



May 17, 2021

Memorandum from President Murdaugh

The District Board of Trustees of  
Tallahassee Community College  
444 Appleyard Drive  
Tallahassee, FL 32304

The following meeting Agenda and items requiring approval by the District Board of Trustees is provided for your use at the Monday, May 17, 2021 Board Meeting.

The meeting will be held in the Student Union Ballroom on our Main Campus at 444 Appleyard Drive, Tallahassee, Florida. The public may also register to attend virtually at <https://www.tcc.fl.edu/bot-meeting/2021/may/>

Should you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Murdaugh'.

Jim Murdaugh, Ph.D.  
President

**Agenda**  
**District Board of Trustees**  
**Tallahassee Community College**  
**444 Appleyard Drive**  
**Tallahassee, FL 32308**  
**Monday, May 17, 2021**  
**Business Meeting & Workshop – 2:30 PM**

**CALL TO ORDER**

- i. Moment of Silence
- ii. Pledge of Allegiance

**COMMENTS**

- i. Board Chair
- ii. Board Members
- iii. President

**APPROVAL OF MINUTES**

1. April 19, 2021 Meeting  
Request Board approve minutes as presented.

**INFORMATION AND NEWS ITEMS**

**UNFINISHED BUSINESS**

**PRESENTATIONS**

**NEW BUSINESS**

***Approval of Consent Agenda***

The consent agenda format is an organization process for meetings that allow the governing board to focus their time and attention on action items that require more elaboration, information, and/or discussion. The intent of the consent agenda is to support efficiency and effectiveness of the meeting.

If a trustee has a question or plans to cast a negative vote regarding a specific recommendation, then the trustee/trustees need to acknowledge their intention to the Chair. This action item will be considered in the regular order of business as an individual action item.

Those action items that the trustees plan to approve without further question or discussion will remain on the consent agenda. Upon the final determination of the consent agenda, a motion, second to the motion, and unanimous approval of the Board of Trustees is needed to approve the action items. Upon approval of the consent agenda, the Board of Trustees will proceed with the remainder of the agenda.

2. Human Resources Report  
Approve the report as presented.
3. Attorney Invoice – Bryant Miller Olive, P.A. (March 2021)  
Authorize payment of invoice as presented.

4. Sponsored Programs – Provider  
Authorize funding for the awards and contracts as presented.

***TCC Foundation***

5. TCC Foundation Update  
None required. Report provided for information only.

***Administrative Services***

6. Construction Status Report  
Presented as an information item only.
7. Fund Analysis - April  
For information only, no Board action required.
8. Gift Acceptance  
Authorize acceptance of the 30-acre parcel as presented.
9. Wakulla County Land Purchase  
Authorize the College to contract to purchase the land.

**PUBLIC COMMENT**

**WORKSHOP**

**PRESIDENT'S REPORT**

**NEXT MEETING DATE**

June 21, 2021

Location: **Main Campus**

**ADJOURNMENT**

**Minutes  
District Board of Trustees  
Tallahassee Community College  
444 Appleyard Drive  
Tallahassee, FL 32304  
April 19, 2021  
Business Meeting – 2:30 PM**

The April 2021 District Board of Trustees meeting was called to order by Chair Messersmith at approximately 2:30 p.m.

**Members Present:** Chair Messersmith, Trustees Grant, Kilpatrick, Lamb, Moore and Ward

**Absent:** Trustees Callaway      **Via phone/Zoom:** None

**Others Present:** President Murdaugh, Candice Grause, Lenda Kling, Kim Moore, Craig Knox, Bill Spiers, Joey Walter, Lei Wang, Heather Mitchell, Kalynda Holton, Byron Dobson, Calandra Stringer, Nyla Davis, Frank Mix, Anthony Jones, Angela Long, Sheri Rowland, Melinda Rodgers, Gerald Jones, Barbara Wills, Renae Tolson, Bobby Jones, Donmetrie Clark, Rob Hall, Trevoris McDaniel and Alice Maxwell

**Via Zoom:** Bret Ingerman, Martin Balinsky, Jennifer Bradley, Lauren Schoenberger, Amy Bradbury, Freddy Menendez, Ayanna Young, Mike Robeck, Scott Balog, Chip Singletary, Tina Workman, Jacque Parramore, Henry Coles and Stephanie Solomon

### **COMMENTS**

i. Board Chair Messersmith asked everyone to stand for a moment of silence and the pledge of allegiance. He suggested we keep the families of the late former Florida Senate Secretary Joe Brown and the late former Trustee Kimberle Moon in our thoughts.

He stated he was very proud of his Association of Florida Colleges Trustee of the Year award, thanking everyone for their support. He welcomed our newest Board Member, Charlie Ward, Jr. Chair Messersmith said he was able to speak with the Department of Corrections Truck Driving graduating class. He recognized Dean Sharisse Turner for her recent award in Transitional studies.

ii. Board Members – Trustee Ward said he was looking forward to serving in this role. The Trustees individually welcomed Trustee Ward and congratulated Chair Messersmith for his award. Trustee Moore recognized Dean Turner for the Sister to Sister program. Trustee Kilpatrick thanked Trustee Moore for the information she shared at the recent Trustees conference. Trustee Grant shared Foundation assets were up thirty-five percent (35%).

iii. President Murdaugh asked Communications to show the video clip of the Trustee of the Year award, thanking Chief of Staff Grause for the work she did on the award submission. He said we recently hosted the Legislative Spouses at the Ghazvini Center for Healthcare Education and we were again this year the presenting sponsor for the Word of South festival, where we unveiled the Eyrie Magazine. He recognized the Forensics Team for their twenty-first (21<sup>st</sup>) year of consecutive wins at the national competition and shared Director Eunice at the Florida Public Safety Institute will be retiring June 1<sup>st</sup>.

### **APPROVAL OF MINUTES**

1. March 22, 2021 Meeting

Request Board approve minutes as presented.

**MOTION:** Trustee Lamb                      **SECOND:** Trustee Moore

Motion passed unanimously.

### **INFORMATION AND NEWS ITEMS**

Director Maxwell introduced media clips for the Theatre TCC performance, children’s art installation at the Center for Innovation, grant award for workforce education, Department of Corrections truck driver graduation, upcoming 2021 commencement, etc. President Murdaugh said after the inmate graduation, VP Moore had three (3) employers at the back of the room to discuss employment.

## UNFINISHED BUSINESS

None

## PRESENTATIONS

None

## NEW BUSINESS

### ***Approval of Consent Agenda***

2. Human Resources Report  
Approve the report as presented.
3. Attorney Invoice – Bryant Miller Olive, P.A. (February 2021)  
Authorize payment of invoice as presented.
4. Sponsored Programs – Provider  
Authorize funding for the awards and contracts as presented.

**MOTION:** Trustee Moore                      **SECOND:** Trustee Grant  
Motion passed unanimously.

### ***TCC Foundation***

5. TCC Foundation Update  
VP Mitchell shared they are still tracking ahead of last year, with more than two million dollars (\$2,000,000) expected by the end of the fiscal year. She referenced the current week of thanks and several upcoming events.  
None required. Report provided for information only.

### ***Administrative Services***

6. Construction Status Report  
Presented as an information item only.
7. Fund Analysis – March  
For information only, no Board action required.
8. 2020-2021 Equity Report Update  
Approve the 2020-2021 Equity Report as presented.

**MOTION:** Trustee Lamb                      **SECOND:** Trustee Kilpatrick  
Motion passed unanimously.

## PUBLIC COMMENT

None

## WORKSHOP

### Strategic Plan

#### *Year Two Report*

Director Long said the pandemic put the Strategic Plan approved in 2019 to the test. She indicated with TCC JumpStart, Eagles Rise Summer Academy, TCC Scholar Program, TRIO Educational Talent Search, Middle School Outreach, Take Stock in Children, Open Educational Resources, LIVE courses via Zoom, etc. this is a smart place for students to start their education.

She shared student success included the refined advising process, new student onboarding, faculty student engagement, virtual outreach, embedded academic support services, academic success coaches, student surveys, division retention plans, new teaching and learning framework, President's Commission on Race and Equity, etc. resulting in increased rates of success.

Director Long stated adding the Second Chance Initiative, small plot farming initiative, entrepreneurial certificate, Be Essential campaign, etc. to workforce programs made a difference for our students. She highlighted the partnerships with the Aspen Institute, Achieving the Dream, Association of College and University Educators and the ASPIRE grant.

She provided an overview of the funds and revenue, program and facility enhancements, and scholarships. She displayed success, retention, graduation and transfer rates. She thanked everyone involved for their work throughout the year.

### **PRESIDENT'S REPORT**

President Murdaugh said we had a commitment to use the strategic plan and assess the effectiveness of the programs. He indicated the pandemic forced us to do some things we might never have done (such as, embedding services in the course work) and we will not abandon the things we learned.

### **NEXT MEETING DATE**

May 17, 2021                      Location: **Main Campus**

### **ADJOURNMENT**

Meeting adjourned at approximately 4:05 p.m.

Minutes approved at the regular meeting of the District Board of Trustees on May 17, 2021.

---

**Frank Messersmith**  
**Chair**

---

**Jim Murdaugh, Ph.D.**  
**President**



May 17, 2021

**M E M O R A N D U M**

**TO:** Jim Murdaugh, Ph.D.  
President

**FROM:** Barbara Wills, Ph.D.  
Vice President for Administrative Services and Chief Business Officer

**SUBJECT:** Human Resources Report

---

**Item Description**

This item request Board approval for personnel actions.

**Overview and Background**

Pursuant to College Policy 04-06 and 04-17, the College brings forth a request to approve appointments, separations and outside employment.

**Past Actions by the Board**

Personnel actions are taken to the District Board of Trustees monthly. The Board has not addressed this item previously.

**Funding/ Financial Implications**

This item is funded by the 2020-2021 Operating Budget.

**Recommended Action**

Approve the report as presented.

**Original Appointments - Executive, Administrative, Managerial & Professional**

Name	Department	Effective Date
None to Report		

**Original Appointments - Classified Staff**

Name	Position	Department	Effective Date
Samantha Harvey	Call Center Representative	Call Center	April 5, 2021
Cerissa Fondo	Center Manager	Wakulla Service Center	April 12, 2021
Ashton Durden	Public Safety Officer	Campus Police	April 14, 2021

**Original Appointments - Faculty**

Name	Position	Department	Effective Date
None to Report			

**Original Appointments - Contracts & Grants**

Name	Position	Department	Effective Date
Cheryl Levene	Career Development Specialist	Compass 100 DOC Hardee CI	April 4, 2021
Justin Bowie	Business Office Manager	Department of Juvenile Justice	April 13, 2021

**Re-Appointments (All Employees)**

Name	Position	Department	Effective Date	Prior Position
None to Report				

**Drop Retiree Participants (All Employees)**

Name	Position	Department	Enrollment Date	End Period
None to Report				

**Separations (All Employees)**

Name	Position	Department	Effective Date	Separation Type
Patricia Manning	Controller	Business Office	March 31, 2021	Retired
Greg Taylor	Equipment Mechanic	Facilities	April 2, 2021	Resigned
Brittany Carr	Financial Aid Technician	Financial Aid	April 9, 2021	Resigned
Kiara Hannan	Call Center Representative	Call Center	April 12, 2021	Resigned
Steve Oder	Public Safety Officer	Campus Police	April 15, 2021	Dismissed
Zachary Settembre	Head Coach, Men's Basketball	Athletics	April 16, 2021	Resigned
Shannon Christensen	Staff Assistant I	Wakulla Center	April 20, 2021	Resigned

**Outside Employment Requests (All Employees)**

Name	Position	Department	Employer	Position
Samantha Harvey	Call Center Representative	Call Center	Pizza Hut	Delivery Driver
Susan M. Mire	Career and Academic Advisor	Student Advising	FSU MDC	Internship
Tremaan Gipson	Landscaper	Landscape	Gardner & Sons	Foreman-Landscaper

**Seeking to Hold Political Office Requests (All Employees)**

Name	Position	Department	Office	Position
None to Report				



**Annual Contract Recommendations - Executive**

Name	Position	Department	Effective Date
Alan Moran	Vice President	Communications and Marketing	July 1, 2021
Anthony Jones	Associate Vice President	Academic Affairs	July 1, 2021
Barbara Wills	Vice President	Administrative Services	July 1, 2021
Bobby Jones	Assistant Vice President	Administrative Services	July 1, 2021
Bret Ingerman	Vice President	Information Technology	July 1, 2021
Calandra Stringer	Vice President and Provost	Academic Affairs	July 1, 2021
Gerald Jones	Associate Vice President	Student Affairs	July 1, 2021
Heather Mitchell	Vice President / Executive Director	Institutional Advancement & Foundation	July 1, 2021
Kimberly Moore	Vice President	Workforce Innovation	July 1, 2021
Lei Wang	Associate Vice President	Institutional Effectiveness	July 1, 2021
Robert Ballard	Executive Director	Wakulla Environment Institute	July 1, 2021
Scott Balog	Executive Director, Center for Innovation	Center for Innovation	July 1, 2021
Sheri Rowland	Vice President	Student Affairs	July 1, 2021

**Annual Contract Recommendations - Administrative**

Name	Position	Department	Effective Date
Bryan Hooper	Associate Dean of Behavioral, Social Science & Education	Behavioral, Social Science & Education	July 1, 2021
David DelRossi	Associate Dean, Business, Industry & Technology	Business, Industry & Technology	July 1, 2021
Donmetrie Clark	Associate Dean, Communications & Humanities	Communications and Humanities	July 1, 2021
Joey Walter	Dean of Business Industry & Technology	Academic Affairs	July 1, 2021
Kalynda Holton	Associate Dean, Science & Mathematics	Science & Math	July 1, 2021
Sharisse Turner	Dean, Transitional Studies	Transitional Studies	July 1, 2021
Stephanie Solomon	Executive Director, Ghazvini Center for Healthcare Education & Dean, Healthcare Professions	Healthcare Education	July 1, 2021

**Annual Contract Recommendations - Managerial & Professional**

Name	Position	Department	Effective Date
Albert Wynn	Associate Director, Wakulla Environment Institute	Wakulla Environmental Institute	July 1, 2021
Alice Maxwell	Director, Strategic Communication and Change Management	Communications & Marketing	July 1, 2021
Alison Fleischmann	Director, Development	TCC Foundation	July 1, 2021
Amy Bradbury	Director, Financial Services	Contracts & Grants	July 1, 2021
Andrea Arce-Trigatti	Director, Assessment & Accreditation	Institutional Effectiveness	July 1, 2021
Angela Long	Director, Strategic Engagement	President's Office	July 1, 2021
Bobby Hinson	Director, Purchasing & General Services	Purchasing and General Services	July 1, 2021
Candice Grause	Chief of Staff	President's Office	July 1, 2021
Christen Givens	Director, Recruiting and Admissions	Admissions and Records	July 1, 2021
Dione Geiger	Associate Director, Sterling Council	Contracts and Grants	July 1, 2021
Don Herr	Director, Facilities, Planning and Construction	Administrative Services	July 1, 2021

Harold Lemond Hall	Director, TCC Online	Academic Affairs	July 1, 2021
Harriet Bush	Director, FPSI Business Office	Florida Public Safety Institute	July 1, 2021
Jason Fowler	Director, Information Technology	Information Technology	July 1, 2021
Jennifer Russell	Director, Nursing Programs	Nursing	July 1, 2021
Jessica Griffin	Director, Continuing Workforce Education	Workforce Development	July 1, 2021
Kelly Warren	Executive Director, FCSAA	Contracts and Grants	July 1, 2021
Kristina Wiggins	Director, Workday Operations	Administrative Services	July 1, 2021
Lauren Schoenberger	Director, Integrated Marketing	Communications & Marketing	July 1, 2021
Margaret Thompson	Director, Institutional Research and Planning	Institutional Effectiveness	July 1, 2021
Melinda Rodgers	Dean of Enrollment Services	Student Affairs	July 1, 2021
Michael Robeck	Director, Enterprise Systems	Information Technology	July 1, 2021
Nicholas Vick	Director, Learning Commons	Academic Affairs	July 1, 2021
Nyla Davis	Director, Human Resources	Human Resources	July 1, 2021
Pamela Johnston	Dean, Career & Academic Planning	Student Services	July 1, 2021
Renaee Tolson	Director, Business Process Improvement	Administrative Services	July 1, 2021
Renee Gordon	Director, STEM Program	Science and Math	July 1, 2021
Robert Chaney	Director, Athletics	Student Affairs	July 1, 2021
Racquel Harrell	Executive Director, Testing Data Center	Contracts and Grants	July 1, 2021
Ryland Moore	Director, Food Services	Florida Public Safety Institute	July 1, 2021
Stephen Banister	Director, Library Services	Library Services	July 1, 2021
Steven Solomon	Director, Grants and Special Projects	TCC Foundation	July 1, 2021
Summer Dusek	Director, Center for Professional Enrichment	Center for Professional Development	July 1, 2021
Tammy Kinsey	Director, Enrollment Call Center	Call Center	July 1, 2021
Troy Mahler	Director, Student Records	Admissions & Records/College Registrar	July 1, 2021
William Looper	Director, Certificate Programs	Florida Public Safety Institute	July 1, 2021
William Singletary	Director, User Services	Information Technology	July 1, 2021
William Spiers	Director, Financial Aid	Financial Aid	July 1, 2021

**Annual Contract Recommendations - Managerial & Professional**

Name	Position	Department	Effective Date
Matthew Huddleston	Head Coach - Women's Basketball	Athletics	July 1, 2021
Michael McLeod	Head Coach - Men's Baseball	Athletics	July 1, 2021
Patti Townsend	Head Coach - Women's Softball	Athletics	July 1, 2021

**Reclassifications (All Employees)**

Name	Position	Department	Effective Date	Prior Position
<i>None to Report</i>				



May 17, 2021

**M E M O R A N D U M**

**TO:** Jim Murdaugh, Ph.D.  
President

**FROM:** Barbara Wills, Ph.D.  
Vice President for Administrative Services and Chief Business Officer

**SUBJECT:** Attorney Invoice – Bryant Miller Olive, P.A. (March 2021)

---

**Item Description**

Request for approval to pay invoice from Bryant Miller Olive, P.A. for legal services provided related to the collective bargaining process.

**Overview and Background**

The College engaged Bryant Miller Olive, P.A. for representation during the collective bargaining process.

**Past Actions by the Board**

The Board of Trustees approved the agreement for these services at the September 19, 2016 Board meeting.

**Funding/ Financial Implications**

Funding is budgeted in Fund 1, the Current Unrestricted Fund. The current amount due is \$2050.00 for March 2021.

**Recommended Action**

Authorize payment of invoice as presented.



Tallahassee Community College  
 Barbara K. Wills, Chief Business Officer, Vice President for  
 Administrative Services  
 444 Appleyard Drive  
 Tallahassee, Florida 32304

Invoice Date: April 6, 2021  
 Invoice No. 74654  
 Client No. 25480.006

For professional services rendered in connection with Tallahassee  
 Community College - Labor and Employment - UFF Bargaining

Purchase Order No. PO-012617

Statement of Legal Services

			Hours
03/01/2021	JCC	Review union proposals	0.90
03/05/2021	JCC	Review correspondence and telephone conference with client (C. Grause) / contract	0.20
03/05/2021	DMH	Legal research / electronic signatures and draft email to client	0.80
03/09/2021	JCC	Review correspondence and draft language	2.00
03/09/2021	DMH	Review emails for bargaining	0.40
03/10/2021	DMH	Prepare for bargaining	0.60
03/11/2021	JCC	Telephone conference with client (C. Grause) / negotiations	0.40
03/11/2021	JCC	Preparation for negotiations	0.50
03/11/2021	JCC	Attend caucus / UFF	0.70
03/11/2021	JCC	Attend UFF negotiations	0.40
03/11/2021	DMH	Prepare and attend pre-meeting and bargaining	1.20
03/22/2021	DMH	Draft email and review reply	0.10
<b>Current Services</b>			8.20
			\$2,050.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
James C. Crosland	5.10	\$250.00	\$1,275.00
Denise M. Heekin	3.10	\$250.00	\$775.00

Tallahassee Community College

Invoice Date: April 06, 2021  
Invoice No. 74654  
Client No. 25480.006

Payments

03/25/2021	Payment	ACH rec'd 3/25/21 Invoice 74230	1,350.00
			<u>1,350.00</u>
	Total Current Work		<u>\$2,050.00</u>
	Previous Balance Due		\$4,175.00
	Balance Due		<u>\$6,225.00</u>

Please Reference Client Number On Checks And Wire Transfers

Mail Checks to:  
1545 Raymond Diehl Road, Suite 300  
Tallahassee, FL 32308  
850-222-8611 FEIN 59-1315801

Send wire transfers to Capital City Bank, ABA #063100688  
for credit to Bryant Miller Olive, Account #2132834901  
Thank you for your business



May 17, 2021

## **M E M O R A N D U M**

**TO:** Jim Murdaugh, Ph.D.  
President

**FROM:** Barbara Wills, Ph.D.  
Vice President for Administrative Services and Chief Business Officer

**SUBJECT:** Sponsored Programs – Provider

---

### **Item Description**

This item requests that the Board approve the receipt of funding for the listed projects.

### **Overview and Background**

The following are recommended for approval.

#### **I. Receipt, Amendment, Extension of Resources**

##### Florida Department of Education – Troops to Teachers - Amendment 2

This amendment requests the roll over funds of \$219,169.48 to be added to the current award with no indirect cost, and 90 days no-cost extension. The total amount of this award is \$563,380.48.

##### Florida Department of Education – Adult Education and Family Literacy, Adult General Education for Gadsden County - Amendment 2

This amendment is to reallocate funds for materials to support on-person instruction. The award amount remains the same.

#### **II. Commitments, Expenditures, Contracts for Service**

None at this time.

### **Past Actions by the Board**

##### Florida Department of Education – Troops to Teachers

Amendment 1 was approved at the March 2021 Board of Trustees meeting.

##### Florida Department of Education – English Literacy/Civics Education for Gadsden County

Amendment 1 was approved at the April 2021 Board of Trustees meeting.

**Funding/ Financial Implications**

The above projects are established in Fund 2, Restricted Accounts. The total indirect anticipated from the new awards is \$0.

**Recommended Action**

Authorize funding for the awards and contracts as presented.



May 17, 2021

**M E M O R A N D U M**

**TO:** Jim Murdaugh, Ph.D.  
President

**FROM:** Heather Mitchell  
Vice President for Institutional Advancement and Executive Director of the TCC  
Foundation

**SUBJECT:** TCC Foundation Update

---

**Item Description**

The following is an update of the events planned and initiatives & activities undertaken by the TCC Foundation.

**Overview and Background**

Attached is a report of funds raised by the TCC Foundation to date for the current fiscal year. The report includes a summary of total funds received, giving summary by designated area, number of donors and number of gifts.

The Foundation would also like to extend an invitation to DBOT members to the following events:

May 6, 2021: Heroes in Public Safety Banquet, Civic Center, 6:00 - 9:00 p.m.

May 14, 2021: Eagle Legacy Society Luncheon, Governors Club, 12:00 – 1:15 p.m.

**Past Actions by the Board**

The District Board of Trustees receives a Foundation update at every Board Meeting.

**Funding/ Financial Implications**

There are no Funding/Financial implications arising from this standard monthly report.

**Recommended Action**

None required. Report provided for information only.

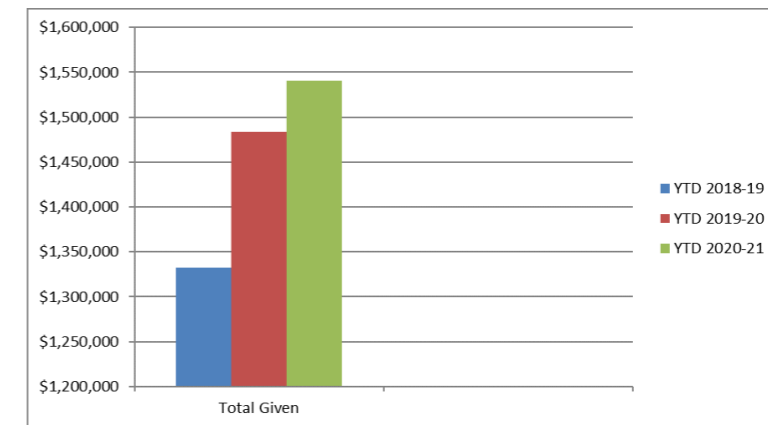
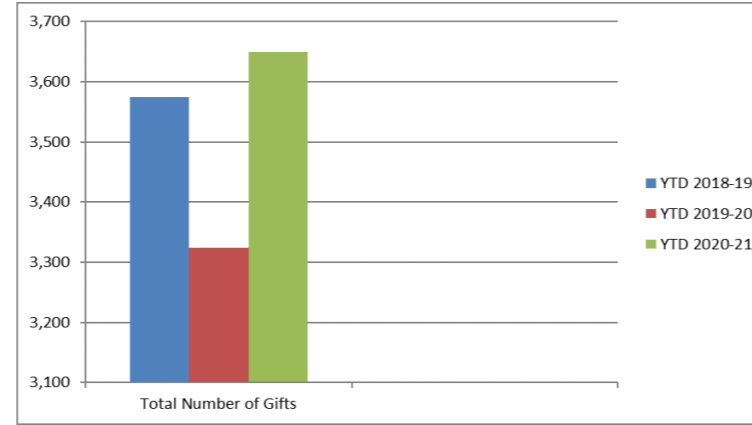
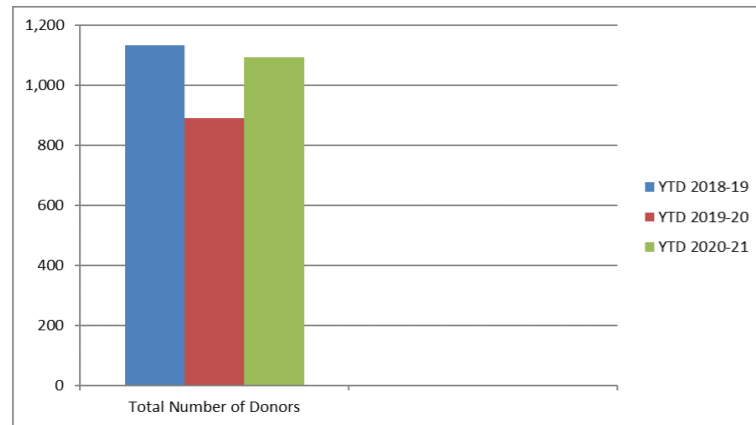


# TCC Foundation - Financial Update FY 20/21

## July - April 29

TCC Foundation		YTD 18/19	YTD 19/20	YTD 20/21
		<b>Total Received</b>	\$1,332,377	\$1,483,512
	<b>Scholarship amount</b>	\$404,266	\$550,092	\$717,984
	<b>Program support amount</b>	\$588,107	\$514,222	\$525,635
	<b>Facility support amount</b>	\$195,433	\$267,265	\$115,636
	<b>Unrestricted support amount</b>	\$144,571	\$151,933	\$181,112
	<b>Number of Donors</b>	1,134	891	1,093
	<b>Number of Gifts</b>	3,574	3,324	3,649
	<b>Net assets of the TCC Foundation</b>	\$17,539,682	\$15,648,395	\$21,208,196

TCC Foundation		YTD 18/19	YTD 19/20	YTD 20/21
		<b>Cash</b>	\$1,226,438	\$1,451,512
	<b>Gift in Kind</b>	\$105,939	\$32,000	\$0
	<b>Number of Planned Gifts Confirmed</b>	0	4	3
	<b>Total Raised - Pledges Received</b>	\$317,911	\$180,171	\$347,514
	<b>Grants Received</b>			32 grants total \$8,395,470
	<b>Grants Applied For</b>			39 grants total \$17,276,980
	<b>Pledges Expected by 6/30/2021</b>			\$458,947





May 17, 2021

**M E M O R A N D U M**

**TO:** Jim Murdaugh, Ph.D.  
President

**FROM:** Barbara Wills, Ph.D.  
Vice President for Administrative Services and Chief Business Officer

**SUBJECT:** Construction Status Report

---

**Item Description**

This item describes the status of various construction, renovation, remodeling and site improvement projects at all TCC locations for the Board of Trustees.

**Overview and Background**

The attached Construction Status report details the noteworthy construction and renovation projects being undertaken to support the educational mission of the College.

**Past Actions by the Board**

None.

**Funding/ Financial Implications**

All construction and renovation projects are funded prior to approval, with most being funded from capital improvement fees.

**Recommended Action**

Presented as an information item only.

## CONSTRUCTION STATUS REPORT – AS OF MAY 2021

### MAIN CAMPUS (SITE 1)

TASK	% COMPLETE	DUE DATE	NOTES
Foundation Classroom Renovation – AC 212	50%	TBD	Underway
Foundation Classroom Renovation – AC 219	50%	TBD	Underway
Foundation Classroom Renovation – AC 220	50%	TBD	Underway
Foundation Classroom Renovation – AP 149	50%	TBD	Underway
Foundation Classroom Renovation – SM 119	50%	TBD	Underway
Facilities Room Renovation – TPP 211	35%	TBD	Underway
AMTC Welding Lab	25%	TBD	Work has commenced
FPAC Roof Replacement	75%	TBD	Finishing wall panels
Student Union 1 <sup>st</sup> Floor/Food Court Renovation	5%	TBD	In design stage
Administration Lobby	10%	TBD	In design stage
Electric Vehicle Charger Installation	90%	May 28,2021	Charger purchased and installation in progress
Sidewalk Repairs, Elimination of Trip Hazards	Continuous	On-going	Repaired 1,465 Trip Hazards and Replaced 25 sections of Sidewalk
SUSTAINABILITY	% COMPLETE	DUE DATE	NOTES
Hydration Stations	Continuous	On-going	Prevented 181,494 Plastic Bottles from going to landfills
Recycled Plastic Lumber/Furniture	Continuous	On-going	Prevented 1,567,000 Plastic Bags from going to landfills

### GADSDEN SERVICE CENTER (SITE 2)

TASK	% COMPLETE	DUE DATE	NOTES
None to report			

### FLORIDA PUBLIC SAFETY INSTITUTE (SITE 3)

TASK	% COMPLETE	DUE DATE	NOTES
None to report			

## CENTER FOR INNOVATION (SITE 4)

---

TASK	% COMPLETE	DUE DATE	NOTES
CFI 2 <sup>nd</sup> Floor Renovation	5%	TBD	In design stage

## GHAZVINI CENTER FOR HEALTHCARE EDUCATION (SITE 5)

---

TASK	% COMPLETE	DUE DATE	NOTES
Ghazvini Simulator Expansion	5%	TBD	In design stage

## WAKULLA ENVIRONMENTAL INSTITUTE (SITE 6)

---

TASK	% COMPLETE	DUE DATE	NOTES
None to report			

## FOUNDATION CLASSROOM RENOVATION SUMMARY

---

Renovated Classroom(s)	Cost to Date
SM 128 - Classroom Renovations	\$ 32,868.84
SM 137 - Classroom Renovations	\$ 29,119.77
CT 107 - Classroom Renovations	\$ 16,654.86
HSS 110 - Classroom Renovations	\$ 14,955.09
HSS 259 - Classroom Renovations	\$ 21,157.43
AC 212 - Classroom Renovations	\$ 31,253.68
AC 219 - Classroom Renovations	\$ 16,957.76
AC 220 - Classroom Renovations	\$ 18,081.92
AP 149 - Classroom Renovations	\$ 15,814.92
SM 119 - Classroom Renovations	\$ 10,849.46



May 17, 2021

**M E M O R A N D U M**

**TO:** Jim Murdaugh, Ph.D.  
President

**FROM:** Barbara Wills, Ph.D.  
Vice President for Administrative Services and Chief Business Officer

**SUBJECT:** Fund Analysis - April

---

**Item Description**

This item is to provide the Board a summary of the College's operating revenues and expenses as of 4/28/2021.

**Overview and Background**

As directed in the Florida Public Community College Accounting Manual, revenues from state appropriations, student tuition and fees, interest earned, and other contributions are recorded and monitored in the College's operating fund (fund 1). Expenditures for direct instruction expenses are also recorded in the operating fund.

In accordance with Florida Statutes (1011.01), the Board of Trustees must approve the College's operating fund budget each fiscal year. The College monitors the operating fund activity to ensure approved budget limits are maintained. Additionally, the Board has requested a report of all purchases over \$100,000, but less than \$325,000. The report for the month of April is attached to this item.

**Past Actions by the Board**

For information only, no Board action required.

**Funding/ Financial Implications**

The College continues to be in sound financial condition.

**Recommended Action**

For information only, no Board action required.

**Tallahassee Community College Fund Analysis**  
**Unrestricted Current Fund**  
**As of April 28, 2021**

<b>REVENUE</b>	<b>April Actual</b>	<b>Month Budget</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Annual Budget</b>	<b>% of YTD Budget</b>
Student Fees	\$ 2,644,797	\$ 2,053,219	\$ 22,376,407	\$ 20,532,188	\$ 24,638,626	91%
State Support	\$ 3,214,208	\$ 2,797,583	\$ 25,809,935	\$ 27,975,828	\$ 33,570,994	77%
Federal Support	\$ -	\$ 40,833	\$ 1,235,510	\$ 408,333	\$ 490,000	252%
Other Revenue	\$ 77,847	\$ 210,833	\$ 2,842,438	\$ 2,108,333	\$ 2,530,000	112%
Non-Revenue Sources	\$ 367,814	\$ 115,286	\$ -	\$ 1,152,859	\$ 1,383,431	0%
<b>TOTAL REVENUE</b>	<b>\$ 6,304,666</b>	<b>\$ 5,217,754</b>	<b>\$ 52,264,290</b>	<b>\$ 52,177,543</b>	<b>\$ 62,613,051</b>	<b>83%</b>
<b>EXPENSES</b>	<b>April Actual</b>	<b>Month Budget</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Annual Budget</b>	<b>% of YTD Expenses</b>
<b><u>PERSONNEL COSTS</u></b>						
Administrative	\$ 266,091	\$ 277,903	\$ 2,726,029	\$ 2,779,031	\$ 3,334,838	82%
Instructional	\$ 940,230	\$ 1,053,712	\$ 9,724,999	\$ 10,537,120	\$ 12,644,544	77%
Non-Instructional	\$ 1,229,408	\$ 1,467,835	\$ 12,685,069	\$ 14,678,345	\$ 17,614,014	72%
OPS	\$ 493,101	\$ 436,607	\$ 4,605,867	\$ 4,366,072	\$ 5,239,286	88%
Personnel Benefits	\$ 795,489	\$ 877,531	\$ 8,167,018	\$ 8,775,308	\$ 10,530,369	78%
<b>TOTAL PERSONNEL COSTS</b>	<b>\$ 3,724,318</b>	<b>\$ 4,113,588</b>	<b>\$ 37,908,983</b>	<b>\$ 41,135,876</b>	<b>\$ 49,363,051</b>	<b>77%</b>
<b><u>CURRENT EXPENSES</u></b>						
Services	\$ 320,780	\$ 339,089	\$ 2,796,064	\$ 3,390,892	\$ 4,069,070	69%
Material & Supplies	\$ 83,979	\$ 195,744	\$ 1,344,280	\$ 1,957,444	\$ 2,348,933	57%
Other Current Charges	\$ 331,118	\$ 548,500	\$ 6,206,156	\$ 5,484,998	\$ 6,581,997	94%
<b>TOTAL CURRENT EXPENSES</b>	<b>\$ 735,877</b>	<b>\$ 1,083,333</b>	<b>\$ 10,346,500</b>	<b>\$ 10,833,333</b>	<b>\$ 13,000,000</b>	<b>80%</b>
<b>CAPITAL OUTLAY</b>	<b>\$ -</b>	<b>\$ 20,833</b>	<b>\$ -</b>	<b>\$ 208,333</b>	<b>\$ 250,000</b>	<b>0%</b>
<b>TOTAL EXPENSES</b>	<b>\$ 4,460,195</b>	<b>\$ 5,217,754</b>	<b>\$ 48,255,483</b>	<b>\$ 52,177,542</b>	<b>\$ 62,613,051</b>	<b>77%</b>

**Purchase Orders from \$100,000 to \$324,999 +**

**Issued in April 2021**

<b>Purchase Order</b>	<b>Purchase Order Date</b>	<b>Supplier</b>	<b>Total PO Amount</b>	<b>Description</b>	<b>Approval/Exemption</b>
PO-013553	4/14/2021	National Center for Special Education in Charter Schools, Inc.	109,250.00	Develop a five-year plan to document and disseminate promising practices aimed at improving outcomes for students with disabilities at charter schools throughout Florida.	Exempt from the solicitation process, per FAC 6A-14.0734 (2)(f) - Professional services, including, but not limited to, artistic services, instructional services, health services, academic program reviews, lectures by individuals, attorneys, legal services, auditors, and management consultants.



May 17, 2021

**M E M O R A N D U M**

**TO:** Jim Murdaugh, Ph.D.  
President

**FROM:** Barbara Wills, Ph.D.  
Vice President for Administrative Services and Chief Business Officer

**SUBJECT:** Gift Acceptance

---

**Item Description**

The College would like to accept a 30-acre parcel of land in Wakulla County adjacent to the current TCC Wakulla Environmental Institute.

**Overview and Background**

This is approximately 30 acres of vacant wetland and timberlands being donated to Tallahassee Community College by John Shuff. The attached property appraisal shows an appraised value of \$53,000 on January 29, 2021. The parcel is identified on the attached survey.

It is the intent of the College to use this land for the Wakulla Environmental Institute, in furtherance of our mission to promote education, conservation and recreation.

**Funding/ Financial Implications**

This is a donation that requires no financial commitment from the Board of Trustees.

**Past Actions by the Board**

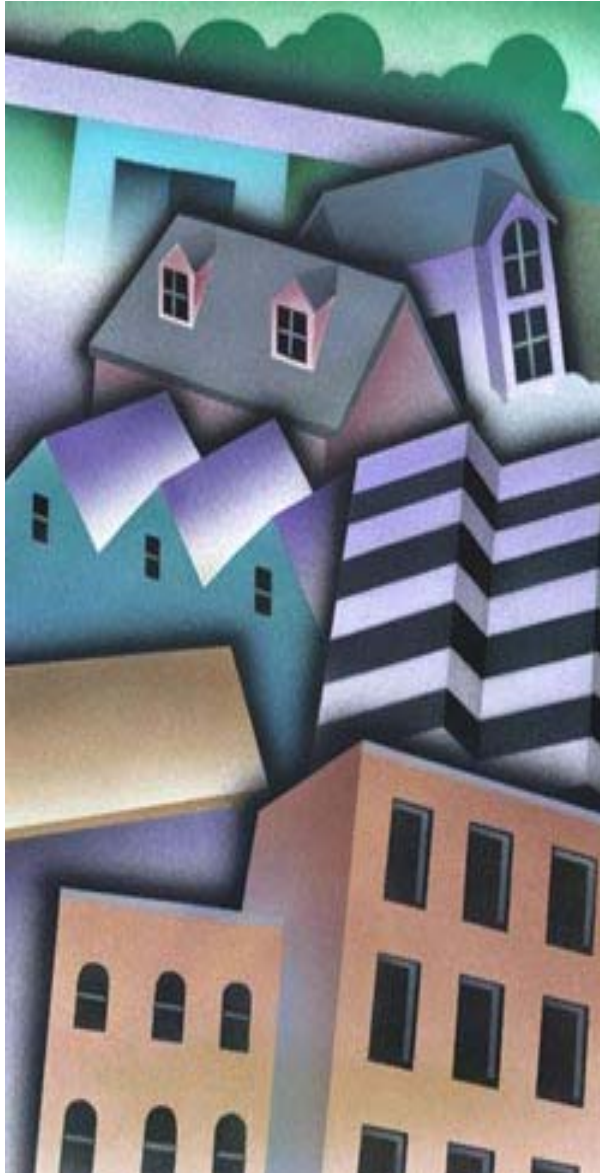
The Board has not taken any past action related to this land.

**Recommended Action**

Authorize acceptance of the 30-acre parcel as presented.



**CURETON JOHNSON &  
ASSOCIATES, LLC  
REAL ESTATE SERVICES**



***Residential and Commercial  
Real Estate Appraisal Services***

***Telephone: 850.386.3720***

***Fax: 850.385.7626***

**An Appraisal  
Report**

**Of**

***Vacant Wetland/Timberland Property  
30.00 Acres +/-  
(Hidden Forest of Wakulla LLC)***

***Located Off Of***

***Swirl Lane & Jean Drive  
Crawfordville, Wakulla County, FL***

**For**

***Hidden Forest of Wakulla LLC  
C/O Mr. John Shuff  
87 Tupelo Drive  
Crawfordville, FL 32327***

***Date of Value - As Is  
January 29, 2021***

***Date of Report  
February 2, 2021***

***Cureton Johnson File #: 210136***

# CURETON JOHNSON & ASSOCIATES, LLC

REAL ESTATE SERVICES

1358 Thomaswood Drive, Tallahassee, Florida 32308

Phone: 850.386.3720 Fax: 850.385.7626

PAUL T. CURETON, CREA  
STATE-CERTIFIED GENERAL APPRAISER  
NO. RZ0001827

WAYNE R. (CHIP) JOHNSON II, MAI  
STATE-CERTIFIED GENERAL APPRAISER  
NO. RZ0002407 (FL) - 297403 (GA)

JASON HART  
STATE-CERTIFIED RESIDENTIAL APPRAISER  
NO. RD0007028

CHAD TAYLOR  
STATE-CERTIFIED RESIDENTIAL APPRAISER  
NO. RD0007284

February 2, 2021

Hidden Forest of Wakulla LLC  
C/O Mr. John Shuff  
86 Tupelo Drive  
Crawfordville, FL 32327

Re: An **Appraisal Report** of 30.00 +/- acres of vacant wetland/timberland property, located off of Swirl Lane in Crawfordville, Wakulla County, Florida. Our appraisal is made of the fee simple estate, and the property is more particularly described in this report.

Cureton Johnson File #: 210136



Dear Mr. Shuff:

At your request we have completed the appraisal of the aforementioned property located in Wakulla County, Florida. The property is more specifically described in the body of this report. The purpose of this appraisal is to estimate the market value of the fee simple interest in the subject property. Market value and fee simple interest are defined in the accompanying report.

It should be mentioned that this is an **Appraisal Report**, which contains several specific assumptions that may impact the value reported. The assumptions made are set forth within the attached report along with the general assumptions and limiting conditions. By accepting our report, you agree to the assumptions and conditions as noted. We hope that you find the enclosed appraisal report clear, logical and adequately documented in the conclusions reached.

At the request of the client, we have evaluated the fee simple interest as completed of the subject property. Based on the inspection of the subject property and the investigation and analysis undertaken, we have formed the opinion that, as of the date of value stated herein; *subject to the assumptions and limiting conditions set forth in this report and subject to certain extraordinary assumptions*, the subject property has a market value as follows:

MARKET VALUE CONCLUSIONS				
Premise	Interest Appraised	Marketing/ Exposure Period	Date of Value	Market Value
Vacant Land Value	Fee Simple Estate	6-12 Months	January 29, 2021	\$53,000

Should you have any questions, please contact us at your convenience. We appreciate having had the opportunity to be of service to you.

Respectfully submitted,

A handwritten signature in black ink, appearing to be "Wayne R. Johnson II".

Wayne R. Johnson II, MAI  
State-Certified General Appraiser RZ 2407

CURETON JOHNSON & ASSOCIATES, LLC

Real Estate Appraisals • Real Estate Consulting • Real Estate Sales • Litigation Support • Expert Witness • Feasibility Studies

## PREFACE TO REPORT

Our appraisal assignment is to establish the market value of 30.00 +/- acres, vacant land, located off of Swirl Lane in Crawfordville, Wakulla County, Florida. Per request by the client, we have been asked to value the subject property using a comprehensive appraisal analysis in a summary reporting format. Information contained in this report is felt to be accurate, however, the information extracted from public records is not guaranteed.

Our reporting presentation is an **Appraisal Report** which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an **Appraisal Report**. As such, it presents limited discussions of the data, reasoning and analyses that were used in the appraisal process to develop our opinion of value. Supporting documentation concerning the data, reasoning and analysis is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in this report. We are not responsible for any unauthorized use of this report. Information contained in this report is felt to be accurate, however, the information extracted from public records is not guaranteed. All reasonable attempts to verify the information have been made.

*Note: We have not been provided a recent survey or title policy for the subject property. Therefore, we assume that the subject acreage is correct and that no private use restrictions (easements), negative encumbrances, encroachments or adverse conditions exist. Should the exact acreage (via survey) depict a substantially different site size from this report or should a title abstract reveal any negative conditions or encumbrances, this valuation may be subject to revision.*

*Note: As of this valuation date, the nation and the world were enduring the COVID-19 Coronavirus virus/epidemic. This new illness affects the lungs and airways and has infected several people around the world, with several deaths as well. It is inevitable that this crisis will negatively affect the general economy and the real estate economy, but the degree of such will not be known until a future date (after analyses of values, absorption trends, occupancy rates, etc.). Given these circumstances, we have valued the subject based on the assumption that no value loss has occurred, as it is unknown at this point. Should future value loss occur with respect to the subject property, a subsequent valuation may be necessary.*

*Note: In addition, this valuation assumes the subject property is most or all wetlands (all floodplain) and marginally buildable or developable. Should an engineering report from a licensed engineer reveal otherwise, this valuation would be subject to revision. It is also our understanding that this donation will not be made in order to obtain a permit or other approval from a local governing authority and the donation was not required by certain contract. This information was obtained from the current owner, Mr. Shuff.*

*Note: It is our understanding that the subject property is approximately 30+/- acres. Since the property is not currently a legal parcel of record (but is proposed to be subdivided out of a 139.31+/- acre tract), this valuation is made based on the extraordinary assumption that the property can be subdivided out of the parent tract and is an independent parcel of record. Should actual depict otherwise, this valuation would be subject to revision.*

An extraordinary assumption is defined in the Uniform Standards of Professional Appraisal Practice Handbook, The Appraisal Foundation (2018-2019 Edition) as:

Extraordinary Assumption - An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions.

## TABLE OF CONTENTS

Summary Of Salient Facts .....	I
Certification Of Appraisal. ....	II
Assumptions And Limiting Conditions .....	V
Appraisal Development & Reporting .....	VII
Definitions/Use of Report .....	VIII
Exposure/Marketing Period .....	IX
General Property Information .....	1
Location Map .....	2
Site Analysis .....	5
Property Tax Analysis .....	20
Area/Neighborhood Analysis .....	21
Highest And Best Use Analysis .....	26
As Is Land Valuation .....	28

### ADDENDA

- A** Subject Photographs
- B** Qualifications
- C** Engagement Letter
- D** Assessor Information
- E** MLS Information

<b>DATE OF VALUE:</b>	January 29, 2021 (As Is Value)
<b>DATE OF INSPECTION:</b>	January 29, 2021
<b>DATE OF REPORT:</b>	February 2, 2021
<b>PROPERTY TYPE:</b>	Vacant Wetland/Floodplain (Recreational) Property
<b>LEGAL DESCRIPTION:</b>	Lengthy metes and bounds description, in Hartsfield Survey Lot 86; Wakulla County, Florida.
<b>PROPERTY LOCATION:</b>	The subject property is located off of the west side of Jean Drive and off of the west side of Swirl Lane, at the northern terminus of Riley Drive and just north of Wildcat Alley, approximately ½ mile west of the intersection of Wildwood Drive and Crawfordville Highway and 1.5 miles north of the U.S. 98 and U.S 319 intersection. More generally, the property is situated in central Wakulla County, approximately 3 miles south of downtown Crawfordville and 20 miles south of Tallahassee (State Capital).
<b>APPRAISAL PURPOSE:</b>	To estimate the market value of the fee simple interest of the subject property, as defined by the Office of the Controller of the Currency under 12 CFR, Part 34, Subpart C.
<b>INTENDED USE OF REPORT:</b>	The intended use of this appraisal report is for internal evaluation purposes (tax purposes associated with a donation to a non-profit entity).
<b>OWNER OF RECORD:</b>	According to the Wakulla County Public Records, the subject property(s) is currently owned by:  <i>Hidden Forest of Wakulla LLC 87 Tupelo Drive Crawfordville, FL 32327</i>
<b>NEIGHBORHOOD:</b>	The subject neighborhood boundaries can best be described the community of Crawfordville, FL; including outlier areas of rural Wakulla County.
<b>SUBJECT SITE SIZE:</b>	30.00 Acres, or 1,306,800 SF +/-
<b>TAX IDENTIFICATION NUMBER:</b>	00-00-086-188-11586-22H (139.13 Acres+/-) - Parent Tract
<b>ZONING/LAND USE CATEGORY:</b>	
<b>Zoning:</b>	<i>RR-2, Rural Residential</i>
<b>Future Land Use:</b>	<i>Rural-2</i>
<b>EXISTING IMPROVEMENTS:</b>	Subject property is currently vacant with no improvements of contributory value (gate and farm fencing only).
<b>HIGHEST &amp; BEST USE:</b>	
<b>As Though Vacant:</b>	Wetland/Timberland (Recreational) Use
<b>ESTIMATED EXPOSURE PERIOD:</b>	<b>6-12 MONTHS</b>
<b>MARKET VALUE:</b>	<b>\$53,000</b>

I certify that, to the best of our knowledge and belief, . . .

- ▶ The statements of fact contained in this report are true and correct.
- ▶ The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions.
- ▶ I have no present or prospective interest in the property that is the subject of this report and we have no personal interest or bias with respect to the parties involved.
- ▶ My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- ▶ My analyses, opinions and conclusions were developed and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
- ▶ As of the date of this report, Wayne R. Johnson II, MAI, has completed the requirements of the continuing education program required by the Florida Department of Business and Professional Regulation and for the Appraisal Institute.
- ▶ The appraiser has provided a sketch in the appraisal report to show approximate dimensions of improvements and the sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- ▶ No personal property, unless specifically indicated, has been included in our value conclusion. Only the real estate has been considered.
- ▶ No engineering survey was made or caused to be made by the appraisers and any estimates of fill or other site work are based on visual observation. Therefore, accuracy is not guaranteed.
- ▶ No soil tests were made or caused to be made by the appraisers. Soil of the subject parcel appears to be firm and solid, typical of the area; and subsidence in the area is unknown or uncommon. The appraisers, however, cannot warrant against such condition or occurrence.
- ▶ The description and condition of physical improvements, if any, described in this valuation are based on visual observation. Since engineering tests were not conducted, no liability can be assumed for soundness of structural members.
- ▶ All value estimates are contingent on zoning regulations and land-use plans in effect as of the date of appraisal and based on information provided by governmental authorities and employees. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined and considered in the valuation.
- ▶ A concerted effort was made to verify each comparable sale noted in this report. Since many principals, however, reside out of the area, or entities for which no agent could be contacted within the allotted time for completion of this report, certain sales may not have been verified.
- ▶ No responsibility is assumed for legal matters concerning this report, nor is any opinion rendered concerning title, which is assumed to be good and merchantable. The property is assumed to be free and clear of all liens or encumbrances, unless specifically enumerated within this report.
- ▶ No one provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.

- ▶ The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- ▶ No responsibility is assumed for the flood maps used in this report. These maps lack detail. Only licensed surveyor can determine the subject property's flood zone status with precise accuracy.
- ▶ It is assumed that the utilization of the land and improvements is within the boundaries of property lines of the property described and that there is no encroachment or trespass unless in the report.
- ▶ The value estimated in this report is base on the assumption that the property is not negatively affected by any hazardous substances or detrimental environmental conditions. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property, did not develop any information that indicated any apparent, significant hazardous substances or detrimental environmental conditions which would affect the property negatively. It is possible that the test and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous materials and environmental conditions on, or around, the property that would negatively affect its value.
- ▶ This certificate is in accordance with the Uniform Standards of Professional Appraisal Practice Standard Rule 2-3. It is not certification under Florida Real Estate License Law Chapter 475. Wayne R. Johnson II, however, is a Florida State Certified General Real Estate Appraiser, No. RZ2407.
- ▶ Wayne R. Johnson II, MAI, has not appraised the subject property or provided any real estate type consulting services on the subject property (as an appraiser or any other capacity) at any other time within the past three years.
- ▶ The reported analyses, opinions and conclusions were developed and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- ▶ The use of this report is subject to the requirements of the Appraisal Institute relating to review by it's duly authorized representatives.
- ▶ 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.
- ▶ I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ▶ My engagement in this assignment was not contingent upon developing or reporting predetermined results.

This is to certify that, upon the request for valuation by our client, I have personally inspected, collected and analyzed data concerning the subject property and appraised the fee simple interest of the above captioned real property.

Based on the inspection of the subject property and the investigation and analysis undertaken, I have formed the opinion that, as of the date of value stated herein, subject to the assumptions and limiting conditions set forth in this report, the subject has a market value as follows:

<b>MARKET VALUE CONCLUSIONS</b>				
<b>Premise</b>	<b>Interest Appraised</b>	<b>Marketing/ Exposure Period</b>	<b>Date of Value</b>	<b>Market Value</b>
<b>As Is Land Value</b>	<b>Fee Simple Estate</b>	<b>6-12 Months</b>	<b>January 29, 2021</b>	<b>\$53,000</b>




---

Wayne R. Johnson II, MAI  
State-Certified General Appraiser RZ 2407



<p><b>General Value Conditions:</b></p>	<p>Unless otherwise specifically stated, the value given in this appraisal report represents our opinion of the market value as of the date specified. The market value of the real estate is affected my market and economic conditions, both local and national and will vary as these conditions change. This value, unless so stated, is gross, without consideration given to any encumbrance, restriction or question of title. The value for land and improvements as contained within this report are constituent parts of the total value reported and neither is to be used in making a summation appraisal by combination with values derived from other sources.</p>
<p><b>Use of the Appraisal:</b></p>	<p>Possession of this report or a copy thereof does not carry with it the right of publication nor may it be used for any purpose by any one but the client for whom it was made without the consent of our office and undersigned or the client. Unauthorized printing, copying or duplication of any part or in total of this report is specifically prohibited by the undersigned and Cureton Johnson &amp; Associates, LLC. Copies may be obtained from the undersigned upon approval of the undersigned, the firm, or our client. Acceptance of and/or use of this appraisal in any way, constitutes acceptance of the General Assumptions and Limiting Conditions on which it was based. Our responsibilities are complete upon delivery and acceptance of the appraisal report.</p>
<p><b>Data:</b></p>	<p>The description of the improvements to the property as well an any income and expense information of the subject property as submitted by the client or his assignees for this appraisal or has been obtained by our office is considered to be accurate and reflects the subject as of the date of this appraisal. We assume no responsibility for the accuracy of information supplied by others. The information contained in this report including any information furnished by others to our office is not guaranteed but was gathered from reliable sources which are believed to be accurate. We reserve the right to reconsider any value estimate to the extent justified by subsequent discovery of any inaccuracies in any data or the discovery of any new data which could result in a revised value estimate.</p>
<p><b>Legal Considerations:</b></p>	<p>The legal description used in this report is assumed to be correct. However, it may not necessarily have been confirmed by survey. No responsibility is assumed in connection with a survey or for encroachments, overlapping or other discrepancies that might be revealed thereby. We have not made a survey and assume no responsibility for any survey which may be presented.</p> <p>We assume no responsibility for matters legal in nature and title to the property is assumed to be marketable. In addition, unless stated to the contrary, the property is appraised as an unencumbered fee simple estate which is not used in violation of acceptable ordinances, statutes or other governmental regulations. All mortgages, liens and any other encumbrances to the title of the subject property have been disregarded unless specified within the appraisal report. The subject property has been appraised as though managed under responsible ownership and competent management.</p>

<p><b>Conditions Unapparent to the Appraiser:</b></p>	<p>We assume that no hidden or unapparent conditions of the property, subsoil or structure, contamination by hazardous material of any type exist which would render it more or less valuable than the comparable properties used in this report.</p>
<p><b>Zoning and Licenses:</b></p>	<p>It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined and considered in the valuation. Unless otherwise noted, it is assumed that no encroachments or violations exist within the subject property. Furthermore, it is assumed that the subject property complied with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the valuation.</p> <p>This appraisal is based upon the assumption that all required licenses and/or permits, consents or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based in a timely manner and without unusual cost.</p>
<p><b>American with Disabilities Act (ADA) :</b></p>	<p>The American with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the varied 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 impact on the value of the property. Since we do not direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.</p>

<p><b>Scope of Work:</b></p>	<p>This appraisal involved inspecting the subject site, the general comparable market area and the subject neighborhood. Investigations were made of various economic indicators and other market sources to determine the strengths and weaknesses of the economy as it affects the value of the subject property. Adequate economic and market data was sought and used if found, for a basis of supported market conclusions. Judgement was used in the absence of available data, or in instances when the collection of data was uneconomic in relation to the its importance to the valuation problem.</p> <p>The scope of the assignment involved the inspection of the subject property (land and existing improvements) and a search of the recent comparable vacant land sales market. In preparing this appraisal, the appraiser inspected the subject and gathered information from the subject's neighborhood and comparable vacant sales and attempted to confirm this information with at least one party to the transaction. Unfortunately some of the data was unverifiable, since the parties involved were unable to be contacted. The information compiled regarding the subject property and comparable sales was applied in the Sales Comparison Approach.</p> <p>Because our client has requested that this report be a summary appraisal, information pertaining to market area, property data and comparable property data, was presented in summary form. As mentioned previously, it presents no discussion 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.</p>
<p><b>Application of the Approaches to Value:</b></p>	<p>The <b>Sales Comparison Approach</b> is based primarily upon the principle of substitution, which implies that a prudent individual will pay no more for a property than it would cost the individual to purchase a comparable substitute property. Units of comparison are components into which a property may be divided for purposes of comparison. All appropriate units of comparison should be analyzed for the property type being appraised and the resulting value indications reconciled to a single indicated value or value range. The sales are analyzed and adjusted for differences in elements of comparison, which are characteristics of properties that cause the prices paid for real estate to vary. Sales requiring lesser degrees of adjustment are typically the most comparable and are given greater weight than sales requiring greater degrees of adjustment. However, other factors must be considered including the reliability of the sales data and the degree of support of the required adjustments. After consideration of these factors, a final point value or value range is set forth.</p>

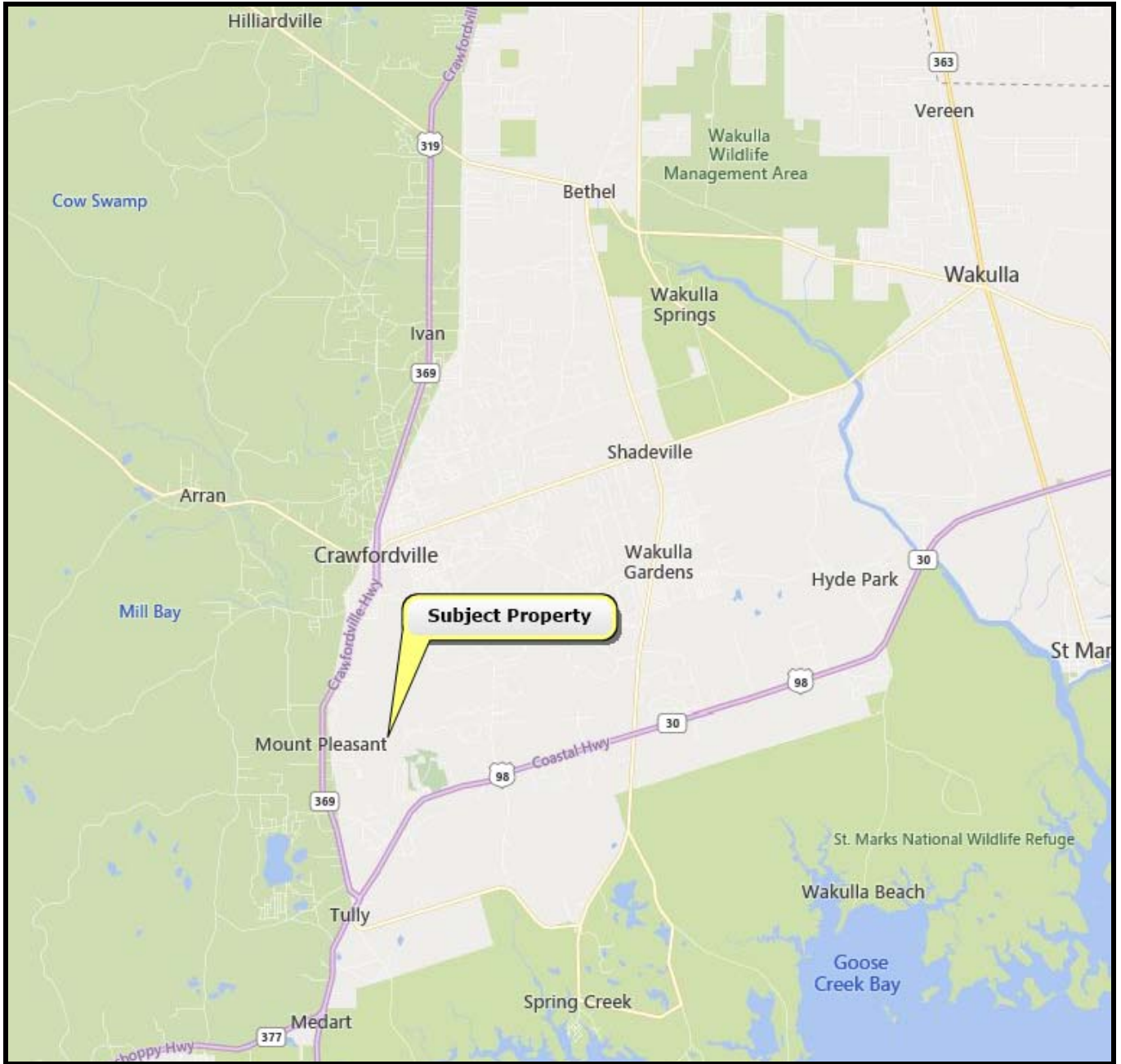
<b>Definition of Market Value:</b>	<p>The most probable price which a property should bring in an open and competitive market under all conditions requisite to fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in 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:</p> <ul style="list-style-type: none"> <li>▶ buyer and seller are typically motivated</li> <li>▶ both parties are well informed or well advised and acting in what they consider their own best interest</li> <li>▶ a reasonable time is allowed for exposure in the open market</li> <li>▶ payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto</li> <li>▶ the price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale.<sup>1</sup></li> </ul>
<b>Appraisal Objective or Purpose:</b>	To estimate the market value "as-is" and "of the fee simple interest in the subject property, as defined by the Office of the Controller of the Currency under 12 CFR, Part 34, Subpart C.
<b>Client of Report:</b>	This appraisal report was ordered by Mr. John Shuff and was prepared for the sole use and benefit of the John Shuff.
<b>Intended Use of Report:</b>	The intended use of this appraisal report is for internal evaluation purposes (tax purposes associated with charitable donation).
<b>Date of Inspection:</b>	January 29, 2021
<b>Effective Date of Value:</b>	January 29, 2021
<b>Date of Report:</b>	February 2, 2021
<b>Property Inspection Performed By:</b>	Wayne R. Johnson II, MAI, State Certified General Appraiser #RZ2407 performed an inspection of the subject premises on 01/29/2021.
<b>Property Rights Appraised:</b>	The interest appraised represents the fee simple interest.
<b>Definition of Fee Simple Estate:</b>	Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat. <sup>2</sup>

<sup>1</sup>[The Appraisal Foundation. Uniform standards of Professional Appraisal Practice. United States of America: The Appraisal foundation, 2003; 7] [Rules and Regulations, Federal Register, Volume 55, No. 165, Page 34696]

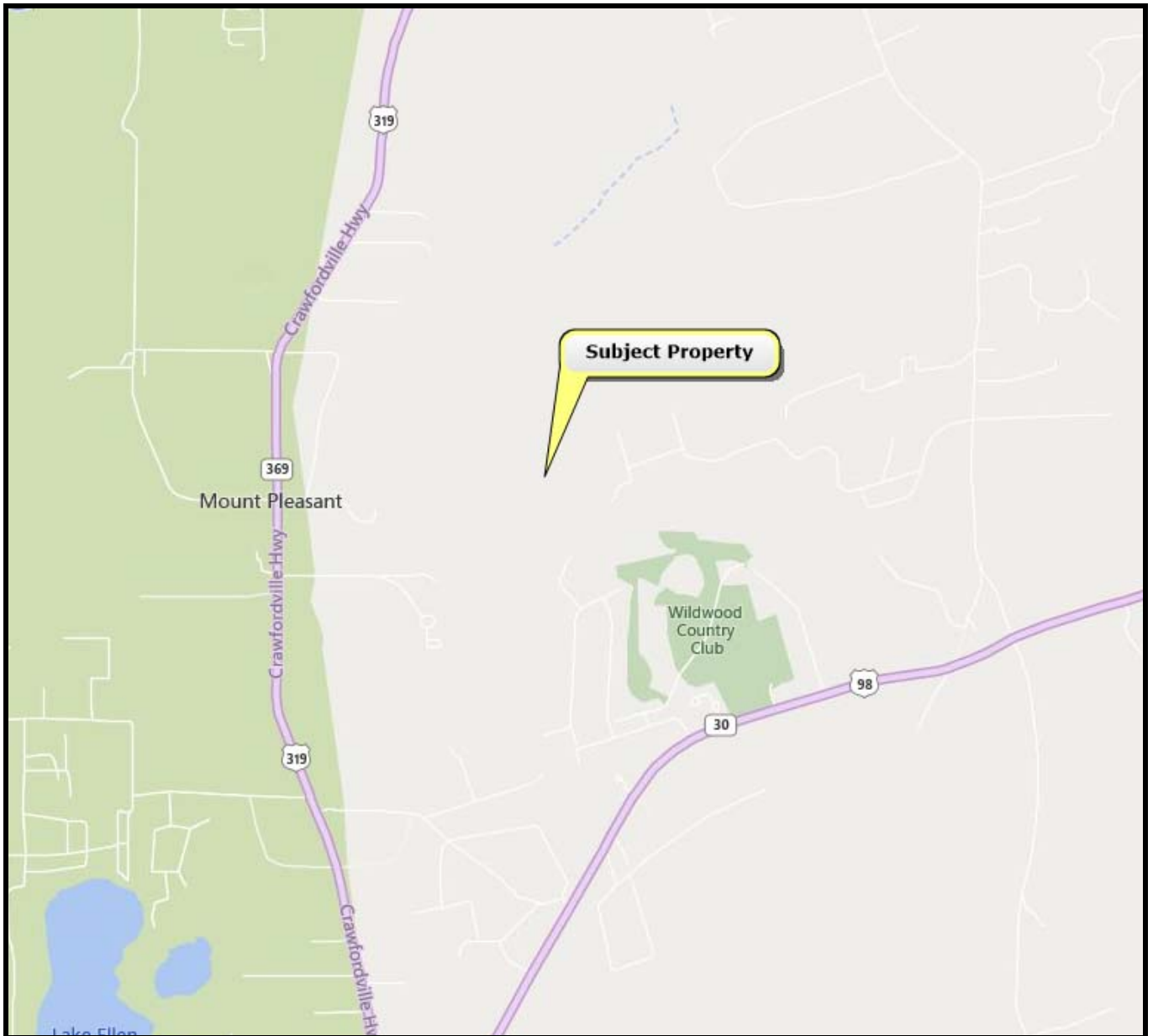
<sup>2</sup>The Dictionary of Real Estate Appraisal, 4<sup>th</sup> Edition, The Appraisal Institute, 2001.

<b>Exposure Period:</b>	<p><b>Exposure period</b> is the general length of time that a property would have to be exposed for sale on the market, given that the property sold at market value. Exposure period is best defined in the <i>Dictionary of Real Estate Appraisal, 4<sup>th</sup> Edition, 2002</i>, as:</p> <ol style="list-style-type: none"> <li>1. <i>The time a property remains on the market.</i></li> <li>2. <i>The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal.</i></li> </ol>
<b>Marketing Period:</b>	<p>In an advisory opinion, the Appraisal Standards Board (ASB) of the Appraisal Foundation <i>Advisory Opinion 7 (A)-7</i>, <i>Uniform Standards of Professional Appraisal Practice, 2001 Edition, page 128</i>, defines <b>marketing period</b> as:</p> <p><i>An estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of the appraisal.</i></p>
<b>Conclusion:</b>	<p>Based on previous sales information found in our appraisal files and based on conversations with local real estate brokers, the estimated exposure and marketing period for the subject property (bulk sale to one purchaser) is as follows:</p> <p style="text-align: center;"><b>6-12 MONTHS</b></p>
<b>External Forces Affecting Market Value:</b>	<p>There were no factors found in our research or inspection that would indicate that conditions external to the subject site, were found that would negatively affect the value of the subject property.</p>

<b>General Property Description:</b>	<p>The subject of this valuation is a 30+/- acre parcel of vacant land, currently identified as wetland/floodplain timberland forest. The property contains no improvements of contributory value. The property is represented as a proposed subdivision out of a 139+/- acre parent tract.</p> <p>The subject property is located off of the west side of Jean Drive and off of the west side of Swirl Lane, at the northern terminus of Riley Drive and just north of Wildcat Alley, approximately ½ mile west of the intersection of Wildwood Drive and Crawfordville Highway and 1.5 miles north of the U.S. 98 and U.S 319 intersection. More generally, the property is situated in central Wakulla County, approximately 3 miles south of downtown Crawfordville and 20 miles south of Tallahassee (State Capital).</p>
<b>Assessor Parcel #:</b>	00-00-086-188-11586-22H (139.13 Acres+/-) - Parent Tract
<b>Legal Description:</b>	Lengthy metes and bounds description in Hartsfield Survey Lot 86; in Wakulla County, Florida.
<b>Current Ownership:</b>	<p>Per the Wakulla County Public Records, the subject property(s) is currently owned by:</p> <p><i>Hidden Forest of Wakulla LLC</i>  <i>87 Tupelo Drive</i>  <i>Crawfordville, FL 32327</i></p>
<b>Five Year History of Ownership:</b>	<p>Per our perusal of the public records (Wakulla County Property Appraiser website), the subject property (parent tract) was acquired by the current owner on October 5, 2017, at a reported purchase price of \$300,000 (\$2,156 per acre). The grantor is listed as Farmers &amp; Merchants Bank and the grantee is listed as John and Petra Shuff. This deed was recorded in OR Book 1049, Page 712.</p> <p>Please refer to the appendix of this report for a brief sales history of the subject parcel.</p>
<b>Current Listing Activity or Current Agreement for Sale:</b>	The subject property is not currently listed for sale or under contract for sale. No "for sale" signs were visible upon our inspection of the property.



Subject Location Map - General



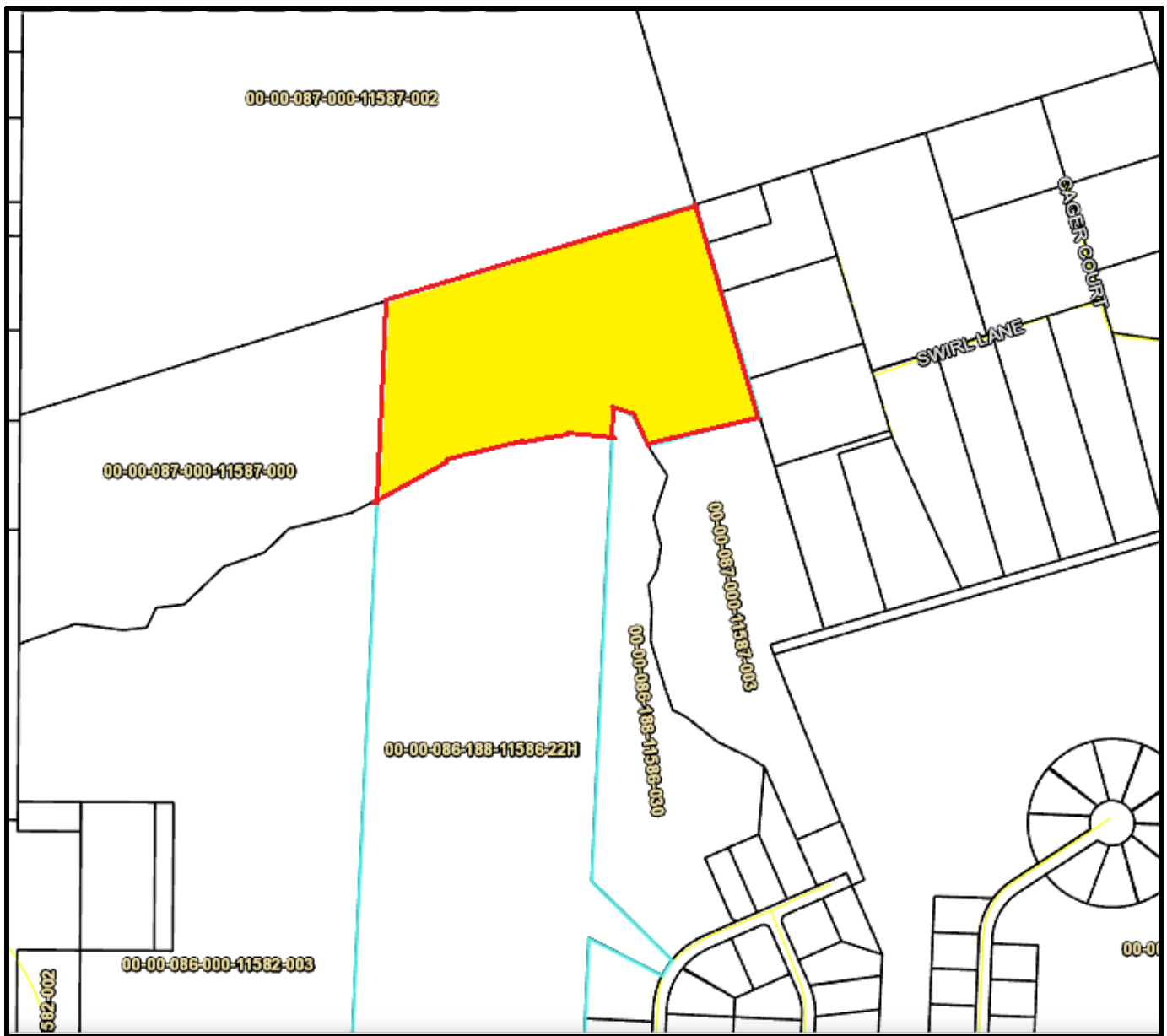
Subject Location Map - Specific



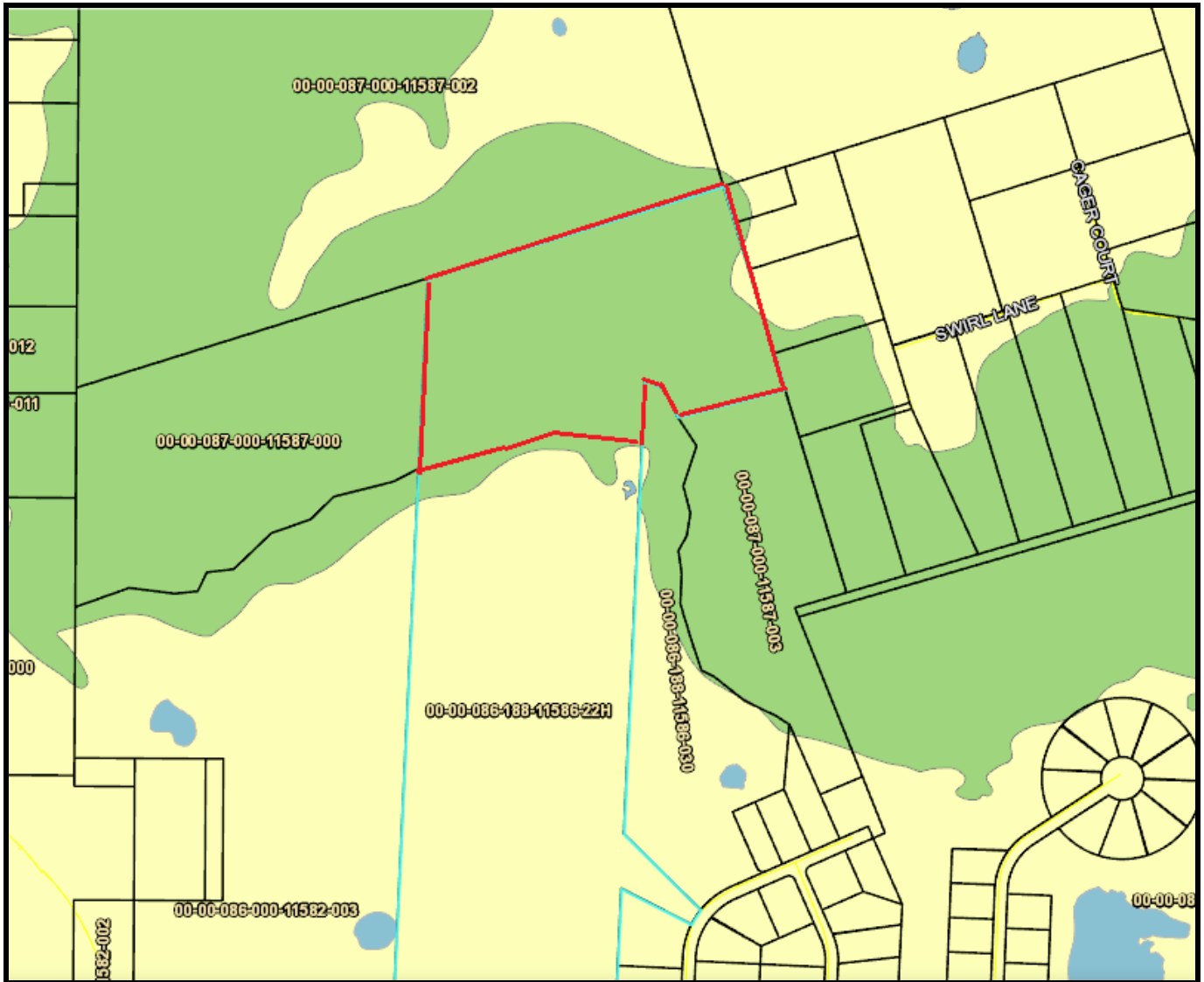


Subject Aerial Location Map

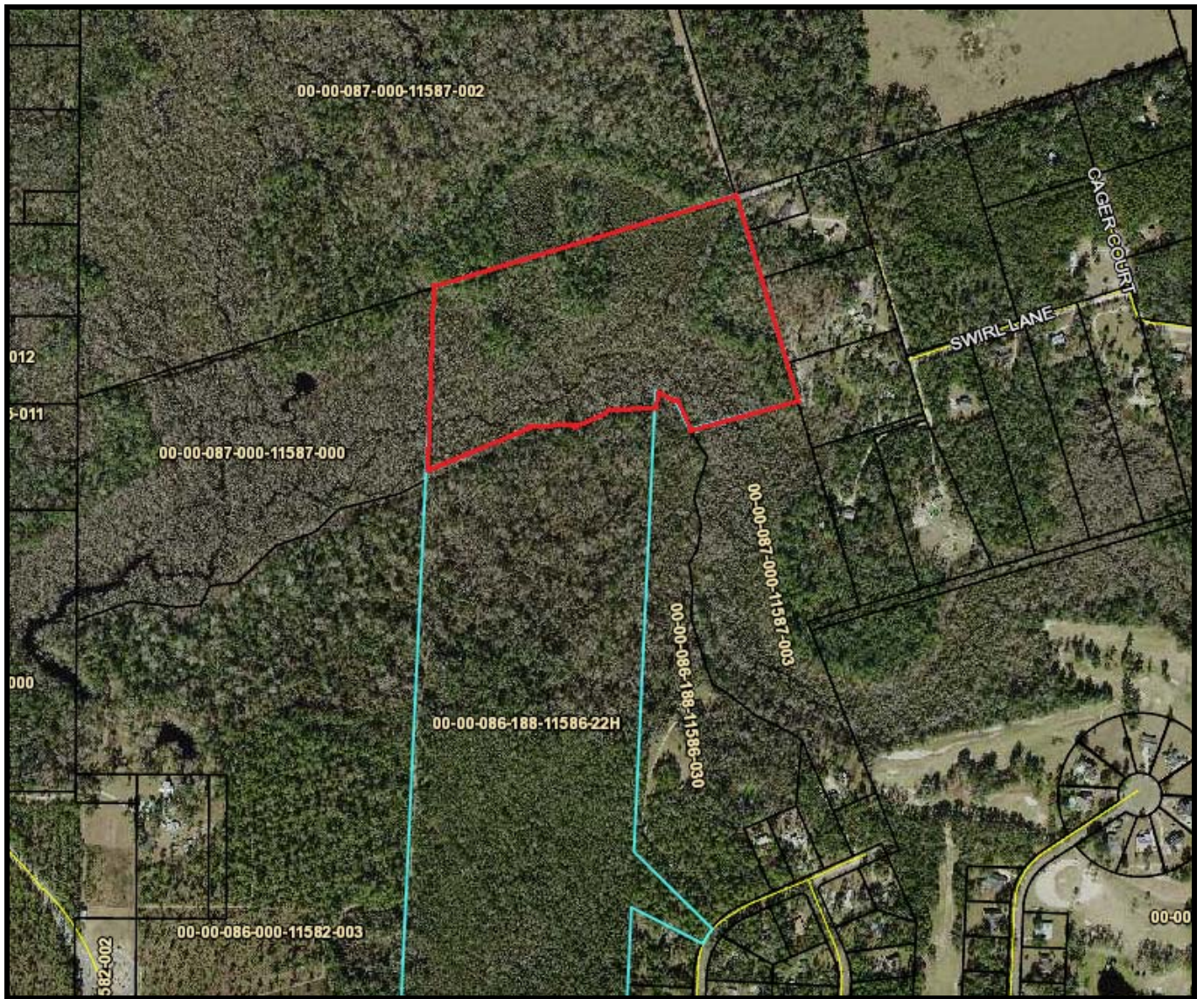
<b>Land Size:</b>	30.00 Acres, or 1,306,800 SF +/-.
<b>Shape:</b>	The subject property has an irregular shape (with rectangular attributes)
<b>Access &amp; Visibility:</b>	The subject parent tract is accessed via Jean Drive. The proposed subject parcel is to be accessed via the private (asphalt-paved) drive within the Hidden Forest Subdivision (see plat).
<b>Topography:</b>	With respect to topography, the site has a generally level to slightly sloping topography. We assume that the total road-grade change is 5 or less, as elevations range from a low of 0 feet to a high of 10 feet above mean sea level. In addition, the property appears to be totally encumbered by floodplain and most of the site appears to be wetlands (small pockets of upland areas).
<b>Soils:</b>	A soil analysis for the site has not been provided for the preparation of this appraisal. In the absence of a soil report, it is a specific assumption that the site has adequate soils to support the highest and best use. Predominant soils are Toolcs Nutall Fine Sand and Rutlege Sand (0-5% slopes).
<b>Drainage:</b>	<p>Upon inspection, we found no evidence of poor drainage or standing water. However, per FEMA flood plain maps, we found evidence of floodplain on the property (see FEMA flood map). The property appears to be totally encumbered by floodplain and most of the site appears to be wetlands (small pockets of upland areas).</p> <p>We have not been provided a wetland delineation by an engineer and assume out maps are correct. If found otherwise, this valuation would be subject to revision.</p>
<b>Stormwater Retention Facility:</b>	The subject property has no existing stormwater retention and is assumed to have no offsite stormwater entitlements.
<b>Environmental &amp; Engineering Issues:</b>	Unless otherwise stated in this report, we have no knowledge of any hidden or unapparent conditions of the subject site, (including wetlands or unsuitable soil), or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the subject site more or less valuable. It should be stated that Cureton Johnson & Associates are not engineers and are not qualified to provide a soil assessment or detect the existence of potentially hazardous material or underground storage tanks which may be present on or near the site. For purposes of this analysis, Cureton Johnson & Associates has specifically assumed that the property is not affected by any unsuitable soils, wetlands, or hazardous materials and/or underground storage tanks that may be present on or near the property.



Subject Property Plat Map



Subject Property Plat Map - With Floodplain Overlay



Subject Aerial Plat Map



Subject Aerial Plat - Provided by Owner

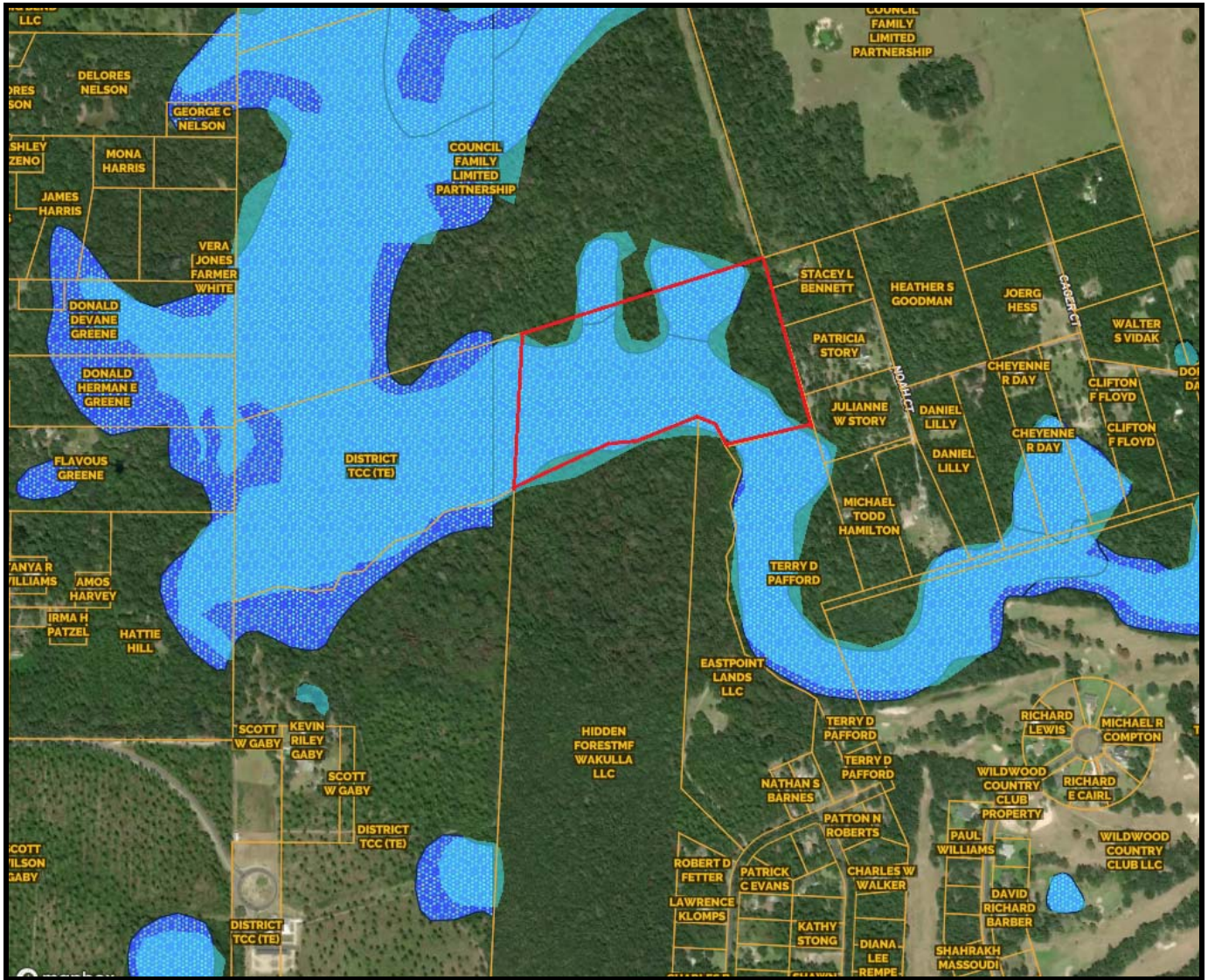


Subject Aerial Plat - Provided by Owner

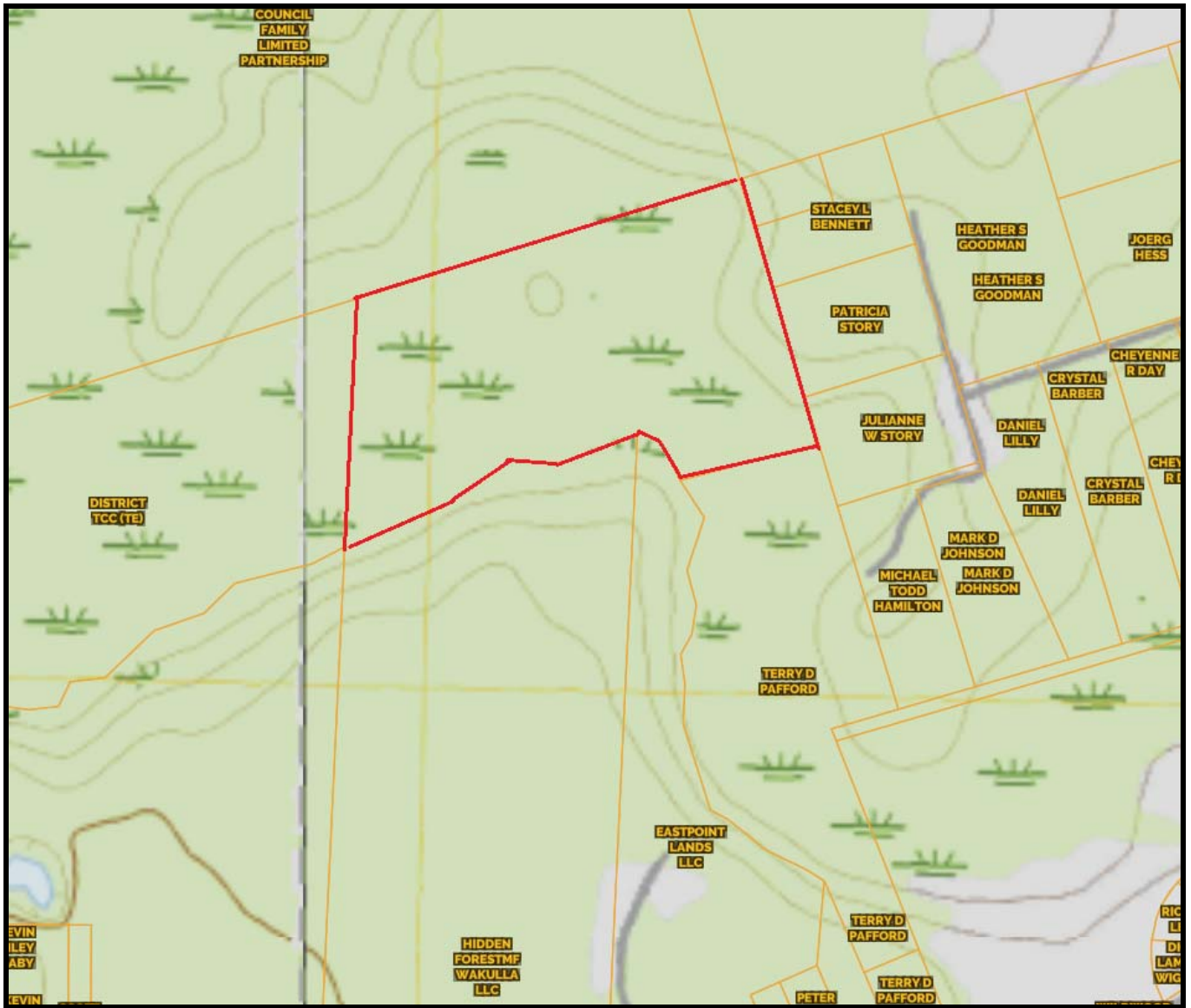








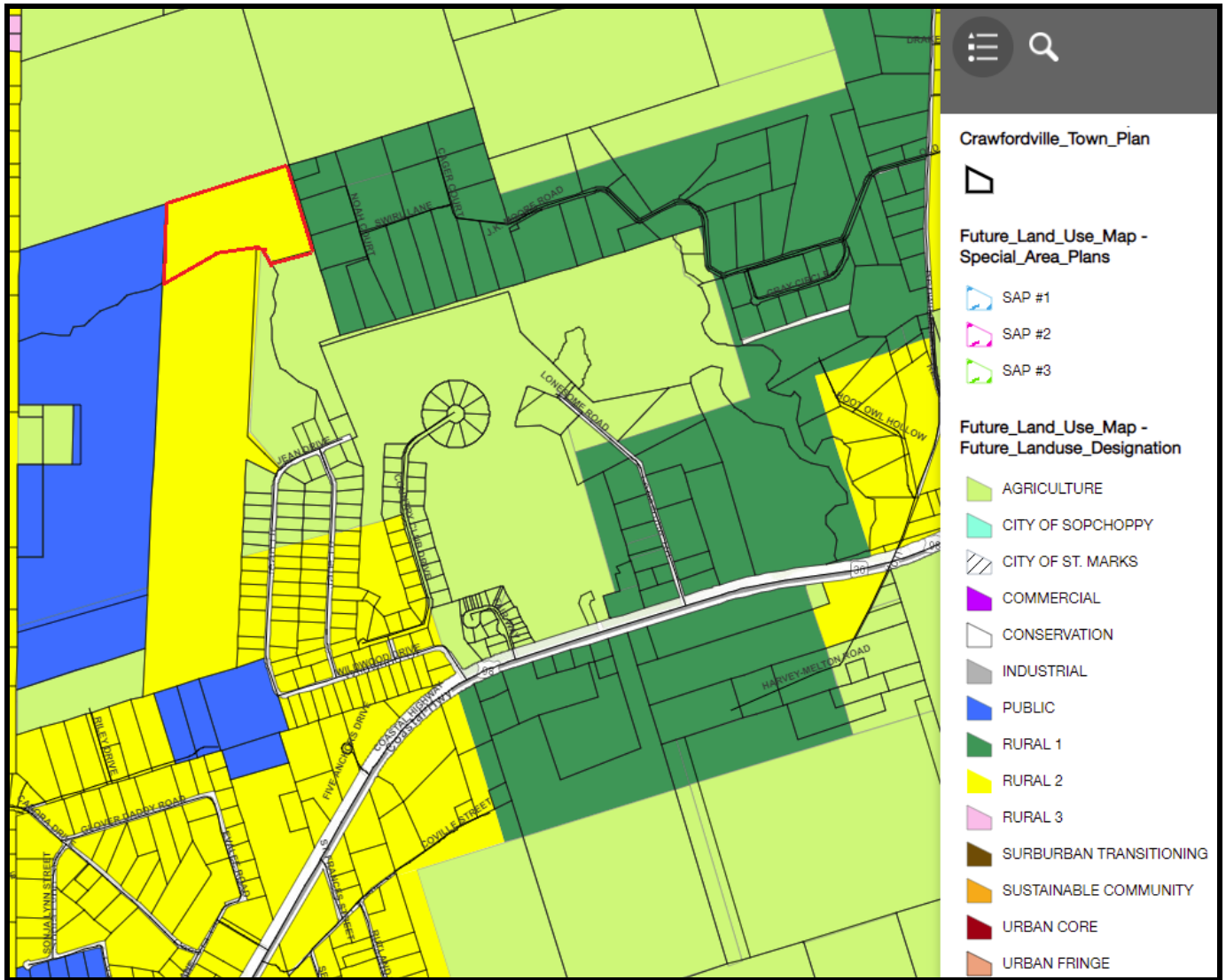
Subject Wetland Delineation Map



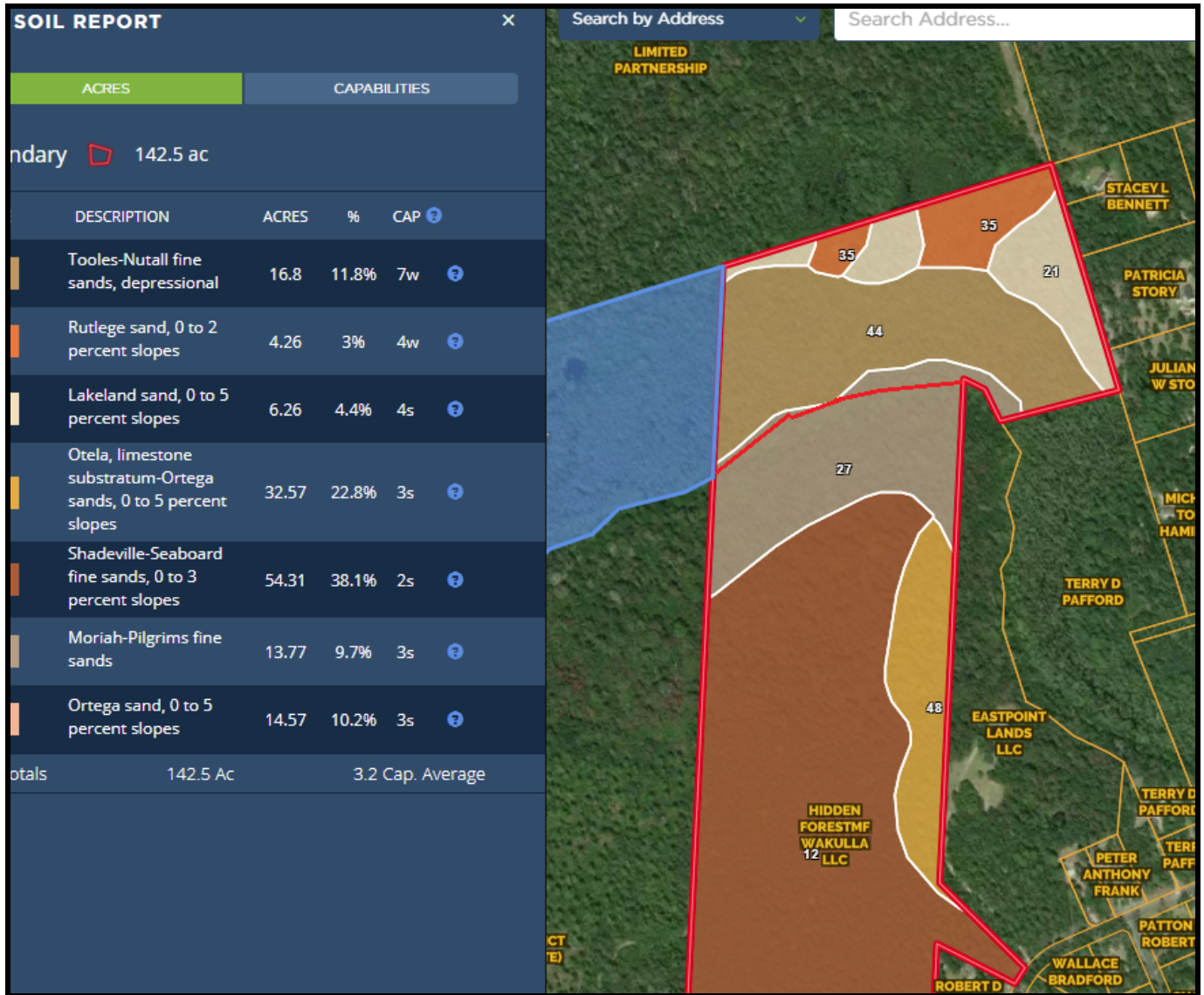
Subject Topographical & Contour Map



View of Nearby Fire Hydrant Locations



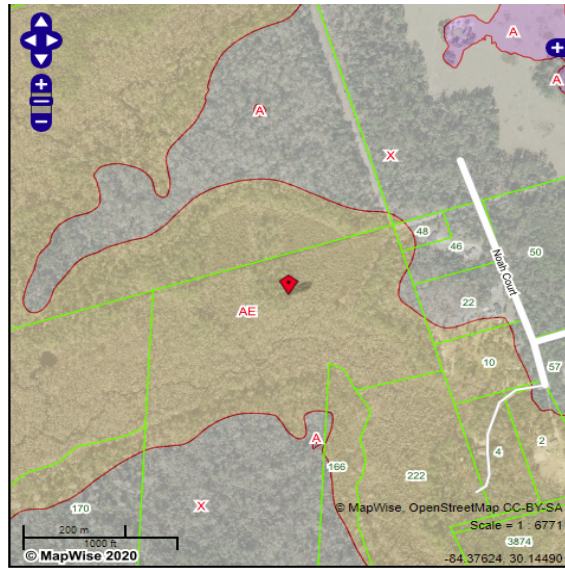
Subject Future Land Use Map



Subject Soils Map

**Flood Zone Status and Elevation:**

Address (from parcels)	JEAN DR
FEMA Data Source	DFIRM - Digital Flood Information Rate Map
Inside Special Flood Hazard Area?	OUTSIDE SPECIAL FLOOD HAZARD AREA INSIDE SPECIAL FLOOD HAZARD AREA INSIDE SPECIAL FLOOD HAZARD AREA OUTSIDE SPECIAL FLOOD HAZARD AREA INSIDE SPECIAL FLOOD HAZARD AREA
Risk Level	MODERATE TO LOW RISK AREAS HIGH RISK AREAS HIGH RISK AREAS MODERATE TO LOW RISK AREAS HIGH RISK AREAS
Flood Zone(s)	X A AE X A
Description(s)	X = OUTSIDE FLOODPLAIN A = 100-YEAR FLOODPLAIN AE = 100-YEAR FLOODPLAIN X = OUTSIDE FLOODPLAIN A = 100-YEAR FLOODPLAIN
Base Flood Elevation	-9999.000000000 -9999.000000000 13.000000000 -9999.000000000 -9999.000000000
NFIP Community Name	WAKULLA COUNTY
County	WAKULLA
State	Florida
NFIP Community Number	120315
NFIP Map Number or Community Panel Number	12129C0250E



**FEMA Map #:** 12129C0250E  
**FEMA Flood Zone Map Date:** 09/26/2014  
**FEMA Flood Zone:** Zone AE

**Note:** Due to the fact the flood zone maps lack detail, we recommend that a licensed surveyor or engineer be consulted to certify the Flood Zone Status of the site.

**Definitions:**

**Zones B, C and X** are the flood insurance rate zones that correspond to areas outside the 100-year floodplains, No BFEs or depths are shown within this zone.

**Zone A** corresponds to areas within the 100-year floodplains; Base Flood Elevations or depths are shown.

**Zones AE and A1-A30** correspond to the 100-year floodplains with Base Flood Elevations undetermined.

**Zone AH** corresponds to the areas of 100-year shallow flooding (usually areas of ponding) where average depths are between 1 and 3 feet. The BFEs have been determined within this zone.

**Zone AO** corresponds to the areas of 100-year shallow flooding (usually sheet flow on sloping terrain) where average depths are between 1 and 3 feet. Average flood depths have been determined.

**Zone A99** identifies areas inundated by the 100-year floodplains that will be protected by a Federal flood protection system where construction has reached specified statutory milestones. No BFEs or depths are shown within this zone.

**Zone D** designation is used for areas where there are possible but undetermined flood hazards.

**Zone V** identifies areas inundated by the 100-year coastal floodplains that have additional hazards associated with storm waves with no BFEs determined.

<p><b>Easements and Encroachments:</b></p>	<p>A title policy for the property has not been provided for the preparation of this appraisal. Based on our visual inspection and review of the plat maps, the property does not appear to be adversely affected by any easements or encroachments.</p>
<p><b>Covenants, Conditions and Restrictions:</b></p>	<p>There are no known covenants, conditions and restrictions impacting the site that are considered to affect the marketability or highest and best use, other than zoning.</p>
<p><b>Utilities and Services:</b></p>	<p>Public electricity is reportedly available to the site. Public water is nearby on Wildcat Alley and through the Hidden Forest subdivision (Sopchoppy Water Systems) and sewer is not available to the site. Sewage disposal is made via private septic tank systems. Overall, the present utilities and services provide adequate quality and quantity to service the H&amp;BU.</p>
<p><b>Zoning:</b></p>	<p>According to the Wakulla County Planning and Zoning Department, the subject property currently has a future land use designation of Rural-2 and a zoning of RR-2, Rural Residential. Principle uses include: agricultural, residential, light infrastructure, etc.</p> <p>The subject property was previously zoned Agriculture, but just recently received a future land use change to Rural-2 and a zoning change to RR-2 (both in 2020).</p> <p><i>The intent of the RR-2 Rural Residential district is to establish areas where very low residential densities may be maintained and where investment in homes will be protected from the adverse effects sometimes found in agricultural districts.</i></p> <p>Minimum lot size is 2 acres. Minimum setbacks are: front (25 feet), rear (15 feet), side (8 feet). There is no maximum lot coverage and maximum building height is 35 feet.</p> <p>Please note that appendix of this report, for an overview of the Agriculture zoning and future land use and other potential zoning and land use designations.</p>
<p><b>Surrounding Land Uses:</b></p>	<p>Surrounding land uses are primarily residential in nature, consisting primarily of detached single-family residential uses. Some commercial uses are located along the U.S. 319 and U.S. 98 commercial corridors, just west and south of the subject property.</p>



**PROPERTY TAX ANALYSIS**

**Tax Assessment Analysis:** Real estate taxes for properties located in Wakulla County are based on the assessed value of real property, hence the term ad valorem (which means according to value) taxes. The assessed value is typically based on, but not necessarily equivalent to, its market value. Florida law mandates that all property be assessed by the county at full market value. The full market value, however, is generally not assessed and Florida's property taxes are considered low in relation to the rest of the nation. The Cost Approach to Value is the main valuation approach used by the assessor to determine the market value. The millage rates for Wakulla County tend to fluctuate from year to year. The millage rate is adjusted each year in relation to the total assessed value of all properties located in Wakulla County.

If the total taxable value is higher than the previous year, the millage rate will typically be equal or lower; the opposite is true as well. Therefore, it is difficult to determine whether the millage rate will increase since we do not know what the total taxable value will be for the future. The following is a brief description of the tax information found concerning the "as is" subject property.

Assessment & Tax Information	Tax I.D. #	Value Premise	Market Value	Estimated Assessed Value
Parent Tract	00-00-086-188-11586-22H	Vacant Land	\$0	\$32,958
	<b>Millage Rate</b>			0.014289
	<b>Gross Tax Liability (As Is)</b>			\$471
	<b>Discounted Tax Liability (4% Early Payment Discount - As Is)</b>			\$452

**Millage Rates**

Taxes are levied in Wakulla County by the taxing authorities empowered to do so by the State Legislature. The value of each real estate and tangible personal property is established by the County Property Appraiser. The Board of County Commissioners set the millage or rate of taxation for the county; the School Board for the schools; the city council for each municipality. The governing bodies of other independent special taxing districts and authorities set the millage rates for those areas.

Listed below are the millage rates

Description	Rate	Year
COUNTY	.00800000	2020
NW FL WATER MGT	.00003110	2020
SCH CAPITAL OUTLAY	.00150000	2020
SCHOOL-LOCAL BD	.00074800	2020
SCHOOL-LRE	.00373300	2020
ST. MARKS	.00554190	2020

**2020 Wakulla County Millage Rates**

Note: Current raw land taxes are well below market, as the current owner is utilizing the agricultural tax exemption status.

**AREA/NEIGHBORHOOD ANALYSIS**

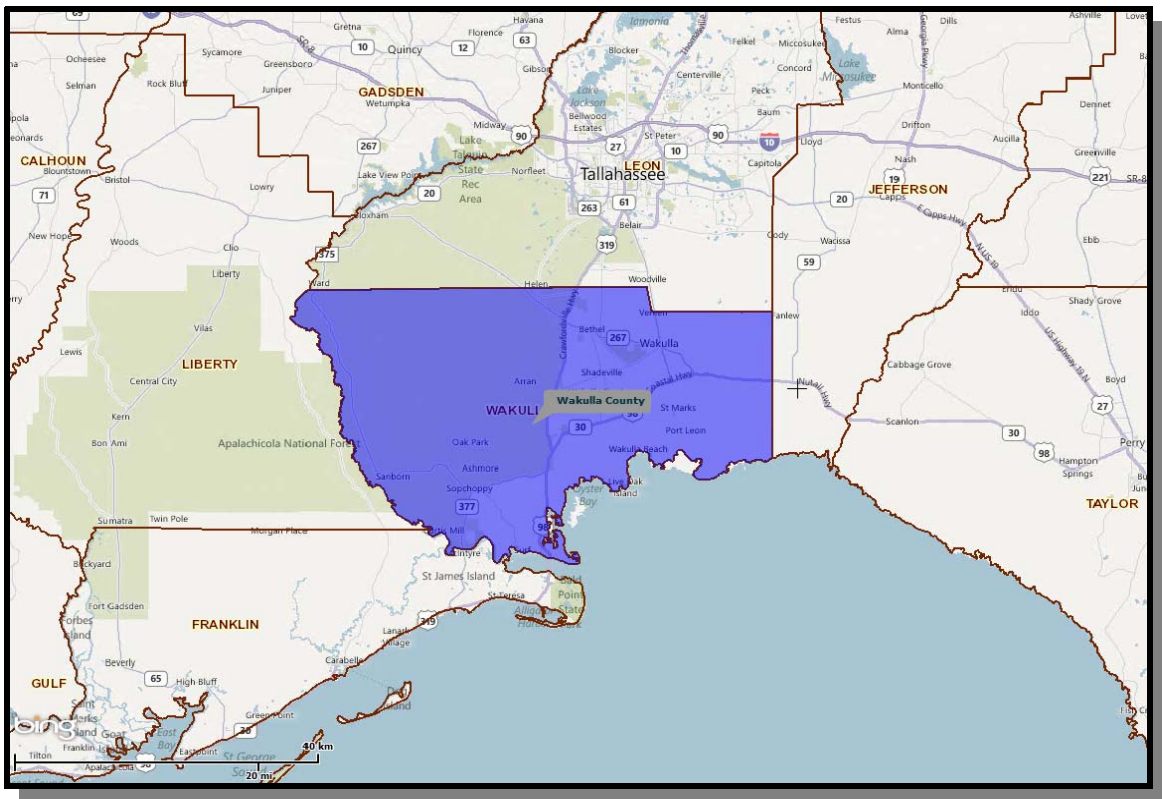
**Definition:** Although physical characteristics of real estate are important elements in determining value, external influences on a real property must be considered as well. These forces (economic, social, physical and governmental) play a major role in determining the trends in real estate. The neighborhood, although not easily defined, can best be described as:

*A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises.<sup>3</sup>*

Based on the above definition, a neighborhood can be considered as a grouping of complementary land uses that are similarly affected by the various physical, economic, social and governmental forces. Additionally, the neighborhood overview assists in the determination of future land uses and value trends within the defined boundaries.

**Location and Boundaries:** For the purposes of this analysis, the subject market area can best be described as all of Wakulla County, Florida. The neighborhood includes the following towns and districts: Crawfordville (county seat), Medart, Panacea, St. Marks, Sopchoppy and Ochlockonee Bay.

**NEIGHBORHOOD MAP**



<sup>3</sup> The Appraisal Institute, **The Appraisal of Real Estate**, Twelfth Edition, The Appraisal Institute, 2001), p. 164.

**Physical Characteristics:** Crawfordville is the county seat of Wakulla County. In terms of total population and population density, Wakulla County ranks as Florida's 49<sup>th</sup> most populous county (out of a total of 67 counties). It is a rural county located about 15 miles south of Tallahassee, the state capital. Tallahassee is the seventh largest city in the state (Leon County: 290,292 population - 2017). Located in the Florida panhandle, Tallahassee is 20 miles south of the Georgia state line, 163 miles west of Jacksonville, 191 miles east of Pensacola and 30 miles north of the Gulf of Mexico. Wakulla County extends from Leon County (to the north) to the Gulf of Mexico (to the south), which is located in the "Big Bend" region of Florida, comprised of eleven mostly rural counties. Wakulla County encompasses 607 square miles. The local climate is mild, with average temperatures ranging from 54.2 degrees Fahrenheit in the winter months to 81.4 degrees in the summer. The average annual precipitation is 55.0 inches. Wakulla County's topography is primarily flat to slightly rolling, with an average elevation of only 8 feet above mean sea level.

The Ochlockonee River forms the western boundary of Wakulla County and is the natural barrier between Wakulla County and Franklin and Liberty Counties to the west. The Ochlockonee Bay and Apalachee Bay are located along the southern end of the county. The Ochlockonee River, which originates in Georgia, the St. Marks River, which originates in Leon County and the Wakulla River, which originates at Wakulla Springs, a state owned state park, all flow into the Apalachee Bay, (Gulf of Mexico). This strong orientation toward water provides area residents with a abundance of recreational and employment opportunities. Additionally, the Apalachicola National Forest is located in the western half of Wakulla County and the Aucilla and St. Marks Wildlife Management area is located in the eastern and southeastern portions of the county.

**Population Characteristics:** Although Wakulla County's population has traditionally been lower than typical relative to the statewide counties, this county has become one of the fastest growing areas within the state within the past six years. According to the U.S. Census Data, Wakulla County's population for 2018 was 32,461. Since 2010, this county has experienced a yearly population growth rate of 5.5%. The statewide average was 13.3% during this time span. Population increase from 1990 to 2000 for Wakulla County was a total of 61.0%, while the statewide average was 23.5%. We estimate the primary factor attributable to this growth is the influx of nearby Tallahassee employees who choose to reside in Wakulla County, due to more affordable house prices and close proximity to the Capitol and local State of Florida office complexes.

With regard to population make-up, Wakulla County is higher than statewide average for persons under the age of 18 and lower than the statewide average for persons over the age of 65 years. The 2010 median age in the county was 40 years, which is slightly higher than the national average of 36.8 years. Therefore, Wakulla County is best characterized as a non-retirement area and primarily a bedroom community for nearby employees of Tallahassee.

**Employment Characteristics:** As of January 2019, the Wakulla County unemployment rate was 3.6% which was down 0.1% from the previous year. In comparison, the State unemployment rate for the same period was 3.5% (seasonally adjusted) and the national unemployment rate was 3.8%. Moreover, the highest percentage occupations include: Trade, Transportation and Utilities, Leisure and Hospitality and Manufacturing.

The largest major private employer in Wakulla County is the St. Marks Powder Plant (ordnance, aerospace products) employing 350 people. The next largest major employer is the Wal-Mart Super Center employing 335 people and North CSG Systems (computerized billing) with 200 employees. The major public employer is the School Board with 713 employees followed by Wakulla County with 337. Wakulla County has 65.0% of employed people working outside their county of residence. Only one other Florida county has a higher percentage. The close proximity to Tallahassee, with a large employment in the government sector, makes Wakulla County an ideal "bedroom" community.

**Income Characteristics:** Per the 2017 U.S. Census, Wakulla County's median household income was \$57,866, while the nationwide average was \$57,652. The 2017 per capita income was \$22,846, with a statewide average of \$28,774. According to the Federal Register of 2017, the persons below poverty estimate was 12.9%, while the statewide average was 14.0%. In summary, income characteristics for Wakulla County, as a whole, are slightly below statewide averages. We attribute this to a slightly below-statewide average college educated workforce. Per STDB Online 2017 estimates, 80.4 percent of the 13,702 housing units in Wakulla County are owner occupied; 14.0 percent, renter occupied; and 14.9 percent are vacant. In 2000, there were 9,820 housing units- 72.4 percent owner occupied, 13.6 percent renter occupied and 14.0 percent vacant. The annual rate of change in housing units since 2000 is 3.85 percent.

**Government, Education & Transportation:** Both county and city governments are of the "commission" form with elected commissioners and appointed managers. Crawfordville has a volunteer fire department. Police protection for the county is provided by the Wakulla County Sheriff's Department. Local area post-secondary educational institutions are located in nearby Leon County and include Florida A&M University, Florida State University, Tallahassee Community College and Lively Vocational-technical School. The Wakulla County public schools system provides seven public schools, including one high school, two middle schools and five elementary schools. It should be noted that the Wakulla County School System is noted as one of the more highly reputable school systems in the State of Florida.

Major highways serving the area include U.S. 319 and 98, State Road 267 and numerous county roads. The nearest interstate highway in Interstate 10, located in northern Leon County. The existing roadway system provides vehicular access for the Wakulla County area. Passenger air transportation is provided by several national and regional carriers via the Tallahassee Regional Airport.

**Taxes:** The 2019 Wakulla County tax rate is 14.4128 mills. By statute property is assessed at 100% of estimated market value, less reasonable cost of the sale and financing. Typically, the assessments are near 85% of market value. A \$25,000 homestead exemption is available to all residential property owners whom reside on their property. Additional exemptions are available for certain agricultural property and for handicapped and veterans.

**Recreation:** As previously discussed, numerous outdoor recreational activities are available within Wakulla County, including fishing, hunting and camping. Most boating and fishing activities are found near the Gulf Coast (Ochlockonee Bay and Apalachee Bay) and along rivers such as: St. Marks River, Wakulla River, Ochlockonee River and Sopchoppy River). It should be noted that the Apalachicola National Forest and the St. Marks Wildlife refuge offer camping facilities (in designated areas). In addition Wildwood Country Club offers a full-amenity country club atmosphere and attracts people from more than thirty miles away for it's well-maintained 18-hole, public golf course. Additional recreational activities are available in neighboring Leon County.

**Schools:** One of Wakulla County's best assets is it's public school system. A perennial high-ranking school system within the state, most of the schools in the county grade at B or better with the state's educational ranking system. The School Board has tax levying authority independent of the Wakulla County Board of Commissioners. There is currently 1 high school, 2 middle schools, 4 elementary schools, one charter school, a district Drop Out Prevention Program and a district Pre-K Program. In 2009, employees of the School Board totaled 713. Of the 713 employees, 29 were administrative, 340 certified instructional, 96 Para-professionals, 52 clerical/secretarial, 171 service workers and 25 other professional. The Wakulla School District is located in Crawfordville, FL and includes 10 schools that serve 5,264 students in grades PK through 12.

The following is a list of the public schools within the county.

*Crawfordville Elementary, Crawfordville*  
*Medart Elementary, Medart*  
*Riversink Elementary, Crawfordville*  
*Shadeville Elementary, Crawfordville*  
*Riversprings Middle, Crawfordville*  
*Sopchoppy School, Sopchoppy*  
*Wakulla Education Center*  
*Wakulla High School, Crawfordville*  
*Wakulla Middle School, Crawfordville*  
*Wakulla Virtual School, Crawfordville*

**Neighborhood History and Trends:** The subject neighborhood, until the past five years, has been typically rural/residential property, with some limited commercial property existent as well. Within the past five to seven years, however, Wakulla County, specifically Crawfordville and areas in northern Wakulla County, have experienced significant growth both in residential and commercial developments. There have been in excess of seven strip professional/retail centers constructed and a major commercial development containing numerous fast food and retail buildings, including a Winn-Dixie Center, NorthPoint Retail Center, a McDonald's restaurant, etc. Of primary significance, a Super Walmart was constructed approximately ten years ago along U.S. 319, near Ivan Church Road. In addition, a CVS Pharmacy and Walgreens Pharmacy were both constructed within the past ten years (near the Wakulla Arran Road intersection) and a Capital City Bank branch was constructed approximately five years ago as well. The most recent of new developments in the area are: a Dollar General Store (at East Ivan Road), the Wolff Tan/Beef O'Brady's strip center, a recently constructed AutoZone auto parts store and the recently constructed Burger King restaurant (in the central business district). In addition, there is a Zaxby's restaurant, Taco Bell fast-food restaurant and an El Jalisco recently completed within the Century Park commercial park. Prime Meridian Bank recently constructed a branch bank in this main corridor area as well.

The widening of this roadway will further enhance the highway-oriented nature and will assist in both traffic exposure and overall access. This has been evidenced by several new commercial/retail tenants to the area, including: AutoZone, O'Reilly's, Tractor Supply, etc.

Newer residential developments in the neighborhood include: *Savannah Trace, Mallard Pond, The Flowers, Tuscany Trace, Walkers Mill, Linzy Mill, The Park and The Hammocks*. Subdivisions which were developed in the late 1990's, early 2000's include: *Bridle Gate, Eagles Ridge, Old Arran Trace, Island Place, Audubon Forest Subdivision, Magnolia Ridge North, The Farm, Covington Creek, Songbird and Hidden Meadows*.

Based on our survey of the commercial rental properties in the subject neighborhood, vacancies are less than five percent. Most of the growth in northern Wakulla County can be attributed to migration of former Leon County residents. The economic base for Wakulla County is dominated by State Government employment in Leon County. Growth can primarily be attributed to the lower cost of living in Wakulla County and a highly reputable school system in Wakulla County. Growth within Wakulla County is anticipated to continue in the near future.

**Neighborhood Value Trends:** The commercial and residential value trends of the subject neighborhood are discussed in the following paragraphs.

**Commercial:** Our analysis indicated that the per square foot lease range for most commercial projects within the neighborhood range from a low of \$5.00 per square foot to a high of \$18.00 per square foot. Typical commercial land is currently valued at between \$2.00 to \$8.00 per square foot, relative to zoning, visibility and location.

**Residential:** From 2000 to 2006, Wakulla County had seen a surge of residential new construction activity (see aforementioned subdivisions). We estimate that at least 20 new subdivision have been developed in the past 10-15 years. Most of these subdivisions are within commuting distance to Tallahassee and house both Leon and Wakulla County employees. Typical home values in most of these subdivisions range from \$140,000 to \$250,000. Some subdivisions (i.e. The Farm, Magnolia Ridge North, Songbird, Flowers, etc.) support home sales in excess of \$250,000. We estimate the predominant home value for recently constructed residences to be \$140,000-\$250,000 (1,300 to 1,700 square feet). We estimate current lot values for these subdivisions to typically be \$20,000 to \$40,000.

**Neighborhood Summary:** Wakulla County is one of the fastest growing areas within the state of Florida. As evidenced by higher than typical population increases, this county has become a strong bedroom community for Leon County for the following reasons: a highly reputable school system, close proximity to Tallahassee employment centers and affordable land/home values (typically lower than Leon County). In addition, the community offers close proximity to the Gulf Coast and to three nearby rivers (St. Marks, Wakulla, Ochlockonee River).

With land within the Urban Service Area (of nearby Tallahassee) mostly all developed, the prevailing option for residential building contractors/developers has been to develop/build in Wakulla County. Moreover, given the convenient access and relatively short commute to southern and central Leon County, Wakulla County has seen a surge of new construction and new development activity. Until the urban services area is expanded, we see this trend continuing. It should also be noted that per Summer Pell (Wakulla County Planning and Zoning Department), residential permit activity has been steady from 2017 to present. The 2017 total (new) single-family building permits was 250 permits, while 2018 yielded a figure of 295 permits and 2019 yielded 330 permits. As of August 2020, the pro-rated building permit activity appears to be yielding a yearly total well over 400 permits.

Overall, Wakulla County provides relatively affordable housing for both local and commuting employees. Ample support facilities (i.e. shopping, schools, religious facilities, etc.) are present in the neighborhood, with the balance of facilities located in nearby Tallahassee. The projected widening of U.S. 319 (within the near future) should result in more growth for the area. We feel that the neighborhood is well positioned to attract both residential and commercial activity both now and in the near future.

## HIGHEST AND BEST USE ANALYSIS

**Introduction:** The basic economic forces of supply and demand are basic tools for analyzing the relationships between economic behavior and the appraisal process. The interdependent factors that influence value are also economic in origin because modern value and appraisal theory have evolved from neoclassical economic thought. The relationship between economic behavior and appraisal are clearly evident in real estate markets. An understanding of market behavior is essential to the concept of highest and best use. The forces of supply and demand create market value, so the interaction between market forces and highest and best use is of crucial importance. When the purpose of an appraisal is to estimate market value, highest and best use analysis identifies the most profitable, competitive use to which the property can be put. Therefore, highest and best use is a market-driven concept and is the foundation on which market value rests. Generally, the price a buyer is willing to pay for real estate is directly related to the most profitable use of the site or property.

**Definition:** A property's highest and best use is 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 four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum productivity.."<sup>4</sup>*

The existing use of the site may or may not coincide with the determined highest and best use of the property. In order for the property to achieve its highest and best use it must meet the following four criteria and be: *legally permissible, physically possible, financially feasible and maximally productive.*

If a proposed use fails to meet any of the criteria, it is discarded and another use is reviewed. In the following section of this valuation report, the highest and best use is determined first for the site as though vacant and available to be put to its highest and best use. No considerations are given to any of the existing improvements. A second analysis considers the site as improved, taking into account the present improvements and their effect on market value. The highest and best use of both land as though vacant and property as improved must meet these criteria.

### HIGHEST AND BEST USE AS THOUGH VACANT

Land has no value until there is a use for it, but the amount of the value depends on the character of the intended use. Highest and best use of land or a site as though vacant assumes that the parcel is vacant or can be made vacant by demolishing the existing improvements. Taking this into consideration, the uses that create value in the current real estate market can be identified by testing the four criteria on the property as vacant.

**Legally Permissibility:** According to the Wakulla County Planning and Zoning Department, the subject property currently has a future land use designation of Rural-2 and a zoning of RR-2, Rural Residential. Principle uses include: agricultural, residential, light infrastructure, etc. The intent of the RR-2 Rural Residential district is to establish areas where very low residential densities may be maintained and where investment in homes will be protected from the adverse effects sometimes found in agricultural districts.

Minimum lot size is 2 acres. Minimum setbacks are: front (25 feet), rear (15 feet), side (8 feet). There is no maximum lot coverage and maximum building height is 35 feet.

With regards to utilities, public utilities (public electricity and water) appear to be in place to allow for development of the site. It should be noted, however, that any allowable use is subject to the development standards/restrictions set forth by the Wakulla County Planning and Zoning Department. In addition, we found no private restrictions which would prohibit development of the site with any or most of the allowable uses under this zoning. Again, no title policy was provided to substantiate and we reserve the right to revise this report if found otherwise.

---

<sup>4</sup>[Source: The Dictionary of Real Estate Appraisal, 4<sup>th</sup> Edition (Chicago, Illinois: The Appraisal Institute, 2001)].

**Physical Possibility:** As mentioned previously, the subject site size is 30 acres +/- . The topography is gently sloping and the shape is irregular (with rectangular attributes). The site has adequate access and proximity to necessary support facilities and has good overall location. Of primary significance, however, is the fact that the property is totally located in the floodplain and is mostly wetlands as well.

Given the degree of wetlands and floodplain in the site, we would conclude that development of the site (or construction of a single-family residence on the site) is very challenged. We have not been provided an engineering analysis of the property, but would speculate that construction of any permanent buildings or structures on the site would be difficult and highly unlikely. Even if uplands were found on the site that could support construction (after wetland setbacks), providing access through floodplain and wetlands would be particularly challenging (via bridge system).

Given these circumstances and conditions, we would conclude that the site would most likely support minimal or no development or construction, but would best be served as recreational/timberland property. No known soil conditions exist which would prohibit use of the site from any of the legally permitted uses herein. It should be mentioned that no environmental study for the subject was provided and we assume that no soil contamination exists.

**Financially Feasible:** The financial feasibility of a specific use for the subject property is a function of the conformity of surrounding uses within the neighborhood and the strength of the local market. Financially feasible uses are uses which yield a positive return to the land.

The subject neighborhood is currently occupied by: low-density residential uses, commercial, agricultural uses and recreational uses. Overall, values in the subject market area rose at unprecedented rates from 2000-2005 (10%+ per year). This appreciation was fueled primarily by low interest rates, creative financing and investor speculation. Since 2006, however, values began to plateau and from 2008-2012, values actually declined at rates proportionate to the upswing. The most recent trends (2014-2020), however, are for stabilization and a leveling off of prices. Given the current economic circumstances, we would speculate that substantial value appreciation in the neighborhood is highly unlikely for the foreseeable future. Supply of acreage tracts in the subject area, however, appears to have stabilized and demand appears to be on the rebound.

At present market levels, values appear to be approaching rates that are now attractive to agricultural/silvicultural uses (\$1,000 to \$5,000 per acre). Therefore, we have concluded that any purchase of large acreage tracts would be for: recreational, investment hold or for silvicultural purposes. Based on the net return generated to the land (by the legally permissible & physically possible uses), we would conclude that financially feasible uses include: recreational, investment hold or silvicultural purposes.

**Maximally Productive:** The maximally productive use yields the highest return to the land. As noted above, the subject market is in a state of rebound, after previous years negative corrections. From 2000-2006, the market was best characterized as a highly speculative market, given the very high value appreciation at that time. From 2008-2012, the market circumstances prompted an extreme slowdown in absorption and negatively correcting values. From 2013 to present and as the economy has improved, demand for recreational and agricultural tracts has rebounded and values have rebounded as well. As noted above, even amidst the current economic conditions, we would conclude that of the aforementioned financially feasible uses (silvicultural, recreational or investment hold), that recreational/investment hold use is the maximally productive, as this use produces the highest return to the land. Moreover, given the fact that the subject contains high level "aesthetic" features (swirl, creeks, wet features, etc), we would further conclude that the recreational aspects of the property are further enhanced by these features.

The subject's aesthetic characteristics and merchantable timber (yielding some return to the land or a form of subsidy to offset operational costs) and close proximity to Crawfordville, Tallahassee & the Gulf Coast, coupled with the overall demand for recreational tracts, leads us to the conclusion that recreational/timber use is the use which yields the highest return to the land. Stable land values and reasonable absorption periods further justify this use as being maximally productive.

**In summary, given the aforementioned market circumstances, the highest and best use as though vacant is for recreational/timber use.**

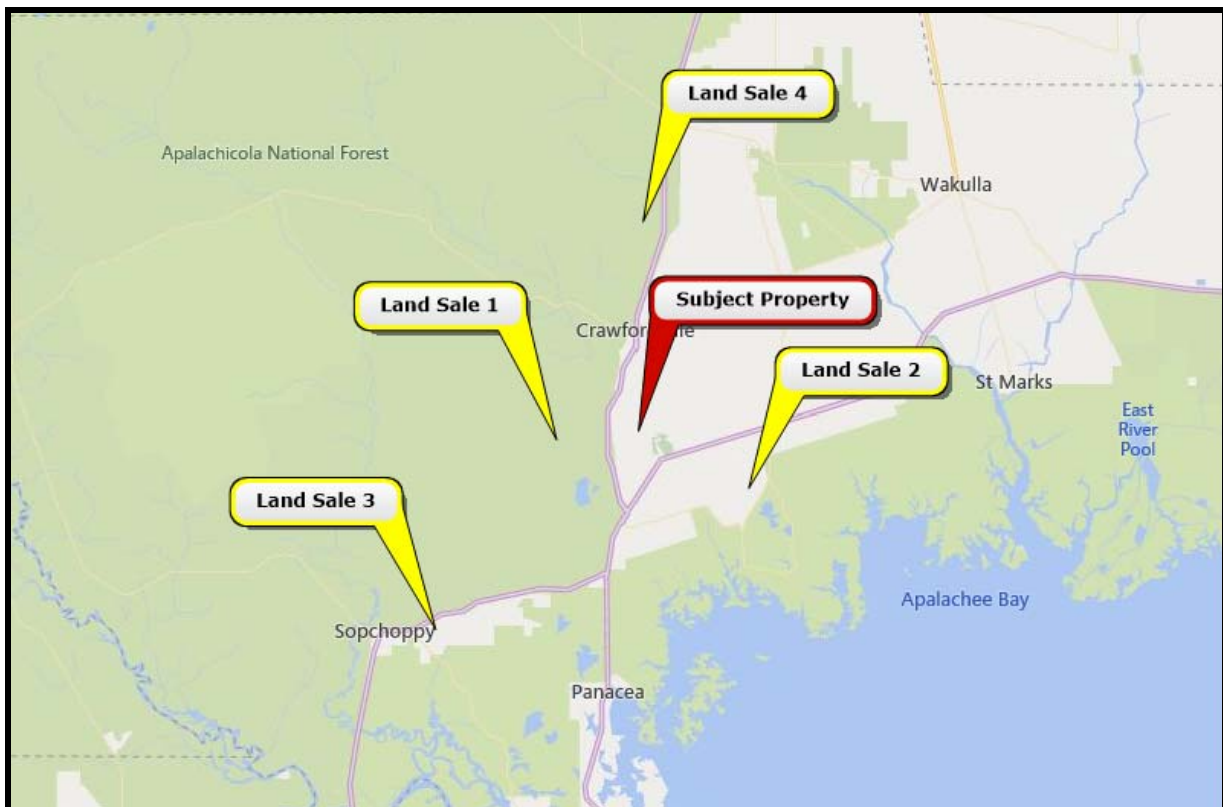


## LAND VALUATION

**Methodology:** Market value is achieved through this approach by direct comparisons of the property being appraised to similar properties that have sold in the same or in a similar market. The price that a typical buyer pays is often a result of a "shopping process", in which an informed buyer compares available alternatives. This approach is based on the principle of substitution, which implies that a prudent person will not pay more to buy a property than it will cost to buy a comparable substitute property.

One of the most significant factors in price determination is the current sales market. In order to estimate the value of the property using this approach, it was necessary for this appraisal group to search the subject market area (Wakulla County) public records to locate the most comparable sales transactions to the subject (Only arms-length transactions were used in this valuation). All sales were verified with a party involved in the transaction (i.e. buyer, seller, agent or representative of either side). Verification included sale price and date, specifications of the improvements, terms of sale, etc. In addition, real estate professionals were interviewed to determine market conditions and to observe the available competing properties.

Once market data is compiled and verified, comparisons are made between the subject and the recent comparable sales to determine the similarities and dissimilarities. When necessary, adjustments are made to each comparable so that each comparable becomes as close to identical to the subject as possible. These adjusted comparable sales are consequently reconciled to form a value estimate using the Direct Sales Comparison Approach. The following pages describe pertinent aspects of each comparable property, the necessary adjustments made to them and the reconciliation of their adjusted values.



Comparable Sales Location Map

**COMPARABLE LAND SALE ONE:**

**DATE OF SALE:** May 14, 2018

**O.R. BOOK/PAGE:** 1073/872

**GRANTOR(S):** Allene Raker, Trustee of the Glover E. Raker Trust

**GRANTEE:** James G. & Angela L. Childers

**TAX I.D. NUMBER:** 14-4S-02W-000-01987-000

**LEGAL DESCRIPTION:** Lengthy metes and bounds description in Section 14, Township 4 South, Range 2 West; Wakulla County, FL.

**PROPERTY TYPE:** Vacant Agricultural/Timberland Property

**LOCATION:** The property is located on the west side of Lawhon Mill Road, across from Cheri Lane, approximately 2.5 miles northwest of the intersection of U.S. 319 and U.S. 98, in Medart, Wakulla County, FL.

**ZONING/LAND USE:** AG, Agricultural District

**SALES PRICE:** \$60,000

**LAND AREA:** 31.703 Acres, or 1,380,983 Square Feet +/-

**PRICE PER ACRE:** **\$1,893/Acre**

**SITE IMPROVEMENTS:** Vacant land; No improvements of any contributory value.

**UTILITIES:** Public electricity, private well for water and septic tanks for sewage disposal.

**SHAPE/TOPOGRAPHY:** The shape is generally rectangular. From a physical perspective, the site has a generally level to slightly sloping topography, with 100% floodplain and approximately 60%+/- wetland areas.

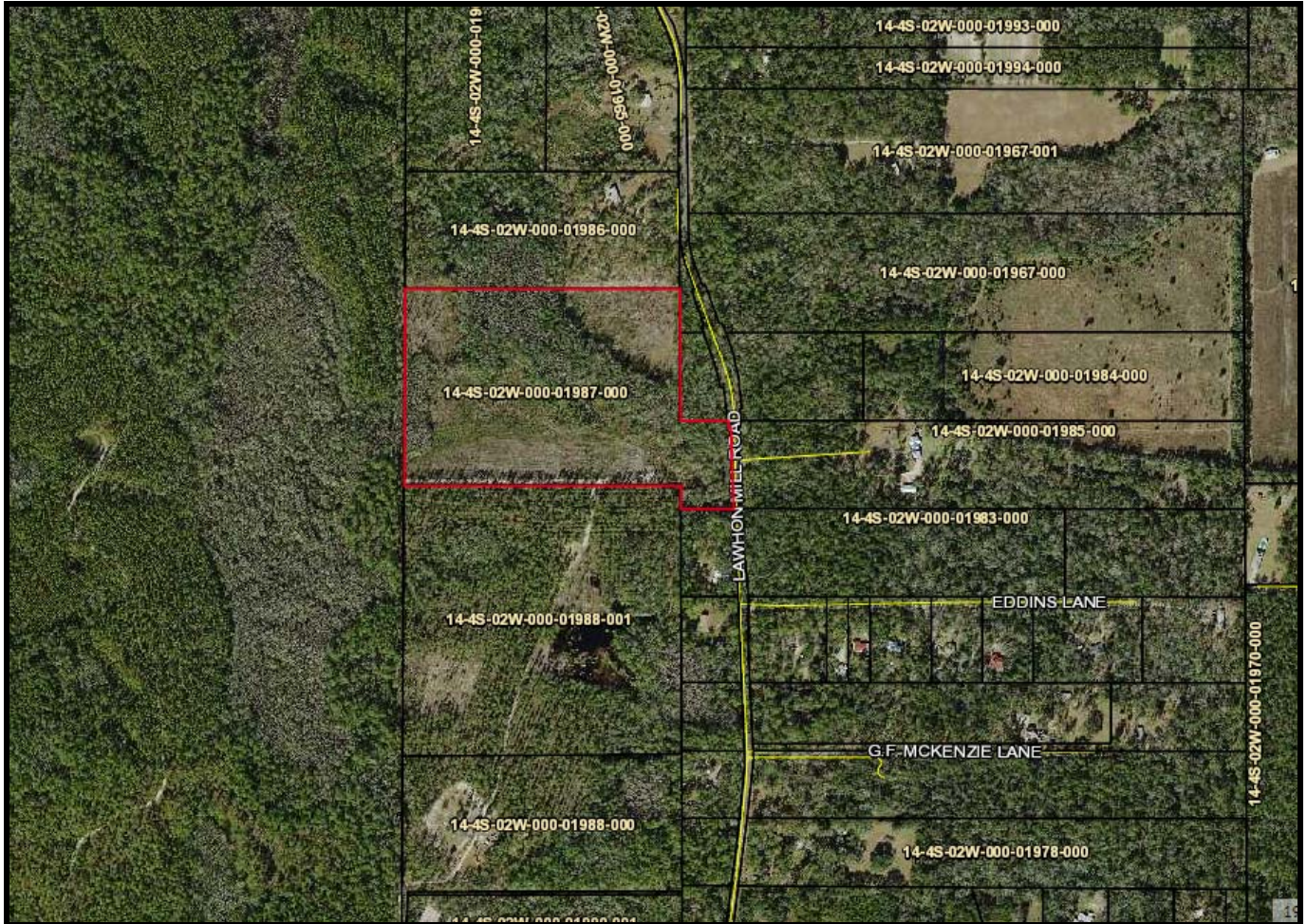
**ACCESS/VISIBILITY:** The subject property is currently accessed via frontage on Lawhon Mill Road, an asphalt-paved, two-lane county maintained roadway.

**TRANSACTION TERMS:** Cash to Seller

**VERIFICATION:** Christina Rivers (Transactional Broker, Bluewater Realty Group); by Wayne R. Johnson II, MAI, of Cureton Johnson & Associates, LLC.

**COMMENTS:** This property is comprised of heavy natural growth timberland (pines and hardwoods), which adjoins the Apalachicola National Forest to the east. The property was purchased by an adjacent property owner for recreational and investment purposes. This property was never exposed on the market, as the broker involved brought the buyer and seller together for the transaction.

COMPARABLE LAND SALE ONE - EXHIBITS:



**COMPARABLE LAND SALE TWO:**

**DATE OF SALE:** May 4, 2019

**O.R. BOOK/PAGE:** 1110/546

**GRANTOR(S):** Katrina Adams, Etal.

**GRANTEE:** Welch Land Development, Inc.

**TAX I.D. NUMBER:** 00-00-095-000-11711-000

**LEGAL DESCRIPTION:** Lengthy metes and bounds description in Hartsfield Survey Lot 95; Wakulla County, FL.

**PROPERTY TYPE:** Vacant Agricultural/Timberland Property

**LOCATION:** The property is located off of the west side of Spring Creek Highway, approximately ½ mile north of Jack Crum Road, approximately 3 miles east of the intersection of Coastal Highway 98 and U.S. Highway 319; Wakulla County, FL.

**ZONING/LAND USE:** Rural-1 and AG, Agricultural District

**SALES PRICE:** \$120,000

**LAND AREA:** 60.00 Acres, or 2,613,600 Square Feet +/-

**PRICE PER ACRE:** **\$2,000/Acre**

**SITE IMPROVEMENTS:** Vacant land; No improvements of any contributory value.

**UTILITIES:** Public electricity, private well for water and septic tanks for sewage disposal.

**SHAPE/TOPOGRAPHY:** From a physical perspective, the site has a generally level to slightly sloping topography, with approximately 25%+/- wetland and/or floodplain areas.

**ACCESS/VISIBILITY:** The subject property is currently accessed via a 60 foot wide ingress/egress and utility easement and a 30 foot wide access easement (both easement parcels, together encompass 1.11 acre+/-), known as Alaska Brown Road and afford access to Spring Creek Highway.

**TRANSACTION TERMS:** Seller Financed (\$100,000 1<sup>st</sup> Mortgage) and \$20,000 Cash

**VERIFICATION:** Katrina Adams (Grantor Representative); by Lance Washburn of Cureton Johnson & Associates, LLC

**COMMENTS:** This property is represented as a predominantly heavy growth timberland and recreational tract, located off of the east side of Spring Creek Highway, just north of Jack Crum Road. This tract was purchased by a local land developer for investment, recreational and potential future residential development purposes. Property is comprised of 85% heavy growth timber, 5% pond areas (two small depressions) and 10% cleared/campus areas.

**COMPARABLE LAND SALE TWO - EXHIBITS:**



**COMPARABLE LAND SALE THREE:**

**DATE OF SALE:** January 8, 2018

**O.R. BOOK/PAGE:** 1061/842-845

**GRANTOR(S):** Lawhon Family Trust

**GRANTEE:** Drae LLC & David C. Roeker, Trustee of David C. Roeker Revocable Trust

**TAX I.D. NUMBER:** 07-5S-02W-000-02652-000; 08-5S-02W-000-02727-004;  
17-5S-02W-000-02786-000; 07-5S-02W-000-02670-003

**LEGAL DESCRIPTION:** Lengthy metes and bounds descriptions in Sections 7, 8 & 17 of Township 5 South, Range 2 West; Wakulla County, FL.

**PROPERTY TYPE:** Vacant Agricultural/Timberland Property

**LOCATION:** The property is situated on the south side of Sopchoppy Highway (U.S. Highway 319), just north of Surf Road and approximately 1 mile east of the town of Sopchoppy, in Wakulla County, FL.

**ZONING/LAND USE:** AG Agriculture, RR5 & R1 Residential (Zoning)  
Agriculture and Rural-2 (Future Land Use)

**SALES PRICE:** \$240,000

**LAND AREA:** 130.00 Acres, or 5,662,800 Square Feet +/-

**PRICE PER ACRE:** **\$1,846/Acre**

**SITE IMPROVEMENTS:** Vacant land; No improvements of any contributory value.

**UTILITIES:** Public electricity, private well for water and septic tanks for sewage disposal.

**SHAPE/TOPOGRAPHY:** From a physical perspective, the site has a generally level to slightly sloping topography, with approximately 40%+/- wetland areas and 60%+/- being within the 100-year floodplain.

**ACCESS/VISIBILITY:** The subject property is currently accessed 125+/- feet of frontage on the south side of Sopchoppy Highway (U.S. 319), which is an asphalt-paved, two-laned, federally maintained roadway.

**TRANSACTION TERMS:** Cash to Seller

**VERIFICATION:** Josh Brown (Listing Agent: Waypoint Properties), by Wayne R. Johnson II, MAI, of Cureton Johnson & Associates, LLC.

**COMMENTS:** This property is located just east of the town of Sopchoppy and just north of the Ochlockonee River and borders the St. Marks National Wildlife Refuge and Buckhorn Creek (which feeds into the Ochlockonee River). Property was comprised of multiple food plots, dove fields, with an abundance on game on the property as well (deer, turkey, ducks, dove, hogs, etc.). This property was on the market for 49 days and was listed for \$260,000 (representing a 92% sale-to-list price ratio).

**COMPARABLE LAND SALE THREE- EXHIBITS:**



**COMPARABLE LAND SALE FOUR:**

**DATE OF SALE:** December 17, 2019

**O.R. BOOK/PAGE:** 1134/713

**GRANTOR:** Justin C. Wagner

**GRANTEE:** Pinecrest Flamingo, Inc.

**TAX I.D. NUMBER:** 18-3S-01W-000-04515-004

**LEGAL DESCRIPTION:** Lengthy metes and bounds description, in Section 18, Township 3 South, Range 1 West; Wakulla County, FL.

**PROPERTY TYPE:** Vacant Timberland/Wetlands-Recreational Use

**TRANSACTION TERMS:** Cash to Seller

**PROPERTY RIGHTS CONVEYED:** Fee Simple Estate

**LOCATION:** The subject property is located at the eastern terminus of Peaceful Lane, approximately one block east of Revadee Spears Road, approximately ½ mile west of the intersection of East Ivan Road and U.S. Highway 319.

**PROPERTY LAND USE/ZONING:** Land Use - *Rural-2*  
Zoning - *Agriculture*

**SALES PRICE:** \$18,000

**LAND AREA:** 10.03 Acres +/-

**PRICE PER ACRE:** **\$1,795/Acre**

**DAYS ON MARKET:** 12 Days

**SITE IMPROVEMENTS:** None of Value

**TOPOGRAPHY:** Overall, the subject property has a generally level topography, with less than 10 feet of elevation change. Per FEMA flood plain maps, all of the property is located in the floodplain. In addition, approximately 90-95% of the property is consumed by wetlands.

**SITE SHAPE:** Irregular

**AVAILABLE UTILITIES:** Public electricity only. Water is available through private wells and sewage disposal is made via private septic tank systems.

**ACCESS:** Access to the property is achieved via the private, deeded easement of Peaceful Lane (graded/all-weather).



**COMPARABLE LAND SALE FOUR (CONTINUED)**

**VERIFICATION:** Transactional Broker (Ricky Wagner of Pro Players Realty USA), by Wayne R. Johnson II, MAI, of Cureton Johnson & Associates, LLC.

**PRESENT USE/INTENDED USE:** Present Use: Recreational/Wetlands  
Intended Use: Recreational/Wetlands

**COMMENTS:** This property is considered a recreational/wetland tract, located in the heart of Crawfordville, just a mile west of the main commercial corridor. There was some question as to whether there was a buildable area on the site, but no certain as of the date of sale. Property was basically almost all wetlands, with a small 1 acre pond in the middle of the site, with water course leading into the pond. This property was on the market for 12 days and was listed for \$20,000 (representing a 90% sale-to-list price ratio).



**SUMMARY OF SALES COMPARISON APPROACH  
LAND VALUATION - 30 ACRES - WAKULLA CO, FL**

	Subject	Sale #1	Sale #2	Sale #3	Sale #4
Identification	Off Of Swirl Lane	Lawhon Mill Road	Spring Creek Hwy	Sopchoppy Hwy	Peaceful
Location	Wakulla Co, FL	Wakulla Co, FL	Wakulla Co, FL	Wakulla Co, FL	Wakulla Co, FL
Sales Price	N/A	\$60,000	\$2,000	\$240,000	\$18,000
Sales Date	01/2021 (DOV)	05/2018	05/2019	02/2018	12/2019
Site Size	30.00± Acres	31.703± Acres	60.00± Acres	130.00± Acres	10.03± Acres
% of Wetlands	All Flood/ Mostly Wetlands	All Flood/ Mostly Wetlands	Some Flood Some Wetlands	Some Flood Some Wetlands	All Flood/ Mostly Wetlands
Land Use/Zoning	Rural Residential	Agriculture	Agriculture	Agriculture/Residential	Agriculture
Topography	Gently Sloping	Gently Sloping	Gently Sloping	Gently Sloping	Gently Sloping
Shape	Irregular	Rectangular	Rectangular	Irregular	Irregular
Timber	Average	Average	Average	Average	Average
Access	Adequate	Adequate	Adequate	Adequate	Easement
Location	Average	Average	Average	Average	Average
Utilities	Average	Average	Average	Average	Average
Price Per Acre	N/A	\$1,893	\$2,000	\$1,846	\$1,795
<b>Primary Adjustments</b>					
Property Rights		0.00%	0.00%	0.00%	0.00%
Financing		0.00%	0.00%	0.00%	0.00%
Conditions of Sale		0.00%	0.00%	0.00%	0.00%
Market Conditions (No Change)		0.00%	0.00%	0.00%	0.00%
Adjusted PP Acre		<b>\$1,893</b>	<b>\$2,000</b>	<b>\$1,846</b>	<b>\$1,795</b>
<b>Property Characteristic Adjustments</b>					
Site Size		0.00%	0.00%	10.00%	0.00%
Zoning		0.00%	0.00%	0.00%	0.00%
Topography - Wet		0.00%	-25.00%	-25.00%	0.00%
Location		0.00%	0.00%	0.00%	0.00%
Access		0.00%	0.00%	0.00%	0.00%
Utilities		0.00%	0.00%	0.00%	0.00%
<b>Final Adjustments</b>					
Total Amount of Adjustments		0.00%	-25.00%	-15.00%	0.00%
Adjusted Price Per Acre		<b>\$1,893</b>	<b>\$1,500</b>	<b>\$1,569</b>	<b>\$1,795</b>

**Explanation of Adjustments:** Although the comparables used were found to be the most similar to the subject at the time of this valuation, differences were found between each sale and the subject. Pertinent differences that affect value require adjustments as each sale relates to the subject. The following is a brief explanation of the adjustments made to the sales.

**Market Conditions:** This adjustment accounts for differences in market conditions (upward or downward) from the time of sale to the date of value. Based on our review of comparable sales in the subject market area, we found no evidence to justify an upward or downward adjustment for market conditions. From 2007-2010, there was a noticeable decline of 5-10% per year. However, the market has stabilized since 2013 and remained relatively level since and therefore, no adjustment could be extracted from the market for this difference.

**Site Size:** This adjustment is based on the premise of "economies of scale" which states that as the land size (acreage) increases, the price per acre decreases. We found this premise to be applicable and have applied this to Sale 3 for being much larger than the subject.

**Topography/Wetlands:** The subject has a large degree of floodplain/wetlands, as does Sales 1 & 4. The remaining sales have a lower degree of floodplain or wetlands. Since the degree of wet/flood areas for Sales 2 & 3 was much less than for the subject, these sales were superior in this regard and therefore required downward adjustments.

**Access:** All four sales had adequate road access (either private or public), were similar to the subject in this circumstance and therefore required no adjustments.

Given the pertinent similarities between the subject and each comparable, no other adjustments were necessary to the comparable sales.

**Value Reconciliation:** The four sales used were found to be the most similar to the subject at the time of this valuation. Moreover, no other comparables could be found that would warrant fewer adjustments than those used in this valuation.

As noted on the previous sales grid table, the comparable sales yielded an adjusted price per acre range of \$1,500 per acre to \$1,893 per acre. The range of sales price differences was primarily attributed to differences in size and degree of wetlands. Adjustments were relatively modest for all five sales (25% or less gross adjustments for each sale). Therefore, relatively equal weight was given to each sale. However, since Sales 1 & 4 required the fewest adjustments, these sales were given slightly favorable consideration.

In addition, two measures of central tendency were also utilized in this valuation, the mean and median. The following are the figures yielded for each measure, followed by the range of the sales.

PRICE PER ACRE	
<i>Mean of Sales:</i>	\$1,689
<i>Median of Sales:</i>	\$1,682
<i>Mean of Best Sales:</i>	\$1,844
<b><i>Reconciled Value:</i></b>	<b>\$1,750 ®</b>

In light of the aforementioned criteria, we have estimated that the final value of the subject property, subject to the limiting conditions found in this report, as of the stated valuation date is: **\$1,750 Per Acre.**

<b>VALUE SUMMARY</b>			
<b>INDICATED PRICE PER ACRE</b>	<b>MULTIPLIED BY LAND AREA</b>	<b>EQUALS INDICATED VALUE</b>	<b>ROUNDED</b>
\$1,750.00	30.00± Acres	\$52,500	<b>\$53,000</b>

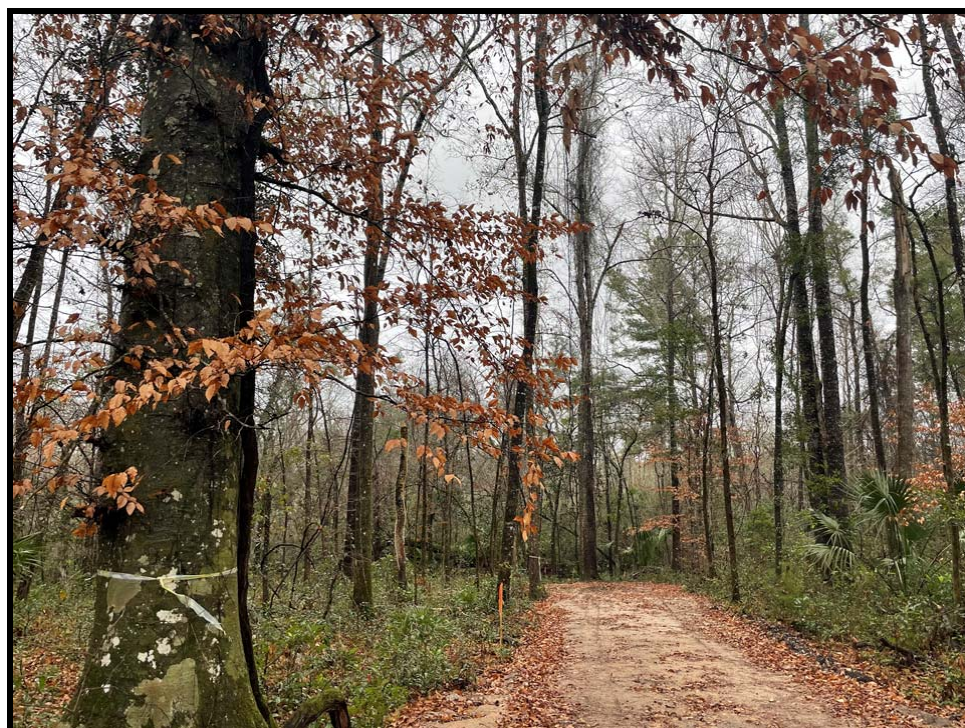
**FINAL AS IS LAND VALUE OF SUBJECT PROPERTY**  
**\$53,000**  
**FIFTY-THREE THOUSAND DOLLARS**

**APPENDIX**

**SUBJECT PHOTOGRAPHS**



Subject Street View



Front View of Subject Property





Typical Interior View of Subject



Typical Interior View of Subject



View of Entrance to Hidden Forest



Typical Street View in Hidden Forest

**RESUME OF APPRAISER(S)**

## **QUALIFICATIONS OF W.R. "CHIP" JOHNSON, MAI**

### **EXPERIENCE:**

October 1993 - April 1994: Associate Appraiser with Shadden & Associates, Inc., Tallahassee, FL  
(Vaden Shadden, Jr., MAI)

April 1994 - August 2002: Associate Appraiser with Cureton and Associates, Inc., Tallahassee, FL (Paul T. Cureton)

August 2002 - Present: Cureton-Johnson & Associates, Inc. Tallahassee, FL

### **EDUCATION:**

Associates of Arts Degree, Manatee Community College, Bradenton, FL, 1990.

Bachelor of Science Degree-Business/Real Estate, Minor-Economics, Florida State University, Tallahassee, FL, December 1992.

### **PROFESSIONAL EDUCATION:**

Successful completion of:

#### **General Continuing Education:**

- Uniform Standards of Professional Appraisal Practice - July 1994, (Lee & Grant - Tallahassee)
- Appraising 1-4 Family Residential Properties - July 1994, (Lee and Grant - Tallahassee)
- From the Appraiser to the Underwriter - July 1994, (Lee and Grant - Tallahassee)
- USPAP/LAW Update - May 1996 [REES] (Steve Williamson), Tallahassee, FL.
- Appraisal Methods and Applications - May 1996 [REES] (Steve Williamson), Tallahassee, FL.
- USPAP/LAW Update - March 2000 [REES] (Steve Williamson), Tallahassee, FL.
- USPAP/LAW Update - November 2002 [NW FL Chapter of the Appraisal Institute] (Steve Griffith, MAI), Tallahassee, FL
- Feasibility, Market Value, Investment Timing - October 2004: Option Value [Appraisal Institute], Chicago, IL
- Analyzing Operating Expenses - October 2004; [Appraisal Institute], Chicago, IL
- Eminent Domain and Condemnation - October 2004; [Appraisal Institute], Chicago, IL
- National USPAP Update and Florida Laws & Regulation - October 2004; [McKissock Schools], Online Education.
- Small Hotel/Motel Valuation, November 2004; [Appraisal Institute], Chicago, IL
- Appraising Blueprints & Specifications, November 2006; [Appraisal Institute], Chicago, IL
- Appraisal of Nursing Facilities, November 2006; [Appraisal Institute], Chicago, IL
- Using Your HP 12C Financial Calculator, November 2006; [Appraisal Institute], Chicago
- National USPAP Update and Florida Laws & Regulation - October 2006; [Appraisal Institute]; Tallahassee, FL.
- USPAP 7-Hour National Update Course - August 2012; McKissock Education
- Florida Appraisal Laws & Regulations - August 2012; McKissock Education
- USPAP 7-Hour National Update Course - October 2014; McKissock Education
- National USPAP Update - October 2016, McKissock Online
- Florida Appraisal Laws & Regulations - October 2016, McKissock Online
- Florida Appraisal Laws and Rules - October 2018, McKissock Online
- National USPAP Update - October 2020 - McKissock Online
- Florida Appraisal Laws & Regulations - October 2020 - McKissock Online

**(Johnson Page 2) - Continued**

**Certification Preparatory Courses:**

- Florida State Certification for General Appraiser Status - Exam Preparatory Course -October 1998 (Steve Williamson)

**Appraisal Institute Courses:**

- Course 410: Standards of Professional Appraisal Practice-Part A, February 2000, Atlanta, GA
- Course 420: Standards of Professional Appraisal Practice - Part B, December 2000, Chicago (On-line).
- Course 510: Advanced Income Capitalization, July 2001, Tallahassee (Challenge)
- Course 520: Highest and Best Use Analysis, October 2000, Tampa, FL.
- Course 530: Advanced Sales Comparison and Cost Approaches, May 2000, Tampa, FL.
- Course 540: Report Writing and Valuation Analysis, July 2000, Tampa, FL.
- Course 550: Advances Applications, April 2001, Tampa/Tallahassee, FL.
- Comprehensive Appraisal Workshop (Ted Whitmer, MAI), July 2001, Tampa, FL.
- General Demonstration Report Workshop (Rick Borges, MAI), April 2003, Atlanta, GA.
- Florida Law Update and National USPAP (Don Emerson), August 2006, Tallahassee, FL
- Appraisal of Nursing Facilities, October 2006, Chicago, IL
- Using Your HP12C Financial Calculator, November 2006, Chicago, IL
- Appraising From Blueprints and Specifications, November 2006, Chicago, IL
- Supervisor Trainee Roles and Rules, September 2008, Tallahassee, FL
- Florida Law Update - September 2008, Tallahassee, FL
- USPAP: Hypothetical Conditions and Extraordinary Assumptions, September 2008, FL
- National USPAP Update - September 2008, Tallahassee, FL
- Introduction to GIS Applications for Real Estate Appraisal, October 2008, Chicago, IL
- Business Practices and Ethics, October 2008, Tampa, FL
- Residential Design & Functional Utility, October 2008, Tampa, FL
- Small Hotel/Motel Valuation - October 2009, Chicago, IL
- National USPAP Update - October 2009, Chicago, IL
- Condominiums, Co-ops, and PUD's - October 2009, Chicago, IL
- Online Analyzing Distressed Real Estate - October 2010, Chicago, IL
- Online Business Practices and Ethics - April 2011, Chicago, IL
- 15 Hour National USPAP Equivalent Course - April 2011, Chicago, IL
- Feasibility, Market Value & Investment Timing: Option Value - August 2012, Chicago, IL
- Analyzing Operating Expenses - October 2012, Chicago, IL
- FHA and The Appraisal Process - October 2012, Chicago, IL
- Real Estate Finance Statistics & Valuation Modeling - October 2013, Chicago, IL
- Analyzing Operating Expenses - October 2014, Chicago, IL
- FHA and The Appraisal Process - November 2014, Chicago, IL
- Using Your HP12C Financial Calculator - November 2014, Chicago, IL
- Florida Appraisal Laws and Regulations - November 2014, Online
- National USPAP Update - October 2014, Online
- Appraisal of Self-Storage Facilities - October 2016, Online
- Appraisal of Convenience Stores - October 2017, Appraisal Institute
- National USPAP Update - October 2017, Appraisal Institute
- Appraising Automobile Dealerships - September 2018, Online
- Forecasting Revenue - September 2018, Online
- Subdivision Valuation - October 2018, Online
- Business Practices and Ethics - February 2019, Chicago, IL
- Comparative Analysis - October 2020, Online
- Appraisal of Medical Office Buildings - October 2020, Online
- Fundamentals of Apartment Appraising - October 2020, Online

**Primary Course Work:**

FLORIDA STATE UNIVERSITY (1992) - Department of Real Estate  
REE 3043 Real Estate Principles  
REE 4204 Real Estate Finance  
REE 4103 Real Estate Appraisal  
REE 4143 Real Estate Market Analysis  
REE 4313 Real Estate Feasibility Analysis  
REE 4433 Legal Environment of Real Estate

**PRACTICAL EXPERIENCE:**

Appraisal experience in the following types of residential property:

Single-Family Residential	Condominium
2-4 Family Dwellings	Eminent Domain
Vacant Land	Subdivision Analysis
Relocation Appraisals	Partial Interest Valuations
Construction Litigation Support	Condo/Townhouse Project Analysis
Temporary Construction Easements	Permanent Drainage Easements

Appraisal experience in the following types of other property:

Vacant Land (AG/Res/Comm)	Daycare Facilities
Office	Motel/Hotel
Retail	Restaurant
Warehouse	Industrial (Storage, Manufacturing/Distribution)
Mini-Storage Warehouse	Ground-Rent Analysis
Retail/Office	Seafood Processing Facilities
Carwash Facilities	Church
Partial Interest Valuations	Leased-Fee/Leasehold Interest Valuations
Full-Service Marina Facilities	Grocery Store Facilities
Special-Purpose Properties	Automotive Sales/Service
Temporary Construction Easements	Permanent Drainage Easements
Submerged Land Leases	Submerged Dredging Easements
Gas-Line Easement	Schools (Vocational & Charter)
Borrow Pits	Recreational/Shooting Plantations
Various Agricultural Property Types	Various Mineral/Water Rights Valuations
Hydroponic Farms	Blueberry & Chestnut Orchard Farms
Nursery Operations & Facilities	Airport Facilities (Market Value & Ground Rent)
Conservation Easements	Assisted Living & Memory Care Facilities
Hospital/Healthcare Uses	RV Parks
Parking Garage Facilities	Cemetery Facilities
Bar & Nightclub Facilities	Automobile Dealerships (Local & Regional)
Poultry Farms (Breeder/Broiler)	Utility Companies/Utility System Uses
Asphalt/Concrete Plants	Natural Springs Properties
Motorcycle Racing Tracks	Compost Facilities (Sewage Sludge & Poultry Waste)
Grain Elevator Facilities	Golf Course Facilities (Country Clubs)
Title Insurance Claim Disputes	Peanut Shelling Operations

**CIVIC AFFILIATIONS:**

**Member of:**

The Appraisal Institute (Member)  
Northwest Florida Chapter of The Appraisal Institute (Board of Directors, 2002-2008)  
Coastal Conservation Association (Board of Directors/Big Bend Chapter, 1998-2007)  
Florida State University/ Real Estate Networking Association  
Tallahassee Coalition for Positive Growth Management (2000-2010)  
Florida State University - Varsity Club (2000-Present)  
Holy Cross Anglican Church (Vestry Member, Senior Warden & Capital Campaign, 2007-2012)

**(Johnson Page 4) - Continued**

**PROFESSIONAL LICENSES:**

Florida State Certified General Real Estate Appraiser #2407

Georgia State Certified General Real Estate Appraiser #297403

**PROFESSIONAL AFFILIATIONS:**

Member of the Appraisal Institute, Designated Member #406283

Approved Appraiser - City of Tallahassee/Real Estate Division

Approved Appraiser- Federal Housing Administration/U.S. Department of Housing and Urban Development

**EXPERT WITNESS:**

Qualified as an Expert Witness (for eminent domain, divorce and/or construction litigation proceedings) in the following Circuit Courts:

- Leon County, FL (Judges: Dekker, Clark, Smith, Gary, Sjostrom, Shelfer, Lewis)
- Wakulla County, FL (Judges: Sauls & Dodson)
- Gadsden County, FL (Judges: Reynolds, Shelfer)
- Franklin County, FL (Judge Hankinson)
- Jefferson County, FL (Judge Geivers)
- Bay County, FL
- Gulf County, FL
- Madison County, FL (Judge Dekker)
- Washington County, FL
- Walton County, FL
- Santa Rosa County, FL
- Tift County, GA

Qualified as Expert Witness in Federal Bankruptcy Court (Judge Killian, retired and Judge Specie: Tallahassee, FL)

Qualified as Expert Witness in U.S. Federal District Court (Judge Smoak, Panama City, FL)



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**FLORIDA REAL ESTATE APPRAISAL BD**

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

**JOHNSON, WAYNE R II**

1358 THOMASWOOD DRIVE  
TALLAHASSEE FL 32308

LICENSE NUMBER: RZ22407

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





Report Description

Jean Drive, Crawfordville, FL 32327

<b>ASSIGNMENT INFORMATION</b>	Client: <u>John Shuff</u> Lender: <u>John Shuff</u> Appraiser: <u>Wayne (Chip) R. Johnson, MAI</u> Supervisor: _____	<b>FILE NUMBERING</b>	Internal Order Number: <u>210136</u> Lender Case Number: _____ Client File Number: _____ FHA / VA Case Number: _____ Main File Number on Form: <u>210136</u> Other File Number on Form: _____	
	Order Date: <u>1/28/2021</u> Due Date: <u>2/18/2021</u> Priority: _____      Loan Amount: _____ Job Type: <u>Narrative</u> Sale Price: _____ Property Type: <u>Conservation Easement</u> Sale Date: _____ Loan Type: _____      Refinance: _____ Form Type: _____      Owner Est. Val: _____ Property Rights Appraised: <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (Describe)	<b>BILLING &amp; DELIVERY SUMMARY</b>		
	Property Address: <u>Jean Drive</u> City: <u>Crawfordville</u> State: <u>FL</u> Zip Code: <u>32327</u> County: <u>Wakulla</u> APN: <u>00-00-086-188-11586-22H</u> Legal Description: <u>Lengthy Metes &amp; Bounds - Wildwood Acres Phase II, Block I, Lot 16, also 17 Acres M/L 139.13 AC Neighborhood Wildwood Acres Phase II</u> Map Ref: <u>45220</u> Tax Yr: _____      Taxes: _____      Special: _____ Year Bld: _____      Tol. Rms: _____      Tol. Bdrms: _____      Tol. Balhs: _____      Sq. Ft: _____	Invoice Number: <u>210136</u> Invoice Date: _____ Ordered By: _____ Bill To: <u>John Shuff</u> Preferred Payment Method: _____ Base Fee: _____ \$ <u>1,500.00</u> Ship To: _____		
<b>Instructions from Client</b>		<b>Exceptions, Releases, Etc.</b>		
<b>PROPERTY</b>	<b>Name</b> <b>Work Phone</b> <b>Home Phone</b> <b>Mobile Phone</b>			
	Borrower: _____ Co-Borrower: _____ Owner: <u>Hidden Forest of Wakulla LLC</u> Occupant: _____ Agent: _____			
	Appointment Date: _____      Time: _____ Duration: _____      Appointment Notes: _____ Scheduled by: _____      # of Attempts: _____ Appointment Contact: <u>John Shuff: 850-567-3989</u>			
<b>Directions to Property</b>				
<b>INSPECTION CONTACTS &amp; ACCESS INFORMATION</b>				
Appointment Date: _____      Time: _____ Duration: _____      Appointment Notes: _____ Scheduled by: _____      # of Attempts: _____ Appointment Contact: <u>John Shuff: 850-567-3989</u>		<input type="checkbox"/> Owner Occupied <input type="checkbox"/> Pets on Property <input type="checkbox"/> Call Occupant First <input type="checkbox"/> Tenant Occupied <input type="checkbox"/> Lock Box <input type="checkbox"/> Hostile Occupant <input type="checkbox"/> Vacant <input type="checkbox"/> Appointment Required <input type="checkbox"/> New Construction <input type="checkbox"/> Key with Agent		
<b>Access Notes</b>				
<b>MAPPING &amp; FEMA / CENSUS DATA</b>				
FEMA Special Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unk.      FEMA Zone: <u>X</u> FEMA Map #: <u>12129C0250E</u> Map Date: <u>09/26/2014</u> Census Tract: <u>0102.01</u>				
© 2021 Microsoft Corporation © 2020 TomTom				

# CURETON JOHNSON & ASSOCIATES, LLC

REAL ESTATE SERVICES

1358 Thomaswood Drive, Tallahassee, Florida 32308

Phone: 850.386.3720 Fax: 850.385.7626

PAUL T. CURETON, CREA  
STATE-CERTIFIED  
GENERAL APPRAISER  
LICENSE NO. RZ1827

WAYNE R. (CHIP) JOHNSON, MAI  
STATE-CERTIFIED  
GENERAL APPRAISER  
FL LICENSE NO. RZ2407

JASON HART  
STATE-CERTIFIED  
RESIDENTIAL APPRAISER  
LICENSE NO. RD7028

CHAD TAYLOR  
STATE-CERTIFIED  
RESIDENTIAL APPRAISER  
LICENSE NO. RD7288



January 27, 2021

Mr. John Shuff  
86 Tupelo Drive  
Crawfordville, FL 32327  
Phone: 850.567.3989  
Email: [jwshuff3@yahoo.com](mailto:jwshuff3@yahoo.com)

Re: Engagement for an **Appraisal Report** of the north 30+ acres, known as the Swirl Swamp Conservation Area, of a 139.13 acre parcel located on Jean Drive in Crawfordville, Wakulla County, Florida. The appraisal is to encompass the market value of the fee simple interest of said property.

Dear Mr. Shuff:

This letter serves as a formal engagement for our firm to provide an appraisal of the property identified above. All applicable approaches to value will be employed.

The scope of the appraisal assignment will include the following:

1. An investigation of the subject neighborhood to determine trends, values, etc., which are pertinent to the valuation of the property.
2. A complete analysis of the subject in order to determine physical characteristics of the property with respect to value.
3. Complete analysis of zoning and legal aspects which affect the value and marketability of the property. Within this scope, a highest and best use of the property will be determined.
4. An analysis as to the market value of the property, based on all applicable approaches to value (i.e. Sales Comparison Approach, Cost Approach and Income Capitalization Approach) will be performed.
5. We will provide an electronic version and, if needed, hard copies of the appraisal.

This assignment can be completed within three weeks from the date of engagement. The fee for this service is not to exceed \$1,500, which is due upon completion of the appraisal assignment. *By signing this letter, you have formally engaged our firm to provide the above services.*

If we can be of service to you or if you have any questions or need further information, please do not hesitate to contact us.

Thank you for this opportunity to submit a proposal to you.

A handwritten signature in black ink, appearing to be "Chip Johnson".

Wayne R. "Chip" Johnson, MAI  
State Certified General REA #2407

CJ:lah

A handwritten signature in black ink, appearing to be "John Shuff".

Mr. John Shuff

Date: 1-27-21

## Laurie Horton

---

**From:** Chip Johnson  
**Sent:** Wednesday, January 27, 2021 2:50 PM  
**To:** Laurie Horton  
**Subject:** Fwd:

Sent from my iPhone

Begin forwarded message:

**From:** JOHN SHUFF <jwshuff3@yahoo.com>  
**Date:** January 27, 2021 at 2:44:01 PM EST  
**To:** Chip Johnson <cjohnson@cureton-johnson.com>  
**Reply-To:** JOHN SHUFF <jwshuff3@yahoo.com>

this one shows the island I mentioned and reminded me of the eastern property (right side of photo) that probably does have value to the adjoining property owners

John Shuff  
850-567-3989

----- Forwarded Message -----

**From:** JOHN SHUFF <jwshuff3@yahoo.com>  
**To:** jwshuff3@yahoo.com <jwshuff3@yahoo.com>  
**Sent:** Wednesday, January 27, 2021, 02:26:00 PM EST  
**Subject:**

Sent from my iPhone

## Laurie Horton

---

**From:** Chip Johnson  
**Sent:** Wednesday, January 27, 2021 1:01 PM  
**To:** Laurie Horton  
**Subject:** FW: Swirl Swamp Conservation Area  
**Attachments:** final plat 5-13-20.jpg

**From:** JOHN SHUFF <jwshuff3@yahoo.com>  
**Sent:** Tuesday, January 26, 2021 10:18 AM  
**To:** Chip Johnson <cjohnson@cureton-johnson.com>  
**Subject:** Re: Swirl Swamp Conservation Area

the 30 acres+-  
please see attachment  
John Shuff  
850-567-3989

On Tuesday, January 26, 2021, 09:59:23 AM EST, Chip Johnson <[cjohnson@cureton-johnson.com](mailto:cjohnson@cureton-johnson.com)> wrote:

How many acres are you needing appraised?

Sent from my iPhone

On Jan 26, 2021, at 9:04 AM, JOHN SHUFF <[jwshuff3@yahoo.com](mailto:jwshuff3@yahoo.com)> wrote:

prop ID is 00-00-086-188-11586-22H Code 009630  
This is for the entire parcel, @ 30 ac.+ - at the north end of the parcel is what is to be  
donated to TCC  
I guess I should have the surveyor separate the area as he is completing the final plat?

John Shuff  
850-567-3989

### Parcel Summary

**Parcel ID** 00-00-086-188-11586-22H  
**Location** JEAN DR  
**Address**  
**Brief** WILDWOOD ACRES PHASE II BLOCK I LOT 16 ALSO 17.00 AC M/L LYING NORTH OF LOT 17 & 23, 22 & 21 IN HS 86 & 87 & 104 AC OF DESC OR BND FOLLOWING  
**Tax Description\*** TO-WIT BND N BY SWIRL SWAMP E BY LANGSTON LAND 30.30 AC IN THE SE1/4 OF THE SW1/4 OF HS 87 OR 287 P 768 OR 641 P 622 OR 389 P 689 OR 667 P 87 LESS 23.83 AC OR 803 P 436 OR 915 P 281 OR 1049 P 712 OR 1153 P 599  
**Property Use Code** IMPRVD AG (005000)  
**Sec/Twp/Rng** --86  
**Tax District** Unincorporated County (District 3)  
**Millage Rate** 14.2887  
**Acreage** 139.130  
**Homestead** N

[View Map](#)

### Owner Information

**Primary Owner**  
 Hidden Forest Of Wakulla LLC  
 87 Tupelo Dr  
 Crawfordville, FL 32327

### Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
005970	TIMBER MIX 1	108.83	AC	0	0
009630	SWAMP	30.30	AC	0	0

### Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	06/02/2020	\$100	QC	<a href="#">1153</a>	<a href="#">599</a>	Unqualified (U)	Vacant	SHUFF JOHN W III & PETRA	HIDDEN FOREST OF WAKULLA LLC
N	10/05/2017	\$300,000	WD	<a href="#">1049</a>	<a href="#">712</a>	Unqualified (U)	Vacant	FARMERS & MERCHANTS BANK	SHUFF JOHN W III & PETRA
N	08/20/2009	\$100	WD	<a href="#">915</a>	<a href="#">281</a>	Unqualified (U)	Improved	WILDWOOD PARTNERS LLC	FARMERS & MERCHANTS BANK
N	08/20/2009	\$100	WD	<a href="#">803</a>	<a href="#">436</a>	Unqualified (U)	Improved	WILDWOOD PARTNERS LLC	EASTPOINT LANDS LLC
N	02/15/2006	\$375,000	WD	<a href="#">667</a>	<a href="#">87</a>	Unqualified (U)	Improved	LESLIE PHILLIP G	WILDWOOD PARTNERS LLC
N	02/15/2006	\$375,000	WD	<a href="#">641</a>	<a href="#">622</a>	Qualified (Q)	Improved	LESLIE PHILLIP G	WILDWOOD PARTNERS LLC
N	09/15/2000	\$125,000	WD	<a href="#">382</a>	<a href="#">689</a>	Unqualified (U)	Improved	CANNON STEVEN A	
N	11/12/1996	\$14,700	QC	<a href="#">287</a>	<a href="#">768</a>	Unqualified (U)	Improved	CANNON STEVEN A	
N	08/01/1988	\$50,000	WD	<a href="#">143</a>	<a href="#">698</a>	Unqualified (U)	Vacant		

### Area Sales Report

**Sale date range:**

From:

01/27/2016

To:

01/27/2021

Sales by Area

Sales by Section

1500

Feet



Sales by Distance

## Valuation

	2020	2019	2018	2017	2016
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$3,030	\$3,030	\$3,030	\$3,030	\$3,030
Land Agricultural Value	\$29,928	\$29,928	\$29,928	\$16,842	\$16,842
Agricultural (Market) Value	\$195,894	\$195,894	\$195,894	\$263,170	\$263,170
Just (Market) Value	<b>\$198,924</b>	<b>\$198,924</b>	<b>\$198,924</b>	<b>\$266,200</b>	<b>\$266,200</b>
Assessed Value	\$32,958	\$32,958	\$32,958	\$19,872	\$19,872
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$32,958	\$32,958	\$32,958	\$19,872	\$19,872
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

**No data available for the following modules:** Residential Buildings, Commercial Buildings, Extra Features, Photos, Sketches.

Public information data is furnished by the Wakulla County Property Appraiser's Office, and must be accepted and used by recipient with the understanding that the data received was developed and collected for the purpose of developing an Assessment Roll per Florida Statute. As such, the Wakulla County Property Appraiser's Office makes every effort to produce the most accurate information possible.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Developed by  
 Schneider  
GEOSPATIAL

[Last Data Upload: 1/26/2021, 7:16:56 PM](#)

[Version 2.3.104](#)

Parcel Identification No: 00-00-086-188-11586-22H

This Instrument Prepared By  
and Return to:  
John Shuff  
87 Tupelo  
Crawfordville, FL 32327

**QUITCLAIM DEED**

This Quitclaim Deed, made this 2nd day of June 2020, between JOHN W. SHUFF, III and PETRA SHUFF, husband and wife, whose address is 87 TUPELO DRIVE, CRAWFORDVILLE, FL 32327, Grantors, and Hidden Forest of Wakulla LLC, a Florida Limited Liability Company, whose address is 87 Tupelo Dr., Crawfordville, FL 32327, Grantee.

Witnesseth, that the Grantors, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----  
-----DOLLARS, and other good and valuable consideration to Grantors in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained and quitclaimed to the said Grantee and Grantee' heirs and assigns forever, the following described land, situate, lying and being in the County of WAKULLA, State of Florida, to-wit:

See Exhibit "A" attached and made a part hereof.

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 Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, the Grantors have hereunto set they hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness #1 Signature  
Jan H Colvin  
Witness #1 Printed Name  
[Signature]  
Witness #2 Signature  
Colvin Eck  
Witness #2 Printed Name

[Signature]  
JOHN W. SHUFF, III  
87 TUPELO DR, CRAWFORDVILLE, FL 32327  
[Signature]  
PETRA SHUFF  
87 TUPELO DR, CRAWFORDVILLE, FL 32327

STATE OF FLORIDA  
COUNTY OF WAKULLA

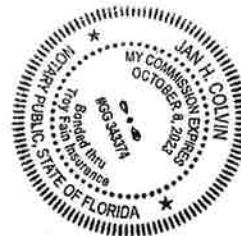
The foregoing instrument was acknowledged before me this 2nd day of June 2020, by JOHN W. SHUFF, III and PETRA SHUFF who are personally known to me or who have produced \_\_\_\_\_ as identification.

SEAL

[Signature]  
Notary Signature

Printed Notary Signature

My Commission Expires:



## EXHIBIT A -- Legal Description

COMMENCE AT THE NORTHEAST CORNER OF LOT 19, BLOCK "C" OF WILDWOOD ACRES UNIT 2, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 78 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, AND THENCE RUN NORTH 66 DEGREES 15 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF PATRICIA DRIVE 60.00 FEET, THENCE RUN NORTH 23 DEGREES 45 MINUTES 00 SECONDS WEST 1093.40 FEET, THENCE RUN NORTH 72 DEGREES 21 MINUTES 54 SECONDS EAST 291.52 FEET, THENCE RUN NORTH 17 DEGREES 12 MINUTES 24 SECONDS WEST 987.75 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 17 DEGREES 12 MINUTES 24 SECONDS WEST 986.58, THENCE RUN SOUTH 72 DEGREES 25 MINUTES 59 SECONDS WEST 1439.60 FEET, THENCE RUN SOUTH 02 DEGREES 46 MINUTES 44 SECONDS WEST 885.39 FEET TO THE APPROXIMATE EDGE OF SWIRL SWAMP, THENCE RUN ALONG SAID SWAMP'S EDGE AS FOLLOWS: NORTH 62 DEGREES 26 MINUTES 52 SECONDS EAST 612.40 FEET, THENCE NORTH 89 DEGREES 20 MINUTES 52 SECONDS EAST 145.12 FEET, THENCE NORTH 66 DEGREES 15 MINUTES 32 SECONDS EAST 170.80 FEET, THENCE NORTH 82 DEGREES 24 MINUTES 32 SECONDS EAST 185.10 FEET, THENCE SOUTH 76 DEGREES 15 MINUTES 50 SECONDS EAST 178.00 FEET, THENCE SOUTH 30 DEGREES 15 MINUTES 50 SECONDS EAST 83.00 FEET, THENCE LEAVING SAID SWAMP'S EDGE RUN NORTH 76 DEGREES 25 MINUTES 06 SECONDS EAST 477.98 FEET TO THE POINT OF BEGINNING. ALSO: ONE HUNDRED AND FOUR ACRES (104) OF LAND DESCRIBED OR BOUNDED AS FOLLOWS, TO WIT: BONDED NORTH BY SWIRL SWAMP, EAST BY LANGSTON'S LAND, SOUTH BY PIGOTT'S LAND AND WEST BY PELT'S LAND IN LOTS 86 AND 87 OF THE HARTSFIELD SURVEY OF LANDS OF WAKULLA COUNTY, FLORIDA AND RECENTLY DESCRIBED BY EDWIN G. BROWN & ASSOCIATES, INC. JOB # 87-482 AS FOLLOWS: COMMENCE AT A GOVERNMENT CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 2 WEST, WAKULLA COUNTY, FLORIDA, AND THENCE RUN NORTH 02 DEGREES 09 MINUTES 44 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID SECTION 24, A DISTANCE OF 405.95 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 72 DEGREES 30 MINUTES 59 SECONDS EAST 1477.80 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 72 DEGREES 30 MINUTES 59 SECONDS EAST 1075.09 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 02 DEGREES 37 MINUTES 30 SECONDS EAST 3138.38 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 02 DEGREES 55 MINUTES 37 SECONDS EAST 1418.96 FEET TO A CONCRETE MONUMENT ON THE EDGE OF SWIRL SWAMP, THENCE RUN ALONG THE EDGE OF SWIRL SWAMP AS FOLLOWS: SOUTH 82 DEGREES 18 MINUTES 03 SECONDS WEST 185.25 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 66 DEGREES 09 MINUTES 03 SECONDS WEST 170.40 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 89 DEGREES 17 MINUTES 51 SECONDS WEST 145.22 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 62 DEGREES 23 MINUTES 51 SECONDS WEST 612.40 FEET, THENCE LEAVING THE EDGE OF SAID SWIRL SWAMP RUN SOUTH 02 DEGREES 43 MINUTES 43 SECONDS WEST 4501.04 FEET TO THE POINT OF BEGINNING. SITUATE, LYING AND BEING IN LOTS 86 AND 87 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA. AND ALSO LOT 16, BLOCK "I", WILDWOOD ACRES UNIT 2, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 78 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

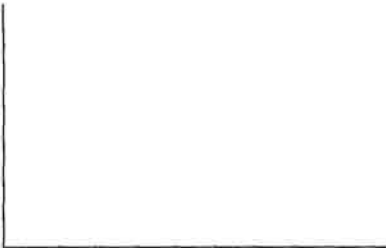
Being more particularly described on a survey by Thurman Roddenberry and Associates, Inc as:

Commence at the Southeast corner of the North half of the Northeast quarter of Section 24, Township 4 South, Range 2 West, Wakulla County, Florida and run North 02 degrees 09 minutes 44 seconds East along said Easterly boundary a distance of 405.95 feet, thence run North 72 degrees 30 minutes 59 seconds East 1477.80 feet to a re-rod (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run North 72 degrees 32 minutes 10 seconds East 1075.09 feet to a concrete monument (marked #2919), thence run North 02 degrees 37 minutes 21 seconds East 352.95 feet to a concrete monument (marked #2919), thence run North 02 degrees 33 minutes 49 seconds East 290.46 feet to a concrete monument (marked #2919), thence run North 02 degrees 38 minutes 21 seconds East 724.34 feet to a concrete monument (marked #2919), thence run North 02 degrees 36 minutes 37 seconds East 579.15 feet to a concrete monument (marked #2919), thence run North 02 degrees 36 minutes 51 seconds East 163.10 feet to a concrete monument (marked #2919), thence run North 02 degrees 49 minutes 21 seconds East 215.25 feet to a concrete monument (marked #2919), thence run South 64 degrees 27 minutes 30 seconds East 366.93 feet to a re-rod lying on a curve concave to the Southeasterly, said point also lying on the Northwesterly right-of-way boundary of Jean Drive, thence run Northeasterly along said Northwest boundary and curve having a radius of 376.14 feet, through a central angle of 11 degrees 29 minutes 52 seconds, for an arc distance of 75.48 feet, chord being North 37 degrees 41 minutes 11 seconds East 75.35 to a concrete monument (marked #2919), thence leaving said right-of-way boundary run North 47 degrees 44 minutes 37 seconds West 496.31 feet to a concrete monument (marked #2919), thence run North 02 degrees 40 minutes 50 seconds East 577.14 feet to a concrete monument (marked #1254), thence run North 02 degrees 05 minutes 54 seconds East 1469.23 feet to a concrete monument (marked #1254) lying on the approximate Southerly boundary of Swirl Swamp, thence run Southeasterly and Northeasterly along said Southerly boundary the following three (3) courses: South 75 degrees 15 minutes 50 seconds East 178.99 feet, South 30 degrees 15 minutes 50 seconds East 83.00 feet, and North 76 degrees 25 minutes 06 seconds East 477.98 feet, thence leaving said Southerly boundary run North 17 degrees 12 minutes 24 seconds West 986.58 feet, thence run South 72 degrees 25 minutes 59 seconds West 1439.60 feet, thence run South 02 degrees 38 minutes 09 seconds West 881.46 feet to a concrete monument (marked #2919) lying on the approximate Southerly boundary line of said Swirl Swamp, thence run South 02 degrees 28 minutes 38 seconds West 4552.29 feet to the POINT OF BEGINNING containing 139.13 acres, more or less.



This instrument prepared by and return to:

Frances Casey Lowe, P.A.  
68-A Feli Way  
Crawfordville, Florida 32327



**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made between Farmers & Merchants Bank, a Florida corporation, herein called the Grantor, whose mailing address is 2626 Mahan Drive, Tallahassee, Florida 32308, and John W. Shuff, III and Petra Shuff, husband and wife, herein called the Grantees, whose address is 87 Tupelo Drive, Crawfordville, Florida 32327.

Grantor grants and conveys ownership of the property described below to Grantee, along with all of its rights and appurtenances, including any right, title, and interest of Grantor in adjacent streets, alleys, and rights-of-way.

The property consists of the land and any structures on the land in the County of Wakulla, of the State of Florida, with a legal description of the property as: See EXHIBIT A attached hereto and made a part hereof.

The property described in this section is the same property that became vested in Grantor by a Warranty Deed dated March 28, 2012 and recorded in OR Book 915, Page 281 of the Public Records of Wakulla County, Florida.


This deed was made for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration receipt whereof is hereby acknowledged.

Subject to taxes for the year 2017 and subsequent years, reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

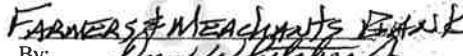
**AND** the Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said Property in fee simple; that the Property is free from liens and encumbrances made by Grantor; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Grantor will fully warrant the title to the Property and defend the same against the lawful claims and demands of all persons claiming by, through or under the Grantor, but not otherwise

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on the 5<sup>th</sup> day of October 2017.

Signed and sealed in the presence of:

  
\_\_\_\_\_  
Witness Signature  
Carol B. Fraser  
\_\_\_\_\_  
Printed Name  
Brent Chumler  
\_\_\_\_\_  
Witness Signature  
Brent Chumler  
\_\_\_\_\_  
Printed Name

Grantor: Farmers & Merchants Bank

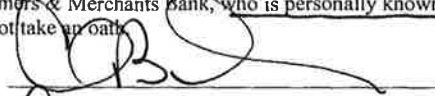
  
By: \_\_\_\_\_  
Its: SR, VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF Leon

Acknowledged before me, the undersigned authority, on October 5<sup>th</sup>, 2017 by Drew Whitaker, Jr.  
as S.V.P. for Farmers & Merchants Bank, who is personally known to me or produced \_\_\_\_\_  
as identification and who did not take an oath.

(Seal)



  
\_\_\_\_\_  
Carol B. Fraser

Print Name  
Notary Public  
My Commission Expires: 03-09-2018

## EXHIBIT A – Legal Description

COMMENCE AT THE NORTHEAST CORNER OF LOT 19, BLOCK "C" OF WILDWOOD ACRES UNIT 2, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 78 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, AND THENCE RUN NORTH 66 DEGREES 15 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF PATRICIA DRIVE 60.00 FEET, THENCE RUN NORTH 23 DEGREES 45 MINUTES 00 SECONDS WEST 1093.40 FEET, THENCE RUN NORTH 72 DEGREES 21 MINUTES 54 SECONDS EAST 291.52 FEET, THENCE RUN NORTH 17 DEGREES 12 MINUTES 24 SECONDS WEST 987.75 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 17 DEGREES 12 MINUTES 24 SECONDS WEST 986.58, THENCE RUN SOUTH 72 DEGREES 25 MINUTES 59 SECONDS WEST 1439.60 FEET, THENCE RUN SOUTH 02 DEGREES 46 MINUTES 44 SECONDS WEST 885.39 FEET TO THE APPROXIMATE EDGE OF SWIRL SWAMP, THENCE RUN ALONG SAID SWAMP'S EDGE AS FOLLOWS: NORTH 62 DEGREES 26 MINUTES 52 SECONDS EAST 612.40 FEET, THENCE NORTH 89 DEGREES 20 MINUTES 52 SECONDS EAST 145.12 FEET, THENCE NORTH 66 DEGREES 15 MINUTES 32 SECONDS EAST 170.80 FEET, THENCE NORTH 82 DEGREES 24 MINUTES 32 SECONDS EAST 185.10 FEET, THENCE SOUTH 76 DEGREES 15 MINUTES 50 SECONDS EAST 178.00 FEET, THENCE SOUTH 30 DEGREES 15 MINUTES 50 SECONDS EAST 83.00 FEET, THENCE LEAVING SAID SWAMP'S EDGE RUN NORTH 76 DEGREES 25 MINUTES 06 SECONDS EAST 477.98 FEET TO THE POINT OF BEGINNING. ALSO: ONE HUNDRED AND FOUR ACRES (104) OF LAND DESCRIBED OR BOUNDED AS FOLLOWS, TO WIT: BONDED NORTH BY SWIRL SWAMP, EAST BY LANGSTON'S LAND, SOUTH BY PIGOTT'S LAND AND WEST BY PELT'S LAND IN LOTS 86 AND 87 OF THE HARTSFIELD SURVEY OF LANDS OF WAKULLA COUNTY, FLORIDA AND RECENTLY DESCRIBED BY EDWIN G. BROWN & ASSOCIATES, INC. JOB # 87-482 AS FOLLOWS: COMMENCE AT A GOVERNMENT CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 2 WEST, WAKULLA COUNTY, FLORIDA, AND THENCE RUN NORTH 02 DEGREES 09 MINUTES 44 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID SECTION 24, A DISTANCE OF 405.95 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 72 DEGREES 30 MINUTES 59 SECONDS EAST 1477.80 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 72 DEGREES 30 MINUTES 59 SECONDS EAST 1075.09 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 02 DEGREES 37 MINUTES 21 SECONDS EAST 352.95 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 02 DEGREES 33 MINUTES 49 SECONDS EAST 290.46 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 02 DEGREES 38 MINUTES 21 SECONDS EAST 724.34 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 02 DEGREES 36 MINUTES 37 SECONDS EAST 579.15 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 02 DEGREES 36 MINUTES 51 SECONDS EAST 163.10 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 02 DEGREES 49 MINUTES 21 SECONDS EAST 215.25 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 64 DEGREES 27 MINUTES 30 SECONDS EAST 366.93 FEET TO A RE-ROD LYING ON A CURVE CONCAVE TO THE SOUTHEASTERLY, SAID POINT ALSO LYING ON THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF JEAN DRIVE, THENCE RUN NORTHEASTERLY ALONG SAID NORTHWEST BOUNDARY AND CURVE HAVING A RADIUS OF 376.14 FEET, THROUGH A CENTRAL ANGLE OF 11 DEGREES 29 MINUTES 52 SECONDS, FOR AN ARC DISTANCE OF 75.48 FEET, CHORD BEING NORTH 37 DEGREES 41 MINUTES 11 SECONDS EAST 75.35 FEET TO A CONCRETE MONUMENT, THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY RUN NORTH 47 DEGREES 44 MINUTES 37 SECONDS WEST 496.31 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 02 DEGREES 40 MINUTES 50 SECONDS EAST 577.14 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 02 DEGREES 05 MINUTES 54 SECONDS EAST 1469.23 FEET TO A CONCRETE MONUMENT LYING ON THE APPROXIMATE SOUTHERLY BOUNDARY OF SWIRL SWAMP, THENCE RUN SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: SOUTH 75 DEGREES 15 MINUTES 50 SECONDS EAST 178.99 FEET, SOUTH 30 DEGREES 15 MINUTES 50 SECONDS EAST 83.00 FEET, AND NORTH 76 DEGREES 25 MINUTES 06 SECONDS EAST 477.98 FEET, THENCE LEAVING SAID SOUTHERLY BOUNDARY RUN NORTH 17 DEGREES 12 MINUTES 24 SECONDS WEST 986.58 FEET, THENCE RUN SOUTH 72 DEGREES 25 MINUTES 59 SECONDS WEST 1439.60 FEET, THENCE RUN SOUTH 02 DEGREES 38 MINUTES 09 SECONDS WEST 881.46 FEET TO A CONCRETE MONUMENT LYING ON THE APPROXIMATE SOUTHERLY BOUNDARY LINE OF SAID SWIRL SWAMP, THENCE RUN SOUTH 02 DEGREES 28 MINUTES 38 SECONDS WEST 4552.29 FEET TO THE POINT OF BEGINNING CONTAINING 139.13 ACRES, MORE OR LESS.

Being more particularly described on a survey by Thurman Roddenberry and Associates, Inc as:

Commence at the Southeast corner of the North half of the Northeast quarter of Section 24, Township 4 South, Range 2 West, Wakulla County, Florida and run North 02 degrees 09 minutes 44 seconds East along said Easterly boundary a distance of 405.95 feet, thence run North 72 degrees 30 minutes 59 seconds East 1477.80 feet to a re-rod (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run North 72 degrees 32 minutes 10 seconds East 1075.09 feet to a concrete monument (marked #2919), thence run North 02 degrees 37 minutes 21 seconds East 352.95 feet to a concrete monument (marked #2919), thence run North 02 degrees 33 minutes 49 seconds East 290.46 feet to a concrete monument (marked #2919), thence run North 02 degrees 38 minutes 21 seconds East 724.34 feet to a concrete monument (marked #2919), thence run North 02 degrees 36 minutes 37 seconds East 579.15 feet to a concrete monument (marked #2919), thence run North 02 degrees 36 minutes 51 seconds East 163.10 feet to a concrete monument (marked #2919), thence run North 02 degrees 49 minutes 21 seconds East 215.25 feet to a concrete monument (marked #2919), thence run South 64 degrees 27 minutes 30 seconds East 366.93 feet to a re-rod lying on a curve concave to the Southeasterly, said point also lying on the Northwesterly right-of-way boundary of Jean Drive, thence run Northeasterly along said Northwest boundary and curve having a radius of 376.14 feet, through a central angle of 11 degrees 29 minutes 52 seconds, for an arc distance of 75.48 feet, chord being North 37 degrees 41 minutes 11 seconds East 75.35 to a concrete monument (marked #2919), thence leaving said right-of-way boundary run North 47 degrees 44 minutes 37 seconds West 496.31 feet to a concrete monument (marked #2919), thence run North 02 degrees 40 minutes 50 seconds East 577.14 feet to a concrete monument (marked #1254), thence run North 02 degrees 05 minutes 54 seconds East 1469.23 feet to a concrete monument (marked #1254) lying on the approximate Southerly boundary of Swirl Swamp, thence run Southeasterly and Northeasterly along said Southerly boundary the following three (3) courses: South 75 degrees 15 minutes 50 seconds East 178.99 feet, South 30 degrees 15 minutes 50 seconds East 83.00 feet, and North 76 degrees 25 minutes 06 seconds East 477.98 feet, thence leaving said Southerly boundary run North 17 degrees 12 minutes 24 seconds West 986.58 feet, thence run South 72 degrees 25 minutes 59 seconds West 1439.60 feet, thence run South 02 degrees 38 minutes 09 seconds West 881.46 feet to a concrete monument (marked #2919) lying on the approximate Southerly boundary line of said Swirl Swamp, thence run South 02 degrees 28 minutes 38 seconds West 4552.29 feet to the POINT OF BEGINNING containing 139.13 acres, more or less.

**Notice Of AD Valorem Taxes & Non-AD Valorem Assessments**

**Bill # R 2371300 2020**

**R 00-00-086-188-11586-22H**

**REAL ESTATE TAX/NOTICE RECEIPT FOR WAKULLA COUNTY**

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-LRE	.00373300	\$123.03
COUNTY	.00800000	\$263.66
NW FL WATER MGT	.00003110	\$1.02
SCHOOL-LOCAL BD	.00074800	\$24.65
SCH CAPITAL OUTLAY	.00150000	\$49.44
<b>TOTAL AD-VALOREM:</b>		<b>\$461.80</b>

**HIDDEN FOREST OF WAKULLA LLC  
87 TUPELO DR  
CRAWFORDVILLE , FL 32327**

**139.130 ACRES  
WILDWOOD ACRES PHASE II  
BLOCK I LOT 16  
ALSO 17.00 AC M/L LYING NORTH  
OF LOT 17 & 23 , 22 & 21 IN**

**NON-AD VALOREM ASSESSMENTS**

TAXING AUTHORITY	TAX AMOUNT
<b>TOTAL NON-AD VALOREM:</b>	<b>\$0.00</b>
<b>COMBINED TAXES &amp; ASMTS:</b>	<b>\$461.80</b>
<b>DISCOUNT:</b>	<b>\$0.00</b>
<b>UNPAID BALANCE:</b>	<b>\$0.00</b>

FAIR MKT VALUE	<b>\$198,924.00</b>	DIST	<b>3</b>
ASSESS	<b>\$32,958.00</b>	EXEMPT VALUE	<b>\$0.00</b>
TAXABLE VALUE	<b>\$32,958.00</b>		

**\*\* PAID \*\***

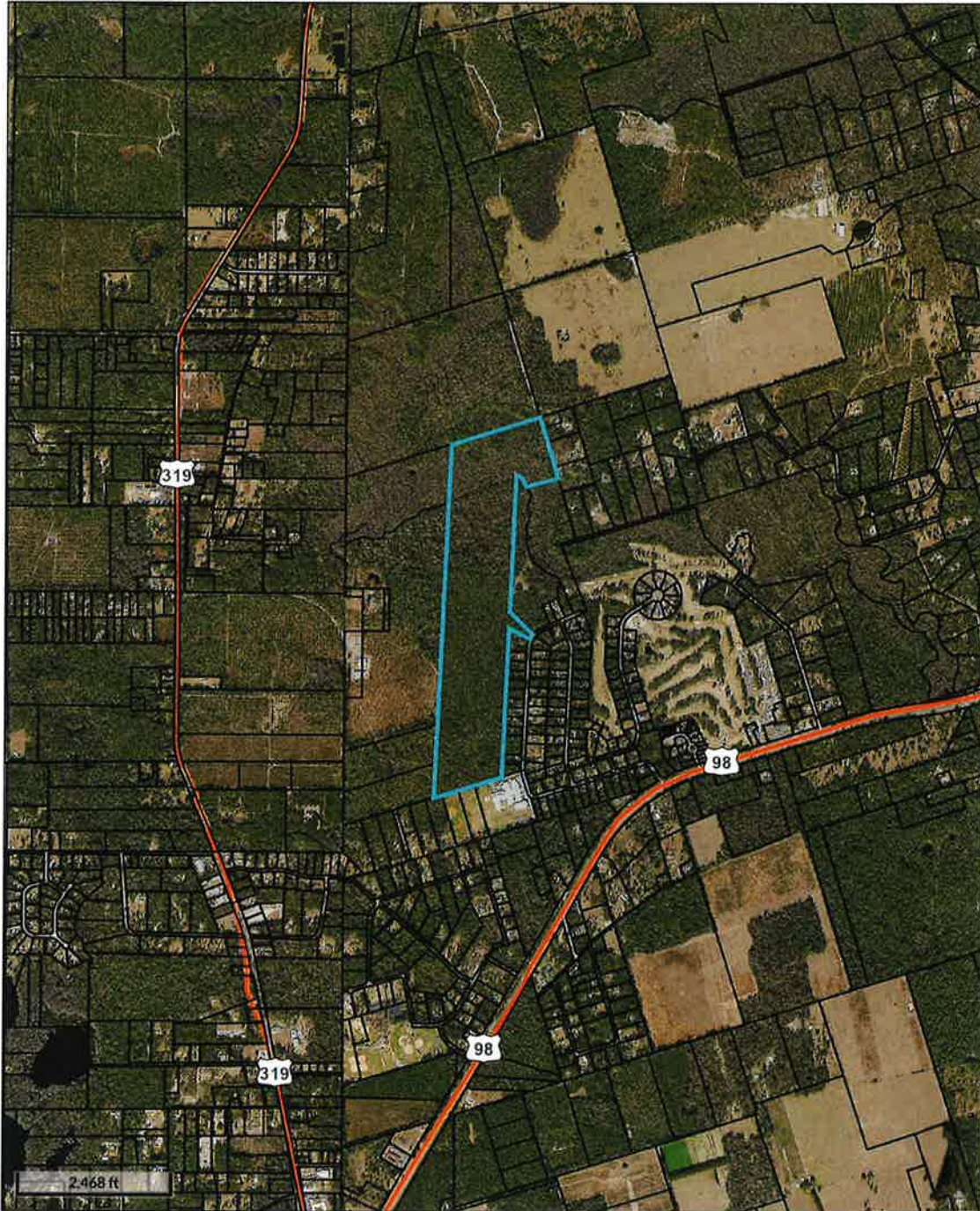
**Exemptions:**

**Property Address:  
JEAN DR**

**Last Payment:** 11/17/2020 **Receipt Number:** 4940  
**Amount Collected:** \$443.33 **Discount Amount:** \$0.00

**Tax Roll Property Summary**

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
00000861881158622H	R	2020	\$461.80	\$0.00	11/17/2020	\$443.33	\$0.00
00000861881158622H	R	2019	\$470.93	\$0.00	11/26/2019	\$452.09	0.00
00000861881158622H	R	2018	\$475.01	\$0.00	11/28/2018	\$456.01	0.00
00000861881158622H	R	2017	\$291.05	\$0.00	11/28/2018	\$386.84	\$0.00
00000861881158622H	R	2016	\$311.05	\$19.08	11/29/2016	\$316.92	0.00
00000861881158622H	R	2015	\$326.15	\$19.08	11/25/2015	\$331.42	0.00
00000861881158622H	R	2014	\$337.35	\$17.89	11/25/2014	\$341.03	0.00
00000861881158622H	R	2013	\$339.65	\$17.89	11/26/2013	\$343.24	0.00
00000861881158622H	R	2012	\$338.33	\$17.89	2/22/2013	\$352.66	0.00
00000861881158622H	R	2011	\$339.76	\$213.90	1/23/2012	\$542.59	0.00



Overview

<b>Parcel ID</b>	00-00-086-188-11586-22H	<b>Alternate ID</b>	11586 22H0000 086188	<b>Owner Address</b>	HIDDEN FOREST OF WAKULLALLC
<b>Sec/Twp/Rng</b>	--86	<b>Class</b>	IMPRVD AG		87 TUPELO DR
<b>Property Address</b>	JEAN DR	<b>Acreage</b>	139.13		CRAWFORDVILLE, FL 32327
<b>District</b>	3				
<b>Brief Tax Description</b>	WILDWOOD ACRES PHASE II				
	(Note: Not to be used on legal documents)				



Future\_Land\_Use\_Map -  
Crawfordsville\_Town\_Plan



Future\_Land\_Use\_Map -  
Special\_Area\_Plans



SAP #1



SAP #2



SAP #3

Future\_Land\_Use\_Map -  
Future\_Landuse\_Designation



AGRICULTURE



CITY OF SOPHOPPY



CITY OF ST. MARKS



COMMERCIAL



CONSERVATION



INDUSTRIAL



PUBLIC



RURAL 1



RURAL 2



RURAL 3



SUBURBAN TRANSITIONING



SUSTAINABLE COMMUNITY



URBAN CORE



URBAN FRINGE



Future\_Landuse\_Designation: RURAL 2

LAND USE: RURAL 2

DESCRIPTION: Residential 1 unit per 2 acres (without water), 1 unit per 5 acres (with central water) / 1 unit per 20 acres (without water) / Non-residential FAR 0.15 / \*See Po. Cy. 1.2.S. Future Land Use Element, Comprehensive Plan.

- 10) For the 230 +/- acres changed from Agriculture to Rural 1 by Ordinance No. 2012-13, only 23 single family homes may be constructed. The construction of all buildings shall be in compliance with the Florida Energy Efficiency Code. All residences shall be built to Energy Star Standards. Construction to such standards shall be confirmed by inspection and certification by Wakulla County building officials.

#### **1.2.5. Rural-2:**

- 1) Description - This designation provides for development of rural areas near emerging urban areas with a range of agricultural, residential, and supporting limited commercial activities. In addition, this classification includes some existing subdivisions. Specific areas for residential and commercial development in this designation are not shown on the map but are governed by the policies in this section which include criteria for the different kinds of development. The Rural-2 land use designation also identifies existing rural enclaves that are isolated from traditional rural or urban services such as central water and sewer service. A rural enclave consists of one (1) or more future land use designations, zoning districts, existing land uses, or historical communities. A rural enclave designation does not guarantee increased density or intensity, but recognizes development trends of the past.
- 2) Permitted/Prohibited Uses
  - (a) General agriculture and forestry activities shall be permitted, along with accessory uses.
  - (b) Residential development shall be permitted.
  - (c) Commercial development shall be permitted along arterial and collector roads but only where the access requirements set forth below are met.
  - (d) Public land uses including schools may be permitted within this land use designation subject to staff review, public hearing, and approval process if compatible and consistent with the land use designation and established as a Conditional Use in the Wakulla County Land Development Code.
  - (e) Industrial uses are not permitted.
- 3) Density/Intensity Limitations
  - (a) Non-residential uses shall not exceed a floor-area ratio (F.A.R.) of 0.15 and individual activities shall not exceed fifteen thousand (15,000) square feet in floor area.
  - (b) Non-residential development shall be located on lots of at least one (1) acre, except for properties within the Crawfordville Town Plan Overlay.
  - (c) Residential development may be permitted at densities up to one (1) unit per two (2) acres with connection to central water service or one (1) dwelling unit per five (5) acres without. The actual density permitted shall be based on access, as follows:
    1. Where average lot sizes (exclusive of open space in cluster or PUD developments) are less than five (5) acres, each lot shall have frontage on a paved public road or on a private road maintained by an owners association and meeting the standards of

## Transportation Element Policy 2.3.

2. Where average lot sizes (exclusive of open space in cluster or PUD developments) are greater than five (5) acres but less than ten (10) acres, each lot shall have frontage on a public road or on a private road meeting the standards of Transportation Element Policy 2.3.
  3. Where average lot sizes (exclusive of open space in cluster or PUD developments) are ten (10) acres or more, access shall be provided.
- (d) In calculating residential density in areas which are habitats for threatened or endangered species, density shall be maintained at the residential land use density for that land use designation. Actual development shall be addressed by transfer of density in the Land Development Code.
- (e) In calculating residential density, areas which are wetlands the density shall be permitted at an overall density of one (1) unit per twenty (20) acres.
- 4) Special Development Standards
- (a) Commercial development may be permitted only where the parcel has access to an arterial or collector road. Access to roads should be from frontage or side roads rather than directly. Access to commercial areas located along principal arterials shall be set back sufficiently to accommodate future right-of-way as identified in the Transportation Element.
- (b) New Commercial Development
1. Where permitted, new commercial developments shall be located in clusters with no more than four (4) individual establishments totaling not more than fifteen thousand (15,000) square feet in floor area, except where located in the Crawfordville Town Plan Overlay. Where permitted by the Comprehensive Plan, proposed new commercial rezonings shall be permitted only within one-quarter (1/4) mile of an intersection of two (2) collectors, collector and arterial, or two (2) arterial roadways. There shall be a limit of one (1) cluster within each intersection quadrant. New commercial rezonings beyond one-quarter mile of the intersection may be approved if the Board of County Commissioners makes the following findings: (a) that the proposed rezoning is compatible with the existing character of the surrounding area; and (b) existing residentially zoned parcels will not be negatively impacted by the proposed rezoning. The aforementioned commercial location requirements in this subsection shall not apply to properties within the Crawfordville Town Plan that have been identified as High Intensity Commercial, Low Intensity Commercial, Neighborhood Serving Commercial or Cottage Commercial.
  2. Non-residential land uses shall also provide a landscape and design plan at the development review stage that clearly indicates how each site will meet the land development code's open space and landscape provisions. It is the intent of this requirement to promote the use of native vegetation to the fullest extent possible.
- (d) Non-residential development in structures over five thousand (5,000) gross square feet in area shall have connection to public water service and fire protection consistent with Land Development Code requirements.

- (e) Schools, nursing facilities and all activities used by over fifty (50) persons at one time shall have central sewer facilities (including package plants).
- (f) Development within this land use shall provide at least twenty percent of the gross land area on which the development is located as open space. The County will ensure through this policy, its land development regulations, and development orders and permits that the open space provided pursuant to this requirement is maintained over time. Such open space shall not be developed except through the application of a Comprehensive Plan amendment.

**Policy 1.2.6. Rural-3 (Rural Residential):**

- 1) Description - This designation provides for the development of transitional rural residential areas and is generally characterized by a more compact development pattern that is readily distinguishable from surrounding rural or semi-rural lands. This designation may only be used on lands located adjacent to arterial or major collector roads and on lands that have at least one common boundary with lands designated as Rural 2 or higher density. As an incentive to restrict the use of septic tanks in order to reduce a potential source of groundwater pollutants, development of these lands may occur at higher densities if central water and sewer services are available or extended to the site, but at lower densities if central water and sewer services are not available or not extended to the site. Density is set at a maximum of one (1) dwelling unit per one (1) acre with central water and sewer, a level that will enable the economic feasibility of central services, but at the same time will not greatly depart from lower rural or semi-rural densities. Density is set at a maximum of one (1) dwelling unit per five (5) acres without central water and central sewer.

2) Permitted/Prohibited Uses

- (a) General agriculture and forestry activities shall be permitted, along with accessory uses.
- (b) Residential development shall be permitted, except that mobile homes are prohibited.
- (c) Commercial development shall be permitted along arterial and collector roads but only where the access requirements set forth below are met.
- (d) Public land uses, including schools are permitted.
- (e) Industrial uses are not permitted.

3) Density/Intensity Limitations

- (a) Non-residential uses shall not exceed a floor area ratio (F.A.R.) of 0.15 and individual activities shall not exceed fifteen thousand (15,000) square feet in floor area.
- (b) Non-residential development shall be located on lots of at least one (1) acre, except for properties within the Crawfordville Town Plan Overlay.



## Sec. 5-34. - RR-2 Rural Residential District regulations.

- (1) *District intent.* The provisions of this district are to establish areas where very low residential densities may be maintained and where investment in homes will be protected from the adverse effects sometimes found in agricultural districts. This zoning district is permissible in the Rural-2, Rural-3, Urban Fringe, Urban Core, and Public Facilities land use categories as designated in the comprehensive plan.
- (2) *Special requirements.* None.
- (3) *Principal uses.*
  1. Agricultural production, crops and livestock.
  2. Community residential home (small).
  3. Light infrastructure.
  4. Livestock and agricultural equipment barns.
  5. Mobile homes.
  6. Single-family dwellings.
- (4) *Conditional uses.*
  1. Cemeteries.
  2. Churches and other houses of worship including convents and rectories.
  3. Public and private recreation facilities.
  4. Schools.
- (5) *Development standards.*
  1. *Minimum lot size.*
    - (a) Area: two acres.
    - (b) Width: 150 feet. Sixty feet for cul-de-sac lots.
    - (c) Depth: N/A.
  2. *Minimum building setbacks.*
    - (a) Front: 25 feet.
    - (b) Rear: 15 feet.
    - (c) Side: eight feet.
  3. *Maximum building restrictions.\**
    - (a) Coverage: N/A.
    - (b) Height: 35 feet.
    - (c) Density: one dwelling unit per two acres.

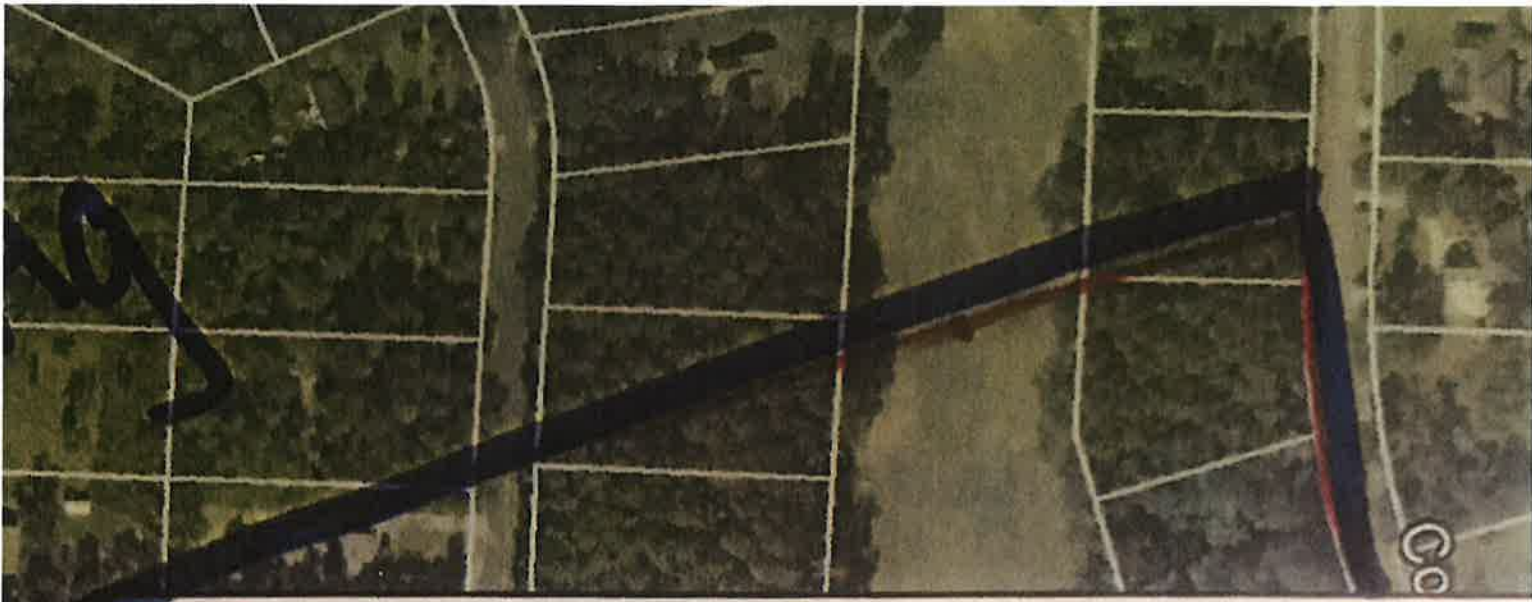
**\*Note**—Density and building coverage may be further restricted by the comprehensive plan.


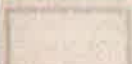

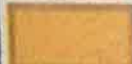








(Ord. No. 85-4, 7-23-1985; Ord. No. 87-10, 8-17-1987; Ord. No. 13-20, § 2, 9-3-2013; Ord. No. 2015-16, § 4, 10-19-2015; Ord. No. 2018-32, § 16, 9-17-2018)

**Editor's note**— Ordinance No. 87-10 added a § 5-35 to the land development code. Former § 5-34 has been renumbered by the editor as § 5-43 and the provisions enacted by Ordinance No. 87-10 have been added as a new § 5-34.







-  Parcel Boundary (139.13 Acres)
-  Wakulla County Parcels
-  150' Septic Buffer (5.68 Acres)
-  100' Construction Buffer (1.05 Acres)
-  Wetlands (29.41 Acres)
-  Estimated Offsite Wetlands
-  100 Year Floodplain (Not Surveyed) (+/- 35.34 Acres)
-  Potential Karst Feature-0.15 Acres Onsite (1.29 Acres Total)
-  Approximate Uplands (2.92 Acres)
-  Soils
-  FLUCCS (Florida Land Use, Cover and Forms Classification System)
-  2' Contours

FLUCCS	
Code	Description
420	Upland Hardwood Forests
434	Hardwood-Conifer Mixed
613	Gum Swamps

**Soils**

**Description**

SHADEVILLE-SEA BOARD FINE SANDS



- Parcel Boundary (139.13 Acres)
- Wakulla County Parcels
- 150' Septic Buffer (3.68 Acres)
- 100' Construction Buffer (1.06 Acres)
- Wetlands (29.41 Acres)
- Estimated Offsite Wetlands
- 100 Year Floodplain (Not Surveyed) (+/- 35.34 Acres)
- Potential Karst Feature (0.19 Acres Onsite (1.29 Acres Total))
- Approximate Uplands (2.92 Acres)
- Soils
- FLUCCS (Florida Land Use, Cover and Forms Classification System)
- 2' Contours

FLUCCS	
Code	Description
420	Upland Hardwood Forests
434	Hardwood-Conifer Mixed
613	Cum Swamps

Soils	
Key	Description
12	SHADEVILLE-SEA BOARD FINE SANDS, 0 TO 3 PERCENT SLOPES
17	ORTEGA SAND, 0 TO 5 PERCENT SLOPES
21	LAKELAND SAND, 0 TO 5 PERCENT SLOPES
27	MORIAH-PILGRIMS FINE SANDS
35	RUTLEDGE SAND
44	TOOLE'S-NUTTALL FINE SANDS, DEPRESSIONAL
48	OTELA, LIMESTONE SUBSTRATUM-ORTEGA SANDS, 0 TO 5 PERCENT SLOPES

## Planning approves subdivision near Wakulla Middle

By Cheri Harris

Wednesday, March 25, 2020 at 12:05 am (Updated: March 25, 12:31 am)

Members of the Wakulla County Planning Commission heard at their March 9 meeting an application for preliminary plat approval to create a 44-lot residential subdivision on a nearly 140-acre parcel that belongs to John and Petra Shuff.

According to agenda request information, the site of the future Hidden Forest subdivision property, which is located west of Jean Drive, is zoned Rural Residential (RR-2), allowing for one home per 2 acres.

Joy Fetter told commissioners moving forward with this project is a bad idea.

She said the planned access road to get to the development from Jean Drive is very close to her home, and she fears additional traffic from new residents will add to already heavy traffic from nearby Wakulla Middle School at the end of the school day.

She also worried that construction trucks could damage the roads into the development, which she described as "really, really thin."

John Shuff said a traffic study showed very little impact on traffic for the project, noting it would also have a greater impact on traffic at 5 or 6 p.m. than 3 p.m. when school lets out.

About a half-dozen new fire hydrants would also be going into the subdivision, he said.

Wakulla County Planning and Community Development Director Somer Pell said sidewalk improvements are planned for the area, and the county plans to resurface Wildwood Drive in the next year or two.

As for concerns about other county roads, Pell said residents can contact the county about resurfacing projects at any time, because it is currently developing a ranking system to prioritize local road projects, with the goal of repairing the roads in worst condition first.

The Planning Commission voted 5-0 to approve the project.

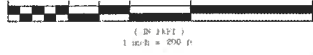
# HIDDEN FOREST

A SUBDIVISION LYING IN LOT 86 AND LOT 87 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA



VICINITY MAP (NOT TO SCALE)

GRAPHIC SCALE



### DEDICATION

STATE OF FLORIDA, COUNTY OF WAKULLA

Know all by these presents that JOHN W. HUNT, III, of said County, Florida, the owner, in fee simple of the land shown hereon as the "HIDDEN FOREST", and hereinafter more particularly described as follows: Commence at the Southeast corner of the North half of the Northeast quarter of Section 24, Township 4 South, Range 2 West, Wakulla County, Florida and run North 02 degrees 09 minutes 44 seconds East along said Eastern boundary a distance of 425.85 feet; thence run North 72 degrees 30 minutes 59 seconds East 1477.50 feet to a re-rod (marked #7100) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run North 72 degrees 32 minutes 10 seconds East 1075.09 feet to a concrete monument (marked #2916); thence run North 02 degrees 27 minutes 21 seconds East 352.86 feet to a concrete monument (marked #2915); thence run North 02 degrees 23 minutes 49 seconds East 290.45 feet to a concrete monument (marked #2918); thence run North 02 degrees 38 minutes 37 seconds East 579.15 feet to a concrete monument (marked #2919); thence run North 02 degrees 36 minutes 51 seconds East 163.10 feet to a concrete monument (marked #2917); thence run North 02 degrees 49 minutes 21 seconds East 215.25 feet to a concrete monument (marked #2919); thence run South 64 degrees 27 minutes 30 seconds East 306.53 feet to a re-rod lying on a curve concave to the Southeast, said point also lying on the Northwestly right-of-way boundary of Jean Drive. Thence run Northwestly along said Northwestly boundary and curve having a radius of 378.14 feet, through a central angle of 11 degrees 29 minutes 52 seconds, for an arc distance of 75.48 feet, chord bearing North 37 degrees 41 minutes 11 seconds East 75.35 feet to a concrete monument (marked #2918); thence bearing said right-of-way boundary run North 41 degrees 44 minutes 37 seconds West 493.31 feet to a concrete monument (marked #2919); thence run North 02 degrees 40 minutes 50 seconds East 577.14 feet to a concrete monument (marked #2924); thence run North 02 degrees 03 minutes 54 seconds East 1402.23 feet to a concrete monument (marked #1254) lying on the approximate Southerly boundary of Swift Swamp. Thence run Southwesterly and Northeastly along said Southerly boundary the following (3) courses: South 75 degrees 15 minutes 50 seconds East 178.99 feet; South 70 degrees 15 minutes 50 seconds East 83.00 feet; and North 76 degrees 25 minutes 08 seconds East 477.96 feet; thence bearing said Southerly boundary run North 17 degrees 12 minutes 24 seconds West 985.58 feet; thence run South 72 degrees 25 minutes 59 seconds West 1439.80 feet; thence run South 02 degrees 36 minutes 29 seconds West 881.48 feet to a concrete monument (marked #2919) lying on the approximate Southerly boundary line of said Swift Swamp. Thence run South 02 degrees 28 minutes 38 seconds West 4532.29 feet to the POINT OF BEGINNING containing 139.19 acres, more or less.

Minor course runs back to be amended and substituted as shown hereon and does hereby dedicate the following:

To the Hidden Forest Homeowners Association, Inc. all 80% parts, 70 access easement and conservation easements depicted hereon.

To the Public all easements and all right of ways (Traverse Way, Apartment Way and Cable Way).

The Homeowner's Association shall be responsible for maintenance of all drains, storm sewers and pipes and hereby makes with the City of Wakulla County Florida the following dedication as the Owner of Hidden Forest:

Reserving in all cases reserved the reversion thereof should the same be nonconforming, disclaimed abandoned or the use thereof discontinued or otherwise by law by appropriate action of the person causing such change of jurisdiction thereon.

This the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2020

By \_\_\_\_\_  
 Authorized Signature  
 Owner

Witness Signature

Print name \_\_\_\_\_

By \_\_\_\_\_  
 Authorized Signature  
 Clerk

Witness Signature

Print name \_\_\_\_\_

### ACKNOWLEDGEMENT STATE OF FLORIDA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_ who is personally known to me or has produced a driver's license as identification acknowledges that he/she executed the foregoing dedication as the Owner of Hidden Forest.

### NOTARY PUBLIC

### ACKNOWLEDGEMENT STATE OF FLORIDA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_ who is personally known to me or has produced a driver's license as identification acknowledges that he/she executed the foregoing dedication as the Owner of Hidden Forest.

### NOTARY PUBLIC

### CONFIRMATION STATE OF FLORIDA COUNTY OF FRANKLIN

APPROVED BY THE PLANNING COMMISSION OF WAKULLA COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

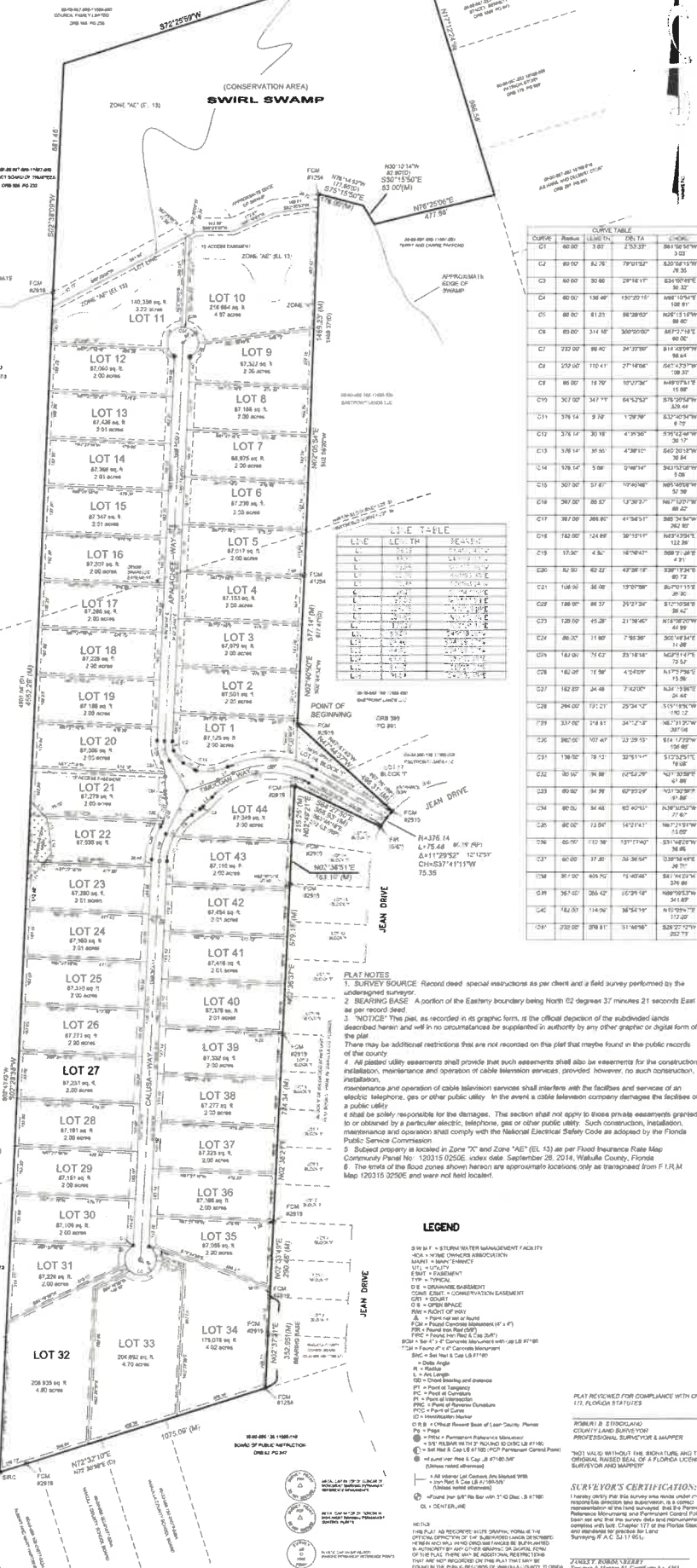
COUNTY PLANNING DIRECTOR CHAIRMAN COUNTY COMMISSION

APPROVED BY THE COUNTY COMMISSION OF WAKULLA COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

CHAIRMAN OF BOARD OF COUNTY COMMISSION COUNTY ATTORNEY

ACCEPT FOR FILES AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 IN PLAY BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA

CLERK OF THE CIRCUIT COURT WAKULLA COUNTY, FLORIDA



CURVE	Radius	CHORD	CHORD BEARING	ARC BEARING	ARC LENGTH
C1	40.00	3.00	23.33°	90.00°	3.00
C2	40.00	4.26	33.00°	120.00°	4.26
C3	40.00	5.52	42.43°	150.00°	5.52
C4	40.00	6.78	51.86°	180.00°	6.78
C5	40.00	8.04	61.29°	210.00°	8.04
C6	40.00	9.30	70.72°	240.00°	9.30
C7	40.00	10.56	80.15°	270.00°	10.56
C8	40.00	11.82	89.58°	300.00°	11.82
C9	40.00	13.08	99.01°	330.00°	13.08
C10	40.00	14.34	108.44°	360.00°	14.34
C11	40.00	15.60	117.87°	390.00°	15.60
C12	40.00	16.86	127.30°	420.00°	16.86
C13	40.00	18.12	136.73°	450.00°	18.12
C14	40.00	19.38	146.16°	480.00°	19.38
C15	40.00	20.64	155.59°	510.00°	20.64
C16	40.00	21.90	165.02°	540.00°	21.90
C17	40.00	23.16	174.45°	570.00°	23.16
C18	40.00	24.42	183.88°	600.00°	24.42
C19	40.00	25.68	193.31°	630.00°	25.68
C20	40.00	26.94	202.74°	660.00°	26.94
C21	40.00	28.20	212.17°	690.00°	28.20
C22	40.00	29.46	221.60°	720.00°	29.46
C23	40.00	30.72	231.03°	750.00°	30.72
C24	40.00	31.98	240.46°	780.00°	31.98
C25	40.00	33.24	249.89°	810.00°	33.24
C26	40.00	34.50	259.32°	840.00°	34.50
C27	40.00	35.76	268.75°	870.00°	35.76
C28	40.00	37.02	278.18°	900.00°	37.02
C29	40.00	38.28	287.61°	930.00°	38.28
C30	40.00	39.54	297.04°	960.00°	39.54
C31	40.00	40.80	306.47°	990.00°	40.80
C32	40.00	42.06	315.90°	1020.00°	42.06
C33	40.00	43.32	325.33°	1050.00°	43.32
C34	40.00	44.58	334.76°	1080.00°	44.58
C35	40.00	45.84	344.19°	1110.00°	45.84
C36	40.00	47.10	353.62°	1140.00°	47.10
C37	40.00	48.36	363.05°	1170.00°	48.36
C38	40.00	49.62	372.48°	1200.00°	49.62
C39	40.00	50.88	381.91°	1230.00°	50.88
C40	40.00	52.14	391.34°	1260.00°	52.14
C41	40.00	53.40	400.77°	1290.00°	53.40
C42	40.00	54.66	410.20°	1320.00°	54.66
C43	40.00	55.92	419.63°	1350.00°	55.92
C44	40.00	57.18	429.06°	1380.00°	57.18
C45	40.00	58.44	438.49°	1410.00°	58.44
C46	40.00	59.70	447.92°	1440.00°	59.70
C47	40.00	60.96	457.35°	1470.00°	60.96
C48	40.00	62.22	466.78°	1500.00°	62.22
C49	40.00	63.48	476.21°	1530.00°	63.48
C50	40.00	64.74	485.64°	1560.00°	64.74
C51	40.00	66.00	495.07°	1590.00°	66.00
C52	40.00	67.26	504.50°	1620.00°	67.26
C53	40.00	68.52	513.93°	1650.00°	68.52
C54	40.00	69.78	523.36°	1680.00°	69.78
C55	40.00	71.04	532.79°	1710.00°	71.04
C56	40.00	72.30	542.22°	1740.00°	72.30
C57	40.00	73.56	551.65°	1770.00°	73.56
C58	40.00	74.82	561.08°	1800.00°	74.82
C59	40.00	76.08	570.51°	1830.00°	76.08
C60	40.00	77.34	579.94°	1860.00°	77.34
C61	40.00	78.60	589.37°	1890.00°	78.60
C62	40.00	79.86	598.80°	1920.00°	79.86
C63	40.00	81.12	608.23°	1950.00°	81.12
C64	40.00	82.38	617.66°	1980.00°	82.38
C65	40.00	83.64	627.09°	2010.00°	83.64
C66	40.00	84.90	636.52°	2040.00°	84.90
C67	40.00	86.16	645.95°	2070.00°	86.16
C68	40.00	87.42	655.38°	2100.00°	87.42
C69	40.00	88.68	664.81°	2130.00°	88.68
C70	40.00	89.94	674.24°	2160.00°	89.94
C71	40.00	91.20	683.67°	2190.00°	91.20
C72	40.00	92.46	693.10°	2220.00°	92.46
C73	40.00	93.72	702.53°	2250.00°	93.72
C74	40.00	94.98	711.96°	2280.00°	94.98
C75	40.00	96.24	721.39°	2310.00°	96.24
C76	40.00	97.50	730.82°	2340.00°	97.50
C77	40.00	98.76	740.25°	2370.00°	98.76
C78	40.00	100.02	749.68°	2400.00°	100.02
C79	40.00	101.28	759.11°	2430.00°	101.28
C80	40.00	102.54	768.54°	2460.00°	102.54
C81	40.00	103.80	777.97°	2490.00°	103.80
C82	40.00	105.06	787.40°	2520.00°	105.06
C83	40.00	106.32	796.83°	2550.00°	106.32
C84	40.00	107.58	806.26°	2580.00°	107.58
C85	40.00	108.84	815.69°	2610.00°	108.84
C86	40.00	110.10	825.12°	2640.00°	110.10
C87	40.00	111.36	834.55°	2670.00°	111.36
C88	40.00	112.62	843.98°	2700.00°	112.62
C89	40.00	113.88	853.41°	2730.00°	113.88
C90	40.00	115.14	862.84°	2760.00°	115.14
C91	40.00	116.40	872.27°	2790.00°	116.40
C92	40.00	117.66	881.70°	2820.00°	117.66
C93	40.00	118.92	891.13°	2850.00°	118.92
C94	40.00	120.18	900.56°	2880.00°	120.18
C95	40.00	121.44	910.00°	2910.00°	121.44
C96	40.00	122.70	919.43°	2940.00°	122.70
C97	40.00	123.96	928.86°	2970.00°	123.96
C98	40.00	125.22	938.29°	3000.00°	125.22
C99	40.00	126.48	947.72°	3030.00°	126.48
C100	40.00	127.74	957.15°	3060.00°	127.74

LINE	LENGTH	BEARING
L1	1075.09	N02°09'44"E
L2	1477.50	N72°30'59"E
L3	352.86	N02°27'21"E
L4	290.45	N02°23'49"E
L5	579.15	N02°38'37"E
L6	163.10	N02°36'51"E
L7	215.25	N02°49'21"E
L8	306.53	S64°27'30"E
L9	378.14	S00°00'00"E
L10	75.48	S00°00'00"E
L11	493.31	N02°40'50"E
L12	577.14	N02°03'54"E
L13	1402.23	N02°03'54"E
L14	985.58	N17°12'24"W
L15	1439.80	S72°02'36"W
L16	881.48	S02°36'29"W
L17	4532.29	S02°28'38"W
L18	378.14	S00°00'00"E
L19	378.14	S00°00'00"E
L20	378.14	S00°00'00"E
L21	378.14	S00°00'00"E
L22	378.14	S00°00'00"E
L23	378.14	S00°00'00"E
L24	378.14	S00°00'00"E
L25	378.14	S00°00'00"E
L26	378.14	S00°00'00"E
L27	378.14	S00°00'00"E
L28	378.14	S00°00'00"E
L29	378.14	S00°00'00"E
L30	378.14	S00°00'00"E
L31	378.14	S00°00'00"E
L32	378.14	S00°00'00"E
L33	378.14	S00°00'00"E
L34	378.14	S00°00'00"E
L35	378.14	S00°00'00"E
L36	378.14	S00°00'00"E
L37	378.14	S00°00'00"E
L38	378.14	S00°00'00"E
L39	378.14	S00°00'00"E
L40	378.14	S00°00'00"E
L41	378.14	S00°00'00"E
L42	378.14	S00°00'00"E
L43	378.14	S00°00'00"E
L44	378.14	S00°00'00"E
L45	378.14	S00°00'00"E
L46	378.14	S00°00'00"E
L47	378.14	S00°00'00"E
L48	378.14	S00°





May 17, 2021

**M E M O R A N D U M**

**TO:** Jim Murdaugh, Ph.D.  
President

**FROM:** Barbara Wills, Ph.D.  
Vice President for Administrative Services and Chief Business Officer

**SUBJECT:** Wakulla County Land Purchase

---

**Item Description**

The College would like to purchase a 21 acre parcel of land in Wakulla County adjacent to the current TCC Wakulla Environmental Institute.

**Overview and Background**

This is approximately 21 acres of vacant residential land (agricultural zoned). The attached property appraisal shows an appraised value of \$200,000 on August 6, 2020. The parcel is identified on the attached survey. An executed letter of intent to purchase the property is also provided.

It is the intent of the College to use this land for the Wakulla Environmental Institute, in furtherance of our mission to promote education, conservation and recreation.

**Funding/ Financial Implications**

This parcel of land is being purchased with funds raised by the Foundation for TCC, and provided to the College for this purpose. The College is responsible for closing costs.

**Past Actions by the Board**

The Board has not taken any past action related to this land.

**Recommended Action**

Authorize the College to contract to purchase the land.

# LETTER OF INTENT

Date: April 7, 2021

Buyer: THE DISTRICT BOARD OF TRUSTEES OF TALLAHASSEE COMMUNITY COLLEGE, FL

Seller: KEVIN AND KERRY GABY

Re: Lengthy metes and bounds description, in Section 24, Township 4 South, Range 2 West and Hartsfield Survey Lot 86; Wakulla County, Florida.

The subject property is located in the northern terminus of Riley Drive and just north of Wildcat Alley, approximately 1/2 mile east of the intersection of Casora Drive and Crawfordville Highway. More generally, the property is situated on central Wakulla County, approximately 3 miles south of downtown Crawfordville and 20 miles south of Tallahassee (State Capital).

The purpose of this letter of intent is to outline the proposed agreement for the purchase and sale of the property described above. This letter of intent is merely an outline of the proposed contractual terms and shall be NON-BINDING on both buyer and seller until a formal contract is executed at a later date.

KG The total sales price will be \$200,000.00

KG The closing date will be following the approval of the purchase by The District Board of Trustees of the Tallahassee Community College, FL.

KG A non-refundable binder deposit of \$0 shall be required to be given to seller by buyer upon execution of a contract.

KG In the event that any of the terms of a subsequently executed contract (between buyer and seller for the purchase of the property) are inconsistent with the terms of this letter of intent, the terms of the contract shall control.

## ACCEPTED BY SELLER:

Printed Name: KEVIN R. GABY

Signature: [Handwritten Signature]

Its: \_\_\_\_\_

Printed Name: KERRY R. GABY

Signature: [Handwritten Signature]

DATE: 4/9/2021

## ACCEPTED BY BUYER:

Printed Name: Barbara K. Wills

Signature: [Handwritten Signature]

Its: VP, Administration & CBO

DATE: April 7, 2021

***APPRAISAL REPORT***

***APPROXIMATELY 21.08 ACRES OF LAND  
LOCATED OFF WILDCAT ALLEY  
WAKULLA COUNTY, FLORIDA***

AS OF  
JANUARY 2, 2021

PREPARED ON  
JANUARY 14, 2021

FOR

MR. DON HERR  
FACILITIES DIRECTOR  
TALLAHASSEE COMMUNITY COLLEGE  
444 APLEYARD DRIVE  
TALLAHASSEE, FLORIDA 32316

BY

RHONDA A. CARROLL, MAI  
STATE-CERTIFIED GENERAL REAL ESTATE APPRAISER RZ 459  
*CARROLL APPRAISAL COMPANY, INC.*  
P.O. BOX 2501  
TALLAHASSEE, FLORIDA 32316

Rhonda A. Carroll, MAI  
State-Certified General  
Real Estate Appraiser #RZ459



P.O. 2501  
Tallahassee, FL 32316

Office (850) 575-1999 / Fax (850) 575-1911  
www.CarrollAppraisal.com

January 14, 2021

Mr. Don Herr  
Facilities Director  
Tallahassee Community College  
444 Appleyard Drive  
Tallahassee, Florida 32316

Dear Mr. Herr:

In accordance with your request, we have completed an appraisal of approximately 20.08 acres of land located off Wildcat Alley in Wakulla County Florida. The property consists of two parcels which possess no significant improvements. The property will be appraised under the direct sales comparison approach. This is the only approach deemed applicable to the valuation of the subject property.

The purpose of the appraisal is to estimate the “market value” for internal purposes and decisions. Market value is the most probable price 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. The property is currently listed for sale for \$252,000 and has been active at this price for nearly five years.

The client and intended user of the appraisal is Don Herr, Facilities Director for Tallahassee Community College. The intended use of the appraisal is for internal purposes and purchasing decisions. No other use or user is intended by the appraiser. The date of value of this real estate appraisal is January 2, 2021, the most recent date of inspection. The date of the report is January 14, 2021.

This appraisal is prepared according to our interpretation of the 2020-2021 edition of the Uniform Standards of Professional Appraisal Practice (USPAP). The report is intended to comply with Standard 2-2(a) for an “Appraisal Report.”

*Carroll Appraisal Company, Inc.*  
*Real Estate Appraisers and Consultants*

Mr. Herr  
January 14, 2021  
Page (2)

By accepting this appraisal report, you the client agree that you contracted with *Carroll Appraisal Company, Inc.* to render an *opinion of value* pertaining to the subject property referenced in this report, and understand and agree with the following:

- You the client will read the report in its entirety and bring to our attention any *substantial errors or omissions of fact*, in a timely manner, before the report is utilized for any purpose for which it was performed.
- Our services were not retained to report a predetermined value, minimum value, maximum value or direction of value favorable to the position of the client or his/her agents. As such, it is understood that we have rendered an opinion of value independent of any particular sales contract, listing price or any perceived value otherwise suggested by the client or his/her agents, including any buyers or sellers.
- The estimate of value is an *opinion of value* based upon our knowledge, education and experience in the field of real estate valuation and is not a provable mathematic or scientific fact. As such, it is commonly accepted within the real estate appraisal profession that two or more appraisers could render different yet equally reliable opinions of value pertaining to this property.
- The scope of our work includes performing a real estate appraisal and only a real estate appraisal, and does not include performing a boundary survey, a title search or conducting an environmental audit as real estate appraisers are neither licensed nor qualified to perform such services. Further, you understand that we have solely relied upon surveys, title information or environmental audits made available to us by you or your agents, or in their absence and with your permission, relied upon information acquired from public sources to be accurate. As such, we will not be held liable for any possible boundary, title or environmental issues if they are to arise in the future.

As a result of our inspection of the subject property, it is our opinion that the following value applied to the subject property as of January 2, 2021 of:

Subject Property, "As Is"	\$165,000
---------------------------	-----------

If you have any further questions, please do not hesitate to contact us.



Rhonda A. Carroll, MAI  
State-Certified General  
Real Estate Appraiser RZ459



Christopher P. Sheffield  
State-Registered Trainee  
Real Estate Appraiser RI5766

## CERTIFICATE OF APPRAISAL

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

The statements of fact contained in this report are true and correct.

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.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP)*.

I have made a personal inspection of the property that is the subject of this report.

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 Practice* of the *Appraisal Institute*.

The use of this report is subject to the requirements of the *Appraisal Institute* relating to review by its duly authorized representatives.

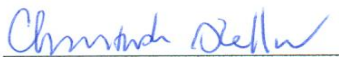
As of the date of this report, Rhonda A. Carroll, MAI has completed the requirements of the continuing education program of the *Appraisal Institute*.

Carroll Appraisal Company has previously provided no services regarding this property in the past three years.

**We hereby CERTIFY that in our opinion the following estimates of "market value" applied to the subject property as of January 2, 2021 was as follows:**

Subject Property, "As Is"	\$165,000
---------------------------	-----------

  
Rhonda A. Carroll, MAI  
State-Certified General  
Real Estate Appraiser RZ459

  
Christopher P. Sheffield  
State-Registered Trainee  
Real Estate Appraiser R15766

***Carroll Appraisal Company, Inc.***  
*Real Estate Appraisers and Consultants*

## TABLE OF CONTENTS

### **PART I - INTRODUCTION**

LETTER OF TRANSMITTAL	
CERTIFICATE OF APPRAISAL	
TABLE OF CONTENTS	
EXECUTIVE SUMMARY.....	i
LOCATION MAP.....	ii

### **PART II - FACTUAL DATA**

IDENTIFICATION OF PROPERTY.....	1
LEGAL DESCRIPTION.....	1
DEFINITION OF MARKET VALUE.....	1
PURPOSE OF THE APPRAISAL.....	1
MARKETING/EXPOSURE TIME.....	1
DATE OF THE APPRAISAL.....	1
SALES HISTORY.....	2
PROPERTY TAX DATA.....	2
PROPERTY RIGHTS APPRAISED.....	2
USE OF THE APPRAISAL.....	2
RECERTIFICATION STATEMENT.....	2
SCOPE OF THE APPRAISAL.....	3
MARKET AREA DATA.....	4
LAND USE/ZONING DESIGNATIONS.....	4
DESCRIPTION OF THE SITE.....	5
FLOOD MAP & WETLAND MAP.....	6
PHOTOGRAPHS.....	7

### **PART III - ANALYSIS AND CONCLUSIONS**

HIGHEST AND BEST USE.....	10
PROPERTY VALUATION.....	11
SALES COMPARISON APPROACH.....	11
COMPARABLE VACANT LAND SALES.....	12
PHOTOS & COMPARABLE SALES MAP.....	13
DISCUSSION OF COMPARABLE SALES.....	16
CORRELATION OF SALES DATA.....	17
ASSUMPTIONS AND LIMITING CONDITIONS.....	18
APPRAISER QUALIFICATIONS.....	22

### **PART IV - ADDENDA**

## EXECUTIVE SUMMARY

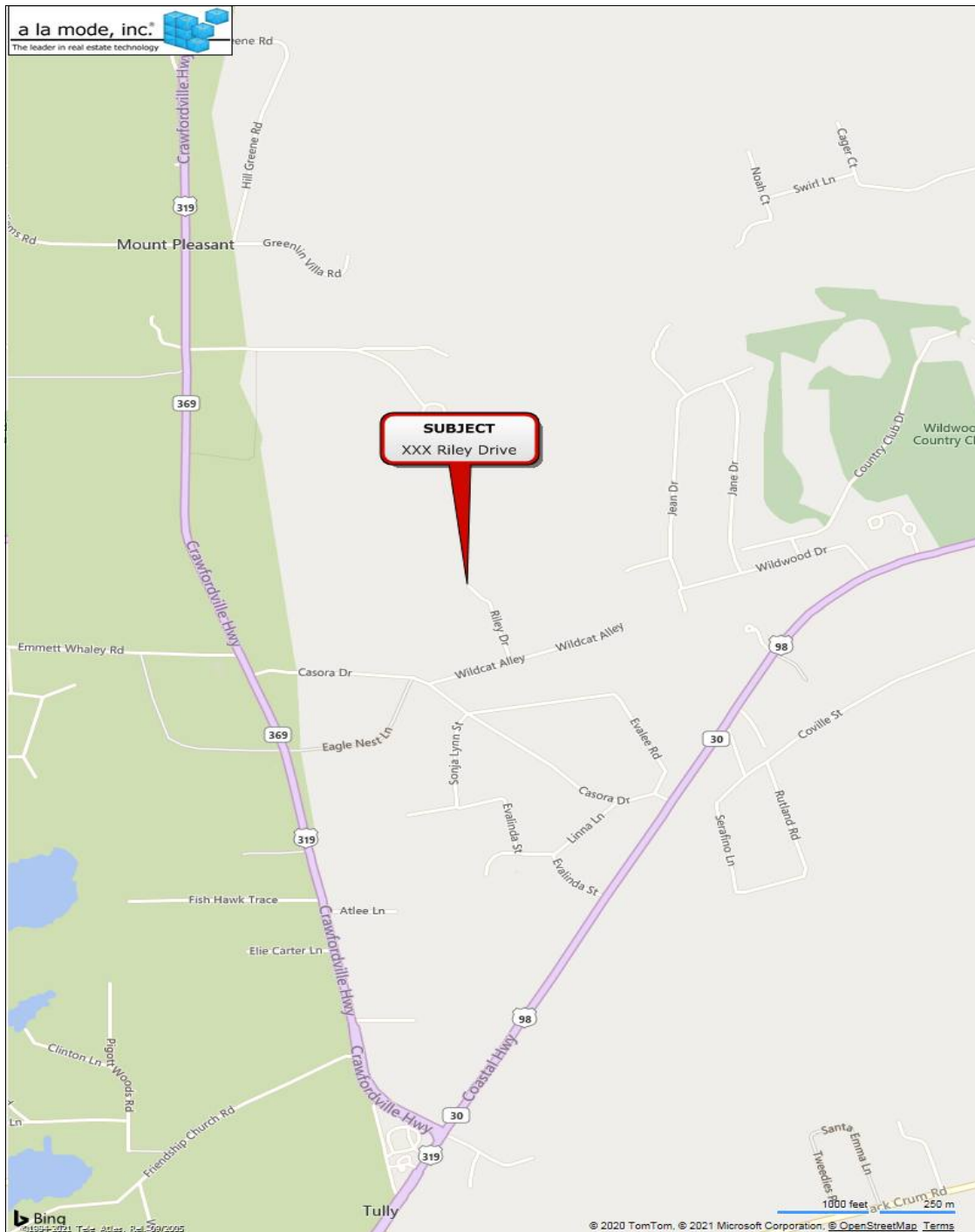
<b>SUBJECT PROPERTY:</b>	The subject property consists of two parcels of land totaling 20.08 acres located off Wildcat Alley.
<b>FRONTAGE:</b>	The subject property possesses no frontage. One parcel is an access road which runs from Wildcat Alley.
<b>IMPROVEMENTS:</b>	The subject site possesses no improvements which are considered.
<b>TAX PARCEL:</b>	00-00-086-000-11583-000 24-4S-02W-192-02077-21C
<b>OWNER OF RECORD:</b>	Kevin & Kerry Gaby 4057 Crawfordville Highway Crawfordville, Florida 32327
<b>DATE OF VALUE:</b>	January 2, 2021
<b>PURPOSE OF APPRAISAL:</b>	The purpose of this appraisal is to estimate the “ <i>market value</i> ” of the subject property as an aid for internal purposes and decisions.
<b>HIGHEST AND BEST USE:</b>	The highest and best use of the subject property is for residential use. See further discussion within report.
<b>ASSESSED VALUE:</b>	The total assessed value is \$49,850. The taxable value is \$3,190.
<b>LAND USE/ZONING:</b>	The current Zoning is Agriculture and the Future Land Use Designation is reported to be Agriculture and Rural 2.



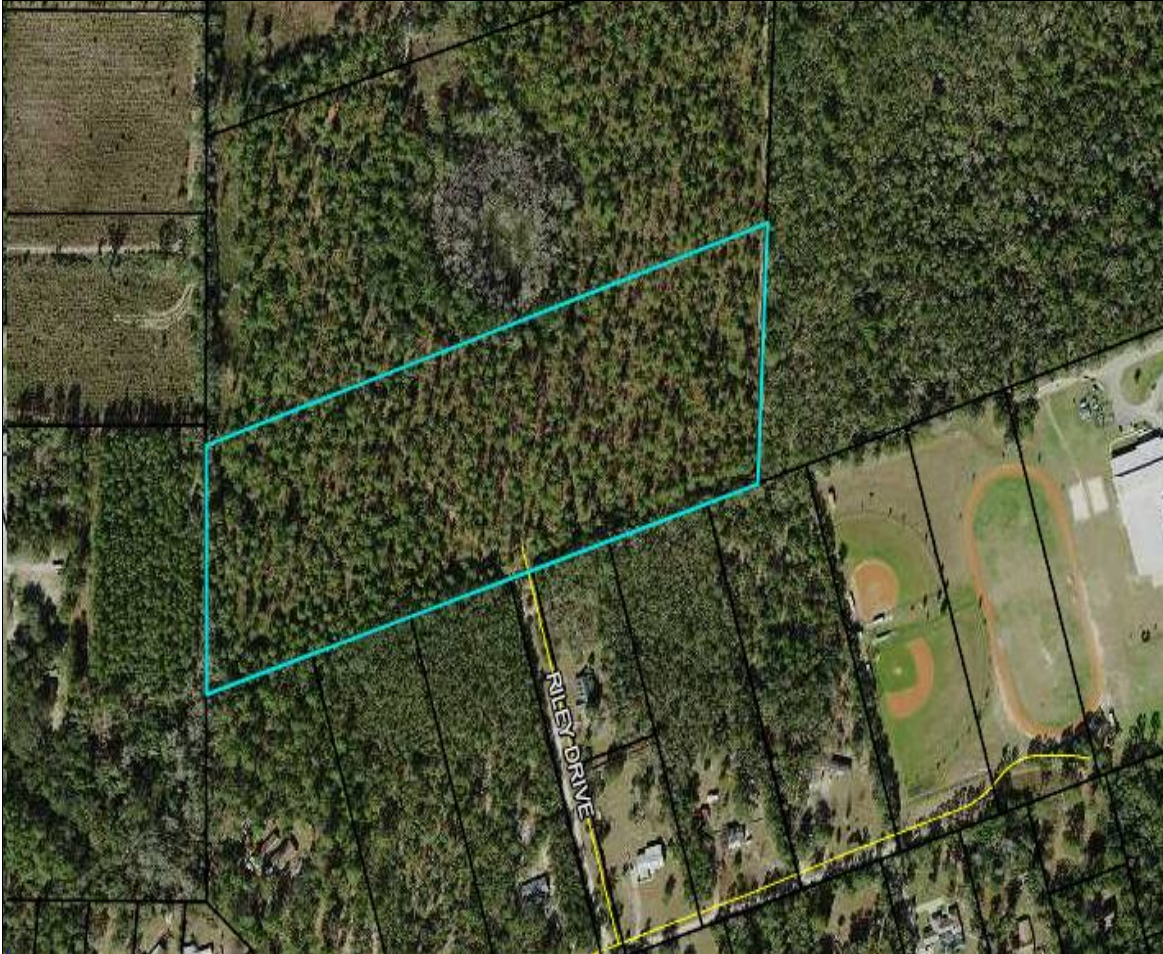
## EXECUTIVE SUMMARY

<b>FLOOD MAP:</b>	The subject property appears to be located in flood zones "A" and "X" as per <i>Federal Emergency Management Agency, Flood Insurance Rate Map, Map Number 12129C-0375-E</i> , dated September 26, 2014.
<b>REPLACEMENT COST APPROACH:</b>	N/A
<b>SALES COMPARISON APPROACH:</b>	\$165,000
<b>DIRECT INCOME CAPITALIZATION APPROACH:</b>	N/A
<b>FINAL INDICATED VALUE:</b>	\$165,000
<b>HYPOTHETICAL CONDITIONS &amp; EXTRAORDINARY ASSUMPTIONS:</b>	None.

# LOCATION MAP



# SITE MAP



## **PART II - FACTUAL DATA**

## IDENTIFICATION OF SUBJECT

The subject property is located off the north side of Wildcat Alley in southern Wakulla County. The property consists of two parcels which contain a total of 21.08 acres. One of the parcels is an access road named Riley Drive with the main parcel containing just under 20 acres. There are no significant improvements present.

## LEGAL DESCRIPTION

The subject property is described in metes and bounds format and is generally located in *Hartsfield Section 86 and Section 24, Township 4 South, Range 1 West*, as recorded in the official records of Wakulla County, Florida. A complete survey and/or legal description was not provided for this assignment.

## DEFINITION OF MARKET VALUE

The most probable price 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 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 acting in what they consider their own best interests.*
3. *A reasonable time is allowed for exposure in the open market.*
4. *Payment is made in terms cash in U. S. dollars or in terms of financial arrangements comparable thereto.*
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.*

Market value definition per Financial Institution Reform , recovery and Enforcement Act of 1989(FIRREA) Effective August 24, 1990.

## PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to estimate the “*market value*” of the property for internal purposes and decisions. The market value will be established as of January 2, 2021, the most recent date of inspection.

## MARKETING/EXPOSURE TIME

Exposure time is presumed to have occurred prior to the date of value. Sales analyzed within this analysis were on the market from three months to over one year. Exposure time is estimated at nine to twelve months based upon these sales. Marketing time refers to the period immediately following the date of value. We estimate marketing time to be similar to exposure time.

## SALES HISTORY

There was a non-arm's length transaction in 2013 putting the name in the current ownership. There have been no transactions involving this property within the past three years. The property has been listed for sale for \$252,000 since April of 2016.

<b>TAX PARCEL IDENTIFICATION</b>	<b>OWNER OF RECORD</b>
00-00-086-000-11583-000 24-4S-02W-192-02077-21C	Kevin & Kerry Gaby 4057 Crawfordville Highway Crawfordville, Florida 32327

## PROPERTY TAX DATA

The property is assessed for a total of \$49,850. There is an agricultural assessment based upon an exemption with a taxable value in the amount of \$3,190. The smaller parcel is not assessed as it is a reserved right-of-way. The current millage rate is 14.2887. Estimates taxes are approximately \$46 annually based upon this rate and the taxable value.

## PROPERTY RIGHTS APPRAISED

The property rights appraised consist of the "*fee simple interest*" in the subject property.

## USE OF THE APPRAISAL

This report is to be used by the client as an aid for internal purposes and decisions.

## CLIENT AND INTENDED USER OF APPRAISAL

The client of the report is Don Herr, Facilities Director for Tallahassee Community College. This report has been developed for this intended user.

## RECERTIFICATION STATEMENT

"The *Appraisal Institute* conducts a voluntary program of continuing education for its designated members. *MAI's*, *SRA's*, *SRPA's*, and *RM's* who meet the minimum standards of this program are awarded periodic educational certification. Rhonda A. Carroll, *MAI* is certified under this program through December 2023."

## SCOPE OF THE APPRAISAL

The ***appraisal process*** begins when the evaluation problem is identified and ends when the solution is reported to the client. The identification of the appraisal problem defines the nature of the assignment by stating: the identification of the subject, legally and physically; factual description of the subject including history of the property, regional and area data, neighborhood data, site data, land use, and tax assessment data; the identity of the rights to be valued; date of the value estimate; and the use or function of the appraisal.

As part of this appraisal, the appraiser has made a number of independent investigations and analyses. The subject neighborhood, as identified elsewhere in this report, has been analyzed for demographics, zoning and land use policies, as well as trends, forecasts and employment data as they are considered to influence the subject. The appraiser has investigated regional trends which influence the subject's neighborhood in order to identify the economics of supply and demand.

Appraisers typically estimate property value by applying specific appraisal procedures which reflect three different approaches to a value conclusion. These approaches are the ***replacement cost approach***: the current cost to reproduce or replace the improvements, minus the loss in value from all forms of depreciation, and land value; the ***direct sales comparison approach***: the value indicated by recent sales of comparable properties in the open market; and the ***direct income capitalization approach***: the value of the subject's earning power based on the capitalization of its income. If more than one approach is used, the values concluded from each of the applicable approaches are analyzed and a single value for the subject is reached in the ***reconciliation process***. In the case of the subject property, the sales comparison(market) approach will be utilized. The income capitalization approach is not deemed applicable to the subject property as it only one unit is rented and the property would not likely be purchased based upon income producing potential. The replacement cost approach is not applicable due to the vacant nature.

An analysis of the subject's site was developed from a personal inspection of the property and available property records. Market data utilized in this analysis was obtained from various office files and secondary data sources including the Wakulla County *Property Appraiser's* records; the Leon County Realtors' *Multiple Listing Service* for those sales and listings which are located in the local County market; and local real estate brokers and financing institutions.

The sales data acquired from these sources were verified from recorded deeds and financing instruments which were obtained from county records. Additionally, where possible, verbal verifications were obtained from parties who are considered to be informed concerning the transactions.

The property was most recently inspected on January 2, 2021. At this time, the appraiser viewed and photographed the property from abutting roadways. Further, the appraiser consulted the Wakulla County Planning & Zoning Department and reviewed FEMA Flood maps and USFWS Wetland Inventory Maps.

## MARKET AREA DATA

The subject properties market area can be defined as southern-central Wakulla County. Market boundaries are not easily definable as the area is rural in nature and bordered by Dickerson Bay/The Gulf of Mexico to the south and includes portions of the Apalachicola National Forest and St. Marks Wildlife Refuge. This area is generally several miles south of Crawfordville, the main commercialized area of the county.

Access to and from the subject market area is considered good. Crawfordville Highway (U.S. #319) is the main north-south artery in the County with the Coastal Highway (U.S. #98) being the main northeast to southwest route through the county. The subject is located approximately five miles east of the intersection of U.S. #319 and U.S. #98.

Improvements in the area consist of low to medium priced manufactured homes and single-family residences. There is a small amount of commercial development in the area including The Wakulla County High School, Wildwood Golf Course and Country Club, Medart Elementary School, the Medart Volunteer Fire Department, a post office, two restaurants, a few light industrial uses, mini warehouses and gas stations. A small commercial development is located near the intersection of Spring Creek Highway and Coastal Highway and a large gas station and market named Rocky's is now located at the intersection of U.S. #319 and U.S. #98.

The immediate area has seen very minimal commercial development over the past 10 to 15 years. New residential subdivision development is scarce as well. Demand at Shell Point has increased over the past year signaling renewed interest in coastal properties. Future prospects appear stable. There is no indication there is significant increased demand for residential or commercial properties within this corridor within the near future.

## LAND USE PLAN/ZONING DESIGNATIONS

According to the Wakulla County Planning Department, the subject parcel is zoned Agricultural and The Future Land Use Designation is currently "Agriculture". The current residential zoning would allow for one unit per twenty acres. The access road and all surrounding parcels possess a future land use of Rural 2 with residential zoning designations. The Rural 2 district allows for one unit per two acres with public water or one unit per five acres otherwise. The appraiser considers the likelihood that the parcel could be re-zoned and the FLU changed to Rural 2.



## DESCRIPTION OF THE SITE

Location: The subject is located off the north side of Wildcat Alley and includes a right-of-way known as Riley Drive.

Size: The subject parcel contains approximately 21.08 acres +/- which can be broken down as 19.94 acres for the main parcel and 1.14 acres for the parcel which constitutes Riley Drive.

Dimensions: The property consists of two tax parcels. One is an access road and one is a trapezoid. Approximate dimensions are 535' x 1,500'.

Topography: The topography appears to be generally level to slightly rolling. The property is wooded with volunteer pines, hardwoods and natural vegetation. There is a small amount of wetlands and a flood prone area scattered throughout the tract. See maps which follow.

Current Use: The property is currently utilized for no specific purpose.

Frontage/Access: The property can be accessed from Wildcat Alley. As noted, Riley Drive is a separate tax parcel which is a dedicated right-of-way for the main subject parcel.

Easements: There are no recorded or apparent adverse easements or restrictions associated with the subject property that would have an adverse affect upon value.

Utilities: Electricity and telephone service are the only public utilities available to the subject. Public water is nearby but it has not been run to the subject property.

Land Use: The main subject site is classified as Agricultural. The access road is Rural-2.

Flood: The subject appears to be located in flood zones (A) & (X). Zone (X) is defined as a non-flood prone area while Zone (A) is within the 100-year special flood hazard area. See map which follows.

Improvements: The property is unimproved.

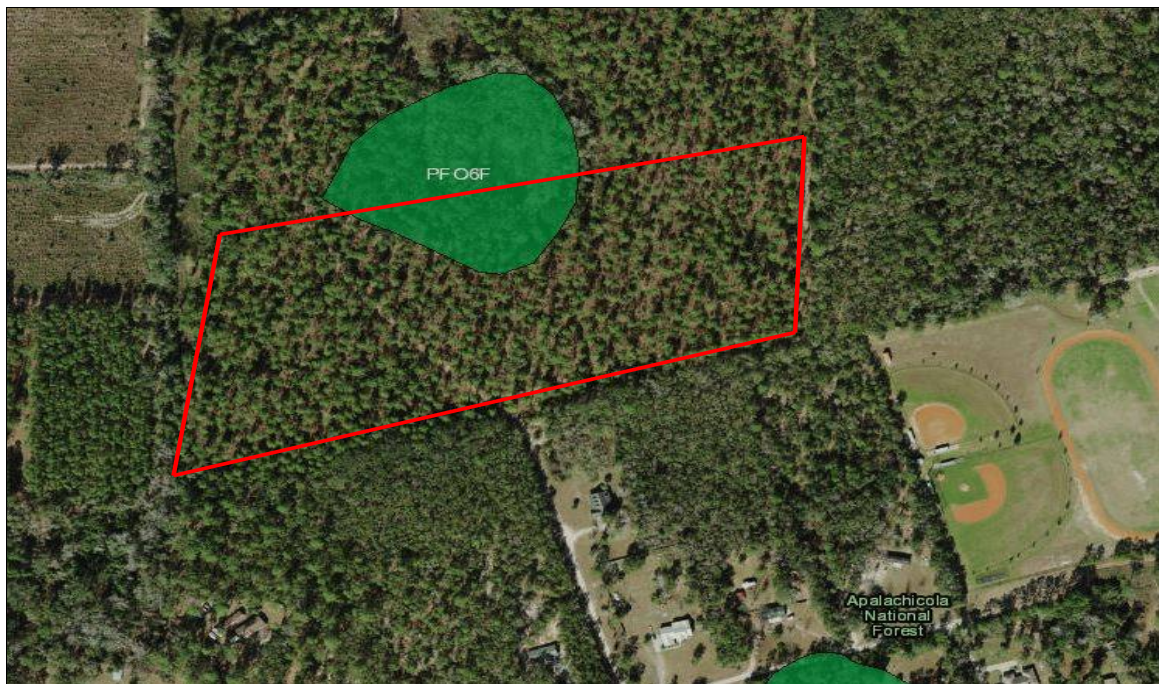
Nearby Uses: Single-family residences, a public school and undeveloped land.

FLOOD MAP

(Blue shaded area Zone A, Yellow Shaded area Zone X)



WETLANDS MAP



SUBJECT PHOTOS



View of Entrance To Property



View of Property

SUBJECT PHOTOS



View of Access Rod/Riley Drive



View of "For Sale" Sign

## **PART III - ANALYSIS OF DATA AND CONCLUSIONS**

## HIGHEST AND BEST USE - DEFINED

In the Fourteenth edition of *The Appraisal of Real Estate*, the *Appraisal Institute* defines highest and best use 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 following four criteria are considered in order to estimate highest and best use:

1. *Physically possible uses.* What uses of the site are physically possible?
2. *Legally permissible uses.* What uses of the site are legally permissible, given current zoning and land use regulations?
3. *Financially feasible uses.* What uses of the site are capable of providing a net return to the owner?
4. *Highest and best use.* Among the feasible alternate uses, which use will result in the highest present value of the property?

The subject property consists of land with no significant improvements considered. Below is a discussion and analysis of highest and best use.

## HIGHEST AND BEST USE AS THOUGH VACANT

### Physical and Legal Considerations

The subject consists of approximately 21 +/- acres of land located in a semi-rural area. Electricity is the only public utility available, though city water is available in the area. The property possesses a small area located within the 100-year flood plain and possesses minimal wetlands. The property currently possesses an agricultural zoning and future land use designation. The property can be utilized as one home site based upon the current zoning/future land use which allows one home per 20 acres. A FLU and zoning change would be required for more intensive use. Surrounding properties would indicate this zoning/FLU change would likely be granted.

### Feasible Uses/Maximally Productive Use

Feasible uses include rural residential use coupled with agriculture and recreational use. There is moderate demand in the area for residential and agricultural properties. As noted above, it is likely that a FLU and zoning change would be granted which would allow the property to be developed to a greater density than one home. Given that there is not currently public water available, the maximum density would be one unit per five acres or a total of four home sites.

### HIGHEST & BEST USE(CONT.)

While the Rural 2 FLU allows for limited commercial use, the location is not conducive to commercial uses given it has no frontage, no access to water/sewer and abuts residential and public uses. Residential use is the most intensive use which is feasible.

*Conclusion - Highest and Best Use as Vacant:* The highest and best use of the property is currently for residential use. This would entail seeking a zoning/FLU change which would allow the property to be utilized for more than one home site.

### PROPERTY VALUATION

The property will be valued via the direct sales comparison, or market approach. In this analysis, the appraiser will estimate the market value of the property based upon recent sales of similar parcels in the area. Only the market approach is deemed applicable given the nature of the property and the fact that no substantial improvements are considered. The appraiser has analyzed sales of tracts with a similar highest and best use as the subject.

### DIRECT SALES COMPARISON APPROACH(MARKET APPROACH)

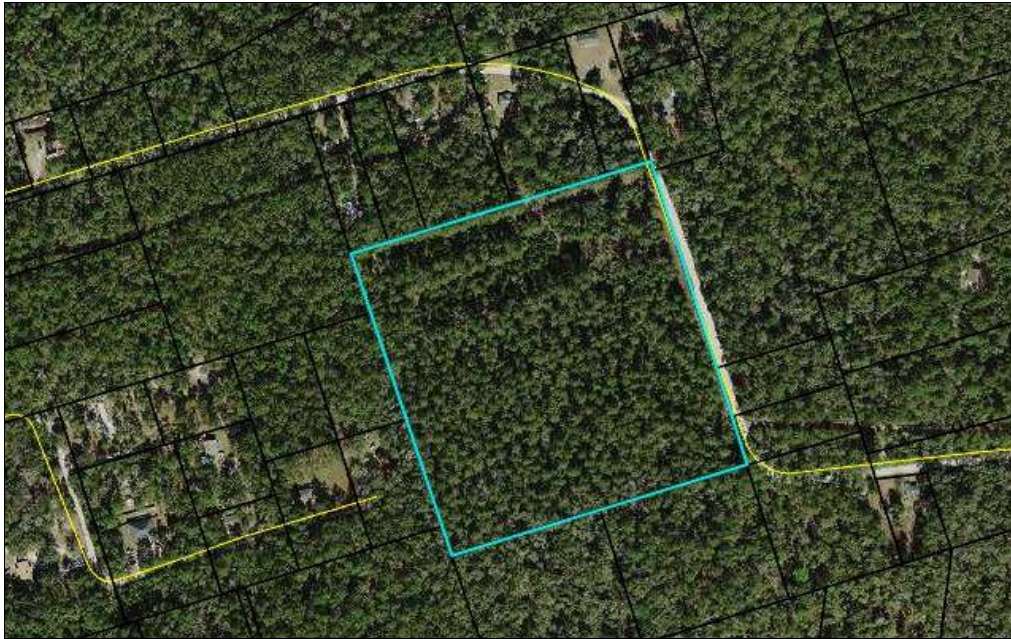
In this approach to value, the subject property is compared to recent sales of properties deemed relatively similar in terms of market appeal and highest and best use. Adjustments are then applied, either qualitatively or quantitatively, based upon differences between the subject and the sales. In this assignment, there was an ample number of sales located that an accurate comparison could be made between the subject and the sales. This data follows.

COMPARABLE VACANT SALES COMPARISON GRID

<b>Sale/ Location</b>	<b>Sale #1 Brown Donaldson Road</b>	<b>Sale #2 Lost Creek Lane</b>	<b>Sale #3 Coastal Hwy</b>	<b>Sale #4 MLK Jr. Road</b>
<b>Sales Date/ Recording</b>	11/06/20 ORB: 1177-811	08/18/20 ORB: 1165-139	06/04/20 ORB: 1153-831	11/22/19 ORB: 1132-163
<b>Seller/Buyer</b>	John Yearety Trust/ Rebekah Lepp	Dorothy & Robert Catalano/Adam & Jennifer Peterson	Gigliotti Trust/ Jacob & Melissa Thomas	Kirk Day/ Jolita Burns & Michael Mitchell
<b>Sales Price</b>	\$107,000	\$118,000	\$108,000	\$110,000
<b>Parcel Size</b>	15.60 acres +/-	20.82 acres +/-	12.73 acres +/-	21.65 acres +/-
<b>Sales Price Per Acre</b>	\$6,859	\$5,668	\$8,327	\$5,081
<b>Land Data</b>	Wooded	Wooded	Wooded	Wooded, Field
<b>ITEMS OF ADJUSTMENT</b>				
<b>Rights Conveyed</b>	Fee Simple	Fee Simple	Fee Simple	Fee Simple
<b>Financing Terms</b>	Cash Sale	Cash Sale	Cash Sale	Cash Sale
<b>Conditions of Sale</b>	Arm's Length	Arm's Length	Arm's Length	Arm's Length
<b>Date of Sale</b>	Current	Current	Current	Current
<b>Location</b>	Similar	Similar	Superior	Inferior
<b>Utilities Available</b>	Electricity Only	Electricity Only	Electricity, Water	Electricity Only
<b>Flood Zone</b>	Very Minor	None	Very Minor	Mostly
<b>Wetlands</b>	None	None	None	Yes-Minor
<b>Zoning/FLU</b>	Agriculture/Rural	Agriculture/Rural	Agriculture/Rural	Agriculture/Rural
<b>Improvements</b>	None	None	None	Well, Fencing
<b>Overall Comparison</b>	Similar	Sim-Inferior	Sim-Superior	Inferior



COMPARABLE SALES PARCEL MAPS/AERIAL PHOTOS

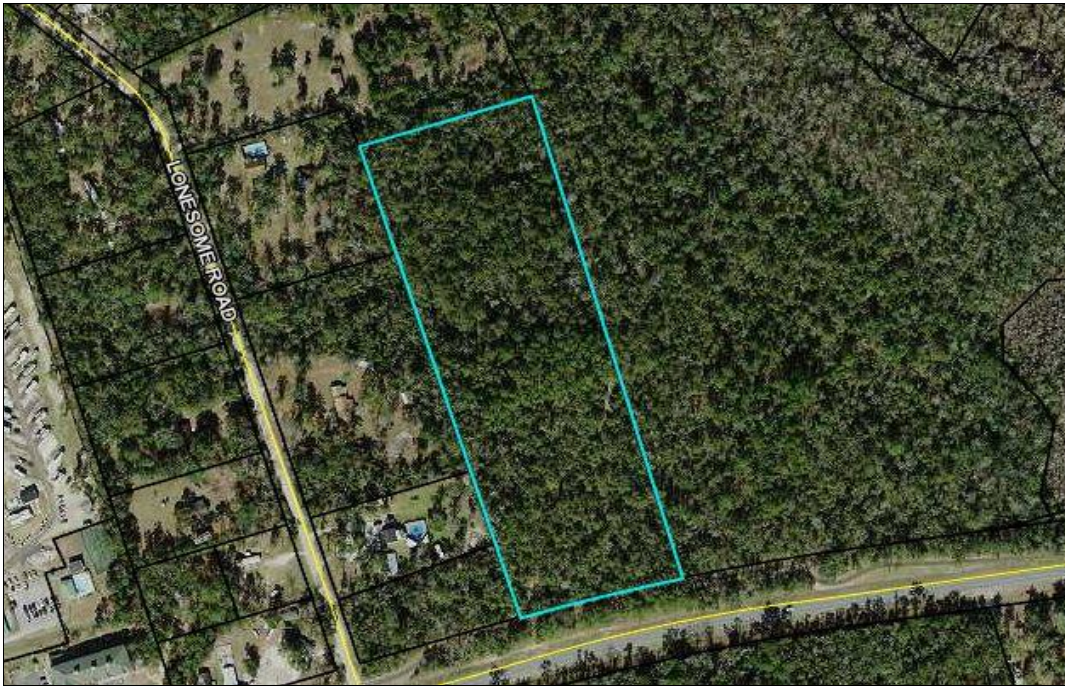


Comparable Sale #1

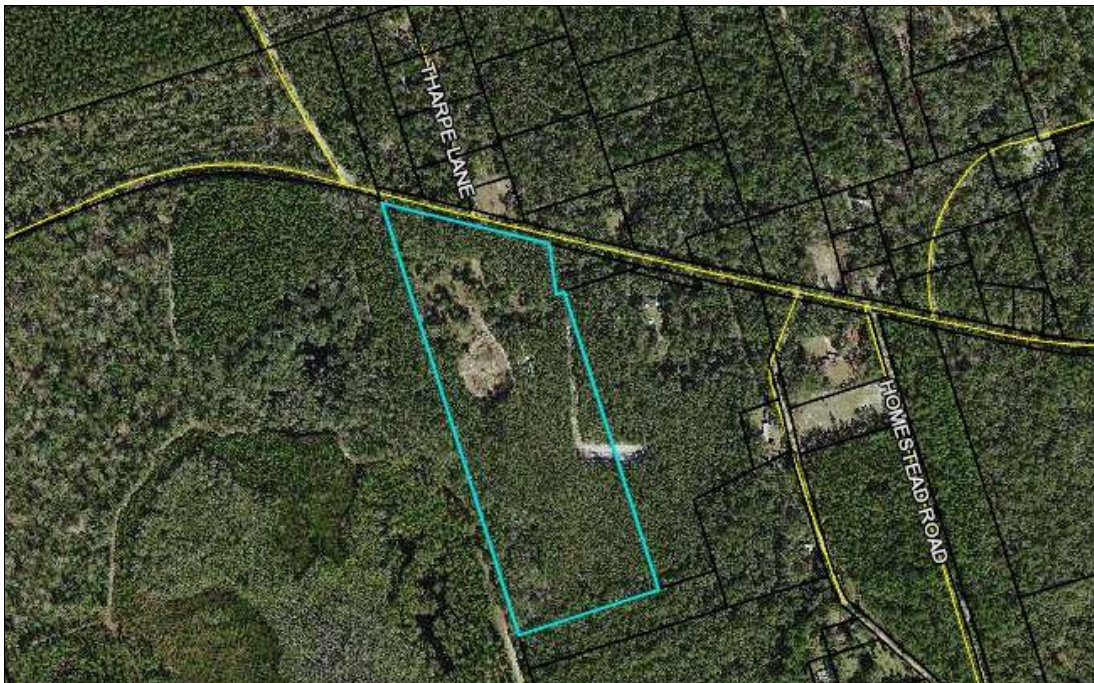


Comparable Sale #2

COMPARABLE SALES PARCEL MAPS/AERIAL PHOTOS

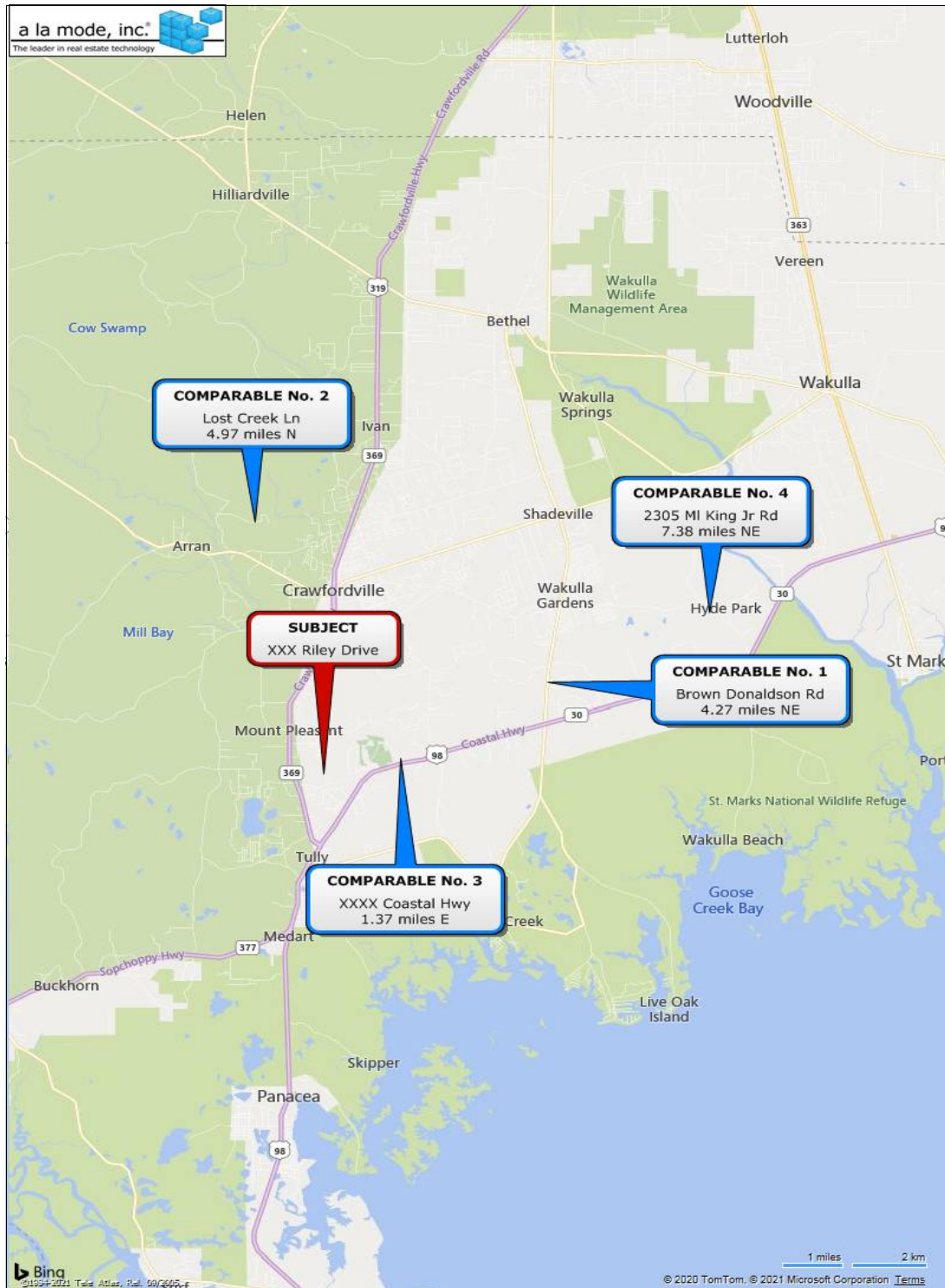


Comparable Sale #3



Comparable Sale #4

# COMPARABLE SALES LOCATION MAP



## DISCUSSION OF COMPARABLE SALES

Four sales have been analyzed. Few sales were available for analysis. The appraiser preferred sales located in the southern-central Wakulla County area. The appraiser considered acreage tracts with similar appeal. The sales are discussed further as follows.

Sale one is located on Brown Donaldson Road located off Spring Creek Highway. The parcel is only slightly smaller than the subject, is wooded and possesses similar access. Once all factors are considered, this tract is deemed similar to the subject.

Sale two is located off Wakulla Arran Road on Lost Creek Lane. The property is wooded and possesses no wetlands or flood prone areas. The location is similar to slightly inferior. The property consists of two 10 acre tracts which can't be further subdivided. This property is deemed similar to slightly inferior to the subject once all factors are considered.

Sale three is located on Coastal Highway. The parcel possesses paved road frontage and possesses only minor flood prone areas or wetlands. The location is superior to the subject due to its frontage. This property is deemed similar to slightly superior overall to the subject.

Sale four is located on MLK Road east of the subject. It possesses minor wetlands and is mostly within a flood plain. It has minor improvements such as a well and fencing at the time of sale. When all factors are considered, this tract is deemed inferior to the subject.

## CORRELATION OF SALES DATA

The sales show a range of sales prices from \$5,081 to \$8,327 per acre. The sales are generally rural residential tracts and have occurred within a recent time frame. They would appeal to the same market as the subject and possess a similar highest and best use. The appraiser has constructed the following continuum chart.

<b>Sales</b>	<b>Sales Price Per Acre</b>	<b>Rating</b>
Sale #4	\$5,081	Inferior
Sale #2	\$5,668	Similar-Inferior
Sale #1	\$6,859	Similar
Sale #3	\$8,327	Similar-Superior

The subject should fall between the indications of sale one(\$6,859) and sale three(\$8,327).

CORRELATION OF SALES DATA(CONT.)

Based upon this data, it is our opinion that the subject possesses a per acre value range from \$7,500 to \$8,000 per acre. This considers all aspects of the property including its potential to be utilized for more than one home site.

Therefore, we have the following:

<b>INDICATED VALUE</b>		
<i>Acres</i>	<i>Price per Acre</i>	<i>Land Value</i>
21.08	\$7,500	\$158,100
21.08	\$8,000	\$168,640
<b>INDICATED RANGE:</b>		<b>\$160,000 - \$170,000</b>

Based upon this indicated range, we will correlate to \$165,000 for the subject property.

**INDICATED VALUE: \$165,000**

## ASSUMPTIONS AND LIMITING CONDITIONS

1. This appraisal represents the best opinion of the analysts as to “*market value*” of the property as of the appraisal date. The term “*market value*” is defined in the *Appraisal Report*.
2. The appraisers have no present or prospective interest in the property that is the subject of this report, and have no interest or bias with respect to the parties involved.
3. No furniture, furnishings, or equipment, unless specifically indicated herein, has been included in our value conclusion. Only the real estate has been considered.
4. Our 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 Practice of the Appraisal Institute*.
5. The statements of fact contained in this report are true and correct; the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.
6. No survey of the property was made or caused to be made by the appraisers. We have assumed the legal description closely delineates the property. We checked the description against the tax records for accuracy. Drawings in this report are to assist the reader in visualizing the property and is only an approximation of grounds or building plans.
7. No engineering survey was made or caused to be made by the appraisers, and any estimates of fill or other site work is based on visual observation. Therefore, accuracy is not guaranteed.
8. No test borings or typing and analysis of subsoils were made or caused to be made by the appraisers. Soil of the subject parcel appears firm and solid, typical of the area. Subsidence in the area is unknown or uncommon. The appraisers, however, cannot warrant against such condition or occurrence.
9. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan. Our compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
10. Sub-surface rights (minerals, oil, or water) were not considered in this report.

## ASSUMPTIONS AND LIMITING CONDITIONS

11. Any tracts that, according to the survey, map or plat, indicate riparian and/or littoral rights are assumed to go with the property unless easements or deeds are found by the appraisers to the contrary.
12. Information as to the type and variety of trees, shrubs, and other vegetation mentioned in the report is believed correct from observation and personal knowledge, but no responsibility is assumed for complete accuracy.
13. The description and condition of physical improvements, if any, described in this report are based on visual observation. Since engineering tests were not conducted, no liability can be assumed for soundness of structural members.
14. The appraisers have carefully inspected any improvements described in the report, and any reference as to termites, dry rot, wet rot, or other infestation was reported as a matter of information by the appraisers. Existence or amount of damage noted, if any, is not guaranteed and the appraisers expressly disclaim any responsibility relating thereto. Inspection by a reputable pest control company is recommended for any existing improvements.
15. All value estimates are contingent on zoning regulations and land use plans in effect as of the date of the appraisal, and based on information provided by governmental authorities and employees.
16. This appraisal report covers only the premises discussed. No figures provided, analyses, or per unit values derived therefrom are to be construed as applicable to any other property, however similar they may be.
17. Distribution of the total valuation in this report between land and improvements applies only under the existing program of use. Separate valuations of land and improvements must not be used in any other manner, nor in conjunction with any other appraisal, and are invalid if so used.
18. Certain data used in compiling this report were furnished by the client, his counsel, employees, and/or agent, or from other sources believed reliable. These data have been checked for accuracy when possible, but no liability or responsibility may be assumed for complete accuracy.

## ASSUMPTIONS AND LIMITING CONDITIONS

19. A diligent effort was made to verify each comparable sale noted in the report. However, as many principals reside out of the area, or are entities for which no agent could be contacted within the time allowed for completion of this report, certain of the sales may not have been verified.
20. No responsibility is assumed for matters legal in nature, nor is any opinion rendered concerning the title, which we assume to be good and merchantable. The property is assumed free and clear of all liens or encumbrances, unless specifically enumerated within the report. We also have assumed responsible ownership and management as of the date of the appraisal.
21. Consideration for preparation of this appraisal report is payment in full by the employer. Any responsibility by the appraisers for any part of this report is conditioned upon full and timely payment.
22. The appraisers, by reason of this report, are not required to give testimony in court with reference to the subject, nor obligated to appear before any governmental body, board, or agent, unless arrangements have been previously made.
23. Neither all nor any portion of the content of this appraisal will be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the appraisers, particularly as to value conclusions, identity of the appraisers or firm with which they are connected, or any reference to the *Appraisal Institute* or to the *MAI* designation. Furthermore, neither all nor any portion of the content of this appraisal will be used in connection with any offer, sale, or purchase of a security (as that term is defined in *Section 2(1)* of the *Securities Act of 1933*) without prior express written consent of the appraiser.
24. Possession of this report or copy of the report does not convey any right of reproduction or publication, nor may it be used by anyone but the client, the mortgagee, or its successors or assigns, mortgage insurers, or any state or federal department or agency without the prior written consent of both the client and the appraisers, and, in any event, only in its entirety.
25. Before any loans or commitments are made predicated on value conclusions reported in this appraisal, the mortgagee should verify facts and valuation conclusions contained in this report with the appraiser.



## ASSUMPTIONS AND LIMITING CONDITIONS

28. Cost estimates for construction or reproduction of improvements were prepared with the assistance of data obtained from the *Marshall and Swift Company* and from builders involved in the construction of similar facilities. We have assumed these data are accurate.
29. Unless specifically stated in the report, the appraisers did not determine the flood plain status of the property appraised. If such data are available, it is recommended they be obtained prior to any development that might be contemplated.
30. Estimates of expenses, particularly as to assessment by the county property appraiser and subsequent taxes, are based on a review of historical or typical data. Such estimates are based on assumptions and projections which, as with any prediction, are affected by external forces, many unforeseeable. While all estimates are based on our best knowledge and belief, no responsibility can be assumed that such projections will come true.
31. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
32. The use of this report is subject to the requirements of the *Appraisal Institute* relating to review by its duly authorized representatives.
33. Rhonda A. Carroll, *MAI* and Christopher P. Sheffield have made a personal inspection of the property that is the subject of this report. No one provided significant professional assistance other than persons signing this report.

**QUALIFICATIONS**  
**of**  
**RHONDA A. CARROLL, MAI**

**FORMAL EDUCATION**

Florida State University - BS Degree, December 1985  
Major: Management

**LICENSES**

Licensed Real Estate Broker in State of Florida # BK 0470272  
Florida Certified General Real Estate Appraiser # RZ 459

**PROFESSIONAL DESIGNATIONS**

MAI member #9830, Appraisal Institute

**PROFESSIONAL MEMBERSHIPS**

Member of Tallahassee Board of Realtors  
Member of Florida Association of Realtors  
Member of National Association of Realtors  
Member of Tallahassee Mortgage Banker's Association

**APPRAISAL MEMBERSHIP AND EDUCATION**

**APPRAISAL INSTITUTE**

Courses Completed Toward Designation:  
Real Estate Appraisal Principles (Course #1A-1)  
Basic Valuation Procedures (Course #1A-2)  
Capitalization Course A (Course #1B-A)  
Capitalization Course B (Course #1B-B)  
Case Studies (Course #2-1)  
Litigation Valuation (Course #4)  
Standards of Professional Practice (Course #2-3)  
Valuation Analysis and Report Writing (Course #2-2)  
Introduction to Appraising Real Property (Course 101)  
Applied Residential Property Valuation (Course 102)  
Principles of Income Property Appraising (Course 201)  
Applied Income Property Valuation (Course 202)

**QUALIFICATIONS - RHONDA A. CARROLL, MAI (continued)**

**PROFESSIONAL EXPERIENCE AND AFFILIATION**

1993- Present	President Carroll Appraisal Company, Inc.
1992- 1993	Associate Appraiser Carlton Appraisal Company William E. Carlton, MAI, President
1989- 1993	Appraiser Specialist, Senior Appraiser Florida Department of Environmental Protection John A. Santangini, MAI, Bureau Chief
1985- 1989	Associate Appraiser Heritage Appraisal Company Richard E. Shipley, President

**APPRAISAL ORGANIZATION AFFILIATIONS**

1989- 1990	Treasurer, Big Bend Chapter, Society of Real Estate Appraisers
1990- 1994	Treasurer, Northwest Florida Chapter Appraisal Institute

**LOCAL ATTORNEYS**

Marion Lamb, Marion Lamb, Attorney at Law  
J.D. Durant, Joe Boyd, Boyd, Durant & Sliger, P.L.  
Scott W. Smiley, Thompson, Crawford & Smiley, P.A.  
J.C. O'Steen, J.C. O'Steen, Attorney at Law  
D. Christine Thurman, Gentry & Thurman, P.A.  
Phelicia Steill, Steill Law Firm, P.A.

**QUALIFIED AS AN EXPERT WITNESS**

Circuit Court, Franklin County, Leon County, Wakulla County

**QUALIFICATIONS - RHONDA A. CARROLL, MAI (continued)**

**PARTIAL LIST OF CLIENTS**

**Commercial Lending Institutions**

BB&T  
Centennial Bank  
Hancock Bank  
One-Reverse Mortgage  
Quicken  
SunTrust Bank

**Local Banks**

Ameris Bank  
Capital City Bank  
Envision Credit Union  
Florida A&M Credit Union  
First Florida Commerce Credit Union  
Florida State University Credit Union  
The First

**Institutions**

Florida Department of Environmental Protection  
Florida State University  
Florida Department of Community Affairs/Florida Communities Trust  
Federal Deposit Insurance Corporation  
The Nature Conservancy  
City of Quincy  
City of Tallahassee  
Leon County School Board  
Gadsden County School Board  
Wakulla County Board of County Commissioners

**FLORIDA COUNTIES WORKED**

Bay, Brevard, Broward, Calhoun, Charlotte, Citrus, Clay, Collier, Dade, Dixie, Duval, Escambia, Franklin, Gadsden, Gulf, Hamilton, Highlands, Hillsborough, Indian River, Jefferson, Jackson, Lafayette, Lee, Leon, Levy, Liberty, Madison, Manatee, Marion, Martin, Monroe, Orange, Osceola, Palm Beach, Pasco, Pinellas, Polk, Santa Rosa, St. Lucie, Suwannee, Taylor, Wakulla

**QUALIFICATIONS**  
**of**  
**CHRISTOPHER P. SHEFFIELD**

**LICENSE**

Florida State-Registered Trainee Real Estate Appraiser - RI5766

**FORMAL EDUCATION**

Bachelors of Science Degree in Real Estate and Marketing, *Florida State University*, 1997

**PROFESSIONAL EXPERIENCE**

February 2000 to   Independent Fee Appraiser  
Present                *Carroll Appraisal Company, Inc.*  
                              Tallahassee, Florida

November 1998 to Appraiser Assistant  
February 2000     *Carlton Appraisal Company*  
                              Tallahassee, Florida

**Florida Counties Worked:**

Leon, Gadsden, Wakulla, Franklin, Bay, Jackson, Washington, Walton, Okaloosa, Jefferson, Santa Rosa, Liberty, Calhoun, Madison, Gulf, Dixie, Taylor, Holmes.

**PART IV - ADDENDA**

## CONTRACT FOR SALE AND PURCHASE

**THIS AGREEMENT** (hereinafter referred to as “Contract” or “Agreement”) is made and entered into on this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between **Kevin and Kerry Gaby** whose address is **4057 Crawfordville Highway, Crawfordville, FL 32327**, (hereinafter referred to as “Seller”) and **The District Board of Trustees of Tallahassee Community College, FL** whose address is **444 Appleyard Drive, Tallahassee, FL 32304** (hereinafter referred to as “Purchaser” or “Buyer”), in which the Seller agrees to sell and the Purchaser agrees to buy the following real property in Wakulla County, Florida, upon the terms and conditions set out herein.

1. **PROPERTY:** The real property which is subject to this Contract consists of one lot and all improvements thereon real property located in Wakulla County, and more particularly described as: Lengthy metes and bounds description, in Section 24, Township 4 South, Range 2 West and Hartsfield Survey Lot 86; Wakulla County, Florida.

Address: The subject property is located in the northern terminus of Riley Drive and just north of Wildcat Alley, approximately ½ miles east of the intersection of Casora Drive and Crawfordville Highway. More generally, the property is situated on central Wakulla County, approximately 3 miles south of downtown Crawfordville and 20 miles south of Tallahassee (State Capital).

**(hereinafter referred to as the "Property")**

2. **SALES PRICE:** Seller shall convey and transfer the property to Purchaser for a sales price of \$200,000.00.
3. **CLOSING DATE:** Closing shall take place on or before \_\_\_\_\_, 2021, at the offices of Smith, Thompson, Shaw, Colon & Power, PA (“STSCP”) 3520 Thomasville Road, 4<sup>th</sup> Floor, Tallahassee, Florida. Certified funds will be provided by Purchaser at closing.

4. **DEPOSIT:** The purchaser shall make a non-refundable binder deposit in the amount of \$0 which shall be required to be given to the seller by buyer upon execution of the contract.

5. **FINANCING.** There is no financing contingency.

6. **INSPECTION PERIOD:** Purchaser accepts the property in its "as is" condition.

7. **MARKETABLE TITLE:** In the event the Seller cannot convey marketable title, the Seller shall immediately notify the Purchaser of the unmarketability, and the Seller shall have fifteen (15) days to use its best efforts to resolve the issues to the title. In the event the Seller is unsuccessful in resolving the marketability of the title, the Purchaser shall have the sole option to accept title as it then is and close this transaction or terminate this Contract.

8. **EXPENSES OF CLOSING:**

Seller shall pay \_\_\_\_\_.  
Buyer shall pay \_\_\_\_\_.

9. **ITEMS TO BE PRORATED AT CLOSING:** Seller shall be charged the Seller's share of the prorated property taxes and any homeowner's association dues for the current year. If back taxes and/or homeowner's association dues are due (other than current year), Seller shall pay all past due amounts.

10. **INSTRUMENTS OF TRANSFER:** Title to the Property shall be conveyed from the Seller to the Purchaser by a Warranty Deed.

11. **REPRESENTATIONS BY THE SELLER:** Seller has made no representations to the Purchaser concerning the condition or use of the Property and shall deliver same to Purchaser in "AS IS" condition.

12. **DEFAULT BY SELLER:** In the event the Seller defaults pursuant to the terms or conditions of this Contract, the Purchaser may receive the return of his deposit, if any, and seek specific performance.



13. **DEFAULT BY PURCHASER:** In the event the Purchaser defaults pursuant to the terms and conditions of this Contract, the Seller shall have, as its sole remedy, the right to receive the deposit, if any.
  
14. **EFFECT OF CONTRACT:** This Contract represents the entire agreement between the parties on all issues. All of the negotiations and conversations between the parties as well as their agents are merged into this Contract. This Contract can only be amended or modified by a written agreement signed by all parties.
  
15. **ASSIGNMENT:** This contract may not be assigned by either party.
  
16. **REPRESENTATION:** The parties acknowledge the rights and opportunity to review this contract with legal counsel prior to signing.
  
17. **ATTORNEY'S FEES:** In connection with any litigation, including appeals, arising out of this Contract, the prevailing party shall be entitled to recover all court costs incurred, including reasonable attorney's fees. This Contract shall be construed according to the laws of the State of Florida. The venue of any legal proceeding in anyway based on or concerned with this Contract shall be Leon County, Florida.

**IN WITNESS WHEREOF**, the parties hereto have executed and delivered this Contract on the date stated above.

**PURCHASER:**

**SELLER:**

\_\_\_\_\_

\_\_\_\_\_

**Date:** \_\_\_\_\_

**Date:** \_\_\_\_\_