



Pamela Durrance, City Manager
Charlette Ganas, Assistant City Manager/City Clerk

Gerald Buhr, City Attorney
John Scheel, Police Chief

CITY OF

104 East Main Street
Bowling Green, FL 33834

BOWLING GREEN

PHONE: 863-375-2255
FAX: 863-375-3362
<https://www.bowlinggreenfl.org>

Presentation: Sale of 9.13 Acres of City-Owned Property

Background

- **Previous Bids:**
 - The land had two bids, with the highest bid being \$70,000.
- **Current Appraisal:** The property is appraised at \$164,000.
- **Current Status:** The bids were tabled by the City Commission.

Analysis of Previous Bids

- **Bid Comparison:**
 - **Highest Bid:** \$70,000
 - **Appraised Value:** \$164,000
- **Discrepancy:** The highest bid was significantly lower than the appraised value, indicating a potential undervaluation by the bidders.

Justifications for Re-Bidding

1. **Financial Fairness:**
 - **True Market Value:** Re-bidding can help ensure the property is sold closer to its appraised value, providing the city with a fair market price.
 - **Increased Revenue:** Selling at a higher price will provide more financial resources for city projects and initiatives.
2. **Market Conditions:**
 - **Improved Bidding Environment:** By re-bidding, we can attract more bidders who might not have been aware of the previous bidding opportunity, potentially increasing competition and the final bid amount.
 - **Economic Factors:** Changes in the market or economic conditions might lead to higher bids this time around.
3. **Community Benefit:**
 - **Better Utilization:** Selling the property at a fair market value ensures that the land can be developed to its full potential, benefitting the community through increased development, tax revenue, and utility fees.



Pamela Durrance, City Manager
Charlette Ganas, Assistant City Manager/City Clerk

Gerald Buhr, City Attorney
John Scheel, Police Chief

CITY OF

104 East Main Street
Bowling Green, FL 33834

BOWLING GREEN

PHONE: 863-375-2255
FAX: 863-375-3362
<https://www.bowlinggreenfl.org>

Strategic Considerations

- **Transparency and Fairness:** Ensure the re-bidding process is transparent and fair, encouraging maximum participation and competitive bids.
- **Marketing Strategy:** Implement a robust marketing strategy to reach a wider audience, including real estate developers and potential investors, to increase interest in the property.
- **Evaluation Criteria:** Establish clear evaluation criteria for the bids to ensure the selected bid aligns with the city's strategic goals and community needs.

Conclusion

- **Recommendation:** Approve the re-bidding of the 9.13 acres of city-owned property to achieve a sale price that reflects its true market value.
- **Next Steps:** Proceed with re-advertising the property for bid, ensuring wide dissemination and transparency in the process.

Q&A

- Open the floor for questions and provide further details as needed.

Supporting Details: Previous Sale and Legal Review

- **Parties Involved in Previous Sale:** Interim City Manager Durrance, Vice-Mayor Fite, Mayor Jones, Interim City Clerk Kinzel, City Attorney Buhr, and National Development Corporation (NDC).
- **Bid Amounts:**
 - Previous Bid: Highest bid was \$70,000.
 - Appraised Value: \$164,000.
- **Attorney's Review:**
 - No specific zoning stipulations required as part of the previous bid.
 - Acceptance of any future bid should include a caveat that no particular zoning is promised.
 - Any zoning changes must go through the standard process without any guaranteed outcomes.
 - If the city wants precise zoning requirements, a covenant or other agreement must be added to the title.

Comparison of Previous and Proposed Re-Bidding Process

Previous Sale Process

- **Bid Amount and Value:**
 - Highest bid was \$70,000 for the 9.13-acre property.



Pamela Durrance, City Manager
Charlette Ganas, Assistant City Manager/City Clerk

Gerald Buhr, City Attorney
John Scheel, Police Chief

CITY OF

104 East Main Street
Bowling Green, FL 33834

BOWLING GREEN

PHONE: 863-375-2255
FAX: 863-375-3362
<https://www.bowlinggreenfl.org>

- Property appraised at \$164,000, indicating a significant undervaluation.
- **Bidding Outcome:** The bids were tabled by the City Commission due to the low bid amounts.
- **Property Details:**
 - No specific zoning stipulations required.
 - Any zoning changes would follow the standard process.

Proposed Re-Bidding Process

- **Bid Amount Expectation:** Aim to receive bids closer to the appraised value of \$164,000.
- **Marketing and Outreach:** Implement a more extensive marketing strategy to attract a broader range of bidders.
- **Bidding Process:** Ensure transparency and fairness, with clear evaluation criteria to select the best bid.

Conclusion

- **Recommendation:** Re-bid the 9.13 acres of city-owned property to secure a price that better reflects its market value.
- **Next Steps:** Approve the re-bidding process and begin re-advertising the property to attract competitive bids.

Q&A

- Open the floor for questions and provide further details as needed.

William K. Boyd, Inc.
Real Estate Appraisers & Consultants

Commercial · Residential · Agriculture · Livestock · Equipment

APPRAISAL REPORT

of the

9.13 acres of vacant land

located at

0 Lake Branch Road
Bowling Green, FL 33834

prepared for the

Town of Bowling Green

Effective December 3, 2021

Main Office
1564 Lakeview Drive
Sebring, FL 33870

Satellite Office
410 Northwest 2nd St
Okeechobee, FL 34972

Phone: 888 385-5192

wkboyd@wkboyd.com

William K. Boyd, Inc.

Real Estate Appraisers & Consultants

Main Office
1564 Lakeview Drive
Sebring, FL 33870

Satellite Office
410 Northwest 2nd St
Okeechobee, FL 34972

Phone: 863 385-6192
Fax: 866-384-0258

wkboyd@wkboyd.com

December 28, 2021

Ms. Maria Carmen Silva, Town Clerk
Town of Bowling Green
104 East Main St.
Bowling Green, FL 33852

VIA: csilva@bowlinggreenfl.org

Dear Ms. Silva:

At your request, I appraised the 9.13 acres of vacant land located at 0 Lake Branch Road, Bowling Green, FL 33834 and is more particularly described within the body of this appraisal report. The intended user of this report is the client known as the City of Bowling Green.

The purpose of the appraisal is to provide an independent opinion of the estimated market value of the fee simple interest in the subject real property. The function and intended use is to assist the intended user in evaluating the subject for possible disposition purposes. Any other use is prohibited as per Standard Rule 1-2 (b) of Uniform Standards of Professional Appraisal Practice.

The subject was observed on December 3, 2021, which is the effective date of the appraised value of the subject. The time during which the appraisal process was conducted, and the report produced was November 3 – December 28, 2021.

This 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 only summarized discussions of the data, reasoning, and analysis that were used in the appraisal process to develop my opinion of value. Supporting documentation concerning the data, reasoning, and analysis is retained in my office files. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated.

My scope of work included the following:

- A review of the subject information and GIS map located on the Hardee County Property Appraiser's web page
- A cursory observation of the subject
- A review and analysis of the Hardee County Property Appraiser's website, the Heartland & Stellar Multiple Listing Services, and Florida Realtors MLS Advantage for sales of acreage tracts within three miles of the subject that have closed since January 1, 2021.

It is with consideration of the above that I formed an independent opinion of value for the subject property by applying the sales comparison approach. The sales comparison approach is the only applicable approach for vacant land and was the only approach applied. The cost approach and the income capitalization approach are not applicable approaches to value vacant land.

Based upon my investigation of the subject property, analysis of the data in this appraisal report, along with my overall experience with these types of properties, I have estimated the "as is value"¹ of the subject. Therefore, it is my independent opinion that the market value of the subject property "As Is" is **\$164,000**.

This letter of transmittal is part of the appraisal report that follows, setting forth the most pertinent data and reasoning used to conclude the final value. Use of this report constitutes acceptance of the General Assumptions and Limiting Conditions listed at the conclusion of this report.

Respectfully Submitted,



**WILLIAM K. BOYD
STATE-CERTIFIED GENERAL
REAL ESTATE APPRAISER RZ338**

WKB/lyb

¹ "As Is Value" defined as the market value of the subject as of the effective appraisal date

TABLE OF CONTENTS

PARCEL IDENTIFICATION NUMBERS	5
LEGAL DESCRIPTION	5
SALES HISTORY	5
LISTING HISTORY	5
COUNTY PROFILE	6
DEMOGRAPHICS	9
HARDEE COUNTY PROPERTY APPRAISER GIS MAP	10
ZONING MAP	11
FUTURE LAND USE MAP:	12
HARDEE COUNTY ZONING MAP OF ADJOINING PROPERTIES	13
ELEVATION MAP	14
NEIGHBORHOOD MAP	15
SUBJECT PHOTOGRAPHS	16
ENVIRONMENTAL CONDITIONS	17
EXISTING USE	17
HIGHEST AND BEST USE AS VACANT	17
EXPOSURE TIME	19
MARKETING TIME	19
COMPARABLE SALES	20
COMPARABLE SALES GRID	23
SUMMATION AND ANALYSIS OF COMPARABLE LAND SALES	24
COMPARABLE SALES MAP	25
GENERAL ASSUMPTIONS AND LIMITING CONDITIONS	26
CERTIFICATE OF APPRAISAL	29
ADDENDUM	31
HARDEE COUNTY PROPERTY APPRAISER'S INFORMATION	32
APPRAISER QUALIFICATIONS AND LICENSE	33

PARCEL IDENTIFICATION NUMBERS

09-33-25-0000-05070-0000
Hardee County, FL

LEGAL DESCRIPTION

9.13 AC N1/2 OF NW/4 OF NE/4 E OF SR 664-A LESS COM NW COR E 30.23 FT TO E R/W LINE FOR POB SE/LY 316.20 FT N 23E 96.70 FT N 4W TO PT ON N LINE OF NW/4 OF NE/4 TO POB & LESS S 268 FT OF N1/2 OF NW/4 OF NE/4 E OF SR 664-A & LESS N 175 FT OF W 498 FT OF E 1051.12 FT OF N1/2 OF NW1/4 OF NE1/4 09 33S 25E
Hardee County, FL

SALES HISTORY

Per the Hardee County Property Appraiser information, the subject property has not been transferred in the last three years. This is reported in compliance with Uniform Standards of Professional Appraisal Practice Standards Rule 1-5(b).

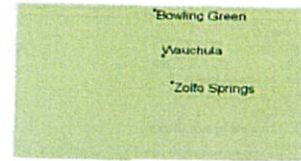
LISTING HISTORY

Per the Heartland & Stellar Multiple Listing Service the subject has not been listed for sale during the past year and a Google search did not produce any results that indicated that the subject was for sale. At the time of my site visit, there was no noticeable signage indicating that the subject was for sale. This is reported in compliance with Uniform Standards of Professional Appraisal Practice Standards Rule 1-1(b) and FAQ 226 & 228.

COUNTY PROFILE

Hardee County

Florida's 52nd most populous county
with 0.1% of Florida's population



Population

Census Population	Hardee County	Florida
1980 Census	20,357	9,746,961
1990 Census	19,499	12,938,071
2000 Census	25,938	15,982,824
2010 Census	27,731	18,801,332
2020 Census	25,327	21,538,187
% change 2010-2020	-8.7%	14.6%
Age		
% Under 18 years of age	25.6%	19.5%
Race (alone) & Ethnicity		
% Not Hispanic-White	46.9%	51.5%
% Not Hispanic-Black or African American	8.3%	14.5%
% Not Hispanic-American Indian and Alaska Native	0.2%	0.2%
% Not Hispanic-Asian	0.7%	2.9%
% Not Hispanic-Native Hawaiian and Other Pacific Islander	0.0%	0.1%
% Not Hispanic-Some Other Race	0.1%	0.6%
% Not Hispanic-Two or More Races	1.9%	3.7%
% Hispanic or Latino (of any race)	41.9%	25.5%
Household Population per Occupied Housing Unit	2.91	2.47
Estimates and Projections		
2020 Estimate	27,443	21,596,068
Based on 2020 Estimate		
2025	27,464	23,138,553
2030	27,483	24,419,127
2035	27,500	25,461,863
2040	27,515	26,366,415
2045	27,529	27,149,835
2020 Median Age	34.1	41.8

Population Characteristics

	Hardee County	Florida
Language spoken at home other than English		
Persons aged 5 and over	37.7%	29.4%
Place of birth		
Foreign born	10.1%	20.7%
Veteran status		
Civilian population 18 and over	6.0%	9.6%

Households and Family Households

	Hardee County	Florida
Households		
Total households, 2000 Census	8,166	6,338,075
Family households, 2000 Census	6,253	4,210,760
% with own children under 18	45.5%	42.3%
Total households, 2010 Census	8,245	7,420,802
Family households, 2010 Census	6,172	4,835,475
% with own children under 18	45.5%	40.0%
Average Household Size, 2010 Census	3.12	2.48
Average Family Size, 2010 Census	3.52	3.01

Real Gross Domestic Product

Real GDP (Thousands of Chained 2012 Dollars)	Hardee County	Florida
2015 GDP	1,009,442	842,269,369
Percent of the State	0.1%	
2016 GDP	1,097,459	870,963,202
Percent of the State	0.1%	
2017 GDP	1,074,211	901,903,549
Percent of the State	0.1%	
2018 GDP	1,007,522	936,580,274
Percent of the State	0.1%	
2019 GDP	1,023,242	963,255,865
Percent of the State	0.1%	

Housing

Housing Counts	Hardee County	Florida
Housing units, 2020 Census	9,820	9,865,350
Occupied	8,059	8,529,067
Vacant	1,761	1,336,283

Units Permitted

Year	Hardee County	Florida
1990	57	126,384
2000	56	155,269
2010	12	38,579
2011	14	42,360
2012	17	54,810
2013	19	86,752
2014	17	84,075
2015	17	109,924
2016	21	116,240
2017	24	122,719
2018	45	144,427
2019	49	154,302
2020	50	164,074

Density

Persons per square mile	Hardee County	Florida
2000	42.3	296.4
2010	43.5	350.6
2020	39.7	401.4

Residence 1 Year Ago

Persons aged 1 and over	Hardee County	Florida
Same house	93.3%	84.5%
Different house in the U.S.	6.5%	14.4%
Same county in Florida	3.7%	8.5%
Different county in Florida	2.4%	3.1%
Different county in another state	0.4%	2.8%
Abroad	0.2%	1.1%

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

COUNTY PROFILE (CONTD)

Employment and Labor Force

Establishments			Establishments		
2020 preliminary	Hardee County	Florida	% of All Industries, 2020 preliminary	Hardee County	Florida
All industries	585	763,477	All industries	585	763,477
Natural Resource & Mining	123	5,511	Natural Resource & Mining	21.0%	0.7%
Construction	47	77,530	Construction	8.0%	10.2%
Manufacturing	11	21,812	Manufacturing	1.9%	2.9%
Trade, Transportation and Utilities	121	145,824	Trade, Transportation and Utilities	20.7%	19.1%
Information	4	13,452	Information	0.7%	1.8%
Financial Activities	39	83,894	Financial Activities	6.7%	11.0%
Professional & Business Services	64	187,325	Professional & Business Services	10.9%	24.5%
Education & Health Services	52	87,735	Education & Health Services	8.9%	11.5%
Leisure and Hospitality	47	60,978	Leisure and Hospitality	8.0%	8.0%
Other Services	36	58,376	Other Services	6.2%	7.4%
Government	34	5,894	Government	5.9%	0.9%

Average Annual Employment			Average Annual Wage		
% of All Industries, 2020 preliminary	Hardee County	Florida	2020 preliminary	Hardee County	Florida
All industries	6,779	8,452,413	All industries	\$37,751	\$55,945
Natural Resource & Mining	18.0%	0.8%	Natural Resource & Mining	\$35,404	\$37,711
Construction	5.8%	6.7%	Construction	\$41,946	\$55,884
Manufacturing	4.3%	4.5%	Manufacturing	\$34,631	\$66,740
Trade, Transportation and Utilities	15.8%	20.8%	Trade, Transportation and Utilities	\$41,847	\$49,378
Information	0.2%	1.5%	Information	\$38,916	\$53,327
Financial Activities	4.2%	6.9%	Financial Activities	\$50,349	\$34,238
Professional & Business Services	3.6%	18.1%	Professional & Business Services	\$34,514	\$68,201
Education & Health Services	14.0%	15.3%	Education & Health Services	\$36,929	\$55,093
Leisure and Hospitality	7.6%	11.9%	Leisure and Hospitality	\$17,366	\$45,052
Other Services	1.0%	3.0%	Other Services	\$25,688	\$41,146
Government	24.9%	12.5%	Government	\$41,954	\$58,795

Numbers may not add due to the inclusion of confidentiality and unclassified.

Labor Force as Percent of Population

Aged 18 and Older			Unemployment Rate		
	Hardee County	Florida		Hardee County	Florida
1990	67.7%	64.5%	1990	12.0%	6.2%
2000	55.6%	64.2%	2000	6.0%	3.8%
2010	53.7%	51.8%	2010	11.5%	10.8%
2020	41.9%	58.8%	2020	6.9%	3.3%

Income and Financial Health

Personal Income (\$000s)			Per Capita Personal Income		
	Hardee County	Florida		Hardee County	Florida
1990	\$304,318	\$257,571,420	1990	\$15,473	\$19,763
2000	\$475,526	\$472,951,789	2000	\$17,816	\$29,466
2010	\$644,393	\$732,457,478	2010	\$23,237	\$38,865
2011	\$668,060	\$771,409,454	2011	\$24,134	\$40,482
% change 2010-11	3.7%	5.3%	% change 2010-11	3.9%	4.2%
2012	\$693,142	\$800,551,723	2012	\$25,267	\$41,475
% change 2011-12	3.8%	3.6%	% change 2011-12	4.7%	2.5%
2013	\$663,867	\$802,975,701	2013	\$24,311	\$41,069
% change 2012-13	-4.2%	0.3%	% change 2012-13	-3.8%	-1.0%
2014	\$692,252	\$861,412,339	2014	\$25,356	\$43,388
% change 2013-14	4.3%	7.3%	% change 2013-14	4.5%	5.6%
2015	\$723,752	\$919,834,894	2015	\$26,642	\$45,493
% change 2014-15	4.6%	6.8%	% change 2014-15	4.9%	4.9%
2016	\$705,382	\$954,069,719	2016	\$25,905	\$46,253
% change 2015-16	-2.5%	3.7%	% change 2015-16	-2.8%	1.7%
2017	\$738,733	\$1,023,131,116	2017	\$27,923	\$48,774
% change 2016-17	7.6%	7.2%	% change 2016-17	7.8%	5.5%
2018	\$732,121	\$1,087,189,628	2018	\$27,010	\$51,150
% change 2017-18	-3.5%	6.3%	% change 2017-18	-3.3%	4.9%
2019	\$761,001	\$1,139,799,293	2019	\$28,389	\$53,034
% change 2018-19	3.9%	4.8%	% change 2018-19	5.1%	3.7%
2020	\$852,280	\$1,209,995,921	2020	\$31,775	\$56,675
% change 2019-20	12.0%	6.2%	% change 2019-20	11.9%	5.0%

Earnings by Place of Work (\$000s)			Median Income		
	Hardee County	Florida		Hardee County	Florida
1990	\$180,912	\$151,135,722	Median Household Income	\$28,682	\$55,560
2000	\$297,234	\$308,751,767	Median Family Income	\$49,344	\$67,414
2010	\$402,970	\$438,983,914			
2011	\$409,642	\$450,459,606			
% change 2010-11	1.7%	2.6%			
2012	\$442,485	\$458,410,475			
% change 2011-12	8.0%	4.0%			
2013	\$407,261	\$482,899,301			
% change 2012-13	-7.9%	3.1%			
2014	\$425,157	\$512,375,290			
% change 2013-14	4.1%	6.1%			
2015	\$447,515	\$544,408,719			
% change 2014-15	5.3%	6.3%			
2016	\$421,586	\$569,769,284			
% change 2015-16	-5.8%	4.7%			
2017	\$454,175	\$603,969,170			
% change 2016-17	7.7%	5.9%			
2018	\$426,873	\$629,620,451			
% change 2017-18	-6.0%	6.0%			
2019	\$438,760	\$671,653,148			
% change 2018-19	2.9%	5.0%			
2020	\$479,195	\$688,754,753			
% change 2019-20	9.2%	2.5%			

Personal Bankruptcy Filing Rate (per 1,000 population)			Workers Aged 16 and Over		
	Hardee County	Florida		Hardee County	Florida
12-Month Period Ending March 30, 2020	0.44	2.05	Place of Work in Florida		
12-Month Period Ending March 30, 2021	0.47	1.49	Worked outside county of residence	25.9%	18.2%
State Rank	59	NA	Travel Time to Work		
Not Business Chapter 7 & Chapter 13			Mean travel time to work (minutes)	24.3	27.8

COUNTY PROFILE (CONTD)

Hardee County

Page 3

Reported County Government Revenues and Expenditures

Revenue 2018-19	Hardee County	Florida*	Expenditures 2018-19	Hardee County	Florida*
Total - All Revenue Account Codes (\$000s)	\$60,972.9	\$48,723,763.0	Total - All Expenditure Account Codes (\$000s)	\$60,121.95	\$44,233,424.76
Per Capita \$	\$2,226.51	\$2,407.55	Per Capita \$	\$2,196.43	\$2,165.67
% of Total	100.0%	100.0%	% of Total	100.0%	100.0%
Taxes (\$000s)	\$17,043.6	\$16,114,573.3	General Government Services** (\$000s)	\$18,147.80	\$7,462,947.96
Per Capita \$	\$622.37	\$796.26	Per Capita \$	\$662.69	\$368.76
% of Total	28.0%	33.1%	% of Total	30.2%	16.9%
Permits, Fee, and Special Assessments (\$000s)	\$3,253.7	\$2,274,184.8	Public Safety (\$000s)	\$17,282.59	\$10,847,409.29
Per Capita \$	\$118.81	\$112.37	Per Capita \$	\$631.10	\$535.99
% of Total	5.3%	4.7%	% of Total	28.7%	24.5%
Intergovernmental Revenues (\$000s)	\$20,906.1	\$5,241,865.1	Physical Environment (\$000s)	\$4,193.93	\$5,318,683.90
Per Capita \$	\$763.42	\$259.01	Per Capita \$	\$153.15	\$262.81
% of Total	34.3%	10.8%	% of Total	7.0%	12.0%
Charges for Services (\$000s)	\$5,202.4	\$14,324,919.1	Transportation (\$000s)	\$13,482.21	\$6,298,301.67
Per Capita \$	\$189.97	\$707.83	Per Capita \$	\$492.32	\$261.80
% of Total	8.5%	29.4%	% of Total	22.4%	12.0%
Judgments, Fines, and Forfeits (\$000s)	\$199.2	\$196,108.5	Economic Environment (\$000s)	\$1,026.89	\$1,655,038.81
Per Capita \$	\$7.27	\$9.69	Per Capita \$	\$37.50	\$81.78
% of Total	0.3%	0.4%	% of Total	1.7%	3.7%
Miscellaneous Revenues (\$000s)	\$10,734.1	\$1,713,379.3	Human Services (\$000s)	\$1,060.19	\$3,755,466.15
Per Capita \$	\$391.97	\$84.66	Per Capita \$	\$38.71	\$185.57
% of Total	17.6%	3.5%	% of Total	1.8%	8.5%
Other Sources (\$000s)	\$3,633.7	\$8,858,722.0	Culture / Recreation (\$000s)	\$1,205.19	\$1,814,978.48
Per Capita \$	\$132.69	\$437.73	Per Capita \$	\$44.01	\$89.68
% of Total	6.0%	18.2%	% of Total	2.0%	4.1%
			Other Uses and Non-Operating (\$000s)	\$3,656.17	\$7,163,763.98
			Per Capita \$	\$133.51	\$353.98
			% of Total	6.1%	16.2%
			Court-Related Expenditures (\$000s)	\$65.99	\$916,834.54
			Per Capita \$	\$2.45	\$45.30
			% of Total	0.1%	2.1%

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

** (Net Court-Related)

Quality of Life

Crime	Hardee County	Florida
Crime rate, 2020 (index crimes per 100,000 population)	2,091.6	2,152.3
Admissions to prison FY 2019-20	57	21,276
Admissions to prison per 100,000 population FY 2019-20	207.7	98.5

State Infrastructure

Transportation	Hardee County	Florida
State Highway		
Centerline Miles	95.5	12,135.8
Lane Miles	234.7	45,111.7
State Bridges		
Number	30	7,079
State Facilities		
Buildings/Facilities (min. 300 Square Feet)		
Number	69	9,426
Square Footage	544,151	65,539,144
Conservation Land (land acres only)		
State-Owned (includes partially-owned)	661	5,479,547
% of Total Conservation Land (CL)	5.9%	51.8%
% of Total Area Land	0.2%	16.0%
% of Florida State-Owned CL	0.0%	
State-Managed	10,829	5,627,174
% of Total Conservation Land (CL)	95.6%	53.2%
% of Total Area Land	2.6%	16.4%
% of Florida State-Managed CL	0.2%	

Health Insurance Status

Percent Insured by Age Group	Hardee County	Florida
Under 65 years	80.1%	83.6%
Under 19 years	91.9%	92.4%
18 to 64 years	74.5%	80.6%

State and Local Taxation

2020 Ad Valorem Millage Rates	Hardee County	Net County-Wide*
County	8.8038	
School	5.9230	
Municipal		0.7560
Special Districts	0.5869	

*MSTU included in Net County-Wide "County" category

Education

Public Education Schools	Hardee County	Florida
Traditional Setting (2020-21)		
Total (state total includes special districts)	8	3,744
Elementary	5	1,883
Middle	1	573
Senior High	2	715
Combination	0	573
Educational attainment		
Persons aged 25 and older		
% HS graduate or higher	77.2%	88.2%
% bachelor's degree or higher	10.2%	29.9%

Prepared by:
Florida Legislature
Office of Economic and Demographic Research
111 W. Madison Street, Suite 574
Tallahassee, FL 32399-6588
(850) 487-1402 <http://edr.state.fl.us>



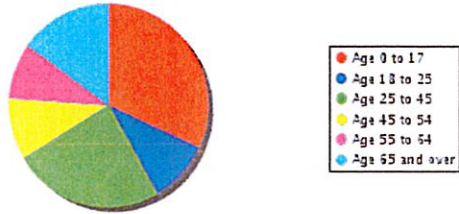
November 2021

DEMOGRAPHICS

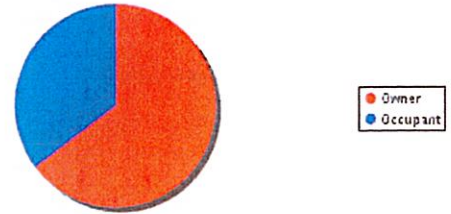
Demographic Overview For A 1 Mile Radius from Subject Property*

Persons	5,703	Families	1,315
Households	1,768	Persons Per Household	3.2
Percent Children	32.23 %		

Age Distribution



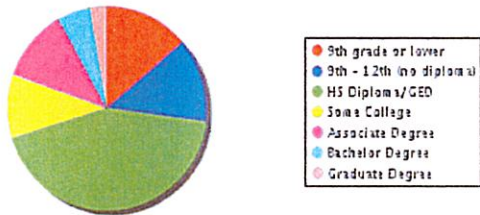
Occupancy - Rent vs Own



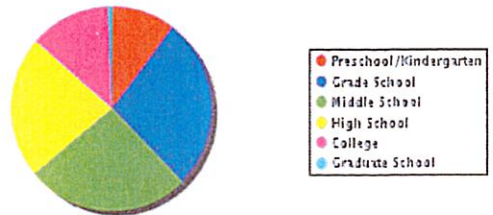
Source: 2010 Census / US Census Bureau

House Median Year Built	1987	Per Capita Income	\$12,296
Average Home Value	\$57,400	Average Household Income	\$30,577
Average Rent	\$652		

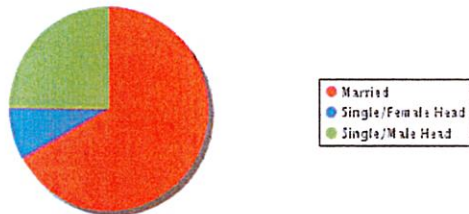
Education Attained



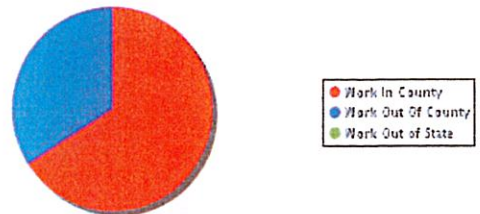
Education - Current Enrollment



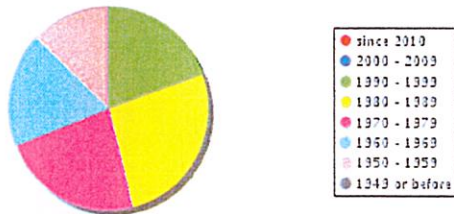
Family Type



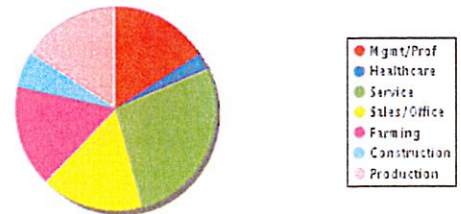
Place Of Employment



Year Built Distribution

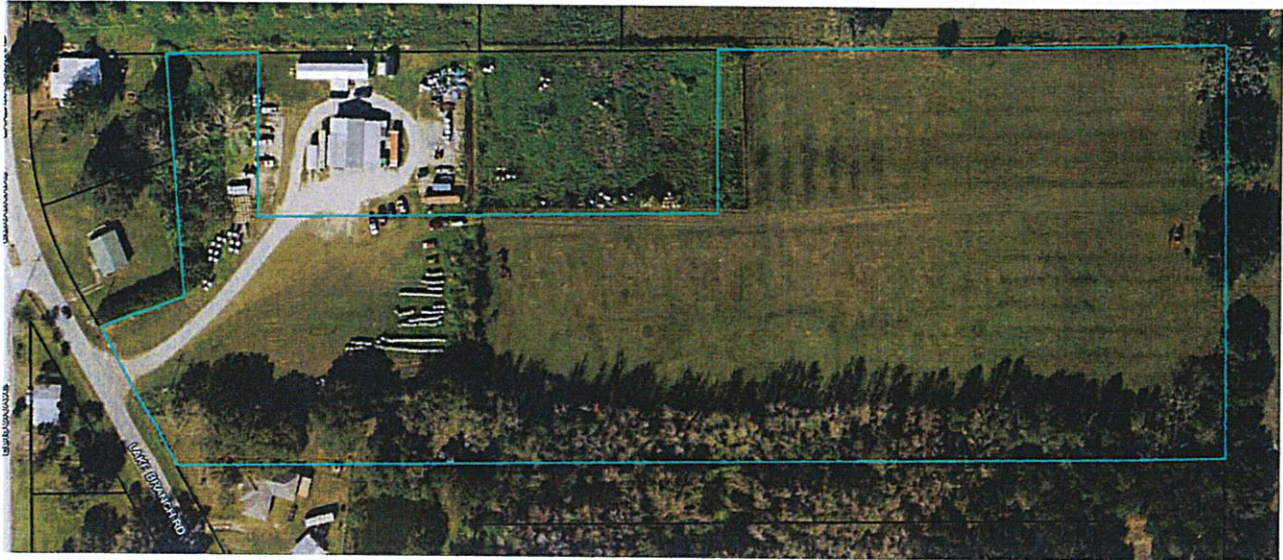


Occupation



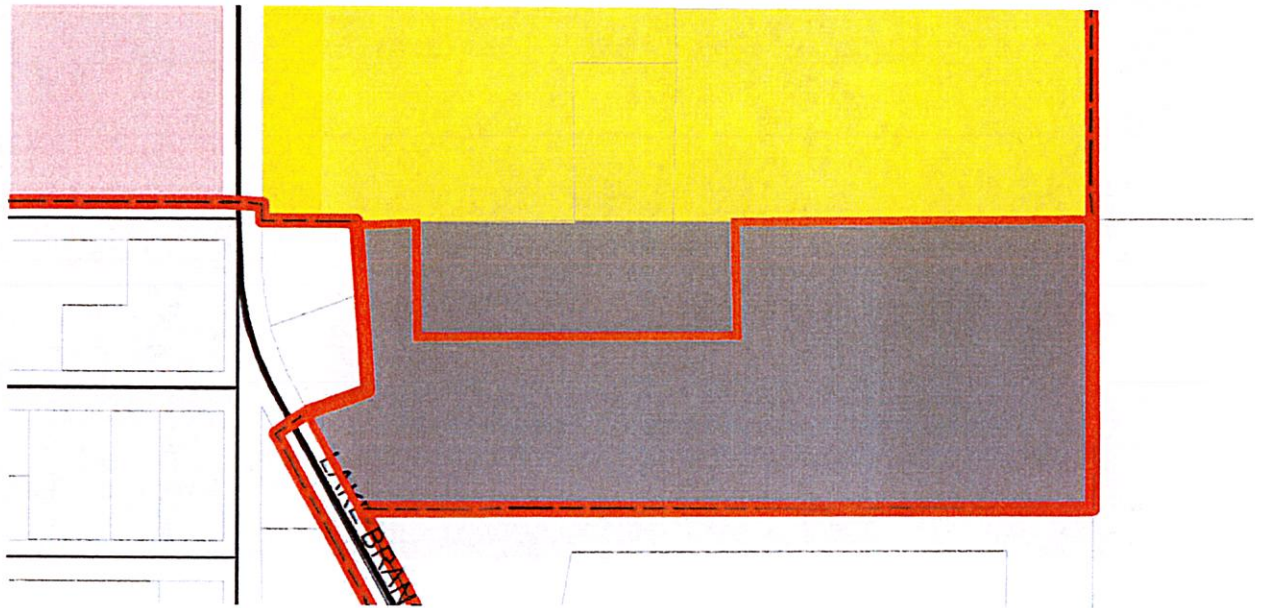
Source: 2018 American Community Survey, 5 year estimates / US Census Bureau

HARDEE COUNTY PROPERTY APPRAISER GIS MAP



A current survey would be required to determine any encroachments, exact lot dimensions, site size and exact flood zone location. It is the intended user's responsibility to obtain an interpretation letter regarding zoning classification, future land use designation and conforming uses of the subject present or proposed by any and all governmental regulatory agencies. I have reported only apparent adverse site conditions, if any, and have not fully researched all public records.

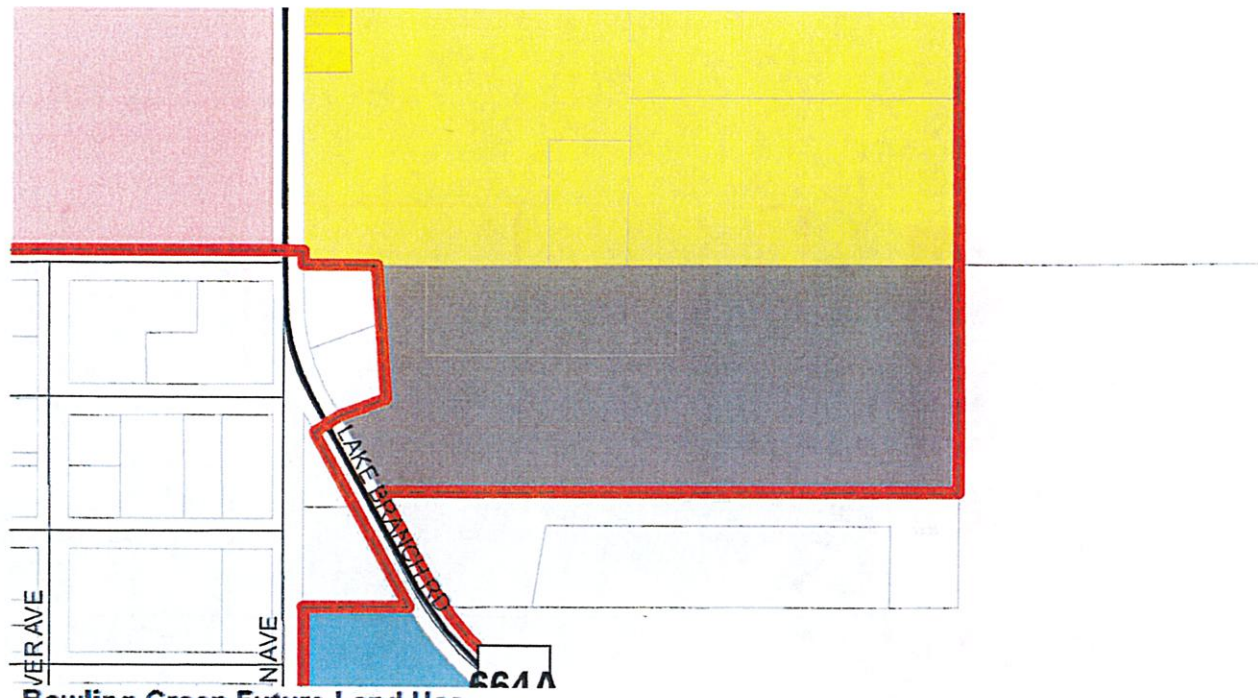
ZONING MAP



Bowling Green Zoning

-  R-1 - Single Family Residential
-  R-2 - Single and Two Family Residential
-  R-3 - Multiple Family Residential
-  C-1 - General Retail Commercial
-  C-2 - Service Commercial
-  C-P - Commerce Park
-  I - Industrial
-  P-I - Public Institutional
-  P-R - Public Recreation
-  Unassigned

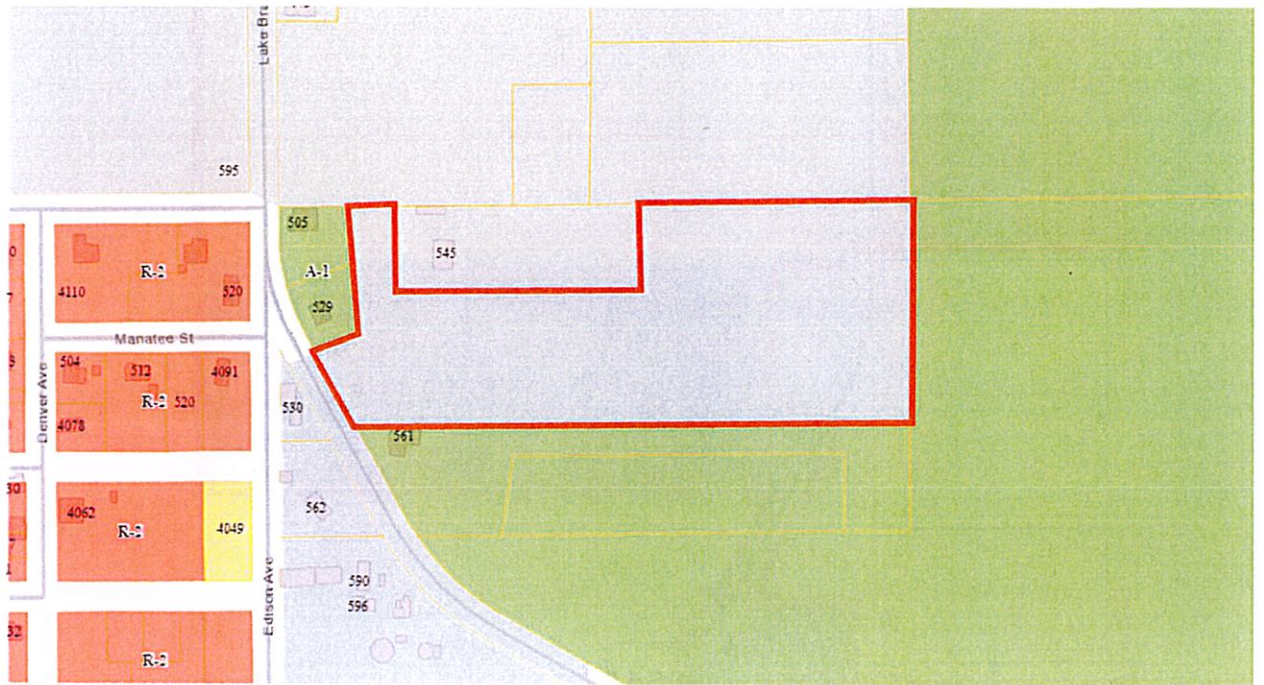
FUTURE LAND USE MAP:



Bowling Green Future Land Use

-  Low Density Residential
-  Medium Density Residential
-  Commercial Mixed Use
-  Commerce Park
-  Industrial
-  Public Buildings and Grounds
-  Recreation
-  Conservation

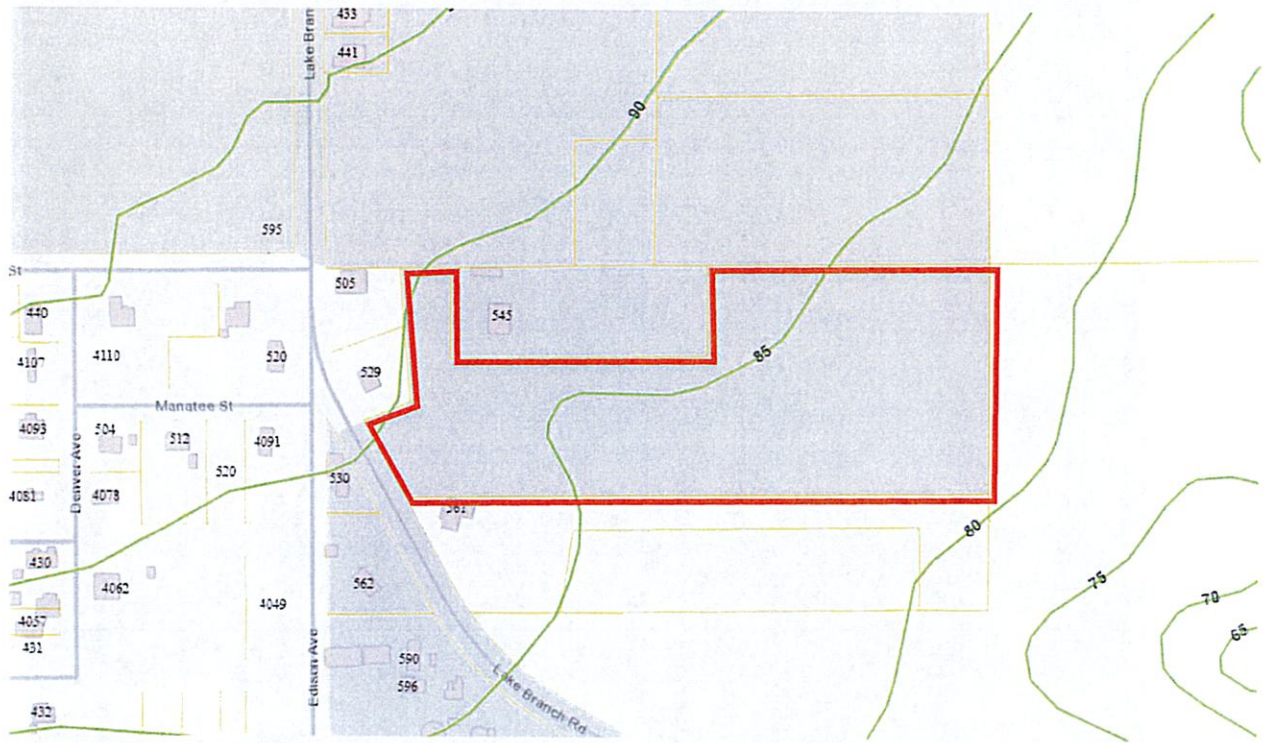
HARDEE COUNTY ZONING MAP OF ADJOINING PROPERTIES



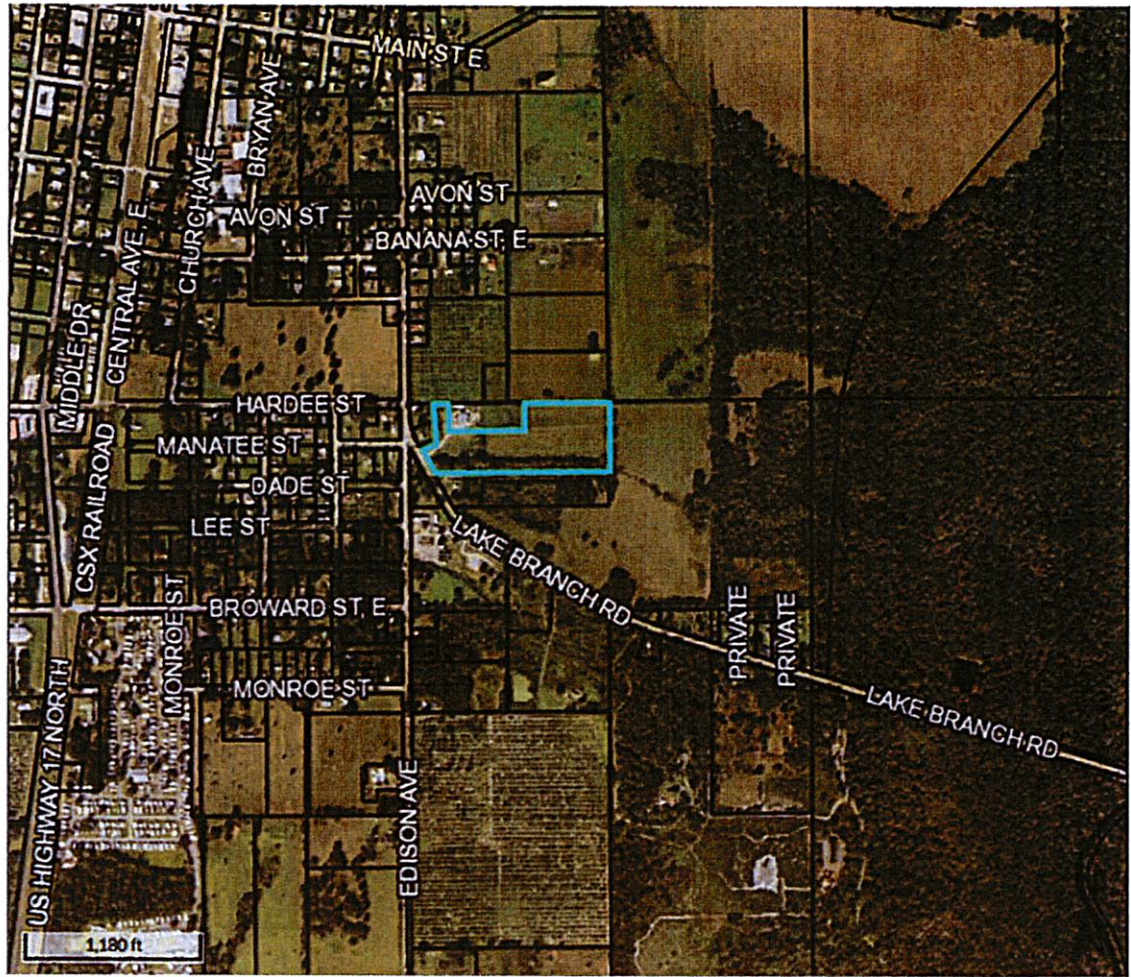
Bowling Green Zoning

-  R-1 - Single Family Residential
-  R-2 - Single and Two Family Residential
-  R-3 - Multiple Family Residential
-  C-1 - General Retail Commercial
-  C-2 - Service Commercial
-  C-P - Commerce Park
-  I - Industrial
-  P-I - Public Institutional
-  P-R - Public Recreation
-  Unassigned

ELEVATION MAP



NEIGHBORHOOD MAP



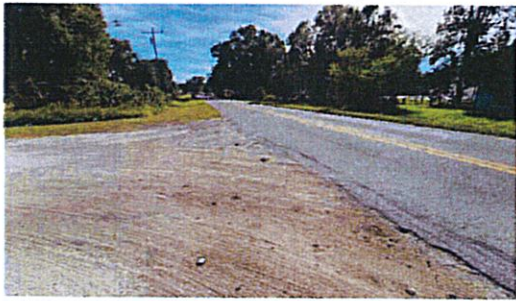
SUBJECT PHOTOGRAPHS



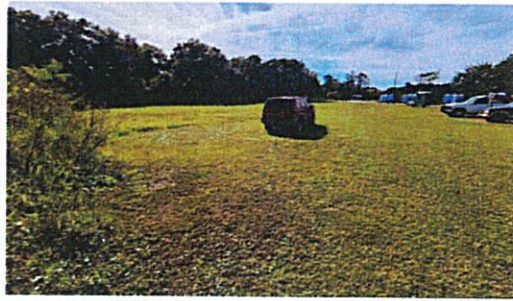
DRIVEWAY EASEMENT ON WESTERN BOUNDARY



LAKE BRANCH RD FACING NORTH



LAKE BRANCH RD FACING SOUTH



WESTERN PORTION FACING WEST



**EASTERN PORTION FACING EAST
UNABLE TO GAIN ACCESS THROUGH LOCKED GATE**

ENVIRONMENTAL CONDITIONS

I am not aware of any environmental conditions that would have a negative effect on the subject however it is at the intended user's discretion to obtain an environmental audit.

EXISTING USE

Western Portion - Used as storage

Eastern Portion - Used for livestock grazing

HIGHEST AND BEST USE AS VACANT

Physically Possible – The physical characteristics of a site that affect its possible use(s) include, but are not limited to, location, street frontage, size, shape, street access, availability of utilities, easements, soils and sub-soils, and topography.

The subject is irregular in shape containing 9.13 acres with 170 feet of road frontage on Lake Branch. The topography is level with an elevation of approximately 85 ft above sea level. No known physical constraints would impede the development of the site to its highest and best use.

Legally Permissible – Legal restrictions, as they apply to the subject property, are public restrictions such as zoning, building codes, historic district controls, and environmental regulations, and private restrictions.

The subject is located within the city limits of Bowling Green. The subject is zoned Industrial and has a future land use designation of Industrial. There are no known private restrictions. It appears that there is a shared driveway easement that provides access to the property directly to the north of the subject. This easement impedes approximately 0.69 acres on the northwestern portion of the property

HIGHEST AND BEST USE (CONTD)

Financially Feasible – In determining if a use is financially feasible, a study is made to analyze possible uses to decide if they are likely to produce income sufficient to satisfy operating expenses, financial expenses, and capital amortization. Uses that are expected to produce a positive return are considered financially feasible. Effective rental rates, occupancy level, operating expenses, debt service, and equity capital requirements are such that current construction of most types of commercial/industrial developments are not financially feasible.

There has been no new construction within the immediate neighborhood of commercial income producing properties that are not owner occupied or operated. It is my opinion that development at this time would not be financially feasible.

Maximally Productive – Based upon the current economic conditions, along with the subject location, it is my opinion that the maximally productive use of the subject would be to hold for future development until adequate demand returns to develop the subject for owner-occupied commercial/industrial use.

EXPOSURE TIME


The market indicated that exposure time (i. e., 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 opinion based upon an analysis of a past event assuming a competitive and open market) would have been about seven to nine months.

MARKETING TIME

USPAP's Advisory Opinion 7 Marketing Time Opinions defines marketing time as: An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Based upon conversations with real estate agents/brokers, market participants and my professional opinion, I have forecasted a reasonable marketing time would be six to eight months.


COMPARABLE SALES

COMPARABLE ONE

	LOCATION	0 Lake Branch Rd & 0 E Banana St Bowling Green, FL 33834
	GRANTOR	Lewis J. Carter, Jr & James R. Howle
	GRANTEE	Francisco Arreola & Maria Luisa Arreola
	PARCEL ID	04-33-25-0000-05190-0000 & 04-33-25-0000-08270-0000
	RECORDED/MLS	Inst# 202125003816
CLASSIFICATION	Vacant Land	
SALES PRICE	\$150,000	
DATE OF SALE	06/30/2021	
TERMS	Seller Financing \$120,000	
CASH EQUIVALENCY PRICE OF REAL ESTATE	\$150,000	
TRACT SIZE	9.25 acres	
ZONING	Single Family Residential Single & Two Family Residential	
FUTURE LAND USE DESIGNATION	Low Density Residential	
LEGAL DESCRIPTION	Long legal description retained in appraisers work file. HARDEE COUNTY, FL	
UNIT PRICE	\$16,216 per acre	
COMMENTS	This property is located on the east side of Lake Branch Road and has approximately 374 feet of road frontage. The topography of the property is a dead citrus grove.	


COMPARABLE SALES (CONTD)

COMPARABLE TWO

	LOCATION	4637 Freeman Ave Bowling Green, FL 33834
	GRANTOR	Thomas L. Jones
	GRANTEE	Jaimie Blas
	PARCEL ID	04-33-25-0000-04170-0000
	RECORDED/MLS	Inst# 202125005581
CLASSIFICATION	Vacant Land	
SALES PRICE	\$37,000	
DATE OF SALE	09/23/2021	
TERMS	Cash	
CASH EQUIVALENCY PRICE OF REAL ESTATE	\$37,000	
TRACT SIZE	5 acres	
ZONING	Single and Two Family Residential	
FUTURE LAND USE DESIGNATION	Medium Density Residential	
LEGAL DESCRIPTION	5 AC W1/2 OF SE1/4 OF NE1/4 OF SW1/4 HARDEE COUNTY, FL	
UNIT PRICE	\$7,400 per acre	
COMMENTS	This property is located at the end of Freeman Avenue. It has an unfinished dwelling in need of demolition and offers no contributory value to the property. Grantee owns the adjoining property to the west.	

COMPARABLE SALES (CONTD)

COMPARABLE THREE

	LOCATION	2548 Commerce Court Bowling Green, FL 33834
	GRANTOR	James Richards
	GRANTEE	Mauricio Costa, Sandra J. Gomez & Jose Rigoberto Pena Solano
	PARCEL ID	20-33-25-0500-00001-0022 & 20-33-25-0500-00001-0023
	RECORDED/MLS	Inst# 202125002214/MLS 270912
CLASSIFICATION	Vacant Land	
SALES PRICE	\$160,000	
DATE OF SALE	04/16/2021	
TERMS	Cash	
CASH EQUIVALENCY PRICE OF REAL ESTATE	\$160,000	
TRACT SIZE	7.98 acres	
ZONING	C/IBC (Commercial/Industrial Business Center)	
FUTURE LAND USE DESIGNATION	Highway Mixed Use	
LEGAL DESCRIPTION	LOT 22 & 23 HARDEE COUNTY COMMERCE PARK HARDEE COUNTY, FL	
UNIT PRICE	\$20,050 per acre	
COMMENTS	This property is located within the Hardee County Commerce Park and has access to central water, sewer and electric. There is 200' of road frontage on Commerce Court & 620' of road frontage on State Rd 62.	

COMPARABLE SALES GRID

	SUBJECT	COMP 1	COMP 2	COMP 3
LOCATION	0 Lake Branch Rd Bowling Green, FL 33834	0 Lake Branch Rd & 0 E Banana St Bowling Green, FL 33834	4637 Freeman Ave Bowling Green, FL 33834	2548 Commerce Ct Bowling Green, FL 33834
DATE OF SALE	N/A	06/30/2021	09/23/2021	04/16/2021
CASH EQUIVALENCY SIZE	N/A	\$150,000	\$37,000	\$160,000
SIZE	9.13 acres	9.25 acres	5 acres	7.98 acres
ZONING	Industrial	Single Family Residential Single & Two Family Residential	Single and Two Family Residential	C/IBC
FUTURE LAND USE DESIGNATION	Industrial	Low Density Residential	Medium Density Residential	Highway Mixed Use
TOPOGRAPHY	Cleared	Dead Citrus Grove	Uncleared	Cleared
PRICE PER ACRE	N/A	\$16,216	\$7,400	\$20,050
QUALITATIVE ANALYSIS				
LOCATION	0 Lake Branch Rd Bowling Green, FL 33834	Similar	Slightly Inferior	Superior
SIZE	9.13 acres	Similar	Similar	Similar
ZONING	Industrial	Inferior	Inferior	Similar
FUTURE LAND USE DESIGNATION	Industrial			
TOPOGRAPHY	Cleared	Slightly Inferior	Inferior	Similar
TOTAL ADJUSTMENT	N/A	+\$2,000	+10,000\$	-\$2,000
INDICATED ADJUSTED PRICE PER SQUARE FOOT	N/A	\$18,216	\$17,400	\$18,050

SUMMATION AND ANALYSIS OF COMPARABLE LAND SALES

The sales outlined are the best available data for comparison of acreage sales within three miles of the subject that have closed since January 1, 2021. After an exhaustive search, no other significant sales or listing data was found that would produce a more creditable opinion of value. Adjustments were derived from sales analysis and conversations with market participants (seller/buyers/agents).

Comparable One is adjusted for inferior zoning & slightly inferior topography. The indicated adjusted price per acre is determined as \$18,216.

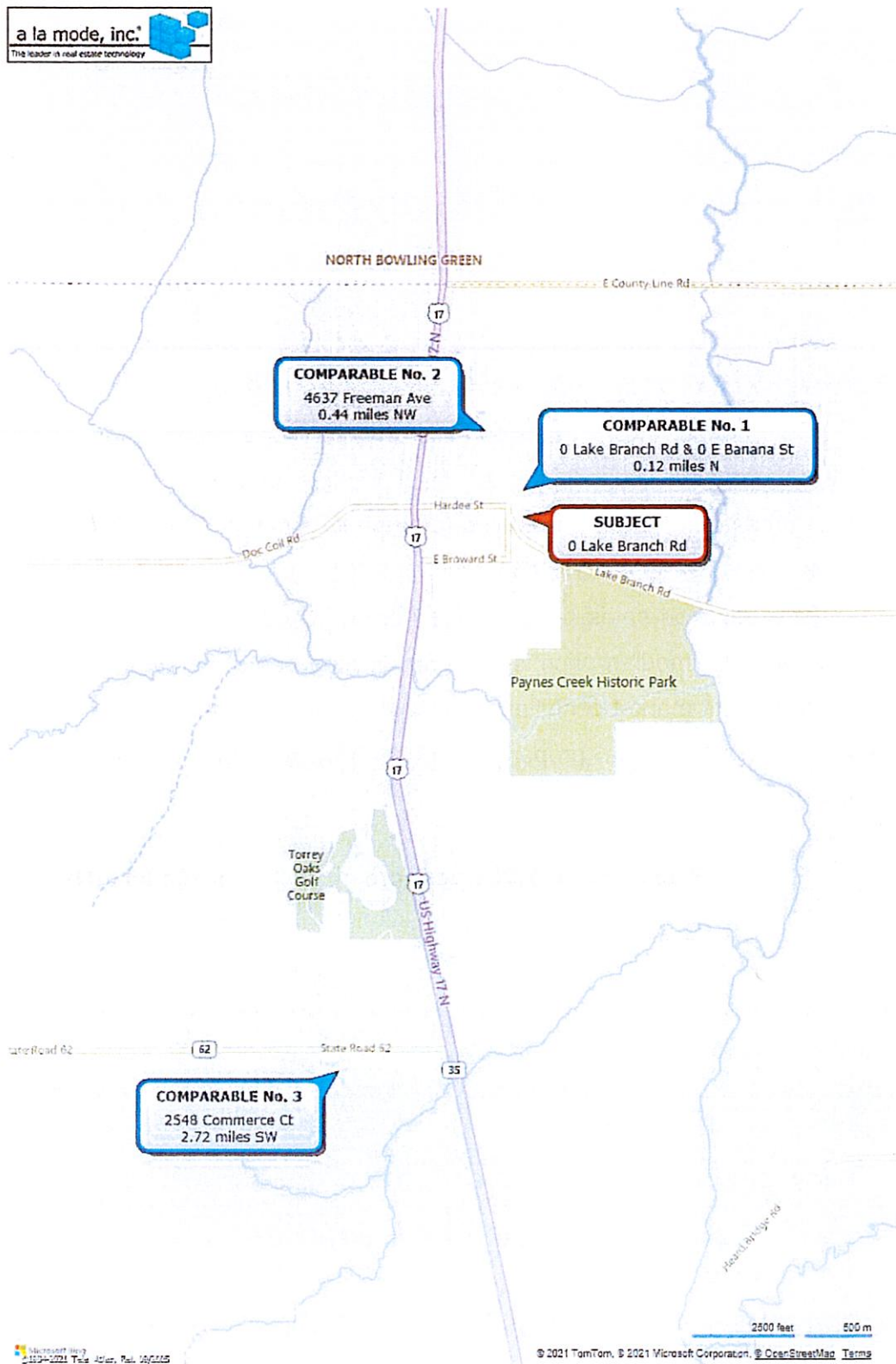
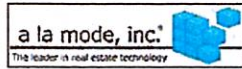
Comparable Two is adjusted for slightly inferior location, inferior zoning/FLU and inferior topography. The indicated adjusted price per acre is determined as \$17,400.

Comparable Three is adjusted for superior location. The indicated adjusted price per acre is determined as \$18,050.

The adjusted sales price ranges from \$17,400 to \$18,216. The mean price is \$17,889 and the median price is \$18,050. Based upon my review and analysis of this data and current market conditions, it is my independent opinion that the "as is" market value of the subject real property as of the effective date by the Sales Comparison Approach is as follows:

$$9.13 \text{ sf @ } \$17,969 \text{ per acre} = \$ 164,000 \text{ (R)}$$

COMPARABLE SALES MAP



GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

The certification that appears in the appraisal report is subject to the following conditions. Please see letter of transmittal for additional assumptions, which apply directly to the subject property.

1. Acceptance of and/or use of this report constitutes acceptance of the foregoing General Assumptions and General Limiting Conditions.
2. Possession of the report, or copy thereof, does not carry within the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without my written consent, and in any event only with proper written qualifications and only in its entirety. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval.
3. I will not be required to give testimony or appear in court because of having made this analysis, with reference to the property in question, unless arrangements have been previously made thereof.
4. It is assumed that the legal descriptions as given are correct, that the utilization of the land and improvements are entirely and correctly located on the property described and that there are no encroachments or overlapping boundaries. I have not made a survey of the property and no responsibility is assumed in connection with such matters. Should a current survey indicate a discrepancy in the subject site size, this report would be subject to review and change. Sketches in this report are not to scale and are included only to assist the reader in visualizing the property.
5. No responsibility is assumed for matters of legal nature affecting title to the property nor is an opinion of title rendered. I have not reviewed an abstract of title relating to the subject property unless otherwise stated. No title search has been made and the reader should consult an attorney or title company for information and data relative to the property ownership and legal description. It is assumed that the subject title is marketable but the title should be reviewed by legal counsel. Any sales history information given has been researched and to the best of my knowledge is accurate, but not warranted.
6. Information and data furnished by others is usually assumed to be true, correct and reliable. When such information and data appears to be dubious and when it is critical to the analysts, a reasonable effort has been made to verify all such information; however, no responsibility for its accuracy is assumed.
7. All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless so specified within the report.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in this report.

10. It is assumed that all required licenses, 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.
11. It is assumed that the subject property conforms with the 1985 Growth Management Act's "concurrency" requirements.
12. Improvements proposed, if any, on or off-site, as well as any repairs required, are considered, for the purpose of this appraisal, to be completed in a good and workmanlike manner according to information submitted and/or considered by us. In cases of proposed construction, the report is subject to change upon inspection of the property after construction is complete. This estimate of value is as of the date shown, as proposed, as if completed and operating at levels shown and projected.
13. It is assumed that there are no hidden or unapparent conditions of the property or structures which would render it more or less valuable. As an appraiser, I am not a licensed exterminator, licensed roofer, hazardous substance and environmental expert or structural engineer. Inspections by qualified experts in these fields would be required to determine any adverse conditions. No responsibility is assumed for such conditions or for inspections which may be required to discover them. If any adverse conditions are found, this report would be subject to review and changes.
14. No environmental impact studies were either requested or made in conjunction with this analysis, and I hereby reserve the right to alter, amend, revise or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigation.
15. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.
16. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the county public health unit.
17. The appraised value is subject to documentation being provided that there are no in-ground or above ground fuel/storage tanks existing on the subject site. In the event that such fuel/storage tanks are found, it is assumed that they comply with all local, state and federal regulations regarding fuel or storage tanks. If they are not in compliance, this report would be subject to review and change.

18. The distribution of the total valuation in this report between land and improvements, if any applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
19. The estimated market value is based upon no changes in the existing Federal Tax Laws that are in effect on the date of the appraisal.
20. It is assumed that the property, which is the subject of this report, will be under prudent and competent ownership and management over the entire life of the property. If prudent and competent management and ownership are not provided, this would have an adverse effect upon the value of the property appraised.
21. The estimated value is subject to change with market changes over time. Value is highly related to interest rates, exposure, time, promotional effort, supply and demand, terms of sale, motivation, and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property physically and economically in the market place. The estimate of value in the report is not based in whole or in part upon race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
22. In the event this appraisal includes the capitalization of income, the estimate of value is a reflection of such benefits and my interpretations of income and yields and other factors which were derived from general and specific market information. Such estimates are made, as of the date of the estimate of value. As a result, they are thus subject to change over time. The date as of which the value estimate applies is only as of the date of valuation as stated in the letter of transmittal. I assumed no responsibility for economic or physical factors occurring at some later date which may affect the opinion stated herein.
23. An appraisal is the product of a professionally trained person but nevertheless is an opinion only, and not a provable fact. As a personal opinion, a valuation may vary between appraisers based upon the same facts. Thus, I warrant only that the value conclusions are my best estimate as of the date of value. There are no guarantees, either written or implied, that the property would sell for the expressed estimate of value.
24. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. I did not consider possible noncompliance with the requirements of ADA in forming my independent opinion of the value of the subject property.
25. As of the effective date of this appraisal, the Covid-19 Pandemic is having a substantial effect on our national and global economies. The extent to which these fluid changes over time will have on the local economy and real estate market is yet to be quantified.

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 my appraisal report, and I have no personal interest or bias with respect to the parties involved.
- I have not performed services as an appraiser regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- his appraisal assignment was not made, nor was the appraisal rendered on the basis of a requested minimum valuation, specific valuation, or an amount, which would result in approval of a loan.
- My compensation is not contingent upon the developing or reporting of a predetermined value or direction in value that favors the cause of the client/intended user, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with: the requirements of the State of Florida for state certified appraisers; the requirements of the Uniform Standards of Professional Appraisal Practices of the Appraisal Foundation; and the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- The use of this appraisal report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board and to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I currently hold an appropriate state certification allowing the performance of real estate appraisals in connection with federally related transactions in the state of Florida in which the subject property is located.
- As of the date of this report, I have completed the mandatory continuing education requirements of the Appraisal Foundation and the State of Florida.
- I certify that if this report was transmitted as an "electronic record" containing my "electronic signature" as those terms are defined in applicable federal and/or state laws, or a facsimile transmission of this report containing a copy or representation of my signature, the report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- I certify that my education, experience, and knowledge is sufficient to perform the appraisal assignment
- I made a personal observation of the subject property that is the subject of this report.
- No one provided significant professional assistance in the preparation of my appraisal.
- this appraisal meets the minimum requirements of 13 CFR (Code for Federal Regulators) Part 323 concerning Real Estate Appraisals for FDIC (Federal Deposit Insurance Corporation) or institutions regulated by FDIC and the minimum appraisal standards as listed in the engagement letter.
- I am aware of the requirements stated in the Farmer Mac Seller/Service Guide and have completed this assignment in accordance with those requirements as they applied in this assignment.
- My analyses, opinions, and conclusions were developed, and the appraisal and this report has been prepared for use in a lending transaction that may include Farmer Mac as an intended user.

-This appraisal report recognizes the following definition of value:

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

(1) Buyer and seller are typically motivated;

(2) Both parties are well informed or well advised, and 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 of cash in United States' dollars or in terms of financial arrangements comparable thereto; and

(5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale."

*This example definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the *Interagency Appraisal and Evaluation Guidelines*, dated October 27, 1994. 2006 Advisory Opinion 22 The Appraisal Foundation.



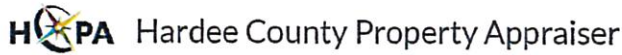
**WILLIAM K. BOYD
STATE-CERTIFIED GENERAL
REAL ESTATE APPRAISER RZ338**

Dated: December 28, 2021

WKB/lyb

ADDENDUM

HARDEE COUNTY PROPERTY APPRAISER'S INFORMATION



Parcel Summary

AlternateID 3974
 ParcelID 09-33-25-0000-05070-0000
 Location 0 LAKE BRANCH RD
 Address BOWLING GREEN 33834
 BriefLegal Description 9.13 AC N1/2 OF NW/4 OF NE/4 E OF SR 664-A LESS COM NW COR E 30.23 FT TO E R/W LINE FOR POB SE LY 316.20 FT N 23E 96.70 FT N 4W TO PT ON N LINE OF NW/4 OF NE/4 TO POB & LESS S 268 FT OF N1/2 OF NW/4 OF NE/4 E OF SR 664-A & LESS N 175 FT OF W 498 FT OF E 1051.12 FT OF N1/2 OF NW1/4 OF NE1/4 09 33S 25E 283P346 371P339 627P15 631P140 (EASE) (ORD 90-1 ANNEX)
 (Note: Not to be used on legal documents.)
 Property Use Code MUNICIPAL IMP (8900)
 Sec/Twp/Rng 9-33-25
 Tax District CITY OF BOWLING GREEN (901)
 Millage Rate 22.6637
 Acreage 9.13
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 BOWLING GREEN CITY OF
 P O BOX 608
 BOWLING GREEN, FL 33834

Map



Property Values

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$59,220	\$59,220	\$59,220	\$59,220
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$59,220	\$59,220	\$59,220	\$59,220
Assessed Value	\$59,220	\$59,220	\$59,220	\$59,220
Exempt Value	\$59,220	\$59,220	\$59,220	\$59,220
Taxable Value	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
7100 - INSTITUTIONAL	8.46	AC	0	0
9400 - RIGHTOFWAY	0.67	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	5/1/1989	\$38,000	00	371/339		Qualified	N/A	Vacant		BOWLING GREEN CITY OF

APPRAISER QUALIFICATIONS AND LICENSE

William K. Boyd

State-Certified General Real Estate Appraiser RZ338

2020-2022

Main Office

1564 Lakeview Drive
Sebring, FL 33870

Phone 863.385.6192

Fax 866.384.0258

wkboyd@wkboyd.com

Satellite Office

410 Northwest 2nd Street
Okeechobee, FL 34972

As a Real Estate Analyst and Consultant I have been actively engaged as a licensed real estate agent/broker/ appraiser since 1981 and as a State-Certified General Real Estate Appraiser since 1990. I am qualified as an expert witness in the State of Florida's 10th Judicial Circuit Court that includes Highlands, Hardee and Polk counties, the 12th Judicial Circuit Court that includes Desoto, Manatee & Sarasota counties and the 19th Judicial Circuit Court that includes Martin, St. Lucie, Indian River and Okeechobee counties.

My experience as an appraiser includes the valuation of many types of properties including residential, recreational, agricultural, commercial, industrial, special purpose, eminent domain and acquisition/disposition, counseling and litigation support in connection with real estate transactions. I stay current with the market and am active in my community. My service area covers most of south central Florida with primary areas of service being Highlands, Hardee, Desoto, South Polk and Okeechobee counties.

APPROVED BY THE FOLLOWING LENDING INSTITUTIONS

1st United Bank
AG America Lending
Ag Country Farm Credit Services
Bank of America
Bank of Belle Glade
BB & T Lending
Boston Private Bank & Trust
Citizens Bank and Trust
Farm Credit of Central Florida
First Bank of Clewiston

J.P. Morgan Chase
First National Bank of Wauchula
First Southern Bank
First State of Arcadia/Crews Bank & Trust
Heartland National Bank
IberiaBank
Mid-Florida Federal Credit Union
Morgan Stanley
Old Florida National Bank
PNC Bank

Regent Bank
Regions Bank
Seacoast Banking
South State Bank
Sunstate Bank
Sun Trust/Trust Bank
TD Bank
Valley National Bank
Wauchula State Bank
Wells Fargo

PROFESSIONAL AFFILIATIONS

Heartland Association of Realtors
Florida Realtors
National Association of Realtors

Heartland Multiple Listing Service
Stellar Multiple Listing Service
PGFCNP Association of Realtors

2020—Continuing Education

FREAB #10093 National USPAP Update (7 hrs)
FREAB # 7209 Florida Law Update (8 hrs)
FREAB #10083 Cool Tools II (8 hrs)
FREAB #10061 Solutions to Common Appraisal Issues (7 hrs)

2018—Continuing Education

FREAB #9807 National USPAP Update (7 hrs)
FREAB #7209 Florida Law Update (8 hrs)
FREAB #9721 Cool Tools: Digging Your Data (8 hrs)
FREAB #9722 The Workfile: Compliance and Support (7 hrs)

2016—Continuing Education

FREAB #9515 National USPAP Update (7 hrs)
FREAB #7209 Florida Law Update (8 hrs)
FREAB #9498 FHA Property Analysis (8 hrs)
FREAB #9492 Better Sale Than Sorry (7 hrs)

2014—Continuing Education

FREAB #9205 National USPAP Update Equivalent (2014-2015) ACB #10059
FREAB #8933 Florida Appraisal Laws and Regulations Update ACB #10059
FREAB #9061 FHA for Today's Appraiser ACB #10059
FREAB #9150 Analyze Trial Applications of Appraisal Analysis (2-hr) ACB #10059
FREAB #9135 Reviewers Checklist ACB #10059
FREAB #9158 UAD-Up Close and Personal ACB #10059

2012—Continuing Education

FREAB #741 Florida Appraisers State Law Update DEPR #2429
FREAB #8906 National USPAP Update (2012-2013) ACB #10059
FREAB #7742 The Dirty Dozen
FREAB #8538 The Nuts & Bolts of Green Building for Appraisers
FREAB #8575 Appraisal Applications of Regression Analysis

2010—Continuing Education

FREAB #7333 Florida Laws and Regulations ACB #10059
FREAB #8723 National USPAP Update (2010-2011) ACB #10059
FREAB #8237 Florida Appraisal Supervisor-Tirees Roles & Responsibilities ACB #10059
FREAB #8712 Risky Business: Ways to Minimize Liability ACB #10059
FREAB #8714 The Changing World of FHA Appraising ACB #10059

2008—Continuing Education

FREAB #7333 Florida Laws and Regulations ACB #10719
FREAB #7301 National USPAP Update (2008-2009) ACB #10719
FREAB #8237 Florida Appraisal Supervisor-Tirees Roles & Responsibilities ACB #10719
FREAB #8421 Introduction to Expert Witness Testimony ACB #10719
FREAB #8063 Even Odder: More Oddball Appraisals ACB #10719

2006—Continuing Education

FREAB #7333 Florida Laws and Regulations ACB #10239
FREAB #7631 Disclosures & Disclaimers ACB #10239
FREAB #7672 The Cost Approach ACB #10239
FREAB #7669 Accelerating the Deal: Nonconforming & Difficult Properties ACB #10239
FREAB #7666 National USPAP Update ACB #10239

2004—Continuing Education

FREAB Florida Laws & Regulations ACE #7333
FREAB Income Capitalization ACE #6928
FREAB National USPAP Update Equivalent (2004) ACE #7332
FREAB Developing & Growing an Appraisal Practice ACE #6927
FREAB Factory Built Housing ACE #6927

2002—Continuing Education

FREAB Communicating the Appraisal ACE #1-22
FREAB Residential Subdivision Analysis ACE #1-24
FREAB Appraisal Research and Analysis ACE #1-23
FREAB Neighborhood Analysis ACE #1-23
FREAB Sales Comparison Approach ACE #1-25
FREAB FREA License Law & Appraisal Board Regulations ACE #1-27

2000—Continuing Education

FREAB How to Appraise a Business ACE #1519866500
FREAB Uniform Standards of Professional Appraisal
FREAB USPAP and Florida Chapter 475 Part II
FREAB Appraisal Law ACE #2162

1998—Continuing Education

Case Studies in Uniform Standards Part A & B
Real Estate Education Specialists
Standards of Professional Practice Part A & B
The Appraisal Institute
USPAP Law Update
Real Estate Education Specialists

1996—Continuing Education

Standards Review & Law Update 5.0A
National Association of Independent Fee Appraisers
Market Abstraction Review 1.2A
National Association of Independent Fee Appraisers
Reviewing Residential Appraisals 4.5
National Association of Independent Fee Appraisers

1995—Continuing Education

Fair Lending and the Appraiser ACE #1727
The Appraisal Institute
Ethics and Professional Standards
Florida Association of Realtors
Appraisers' Litigation and Core Law (1994)

1983-88

1988 Residential Valuation—Exam 8-2
American Institute of Real Estate Appraisers
1987 Case Studies in Real Estate Valuation Exam 2-1
American Institute of Real Estate Appraisers
1985 Capitalization Theory and Techniques Part A-Exam 1 B-A
Capitalization Theory and Techniques Part B-Exam 1 B-B
American Institute of Real Estate Appraisers
1980 Standards of Professional Practice Exam 2-3
Basic Valuation Procedures Exam 1 A-2
Real Estate Appraisal Principles Exam 1 A-1
American Institute of Real Estate Appraisers

William K. Boyd

ADDITIONAL SEMINARS & TRAINING

- | | |
|--|--|
| 2019 Valuing Rural America: The Complexities
American Society of Farm Managers & Rural Appraisers | 1995 Eminent Domain and the Real Estate Appraiser
West Coast Florida Chapter Appraisal Institute |
| 2012 Dairy Appraisal Seminar
ASFMRA Approved #506/ACE#8961 | 1994 Electro-Magnetic Fields
West Coast Florida Chapter Appraisal Institute
Understanding Limited Appraisals & Reporting Options
Residential Appraisal Review
East Florida Chapter Appraisal Institute |
| 2001 The New Florida Building code & Residential Builder CILB #5949
Florida Home Builders Association | 1992 Citrus Seminar
Farm and Land Institute
Real Estate Owned Properties
Federal National Mortgage Association |
| 1999 Citrus Seminar—REALTORS Land Institute
The Good, The Bad & The Board
West Coast Florida Chapter Appraisal Institute | 1991 Mandatory Appraisal Reform
John Neven, Manager FNMA
Property Standards Division |
| 1996 Understanding and Using DCF Software ACE #0178
West Coast Florida Chapter Appraisal Institute | 1990 Persuasive Style in the Narrative Appraisal Report
American Institute of Real Estate Appraisers |
| 1997 Appraiser Florida Core Law ACE #1814
Florida Concentration Valuation & Appraiser Liability
West Coast Florida Chapter Appraisal Institute | 1987 Accrued Depreciation Breakdown Method
Residential Demonstration Appraisal Report Writing
American Institute of Real Estate Appraisers |
| 1996 Citrus Seminar
REALTORS Land Institute | 1986 Highest and Best Use
American Institute of Real Estate Appraisers |

CURRENT LICENSE

EXPIRES NOVEMBER 30, 2022

