

IDENTIFICATION OF THE PROPERTY:

The subject fronts the east side of US 19 roughly 150' north of Avery Road, about one-mile north of Main Street and about ¼-mile south of the Cotee River bridge. It is legally described in brief by the Property Appraiser as Lots 4, 5, 6 and Parts of Lot 7, 12 through 17 Inclusive, Block C, Jasmin Court, Plat Book 6, Page 51 and in detail in the Addenda on the July 1995 survey drawn by Casson Engineering Company, labeled Job No. 950161.

CENSUS TRACT LOCATION/ZIP CODE: #309.01/34652

FLOOD ZONE LOCATION: New Port Richey, Florida
Community Panel #12101C0188F
Map Revised: 6/05/2020

The subject property and vast majority of the surrounding district are located in an AE special flood hazard area where finished floor elevations must be elevated above 11'. The site survey noted site elevations from roughly 6.4' to 7.4'. Any value impact from this site feature is considered to be reflected through the sale of similarly located property.

ENVIRONMENTAL AUDIT DATA:

The Appraisal has been performed without the benefit of an environmental audit and presumes that no problems exist, however, I reserve the right to review and/or alter the value reported herein should a subsequent audit reveal problems.

OBJECTIVE AND INTENDED USE/USERS OF THE APPRAISAL:

The objective of the appraisal report is to estimate the current market value of the fee simple interest of the subject real property only as of November 24, 2024 (date of inspection and photographs). It is my understanding that the intended use of the report is to provide guidance to the City of Clearwater in their potential sale of the property after being declared surplus and the City of Clearwater and/or its representatives are the only intended users of the report.