print Name: MARCH BELL, Jr.
My Commission Expires:

 March Bell, Jr
My Commission DD242017
Expires December 06, 2007

This Instrument Prepared by:
Sam Bridges, Land Rights Coordinator
City of Gainesville – Public Works #58
Post Office Box 490
Gainesville, Florida 32602-0490

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2260714 2 PGS
2006 JUL 25 01:46 PM BK 3425 PG 1335
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK4 Receipt#293426

Doc Stamp-Deed: 62.30

Tax Parcel 11339-001-000
Section 3, Township 10 South, Range 20 East



WARRANTY DEED

THIS WARRANTY DEED, made this 21st day of June, 2006, between **Thelma Cottman, a.k.a. Thelma Mitchell and Thelma Mobley, a.k.a. Thelma Mobley Johnson**, whose mailing address is 2029 Southeast 2nd Place, Gainesville, Florida 32641-7404, hereinafter called the Grantor, and the **City of Gainesville, Florida**, a municipal corporation, whose post office address is Post Office Box 490, Gainesville, Florida 32602-0490, 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)

WITNESSETH

That the said GRANTOR, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, GRANTOR'S 2/3 interest in all that certain land situated, lying and being in the County of Alachua, State of Florida, to wit:

DESCRIPTION

Commence at the NE corner of Lot 104 NEW GAINESVILLE as recorded in Plat Book "A," Page 65 & 66 of Alachua County, Florida, thence run South 170 feet, thence run West 20 feet to the Point of Beginning. Thence run South 100 feet, thence run West 100 feet, thence run North 100 feet, thence run East 100 feet Point of Beginning

Containing approximately 10,000 square feet or 0.23 acres more or less.

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTORS NOR IS IT CONTIGUOUS THERETO.

Subject to Taxes and assessments for 2006 and subsequent years and existing easements and restrictions of record.

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

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 the said land is free of all encumbrances, except as stated herein.

In Witness Whereof, the said GRANTOR has hereunto set his hand and seal the day and year first above written,

Signed, Sealed and Delivered
In our Presence:

Alfred White
Witness
Print Name: Alfred White

Thelma Cottman Thelma Mitchell
Thelma Cottman, a.k.a. Thelma Mitchell

Terry Dickerson
Witness
Print Name: Terry Dickerson

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21st day of June, 2006, by Thelma Cottman, a.k.a. Thelma Mitchell, who is personally known to me or has produced _____ as identification.

I. C. Henderson
Notary Public, State of Florida
Print Name: I. C. Henderson
My Commission Expires:



I. C. Henderson
Commission # DD398301
Expires February 20, 2009
Bonded Troy Fair - Insurance, Inc. 800-365-7019

Signed, Sealed and Delivered
In our Presence:

Alfred White
Witness
Print Name: Alfred White

Thelma Mitchell Thelma Mobley Johnson
Thelma Mobley, a.k.a. Thelma Mobley Johnson

Terry Dickerson
Witness
Print Name: Terry Dickerson

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21st day of June, 2006, by Thelma Mobley, a.k.a. Thelma Mobley Johnson, who is personally known to me or has produced _____ as identification.

I. C. Henderson
Notary Public, State of Florida
Print Name: I. C. Henderson
My Commission Expires:



I. C. Henderson
Commission # DD398301
Expires February 20, 2009
Bonded Troy Fair - Insurance, Inc. 800-365-7019

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2241817 2 PGS
2006 MAY 23 01:51 PM BK 3378 PG 1214
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#284961
Doc Stamp-Deed: 0.70

This Instrument Prepared By:
Sam Bridges, Land Rights Coordinator
Public Works Division – MS#58
City of Gainesville
P.O. Box 490
Gainesville, FL 32602-0490

Tax Parcel 11339-008-000

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 13th day of April, 2006, by and between the **NEIGHBORHOOD HOUSING and DEVELOPMENT CORPORATION**, a Florida Non Profit Corporation, whose post office address is P.O. Box 2608, Gainesville, Florida 32602-2608, Grantor, to the **CITY OF GAINESVILLE**, a municipal corporation existing under the laws of the State of Florida, with its permanent post office address at Post Office Box 490, Gainesville, Florida 32602-0490, Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of one (\$1.00) dollar and other good and valuable consideration to it in hand paid by the said Grantee, the receipt which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Alachua, State of Florida, to wit:

The South 243.60 feet and the north 72.80 feet of the East 182.40 feet of the South 316.40 feet of Lot 104 of New Gainesville Subdivision as per Plat Book "A", page 66 of the Public Records of Alachua County, Florida.

The above described property being the same property as described in Book 1352, page 887 and Book 2861, page 1167 of the Public Records of Alachua County, Florida.

Containing 2.0 acres, more or less.

THIS QUIT-CLAIM DEED is executed for the purpose of evidencing the reversion of the property to the City of Gainesville pursuant to the reverter clause in the documents recorded in the Alachua County Official Records Book 2861, page 1167 as to Tax Parcel 11339-008-000.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, affixed its seal the day and year first above written.



PAGE TWO

Signed, sealed and delivered
in the presence of:

Neighborhood Housing and Development Corporation,
A Florida Non Profit Corporation

David Herkalo
Print Name DAVID HERKALO

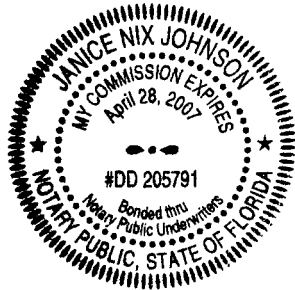
Anthony Miller
Anthony Miller, President

Cheryl L. Beardsley
Print Name Cheryl L. Beardsley

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 13th day of April,
2006, by ~~Dr. Marc Smith~~, President, Neighborhood Housing and Development Corporation, a
Florida non-profit corporation, Anthony Miller, who is personally known to me or has produced _____
_____ as identification.

Janice Nix Johnson
Notary Public, State of Florida
Print Name: JANICE NIX JOHNSON
My Commission Expires:



This Instrument Prepared by and return to:
Sam Bridges, Land Rights Coordinator
City of Gainesville – Public Works #58
Post Office Box 490
Gainesville, Florida 32602-0490

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2148485 2 PGS
2005 JUL 01 10:43 AM BK 3159 PG 600
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#242226
Doc Stamp-Deed: 28.00

Tax Parcel 11339-005-000
Section 3, Township 10 South, Range 20 East



WARRANTY DEED

THIS WARRANTY DEED, made this 21st day of June, 2005, between **Alfred W. Thomas, Jr. and Mattie M. Thomas**, husband and wife, whose post office address is 6400 Evans Street, Hollywood, Florida 33024-2026, hereinafter called the Grantor, and the **City of Gainesville, Florida**, a municipal corporation, whose post office address is Post Office Box 490, Gainesville, Florida 32602-0490, 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)

WITNESSETH

That the said GRANTOR, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situated, lying and being in the County of Alachua, State of Florida, to wit:

DESCRIPTION

The South 147.60 feet of the North 442.80 feet of the West 147.60 feet of Lot 104, New Gainesville Subdivision, as per plat recorded in Plat Book "A," Page 66, Public Records of Alachua County, Florida.

Containing 0.5 acres, more or less

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTORS NOR IS IT CONTIGUOUS THERETO.

Subject to Taxes and assessments for 2005 and subsequent years and existing easements and restrictions of record.

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

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 the said land is free of all encumbrances, except as stated herein.

In Witness Whereof, the said GRANTOR has hereunto set his hand and seal the day and year first above written,

Signed, Sealed and Delivered
In our Presence:

[Signature]
Witness
Print Name: C O Gaines

[Signature]
Alfred W. Thomas, Jr.

[Signature]
Witness
Print Name: Douglas Baum

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21st day of June, 2005, by Alfred W. Thomas, Jr., who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida
Print Name: MARVAM S. DUBOIS
My Commission Expires: JULY 13, 2007

Signed, Sealed and Delivered
In our Presence:

[Signature]
Witness
Print Name: C O Gaines

[Signature]
Mattie M. Thomas

[Signature]
Witness
Print Name: Douglas Baum

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21st day of June, 2005, by Mattie M. Thomas, who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida
Print Name: MARVAM S. DUBOIS
My Commission Expires: JULY 13, 2007

INSTRUMENT # 2148485
2 PGS

Parcel: 11339-000-000**Search Date: 7/20/2020 at 9:00:21 AM**

Taxpayer:	CITY OF GAINESVILLE	Legal: NEW GAINESVILLE PB A-66 LOT 104 LESS N 85.06 FT OF THE E 100 FT LESS THE S 100 FT OF N 370 FT OF W 100 FT OF E 120 FT OR 3736/0374
Mailing:	LAND RIGHTS COORDINATOR PO BOX 490 MS 58 GAINESVILLE, FL 32602	
Location:	612 SE 21ST ST GAINESVILLE	
Sec-Twn-Rng:	03-10-20	
Property Use:	08050 - MUNICIPAL VACANT/XFEATURE	
Tax Jurisdiction:	GAINESVILLE - 3600	
Area:	SW-4054	
Subdivision:	NEW GAINESVILLE	

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	MUNICIPAL VACANT/XFEATURE	84000	0	0	84000	0	84000	84000	84000	84000	0	0
2018	MUNICIPAL VACANT/XFEATURE	84000	0	0	84000	0	84000	84000	84000	84000	0	0
2017	Municipal Vacant/Xfeature	84000	0	0	84000	0	84000	84000	84000	84000	0	0
2016	Municipal Vacant/Xfeature	84000	0	0	84000	0	84000	84000	84000	84000	0	0
2015	Municipal Vacant/Xfeature	84000	0	0	84000	0	84000	84000	84000	84000	0	0
2014	Municipal Vacant/Xfeature	84000	0	0	84000	0	84000	84000	84000	84000	0	0

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
0000	VACANT RESIDENTIAL	U4	LAND ZONE: U4	10.5	0.0002	10.5	UN

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2008-01-10	12000	Vac	U-OLD SALE - UNQUALIFIED	3736	374	DD
2006-08-28	20000	Vac	U-OLD SALE - UNQUALIFIED	3469	1473	MS
2006-06-21	8900	No	U-OLD SALE - UNQUALIFIED	3425	1335	WD
2006-06-20	2300	Vac	U-OLD SALE - UNQUALIFIED	3425	1339	WD
2006-06-19	4500	Vac	U-OLD SALE - UNQUALIFIED	3425	1337	WD
2006-06-13	8758000	Vac	U-OLD SALE - UNQUALIFIED	3425	1341	WD
2006-04-13	100	Vac	U-OLD SALE - UNQUALIFIED	3378	1214	MS
2005-06-21	4000	Vac	U-OLD SALE - UNQUALIFIED	3159	600	WD
1993-07-12	100	Vac	U-OLD SALE - UNQUALIFIED	1915	2431	MS
1988-08-01	100	Vac	U-OLD SALE - UNQUALIFIED	1711	593	QD
1969-08-28	100	Vac	U-OLD SALE - UNQUALIFIED	674	29	QD

ACCOUNT NUMBER	ESCROW CD	APPLICABLE VALUES AND EXEMPTIONS BELOW	MILLAGE CODE
11339 000 000			3600

CITY OF GAINESVILLE
LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32602

UNASSIGNED LOCATION RE

NEW GAINESVILLE PB A-66 LOT 104 LESS
N 85.06 FT OF TH
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2729	84,000	84,000	0	0.00
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1825	84,000	84,000	0	0.00
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	84,000	84,000	0	0.00
SCHL DISCRNRY & CN (S01)	0.7480	84,000	84,000	0	0.00
SCHL GENERAL	3.8960	84,000	84,000	0	0.00
SCHOOL VOTED (S01)	1.0000	84,000	84,000	0	0.00
ST JOHNS RIVER WATER MGT DISTR	0.2414	84,000	84,000	0	0.00
CHILDREN'S TRUST	0.5000	84,000	84,000	0	0.00
36 CITY OF GAINESVILLE	5.2974	84,000	84,000	0	0.00
TOTAL MILLAGE	22.6382		AD VALOREM TAXES		\$0.00

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$0.00

If Paid By Please Pay	Jul 31, 2020	\$0.00			
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JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2019 PAID REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

84656

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11339 000 000	UNASSIGNED LOCATION RE	

CITY OF GAINESVILLE
LAND RIGHTS COORDINATOR
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GAINESVILLE, FL 32602



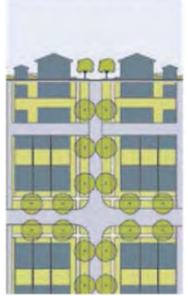
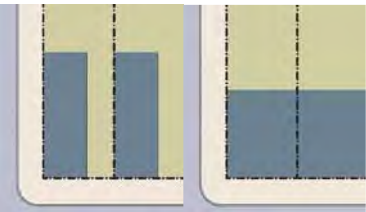
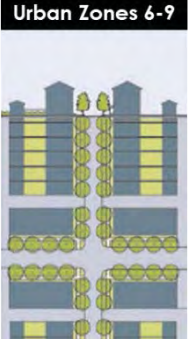
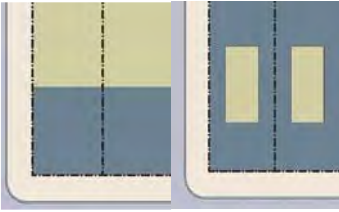
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Jul 31, 2020	\$0.00
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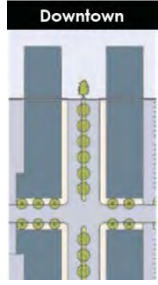
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1 **DIVISION 2. TRANSECTS**

2 **Section 30-4.11. Generally.**

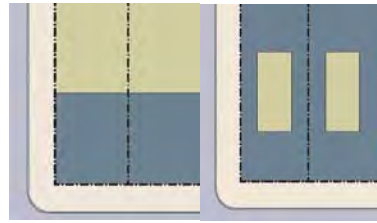
- 3 A. *Intent.* The intent of this division is to establish development standards that will encourage a more
 4 efficient and sustainable urban form by allowing a range of housing, employment, shopping and
 5 recreation choices and opportunities in a compact, pedestrian-friendly environment.
- 6 B. *Transects.* A transect is a geographical cross-section of a region that reveals a sequence of
 7 environments that ranges from rural to urban. Using the transect to regulate development ensures
 8 that a community offers a full diversity of development types, and that each has appropriate
 9 characteristics for its location. There are typically six transects organizing the components of place-
 10 making: Natural Zone, Rural Zone, Urban Neighborhood Zone, General Urban Zone, Urban Center
 11 Zone, and Urban Core. This code assigns transects that are tailored to the unique character of the
 12 City of Gainesville. The allowable uses, dimensional standards, and development requirements for
 13 these zones are described within this division.

	ZONE DESCRIPTION	INTENDED SITE LAYOUT	
 <p>Urban Zone 1</p>	<p>Urban Zone 1 Consists of predominantly low to medium density residential areas, adjacent to higher intensity zones where neighborhood services and mixed use are permitted.</p>	 <p style="text-align: center;"><i>Edge</i></p>	<p>Buildings typically occupy the center of the lot with setbacks on all sides. The front yard is intended to be visually continuous with the yards of adjacent buildings.</p>
 <p>Urban Zones 2-5</p>	<p>Urban Zones 2 - 5 Consists of a wide range of residential building types. Higher number zones provide for the integration of offices and neighborhood services within an increasingly urban fabric. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p>	 <p style="text-align: center;"><i>Side</i> <i>Front</i></p>	<p>Buildings typically occupy one side of the lot leaving a setback to the other side to allow for access or privacy. In many instances, the building occupies the entire lot frontage. A shallow frontage setback defines a more urban condition.</p>
 <p>Urban Zones 6-9</p>	<p>Urban Zones 6 - 9 Consists of higher density mixed use buildings that accommodate retail, offices, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	 <p style="text-align: center;"><i>Front</i> <i>Courtyard</i></p>	<p>The building typically occupies the full frontage, leaving the rear of the lot as the sole yard. The continuous facade steadily defines the public street. In its residential form, this type is the attached dwelling. The rear yard can accommodate substantial parking.</p>



Downtown

Consists of the highest density and height development, with the greatest variety of uses, and civic buildings of regional importance. Streets have steady street tree planting and buildings are set close to wide sidewalks.



Front

Courtyard

The building occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public street.

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- C. *Streets.* Within the transects, new developments shall connect to the existing street network. Where the existing street network is deficient with respect to gridded connectivity, the development shall provide new street connections to meet the block perimeter requirements.

The zoning map identifies a hierarchy of street types that determine the relationship of buildings to the street and the standards for the design of street landscaping and sidewalks. Street types include: Storefront, Principal, Thoroughfare, and Local Streets. All undesignated existing streets are assumed to be Local Streets. Below is a detailed description of the general function, character, and elements of each street type. Final street design for new development shall be in accordance with this article and the Design Manual, subject to review and approval by the City Manager or designee in the development review process. In the event of a conflict between the standards in this article and the Design Manual, the Design Manual shall govern.

- a. *Storefront.* Storefront streets are designed to encourage a high level of pedestrian activity. Higher intensity and density uses front this street type. Due to the level of pedestrian activity on this street type, first floor residential development requires a 1.5 foot elevation above grade (3 feet recommended) for the privacy and comfort of residents. Building front entrances shall be oriented to this street type when there are multiple street frontages for the property.



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- b. *Principal.* Principal streets include lower levels of pedestrian activity compared to storefront streets. This street type is located in mixed-use areas where the traffic volume is anticipated to be higher than on local streets. This street type allows for some auto-oriented uses with a special use permit.



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- c. *Thoroughfares*. Thoroughfares are streets that carry high volumes of through traffic at higher speeds with less pedestrian activity and higher vehicular speeds than other street types. These streets are often fronted by larger scale commercial development and are usually 4-lane or 6-lane streets.



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- d. *Local*. Local Streets are intended to have slow speeds and provide for connections within neighborhoods and between residential areas and commercial areas. Local Streets are not identified on the zoning map, but make up the vast majority of the street types within the transects. Any street that is not identified as a Storefront, Principal, or Thoroughfare street should be assumed to be a Local Street.



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- e. *Urban Walkways*. Urban Walkways are pedestrian/bicycle pathways that serve to improve pedestrian/bicycle connectivity, delineate blocks and provide for expanded pedestrian space. These may be established as alternatives to new streets in some locations.



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f. *Alleys*. Alleys are narrower streets that are primarily used for service access to developments, or vehicular access to rear parking areas. Alleys are encouraged to be preserved, improved, or established in conjunction with development.



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Section 30-4.12. Permitted Uses.

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The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

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Table V - 1: Permitted Uses within Transects.

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	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Single-family house		P	P	P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Multi-family, small-scale (2-4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwelling		-	-	P	P	P	P	P	P	P	P
Accessory dwelling unit	30-5.33	-	P	P	P	P	P	P	P	-	-
Adult day care home	30-5.2	P	P	P	P	P	P	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential homes (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Dormitory (small)	30-5.8	-	P	P	P	P	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Dormitory (large)	30-5.8	-	-	P	P	P	P	P	P	P	P
Family child care home	30-5.10	P	P	P	P	P	P	P	P	P	-
NONRESIDENTIAL											
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P
Bed & Breakfast establishments	30-5.4	-	S	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P
Car wash facilities	30-5.5	-	-	-	-	-	-	P	P	-	-
Civic, social & fraternal organizations		S	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P
Exercise studios		-	-	-	P	-	P	P	P	P	P
Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P
Food distribution for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S
Food truck	30-5.35	-	-	-	A	-	P	P	P	P	P
Funeral homes and crematories		-	-	-	-	-	P	P	P	P	P
Gasoline/alternative fuel station	30-5.13	-	-	-	-	-	S ¹	P	P	-	-
Hotel		-	-	-	-	-	-	P	P	P	P
Laboratory, medical & dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	30-5.16	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensaries		-	-	-	-	-	-	-	P	P	P
Microbrewery Microwinery Microdistillery ²	30-5.17	-	-	-	-	-	S	P	P	P	P
Mini-warehouse/self-storage	30-5.18	-	-	-	-	-	-	-	P	P	-
Museums and art galleries		-	-	-	P	S	P	P	P	P	P
Office		-	-	-	P	P ³ / S ⁴	P	P	P	P	P
Office- medical, dental, & other health related services		-	-	-	P	-	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Parking, surface (principal use)	30-5.20	-	-	-	-	-	-	-	-	S	S
Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	S	-	P	P	P	P	P
Places of religious assembly	30-5.21	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration buildings		-	-	-	S	S	S	P	P	P	P
Public parks		P	P	P	P	P	P	P	P	P	P
Recreation, indoor ²		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	-
Research development & testing facilities		-	-	-	-	-	-	P	P	P	P
Residences for destitute people	30-5.22	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School, elementary, middle & high (public & private)		S	S	S	P	P	P	P	P	P	P
Scooter and electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-
Social service facilities	30-5.25	-	-	-	-	-	-	-	P	P	P
Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales and rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.28	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.28	-	-	-	-	-	-	P	-	-	-
Veterinary services	30-5.29	-	-	-	P	-	P	P	P	P	P
Vocational/Trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication services	See 30-5.30										

1 **LEGEND:**

2 P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

3 1 = When located along a Principal Street.

4 2 = Prohibited where adjacent to single-family zoned property.

5 3 = Office uses as a home occupation.

6 4 = Office uses up to 20% of the building square footage and shall be secondary to a principal residential
7 use. No outdoor storage allowed.

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Section 30-4.13. Building Form Standards.

This section contains the building form standards that determine the location, scale and massing of all buildings within the transects.

Table V - 2: Building Form Standards within Transects.

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
A. BLOCK STANDARDS										
Block perimeter (max feet)	2,600'								2,000'	1,600'
B. LOT CONFIGURATION										
Lot width (min feet)	34'	18'						18'	18'	
C. DEVELOPMENT INTENSITY										
Nonresidential building coverage (max)	60%	80%						90%	100%	
Residential density by right/with SUP ¹ (max units per acre)	8	15	20	20	75	50/60	50/60	60/80	100/125	150/175
D. BUILDING FRONTAGE										
Primary frontage (min)	50%	60%						70%	80%	
Secondary frontage (min)	30%	40%						50%	60%	
E. BUILDING PLACEMENT										
min-max from curb										
min landscape/min sidewalk/min building frontage										
Storefront Street	15'-20' 5'/5'/5'	15'-20' 5'/5'/5'						16'-21' 5'/6'/5'	15'-20' 4'/6'/5'	
Principal Street	17'-37' 6'/6'/5'	17'-27' 6'/6'/5'						17'-27' 6'/6'/5'	17'-27' 6'/6'/5'	
Thoroughfare Street	19'-100' 6'/6'/5'	19'-100' 8'/6'/5'						19'-100' 8'/6'/5'	19'-100' 8'/6'/5'	
Local Street	15'-35' 5'/5'/5'	15'-20' 5'/5'/5'						16'-21' 5'/6'/5'	15'-20' 4'/6'/5'	
F. BUILDING SETBACKS										
Side interior setback (min)	5'	5'	5'	5'	5'	5'	5'	0'	0'	0'

Rear setback (min)	15'	3' (alley) 10' (no alley)	3' (alley) 5' (no alley)	3' (alley) 0' (no alley)
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- 1 **LEGEND:**
2 1 = See Section 30-4.8 for development compatibility standards.
3

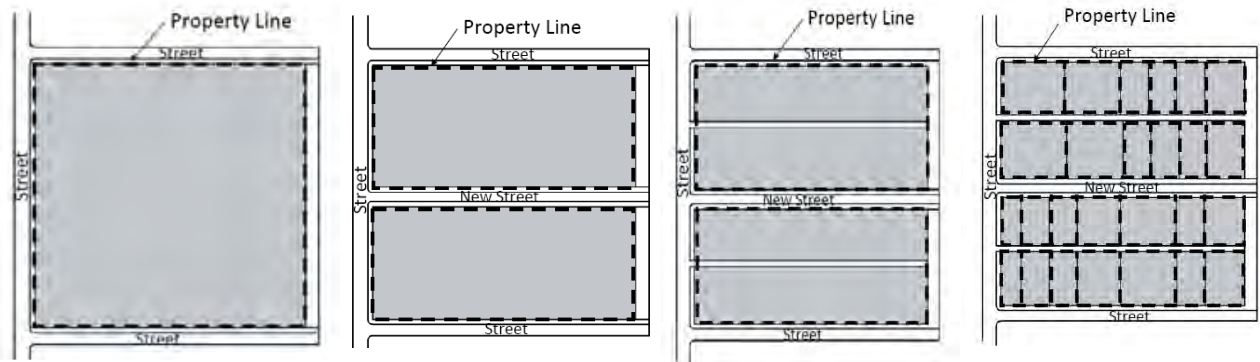
TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
G. BUILDING HEIGHT										
Min feet	NA	NA	NA	NA	NA	NA	18	18	18	18
Max stories (by right ¹ /with bonus ²)	3	3	3	3	4	4/5	4/6	5/6	6/8	12/14
Max feet (by right/with bonus ²)	36	36	36	42	60	60/74	60/88	74/88	88/116	172/200
H. FLOOR HEIGHT										
Min first floor height (residential / nonresidential)	NA/10'	NA/12'	NA/12'	NA/12'	NA/12'	NA/12'	12'/12'	12'/15'	12'/15'	12'/15'
Min first floor elevation (residential only)	-	-	-	-	1.5 ft.	1.5 ft.	1.5 ft.	1.5 ft.	1.5 ft.	1.5 ft.
I. GLAZING										
Min first floor - nonresiden	-	30%			50%			65%		

tial				
Min first floor - multi-family	-		30%	
Min upper floors - nonresidential and multi-family	-		15%	

- 1 **LEGEND:**
- 2 1 = See development compatibility standards in Section 30-4.8.
- 3 2 = See bonus system requirements in Section 30-4.9.

- 1 A. *Block standards.*
- 2 1. *Maximum block perimeter.* Maximum block perimeters are defined Table V-2 for each transect.
- 3 When development cumulatively includes 50% or more of the total project area, it shall be
- 4 required to include new local streets or urban walkways and the resulting block(s) shall not
- 5 exceed the prescribed maximum block perimeter. Figure V-1 below depicts a recommended
- 6 approach to breaking down large blocks to provide a new street grid on a large site.

7 **Figure V - 1: Creating Blocks**



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9 Step 1-original site; Step 2-introduce streets; Step 3-introduce alleys; Step 4-introduce lots.

10

- 11 2. *Construction of new streets.*
- 12 a. The required local streets or urban walkways shall be constructed at the expense of the
- 13 owner/developer as part of the development review process and shall be constructed
- 14 according to the appropriate city standards, but may be sited and configured in a manner so
- 15 that they provide the most appropriate access to the development. Where a street is
- 16 planned to continue beyond the extent of a development, the development shall provide for
- 17 the continuation of the street by stubbing out the improvements as close as is practicable to
- 18 edge of the property boundary.
- 19 b. The required local streets, multi-use paths or urban walkways shall provide for public access
- 20 and may be dedicated for public right-of-way after construction, if the city desires to accept
- 21 same for maintenance.
- 22 c. Notwithstanding any other provision in this chapter, a development may receive final
- 23 approval prior to construction of the required local streets or urban walkways if the city,
- 24 upon approval of the City Commission, has executed a binding agreement with the
- 25 owner/developer that:
- 26 i. Requires the city and/or the Community Redevelopment Agency to construct the
- 27 required local streets as public streets within two years of final approval; and
- 28 ii. Provides for the conveyance or dedication of the associated right-of-way from the
- 29 property owner to the city, at no cost to the city.

30 The city may enter into such an agreement only when the city determines that doing so

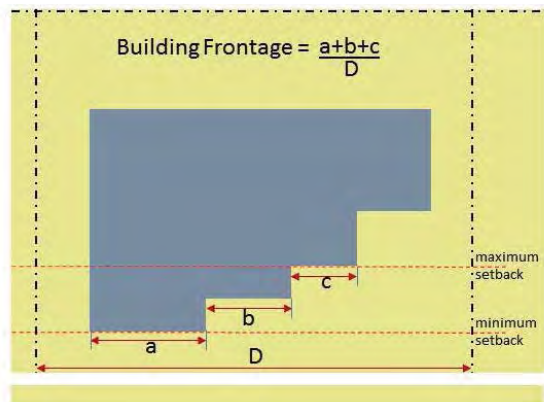
31 would be in the public interest and when the city and/or the Community Redevelopment

32 Agency has budgeted legally available funds for the construction of the required local

- 1 streets. The form and content of the agreement shall be provided by and acceptable to the
 2 city in its sole discretion.
- 3 d. Board modifications from the requirement to construct new streets may be granted in
 4 accordance with the procedures and criteria for a variance, with specific consideration given
 5 to situations where the construction of a street is limited by: access management standards,
 6 regulated environmental features, regulated natural or archeological resources, public
 7 stormwater facilities, existing utility facilities, contamination sites, inconsistencies with plans
 8 for a future city street network, parks, or schools. Where a variance from these
 9 requirements is approved, the block perimeter shall be completed with the provision of
 10 sidewalk and bicycle connections, and multi-use paths or urban walkways, subject to
 11 approval by the city.
- 12 3. *Urban walkways.* When required new streets or urban walkways are constructed as part of a
 13 subdivision or development, their design and construction shall conform to the following
 14 standards and applicable design manual standards:
- 15 a. New streets or urban walkways shall connect to existing streets on abutting properties, or
 16 be constructed in alignment with planned public streets on abutting properties.
- 17 b. Where a portion of a new street or urban walkway is newly constructed, it shall be designed
 18 to be extended to abutting property. Stub-outs shall extend to the property line.
- 19 c. Urban walkways shall be a minimum of 26 feet wide and may be designed with a single or
 20 divided paved pathway. The pathway(s) shall be at least 10 feet wide in total width and shall
 21 provide for both bicycles and pedestrians. An urban walkway shall be landscaped with
 22 shade trees on minimum 50-foot centers on both sides of the paved path. Unpaved areas
 23 may also contain stormwater facilities. Urban walkways may contain benches, fountains,
 24 outdoor cafes or other outdoor uses as long as a minimum sidewalk width as specified
 25 above is maintained.
- 26 B. *Building frontage.* Building frontage requirements shall create a continuous building presence along
 27 streets.

- 28 1. The building frontage standards are a proportion
 29 of the building length relative to the width of
 30 the development site measured at the site
 31 frontage line, (see Figure V - 3).
- 32 2. *Frontage hierarchy.*
- 33 a. Where a development has frontage along
 34 multiple street types that do not include a
 35 thoroughfare, the urban street (Storefront
 36 or Principal, in that order of hierarchy) shall
 37 be considered the primary street for the
 38 front face of the building.
- 39 b. Where a development has frontage on a
 40 thoroughfare and any other street type, the thoroughfare shall be considered the primary
 41 street.

Figure V - 3: Building Frontage



QUALIFICATIONS OF THE APPRAISER
William Emerson, MAI

Employment:

Secretary/Treasurer of Emerson Appraisal Company. Actively engaged in the real estate appraisal profession since 1983, with appraisal experience in all types of valuation and evaluation assignments. Emerson Appraisal Company was established in 1961 and provides appraisal services to the Gainesville, Alachua County and the North Central Florida geographical region.

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 Major-Computer and Informational Science
 Minor-Economics

Professional Seminars:

A.I.R.E.A. R41B Seminar, 1985
S.R.E.A. R41C Seminar, 1987
A.I. Powerline Easement & EMF's, 1995
A.I. Data Confirmation and Verification Methods, 1996
A.I. Small Hotel/Motel Valuation, 1998
A.I. Standards of Professional Appraisal Practice, 1998
A.I. Case Studies in Commercial Highest & Best Use, 1999
A.I. Appraisal of Nonconforming Uses, 1999
A.I. Standards of Professional Appraisal Practice, 2002
A.I. Real Estate Disclosure, 2002
A.I. New Technology for RE Appraisers, 2004
A.I. USPAP Update , 2004
A.I. USPAP Update, 2006
A.I. Appraising from Blueprints and Specifications, 2006
A.I. Analyzing Operating Expenses, 2006
A.I. New Technology for Real Estate Appraisers, 2007
A.I. USPAP Update, 2008
A.I. Supervisory/Trainee Roles and Relationships, 2008
A.I. Office Building Valuation, 2008
A.I. Feasibility, Market Value, Investment Timing: Option Value, 2008
A.I. Appraising Distressed Commercial Real Estate, 2009
A.I. Valuing Commercial Green Buildings, 2009
A.I. USPAP Update, 2010
A.I. USPAP Update, 2012
A.I. USPAP Update, 2014
A.I. New Technology for Real Estate Appraisers, 2018

QUALIFICATIONS OF THE APPRAISER
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Professional Education:

A.I.R.E.A. Course/Exam #8-2, Residential Valuation (October 1984)
A.I.R.E.A. Course/Exam 1B-A, Capitalization Theory & Techniques, Part A (July 1985)
A.I.R.E.A. Course/Exam 1B-B, Capitalization Theory & Techniques, Part B (July 1985)
A.I.R.E.A. Course/Exam #8-1, Real Estate Appraisal Principles (October 1985)
A.I.R.E.A. Course/Exam 2-1, Case Studies in Real Estate Valuation (October 1986)
A.I.R.E.A. Exam 1A-2, Basic Valuation Procedures (February 1987)
A.I.R.E.A. Course/Exam 2-2, Report Writing and Valuation Analysis (July 1989)
A.I.R.E.A. Course/Exam 10, Market Analysis in Valuation Appraisals (June, 1991)
A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (July 1992)
A.I. Course/Exam, Code of Professional Ethics (Part B) (July 1992)
A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (November 1994)
A.I. Course/Exam, Code of Professional Ethics (Part B) (November 1994)
A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (November 1996)
A.I. Course, Advanced Sales Comparison and Cost Approaches (November 2004)
A.I. Course, Business Practices and Ethics (2009)
A.I. Course, Residential Design and Functional Utility (2010)
A.I. Course, Business Practices and Ethics (2014)
A.I. Course, Site Valuation and Cost Approach (2014)
A.I. Course, Appraising Automobile Dealerships (2018)
A.I. Course, Subdivision Valuation (2018)

Professional Organizations:

Licensed Real Estate Broker, State of Florida
Gainesville Board of Realtors
Florida Association of Realtors
National Association of Realtors
Appraisal Institute - MAI Member No. 10,546 (1994)
Appraisal Institute - Ocala/Gainesville Chapter, Vice Chairman (1995)
Appraisal Institute - Ocala/Gainesville Chapter, Chairman (1996)
Appraisal Institute - East Florida Chapter, Board of Directors (2007-2009)
Appraisal Institute - Region X (Florida) Regional Representative (2008-2009)

Expert witness:

Qualified as Expert Witness: Eighth Judicial Circuit, Gainesville, Florida, 1992

Community Activities:

Alachua County - Mandatory Refuse Collection Task Force, Vice Chairman (1987)
Alachua County - Illegal Dumping Task Force, Chairman (1988)
Gainesville Area Chamber of Commerce - Leadership Gainesville XVI Program (1989)
Delta Tau Delta Fraternity - House Corporation Secretary (1995 to 2003)
Delta Tau Delta Fraternity - House Corporation Treasurer (2004 to Present)

Brief Client List:

Mortgage Associations:

American General Finance Company	Equi-Data, Inc.
Alliance Mortgage Company	Family First Mortgage Corporation
Atlantic Mortgage Company	NCNB Mortgage Corporation
Baldwin Mortgage Brokering, Inc.	Southeast Mortgage Company
Citicorp Mortgage Company	SunTrust Mortgage Company
City Federal Mortgage Company	Unified Mortgage Company
Collective Mortgage Services	U.S. Mortgage Corporation
Colony First Mortgage Corporation	

QUALIFICATIONS OF THE APPRAISER
William Emerson, MAI

Brief Client List: (Cont'd)

Banks and Savings and Loan Associations:

Alarion Bank	First Federal of Jacksonville	Perkins State Bank
Anchor Savings Bank	First Source Bank	Publix Credit Union
AmSouth Bank	Florida Capital Bank	Regions Bank
Bankatlantic	Florida Citizens Bank	Royal Palm Savings
Bank of America	Gateway Bank	Security First Federal
Bankers Bank of Florida	Great Western	Southeast Banks
Barnett Banks	Indiana Federal Bank	SouthTrust Bank of Florida
Campus USA Credit Union	Mellon United National Bank	SunTrust Banks, North Central Florida
California Federal Savings and Loan	Mercantile Bank	U.S. Banks
Columbia County Bank	Merchants and Southern Bank	VyStar Credit Union
Compass Bank	Millennium Bank	Wachovia Bank
Education Credit Union	NationsBank	Wells Fargo Bank
Everbank	Overseas Chinese Bank	

Corporations:

Alachua Conservation Trust	Dupont De Nemours and Company	Nationwide Insurance Company
Busch Properties, Inc.	Equitable Relocation Service	Nekoosa Packaging Corporation
Collier Companies	ERA Metro Realty	Owens-Illinois Corporation
Coldwell Banker Relocation	Gainesville R.E. Management	Paradigm Properties
Contemporary Management	Homequity Relocation Service	Santa Fe Healthcare Systems
Coopers & Lybrand Sigma	IBM Corporation	Saul Silber Properties
Countryside Homes	Indicom, Inc.	The Boston Company
CSX Transportation	Investment Source Corporation	Thomas Oil Company
Chrysler First Business Corp.	Lewis Oil Company	Trend Realty of Gainesville
CH2M Hill	Lincoln Service Corporation	Trimark Properties
Coca Cola Company	Lomas and Nettleton	United Fuels
Commcap, Inc.	M.M. Parrish and Associates	University of Florida Foundation
Coopers and Lybrand	Merrill Lynch	

Governmental Agencies:

Alachua County	Gainesville Regional Utilities
Alachua County Housing Authority	Gainesville Housing Authority
Alachua County Library District	Lake County Water Authority
City of Gainesville	Resolution Trust Corporation (RTC)
City of Newberry	St. Johns River Water Management Dist.
Department of Environmental Protection State of Florida (DEP)	Suwannee River Water Management Dist.
Fannie Mae	United States Department of Agriculture
Federal Deposit Insurance Corporation	

Also: Many attorneys and individuals in the North Central Florida area.

Brief Property Types Appraised List (properties appraised last 5± years):

Automotive Service-Sales	Multiple Family Acreage
Agricultural, Timberland	Pasture, Farmland
Bank Buildings	Residential
Commercial Land	Restaurants, Fast Food
Condominium	Restaurants, Table Service
Dental Office	Retail Small Stores
Gasoline-Convenience Sales	Shopping Center
Hotel/Motel	Small Multiple Family
Industrial	Subdivision Appraisals
Large Multiple Family	Suburban Office
Medical Office	Vacant Industrial
Mobile Home Parks	Wetlands
Multi-Story Office	

QUALIFICATIONS OF THE APPRAISER
William Emerson, MAI

Brief Client List: (Cont'd)

Special use properties appraised include the following:

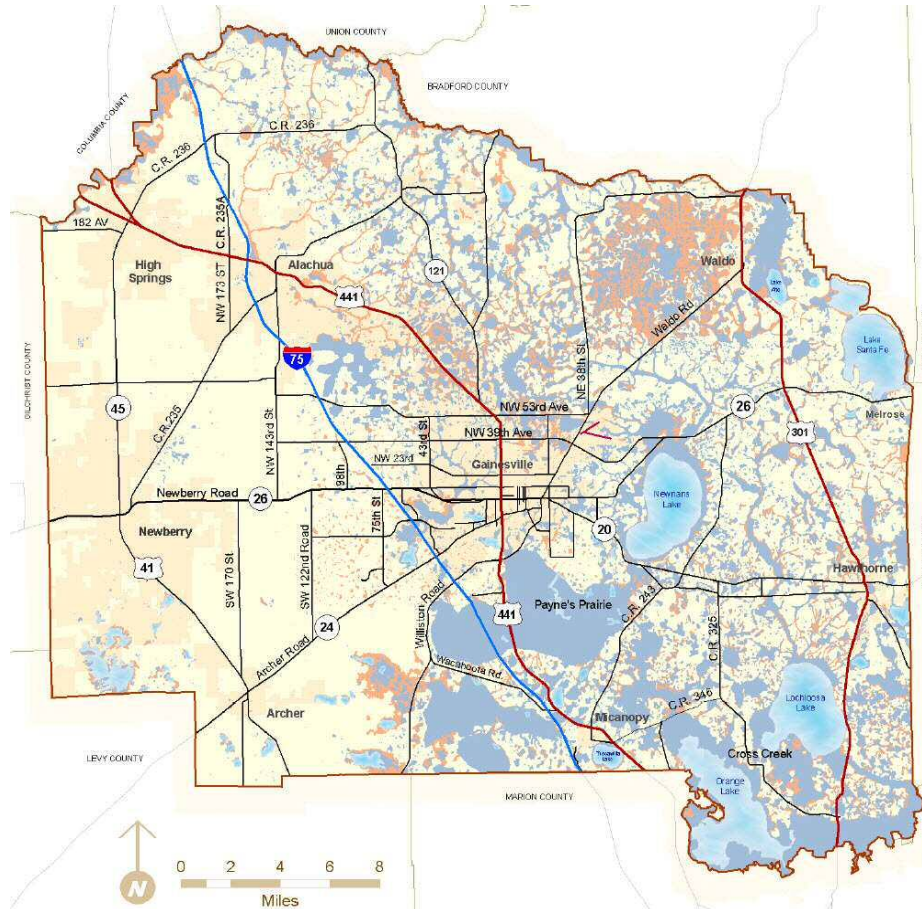
- | | | |
|------------------------|-------------------------|----------------------|
| Animal Hospital | Farm Supply | Ice Skating Arena |
| Bowling Alley | Fast Oil Change | Marinas |
| Car Wash | First Magnitude Springs | Membership Lodge |
| Churches | Fraternities/Sororities | Mini Storage |
| Cold Storage Warehouse | Fruit Packing House | Muck Farms |
| Dairies | Funeral Homes | Nursing Homes/ACLF's |
| Daycare Center | Golf Driving Range | Private School |
| Emergency Medical | Horse Farm | River Acreage |
| | | Sports Club |

Rev. 11/18



GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

This area summary provides a brief overview of the underlying population, housing and economic factors influencing growth and trends in the Gainesville and Alachua County areas. This information is provided as background for the enclosed analysis and is a broad overview of demographic characteristics that influence the area.



Alachua County is located in the approximate center of the State of Florida, midway between the Atlantic Ocean and the Gulf of Mexico, and midway between Miami and Pensacola. It is 72 miles Southwest of Jacksonville, 100 miles Northeast of Tampa/St. Petersburg and 143 miles Southeast of Tallahassee, the state capital.

Gainesville, the county seat, is located in approximately the center of Alachua County and is the largest city in the county. Gainesville has a commissioner form of government and was established as a community in 1854, and incorporated by 1869. The city has approximately 32± square miles of land area and an elevation of about 75 feet above sea level.

GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

Population

The 2000, 2010 and 2019 Census populations for the county and individual cities are as follows:

Gainesville's 2010 Census population was 124,354 persons within the city limits. The surrounding unincorporated area had a population of 99,113, and the combined population for all of Alachua County was 247,336 (2010 Census). The projected Alachua County population for 2019 is 267,306 persons, which indicates that the county is projected to grow in population at a rate of about 1.15± percent over the nine year period. The 2025 estimate is 281,524 reflecting a 6 year growth estimate of 5.3 percent or about 0.88 percent per year.

Area	2000 Census	2010 Census	Percent Change	2019 Estimate	Percent Change
			2000 to 2010 Per/Yr.		2010 to 2019 Per/Yr.
Alachua County	217,955	247,336	1.35%	267,306	1.15%
Alachua (City)	6,098	9,059	4.86%	10,298	1.95%
Archer	1,289	1,118	-1.33%	1,201	1.06%
Gainesville	95,477	124,354	3.02%	133,068	1.00%
Hawthorne	1,415	1,417	0.01%	1,456	0.39%
High Springs	3,863	5,350	3.85%	6,444	2.92%
LaCrosse	143	360	15.17%	392	1.27%
Micanopy	653	600	-0.81%	615	0.36%
Newberry	3,316	4,950	4.93%	6,573	4.68%
Waldo	821	1,015	2.36%	960	-0.77%
Unincorporated	104,910	99,113	-0.55%	106,229	1.03%
State of Florida	15,982,378	18,801,310	1.76%	21,208,589	1.83%

Source: UF Bureau of Economic Research and Florida EDR

Historical growth in the county from 2000 through 2010 reflected an average increase

of 1.35 percent per year for the overall county and about 3 percent for the City of Gainesville. This included some areas that were annexed into the city reflecting in the relatively high growth rate. The county growth is just below the state average for the same time period, which is typical for most areas in the North Central Florida geographical region.

The population mix by sex and age is shown on the following Population Mix Table. The 2023 population growth estimates are included both for the male and female categories. In terms of the age distribution, a significant portion of the local population is between 15 and 24 and the age group 25 through 44, which primarily relates to the university city characteristics of Gainesville.

Population Mix				
2010 Data		2023 Estimates		Change
Category	Population	Category	Estimate	
<u>Sex</u>		<u>Sex</u>		<u>Annual Growth</u>
Male	119,786	Male	136,317	1.06%
Female	<u>127,550</u>	Female	<u>143,246</u>	<u>0.95%</u>
Total	247,336	Total	279,563	1.00%
<u>Age</u>	<u>Percent</u>	<u>Age</u>	<u>Percent</u>	<u>Change</u>
0 - 14	14.7%	0 - 14	14.0%	-0.09%
15 - 24	31.0%	15 - 24	23.6%	-0.93%
25 - 44	25.3%	25 - 44	26.0%	0.09%
45 - 64	22.9%	45 - 64	20.2%	-0.34%
65 - over	10.8%	65 - over	16.1%	0.66%

Gainesville is a young community, due primarily to the University of Florida and Santa Fe College, which typically have students in an age range of around 18 to 25 years. The average age for the county is about 31 years. Enrollment at the University of Florida and Santa Fe College has increased significantly over the past 20 years. In 2019, the fall enrollment was 56,567 at UF and 15,055 at Santa Fe for total student enrollment of 71,622. This student population has also contributed to the high percentage of rental housing (primarily apartment units) in the Gainesville market.

GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

Employment and Labor Force

Gainesville is home to a diverse group of employers, including a world-class university and nationally-renowned community college, a thriving IT and Biotechnology community, and several national distribution and call centers. Employment distribution by industry category and major private employers in the Gainesville and Alachua County area are shown in the following tables.

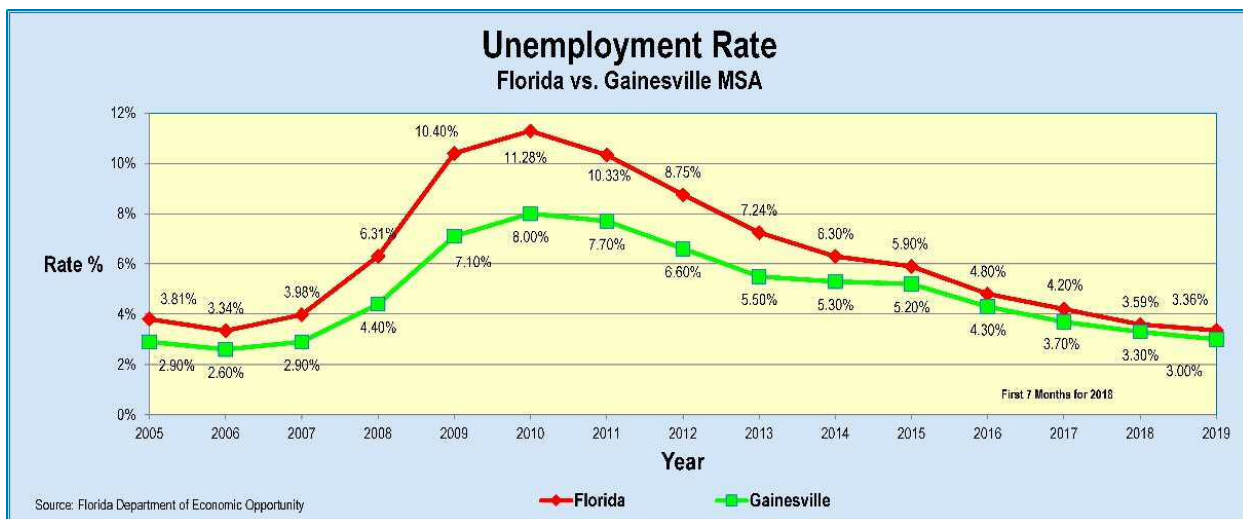
Alachua County and the City of Gainesville have a high percentage of government employment. In 2019, about 26.9 percent of Alachua County workforce is in local government employees, with an additional 19.6 percent in education and health services, including Shands Hospitals and the VA Medical Center. Accordingly, about 47 percent of the local economic base in terms of employment is government related. This contributes to stability in employment and, historically, Gainesville and Alachua County have had unemployment rates significantly below the state average.

Also, because of the high governmental employment and numerous governmental building facilities, there are many properties that are exempt from real estate taxes. This primarily explains the relatively high real estate tax rates for Alachua County and the City of Gainesville.

The unemployment relationship between the Gainesville MSA and the State of Florida is shown in the chart below. Throughout upturns and downturns in the economy, Gainesville has continuously supported a lower unemployment rate in comparison with the State of Florida with about a 0.4 to 3 percent spread throughout the last 14 years. Again, this is primarily because of the high governmental employment in the local area and the stable economic base in Alachua County.

Average Annual Employment	
Category	Alachua County
All Industries 2019	134,140
	<u>Percent</u>
Natural Resource & Mining	0.8%
Construction	4.2%
Manufacturing	3.3%
Trade, Transportation & Utilities	15.1%
Information	1.2%
Financial Activities	4.7%
Professional & Business Services	10.0%
Education & Health Services	19.6%
Leisure & Hospitality	11.7%
Other Services	2.4%
Government	26.9%

Source: Florida EDR - Employment by Industry



GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

Major Employers

The more significant employers in the Gainesville market are summarized on the following Major Employers Table. By far, the University of Florida and the UF Shands Healthcare System supports a very large group of governmental employees and, combined with Alachua County, Santa Fe College and the VA Hospital, significant portions of the local marketplace are provided by government employment and the county has a relatively large influx of out of county workers that regularly commute to the Gainesville urban area for employment opportunities. The private sector employers also have a significant impact on area employment. The service and retail areas account for a significant amount of local employment, together medical related facilities. The county does not have a large workforce in typical industrial categories, but does support specialty manufacturing opportunities for medical, biotechnology and other spinoff and startup employers with technology transfer from the University of Florida. This includes the RTI Surgical employer that has a large medical manufacturing plant in the research park just north of Gainesville inside the city limits of Alachua.

Major Employers		
Company	Industry	Employees±
University of Florida	Education	27,567
UF Health Shands System	Healthcare	12,705
VA Medical Center	Healthcare	6,127
Alachua County School Board	Public Education	3,904
City of Gainesville	Government	2,072
North Florida Evaluation & Treatment	Healthcare	2,000
Gator Dining Services	Food Service	1,200
Nationwide Insurance	Insurance	960
Alachua County	Government	806
Publix Supermarkets	Grocery	780
Wal-Mart Stores	Grocery	312
Santa Fe Community College	Education	750
Wal-Mart Distribution Center	Grocery	738
Dollar General Distribution Center	Retail	600
RTI Surgical	Cardio Implants	518

Source: Council for Economic Outreach

The county also has numerous small cities that serve as bedroom communities for the Gainesville urban area and also support local oriented business and commercial activities. The cities of High Springs, Alachua, Newberry, Hawthorne and Waldo have central water and sewer systems that facilitate local oriented growth. However, several small cities, including Archer, Micanopy, Melrose and LaCrosse do not have central sewer systems, which provides for more limited growth opportunities, especially for new commercial or industrial development. Most of the major new growth in the county has been in the western sector of Alachua County primarily in the I-75 corridor. However, there have been incentives spearheaded by the county and the City of Gainesville to increase development interest in the eastern sector of the county.

Housing Profile

Information relating to the housing profile for Alachua County is published by ESRI "Housing Profile" for various housing categories. In 2018, the county had total housing units of 120,082, which is anticipated to increase to 5 percent in 2023 to 126,086. The distribution in 2010 was about 48.6 percent for owner occupied, 40.6 percent for renter occupied and about 10.9 percent vacant. The 2023 forecast is estimating about 48 percent owner occupied, 41.5 percent renter occupied, with vacancy at about 10.1 percent. Data is provided relating to owner occupied housing units by value stratified from \$50,000 to over \$1,000,000, with the largest category from about \$100,000 to \$400,000 in the local marketplace. Upper end homes, greater than about \$500,000, make up about 7.3 percent for 2018, which is anticipated to increase to just over 9.8 percent in 2023. Because of the large student population in Gainesville, there is almost an even division between owner occupied and renter occupied units in the local marketplace.

GAINESVILLE & ALACHUA COUNTY AREA ANALYSIS

Economic and Geographic Profile

Summary information is provided on the following attachments from the State of Florida Office of Economic and Demographic Research (EDR). This provides additional demographic information relating to the overall county.

Summary

The continuous support of the University of Florida, Santa Fe College and numerous other governmental funded agencies has contributed greatly to the stability and growth of the economic base in the Gainesville and Alachua County area. This governmental influx of funds has enabled Alachua County to continue growing economically, even during mild downward trends and recessions in the national economy.

Rev. 6/20

Alachua County

Florida's 23rd most populous county
with 1.3% of Florida's population



Population

Census Population	Alachua County	Florida
1980 Census	151,369	9,746,961
1990 Census	181,596	12,938,071
% change 1980-90	20.0%	32.7%
2000 Census	217,955	15,982,824
% change 1990-00	20.0%	23.5%
2010 Census	247,336	18,801,332
% change 2000-10	13.5%	17.6%
Age		
% Under 18 years of age	17.9%	21.3%
% 65 years of age and over	10.8%	17.3%
Race & Ethnicity		
% White alone	69.6%	75.0%
% Black or African American alone	20.3%	16.0%
% Hispanic or Latino (of any race)	8.4%	22.5%
Estimates and Projections		
2019 Estimate	267,306	21,208,589
% change 2010-19	8.1%	12.8%
2020 Projection based on 2019 estimate	269,820	21,555,986
% change 2019-20	0.9%	1.6%
2025 Projection based on 2019 estimate	281,524	23,130,870
% change 2020-25	4.3%	7.3%
2018 Median Age	31.5	41.7

Density	Alachua County	Florida
Persons per square mile		
2000	249.3	296.4
2010	282.7	350.6
2019	305.3	399.7

Population Characteristics

	Alachua County	Florida
Language spoken at home other than English		
Persons aged 5 and over	13.8%	29.1%
Place of birth		
Foreign born	10.3%	20.5%
Veteran status		
Civilian population 18 and over	7.0%	8.9%

Households and Family Households

Households	Alachua County	Florida
Total households, 2000 Census	87,509	6,338,075
Family households, 2000 Census	47,819	4,210,760
% with own children under 18	46.2%	42.3%
Total households, 2010 Census	100,516	7,420,802
Family households, 2010 Census	53,500	4,835,475
% with own children under 18	41.3%	40.0%
Average Household Size, 2010 Census	2.32	2.48
Average Family Size, 2010 Census	2.91	3.01

According to Census definitions, a household includes all of the people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters. A family includes a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Census counts may be corrected for Census Count Question Resolution (CQR).

Employment by Industry

Number of Establishments	Alachua County	Florida
2019 preliminary		
All industries	7,581	728,687
Natural Resource & Mining	90	5,301
Construction	669	75,725
Manufacturing	210	20,782
Trade, Transportation and Utilities	1,294	140,766
Information	116	11,897
Financial Activities	691	77,987
Professional & Business Services	1,870	174,242
Education & Health Services	1,008	77,515
Leisure and Hospitality	769	59,068
Other Services	653	57,596
Government	137	6,044

Industries may not add to the total due to confidentiality and unclassified.

Real Gross Domestic Product

Real GDP	Alachua County	Florida
(Thousands of Chained 2012 Dollars)		
2015 GDP	11,487,691	839,124,321
Percent of the State	1.4%	
2016 GDP	11,755,588	866,730,997
Percent of the State	1.4%	
2017 GDP	12,031,399	896,117,037
Percent of the State	1.3%	
2018 GDP	12,447,381	924,873,329
Percent of the State	1.3%	

Housing

Housing Counts	Alachua County	Florida
Occupied	87,509	6,337,929
Owner-occupied	48,085	4,441,799
Renter-occupied	39,424	1,896,130
Vacant	7,604	965,018
Housing units, 2010 Census	112,766	8,989,580
Occupied	100,516	7,420,802
Owner-occupied	54,768	4,998,979
Renter-occupied	45,748	2,421,823
Vacant	12,250	1,568,778

Units Permitted	Alachua County	Florida
1990	1,137	126,384
2000	1,973	155,269
2010	454	38,679
2011	444	42,360
2012	589	64,810
2013	770	86,752
2014	762	84,075
2015	1,171	109,924
2016	1,060	116,240
2017	2,211	122,719
2018	1,504	144,427
2019	2,320	154,302

Residence 1 Year Ago	Alachua County	Florida
Persons aged 1 and over		
Same house	77.2%	84.3%
Different house in the U.S.	21.7%	14.6%
Same county in Florida	12.6%	8.7%
Different county in Florida	6.6%	3.1%
Different county in another state	2.5%	2.8%
Abroad	1.1%	1.1%

Employment by Industry

Average Annual Employment, % of All Industries, 2019 preliminary	Alachua County	Florida	Average Annual Wage 2019 preliminary	Alachua County	Florida
All industries	134,140	8,878,680	All industries	\$49,146	\$51,761
Natural Resource & Mining	0.8%	0.8%	Natural Resource & Mining	\$34,335	\$35,649
Construction	4.2%	6.3%	Construction	\$46,575	\$52,926
Manufacturing	3.3%	4.3%	Manufacturing	\$56,689	\$63,883
Trade, Transportation and Utilities	15.1%	20.3%	Trade, Transportation and Utilities	\$36,810	\$46,237
Information	1.2%	1.6%	Information	\$64,942	\$86,109
Financial Activities	4.7%	6.6%	Financial Activities	\$56,792	\$77,030
Professional & Business Services	10.0%	15.7%	Professional & Business Services	\$49,699	\$63,747
Education & Health Services	19.6%	14.9%	Education & Health Services	\$51,989	\$52,050
Leisure and Hospitality	11.7%	14.2%	Leisure and Hospitality	\$20,416	\$26,681
Other Services	2.4%	3.2%	Other Services	\$33,491	\$37,972
Government	26.9%	12.1%	Government	\$65,495	\$55,897

Industries may not add to the total due to confidentiality and unclassified.

Labor Force

Labor Force as Percent of Population Aged 18 and Older	Alachua County	Florida	Unemployment Rate	Alachua County	Florida
1990	66.4%	64.3%	1990	3.6%	6.1%
2000	66.7%	62.2%	2000	3.0%	3.7%
2010	63.2%	63.7%	2010	8.0%	11.1%
2019	63.6%	61.2%	2019	2.9%	3.1%

Income and Financial Health

Personal Income (\$000s)	Alachua County	Florida	Per Capita Personal Income	Alachua County	Florida
1990	\$3,217,618	\$257,571,430	1990	\$17,609	\$19,763
2000	\$5,487,497	\$472,238,563	2000	\$25,102	\$29,428
2010	\$8,814,693	\$725,074,023	2010	\$35,599	\$38,474
2011	\$9,184,786	\$764,633,664	2011	\$36,768	\$40,047
% change 2010-11	4.2%	5.5%	% change 2010-11	3.3%	4.1%
2012	\$9,233,122	\$793,428,830	2012	\$36,710	\$41,055
% change 2011-12	0.5%	3.8%	% change 2011-12	-0.2%	2.5%
2013	\$9,317,222	\$795,424,889	2013	\$36,900	\$40,659
% change 2012-13	0.9%	0.3%	% change 2012-13	0.5%	-1.0%
2014	\$9,871,944	\$856,161,682	2014	\$38,638	\$43,109
% change 2013-14	6.0%	7.6%	% change 2013-14	4.7%	6.0%
2015	\$10,354,251	\$915,895,494	2015	\$39,951	\$45,287
% change 2014-15	4.9%	7.0%	% change 2014-15	3.4%	5.1%
2016	\$10,732,292	\$942,461,242	2016	\$40,608	\$45,684
% change 2015-16	3.7%	2.9%	% change 2015-16	1.6%	0.9%
2017	\$11,327,807	\$1,004,144,269	2017	\$42,455	\$47,869
% change 2016-17	5.5%	6.5%	% change 2016-17	4.5%	4.8%
2018	\$11,983,398	\$1,066,446,916	2018	\$44,390	\$50,070
% change 2017-18	5.8%	6.2%	% change 2017-18	4.6%	4.6%

Earnings by Place of Work (\$000s)	Alachua County	Florida	Median Income	Alachua County	Florida
1990	\$2,541,263	\$161,135,722	Median Household Income	\$49,078	\$53,267
2000	\$4,473,884	\$308,751,767	Median Family Income	\$72,134	\$64,312
2010	\$6,888,713	\$438,991,235			
2011	\$6,900,836	\$450,502,115			
% change 2010-11	0.2%	2.6%			
2012	\$7,086,987	\$468,412,894			
% change 2011-12	2.7%	4.0%			
2013	\$7,282,781	\$482,900,406			
% change 2012-13	2.8%	3.1%			
2014	\$7,576,619	\$512,381,351			
% change 2013-14	4.0%	6.1%			
2015	\$7,906,376	\$545,198,370			
% change 2014-15	4.4%	6.4%			
2016	\$8,188,746	\$568,197,880			
% change 2015-16	3.6%	4.2%			
2017	\$8,652,572	\$601,927,042			
% change 2016-17	5.7%	5.9%			
2018	\$9,137,962	\$634,065,871			
% change 2017-18	5.6%	5.3%			

Percent in Poverty, 2018	Alachua County	Florida
All ages in poverty	19.8%	13.7%
Under age 18 in poverty	21.1%	20.0%
Related children age 5-17 in families in poverty	19.3%	18.8%

Health Insurance Status

Percent Insured by Age Group	Alachua County	Florida
Under 65 years	88.4%	83.9%
Under 19 years	93.8%	92.4%
18 to 64 years	86.8%	80.8%

Education

Public Education Schools Traditional Setting (2019-20)	Alachua County School District	Florida
Total (state total includes special districts)	54	3,721
Elementary	30	1,878
Middle	9	575
Senior High	10	713
Combination	5	555

Personal Bankruptcy Filing Rate (per 1,000 population)	Alachua County	Florida	Educational attainment Persons aged 25 and older	Alachua County	Florida
12-Month Period Ending Dec. 30, 2018	1.04	2.02	% HS graduate or higher	92.4%	88.0%
12-Month Period Ending Dec. 30, 2019	0.89	2.11	% bachelor's degree or higher	42.5%	29.2%
State Rank	52	NA			

NonBusiness Chapter 7 & Chapter 13

Quality of Life

Crime	Alachua County	Florida	Workers Aged 16 and Over	Alachua County	Florida
Crime rate, 2019 (index crimes per 100,000 population)	3,370.7	2,551.1	Place of Work in Florida		
Admissions to prison FY 2018-19	642	28,782	Worked outside county of residence	6.3%	17.7%
Admissions to prison per 100,000 population FY 2018-19	240.2	135.7	Travel Time to Work		
			Mean travel time to work (minutes)	22.0	27.4

Reported County Government Revenues and Expenditures

Revenue 2016-17	Alachua County	Florida*	Expenditures 2016-17	Alachua County	Florida*
Total - All Revenue Account Codes (\$000s)	\$356,605.4	\$40,731,496.5	Total - All Expenditure Account Codes (\$000s)	\$350,231.30	\$39,394,697.74
Per Capita \$	\$1,371.54	\$2,083.74	Per Capita \$	\$1,347.03	\$2,015.35
% of Total	100.0%	100.0%	% of Total	100.0%	96.7%
Taxes (\$000s)	\$165,691.8	\$13,687,250.5	General Government Services** (\$000s)	\$78,857.87	\$6,547,675.45
Per Capita \$	\$637.27	\$700.21	Per Capita \$	\$303.30	\$334.97
% of Total	46.5%	33.6%	% of Total	22.5%	16.1%
Permits, Fee, and Special Assessments (\$000s)	\$13,698.1	\$1,808,371.6	Public Safety (\$000s)	\$115,691.00	\$9,663,422.97
Per Capita \$	\$52.68	\$92.51	Per Capita \$	\$444.96	\$494.36
% of Total	3.8%	4.4%	% of Total	33.0%	23.7%
Intergovernmental Revenues (\$000s)	\$35,586.1	\$4,227,303.5	Physical Environment (\$000s)	\$27,039.48	\$4,526,172.84
Per Capita \$	\$136.87	\$216.26	Per Capita \$	\$104.00	\$231.55
% of Total	10.0%	10.4%	% of Total	7.7%	11.1%
Charges for Services (\$000s)	\$70,813.7	\$13,106,114.1	Transportation (\$000s)	\$19,884.02	\$4,707,206.44
Per Capita \$	\$272.36	\$670.48	Per Capita \$	\$76.48	\$240.81
% of Total	19.9%	32.2%	% of Total	5.7%	11.6%
Judgments, Fines, and Forfeits (\$000s)	\$1,006.6	\$199,164.2	Economic Environment (\$000s)	\$14,746.87	\$1,634,167.21
Per Capita \$	\$3.87	\$10.19	Per Capita \$	\$56.72	\$83.60
% of Total	0.3%	0.5%	% of Total	4.2%	4.0%
Miscellaneous Revenues (\$000s)	\$10,564.4	\$1,007,848.6	Human Services (\$000s)	\$15,883.74	\$3,418,401.32
Per Capita \$	\$40.63	\$51.56	Per Capita \$	\$61.09	\$174.88
% of Total	3.0%	2.5%	% of Total	4.5%	8.4%
Other Sources (\$000s)	\$59,244.9	\$6,695,444.1	Culture / Recreation (\$000s)	\$3,437.81	\$1,544,775.45
Per Capita \$	\$227.86	\$342.52	Per Capita \$	\$13.22	\$79.03
% of Total	16.6%	16.4%	% of Total	1.0%	3.8%
			Other Uses and Non-Operating (\$000s)	\$57,051.86	\$6,446,610.64
			Per Capita \$	\$219.43	\$329.79
			% of Total	16.3%	15.8%
			Court-Related Expenditures (\$000s)	\$17,638.64	\$906,265.43
			Per Capita \$	\$67.84	\$46.36
			% of Total	5.0%	2.2%

* All County Governments Except Duval - The consolidated City of Jacksonville / Duval County figures are included in municipal totals rather than county government totals.

** (Not Court-Related)

State Infrastructure

	Alachua County	Florida
Transportation		
State Highway		
Centerline Miles	293.4	12,115.3
Lane Miles	1,038.5	44,700.9
State Bridges		
Number	70	6,929
State Facilities		
Buildings/Facilities (min. 300 Square Feet)		
Number	365	9,498
Square Footage	1,715,400	64,170,217
State Owned Lands		
Conservation Lands		
Parcels	160	38,326
Acreage	39,553.9	3,140,422.9
Non-Conservation Lands		
Parcels	266	5,880
Acreage	12,458.7	160,353.7

State and Local Taxation

2019 Ad Valorem Millage Rates	Alachua County	
	County-Wide	Not County-Wide*
County	8.2729	1.5514
School	7.1440	
Municipal		3.1675
Special Districts	1.1825	0.2824

*MSTU included in Not County-Wide "County" category

