

Appraisal Report

Of

“Tract J”

Deltona Lakes Unit 35, Plat Book 27, Pages 100-157

Volusia County, Florida

Parcel ID No. 813035000100

Our Project No. 25-15

Owners – Miguel A. Gomez and Amanda Gomez

For

Ms. Deborah James, FRP

Paralegal

City of Deltona

2345 Providence Boulevard

Deltona, Florida 32725

Prepared by

Bullard, Hall & Adams, Inc.

1144 Pelican Bay Drive

Daytona Beach, Florida 32119

100 CERTIFICATE OF VALUE

Project: Captain Drive
County: Volusia
Parcel No.: Tract J
Tax ID Nos.: 813035000100

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

- 1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property or bias with respect to the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. My analyses, opinions, or conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Part II, Florida Statutes.
7. I have made a personal inspection of the property that is the subject of this report. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal.
8. No persons other than those named herein provided significant real property appraisal assistance to the person signing this certification.
9. I understand that this appraisal is to be used for negotiating a purchase price by the City of Deltona.
10. This appraisal has been made in conformity with the appropriate State laws, regulations, policies and procedures applicable to appraisal of right-of-way for transportation purposes; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are non-compensable under the established law of the State of Florida.
11. I have not revealed the findings or results of this appraisal to anyone other than the proper officials of the City of Deltona and I will not do so until I am required by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
12. Regardless of any stated limiting condition or assumption, I acknowledge that this appraisal report and all maps, data, summaries, charts and other exhibits collected or prepared under this agreement shall become the property of the City of Deltona without restriction or limitation on their use.
13. Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part hereof.

Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value of the subject property, as of the 7th day of January, 2026, is: TWENTY-TWO THOUSAND FIVE HUNDRED DOLLARS (22,500)

Market value should be allocated as follows:
LAND \$ 22,500
IMPROVEMENTS \$ 0
NET DAMAGES &/OR
COST TO CURE \$ 0
TOTAL \$ 22,500

LAND AREA: (Ac/SF) 0.792 Ac
Land Use (HABU as vacant): Residential

Handwritten signature of David K. Hall

January 9, 2026
DATE

DAVID K. HALL, ASA
State-Certified General Real Estate Appraiser RZ1314

ADDENDUM TO CERTIFICATE

- I hereby certify that, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct. This report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation, and the Principles of Appraisal Practice and Code of Ethics of the American Society of Appraisers.
- The American Society of Appraisers has a mandatory re-certification program for all of its Senior Members. Mr. Hall is in compliance with that program.
- The following individual provided significant professional assistance to the undersigned real estate appraiser.

Craig S. Adams, State-Certified General Real Estate Appraiser RZ665.
Mr. Adams assisted the appraiser in field inspections of the subject and comparable properties, collection and analysis of comparable sales and rentals, data verification, valuation analysis and report writing.

January 9, 2026

Date



David K. Hall, ASA

State-Certified General Real Estate Appraiser RZ1314

BULLARD, HALL & ADAMS, INC.
Appraisers – Consultants

DAVID K. HALL, ASA
*President, State-Certified General
Real Estate Appraiser RZ1314*

CRAIG S. ADAMS
*Vice-President, State-Certified General
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January 9, 2026

Ms. Deborah James, FRP
Paralegal
City of Deltona
2345 Providence Boulevard
Deltona, Florida 32725

RE: Appraisal of “Tract J” Of Deltona Lakes Unit 35, Plat Book 27, Pages 100-157, Volusia County, Florida; Parcel ID No. 813035000100; Owners – Miguel A. Gomez and Amanda Gomez; Our Project No. 25-15.

Ms. James:

In accordance with your request, I have appraised the above-referenced parcel for the purpose of rendering an opinion of the market value of the subject property. It is my understanding that the function and intended use of this appraisal will be for purchase negotiations.

This Appraisal Report as requested by the City of Deltona is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice.

It is my opinion that the market value of the subject property, as of January 7, 2026, is as shown below.

TWENTY-TWO THOUSAND FIVE HUNDRED DOLLARS
(\$22,500)

The legal description and valuation discussions are included in the report. The report also includes the definition of market value, underlying assumptions and limiting conditions, and qualifications of the appraisers.

Ms. Sally Myers
January 9, 2026
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I trust that this report is sufficient for your purposes. If I can furnish additional information, please contact me.

Yours very truly,



David K. Hall, ASA
State-Certified General
Real Estate Appraiser RZ1314

DKH/jaj

Attachment: Appraisal Report

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115 ASSUMPTIONS OR LIMITING CONDITIONS

The subject property is identified as “Tract J” of Deltona Lakes Unit 35, Map Book 27, Pages 105-157. The plat does not indicate the intended use of this common area but it appears that it is encumbered for open space between the lots in this subdivision and the powerline corridor to the southeast. Therefore, the subject land is not considered developable. It adjoins a powerline corridor to the southeast and residential lots to the northwest. The Across the Fence Method (“ATF”) of valuation is appropriate. The value of this parcel will be based on the value of the adjoining residential lots less the existing encumbrance.

According to the plat, the subject property contains 0.792 acre (34,500 square feet).

Common areas such as “Tract J” do not typically sell in the open market but are an integral part of the overall subdivision. The “ATF” property is Deltona Lakes Unit 35 which is a single family subdivision with typical lots containing 10,000 square feet and irregular and corner lots generally containing up to 15,000 square feet.

There are no other qualifying and limiting conditions that will affect the analyses, opinions, and conclusions. The general assumptions and limiting conditions can be found in the Addendum of this report.

120 SUMMARY OF SALIENT FACTS AND CONCLUSIONS

OWNER OF RECORD: Miguel A. Gomez and Amanda Gomez

OWNER’S ADDRESS: 107 Wax Myrtle Drive
Sanford, FL 32773

PROPERTY LOCATION: The southwest side of Captain Drive, northwest of the Florida Power & Light Company powerline corridor and two lots east of Whitehorse Street, Deltona, Volusia County, Florida.

INSPECTION DATE(S): January 7, 2026

ACCOMPANIED APPRAISER: David Hall and Craig Adams of this office attended the inspection.

EXTENT OF INSPECTION: The land was inspected from Captain Drive and the adjoining powerline.

SIZE OF LAND: 0.792 Acre (34,500 Square Feet)

DATE OF VALUE: January 7, 2026

ZONING:
Subject: P, Public Use (City of Deltona)
“ATF” Parcel: R1, Single-Family Residential (City of Deltona)

PRESENT USE: “Tract J” (common area)

HIGHEST AND BEST USE: As Vacant – Low density residential development
 (“ATF” parcels)
As Improved – N/A

RIGHTS OR INTERESTS
APPRAISED: Market value of the subject property

CLIENT/INTENDED USERS OF
THE APPRAISAL REPORT: The City of Deltona (the client) and other agents of
the City

130 TYPE OF REPORT FORMAT

This Appraisal Report, as requested by the City of Deltona is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice and FDOT Supplemental Standards of Appraisal.

140 PURPOSE, INTENDED USE, INTENDED USER OF THE APPRAISAL

The purpose of the appraisal is to develop and report an opinion of market value. The intended use of the appraisal is for the City of Deltona to use as a basis for establishing the fair market value of the subject property. The intended user of the appraisal is the City of Deltona (client) and other agents of the City.

150 DEFINITION OF MARKET VALUE

“Value’ as used in eminent domain statute, ordinarily means amount which would be paid for property on assessing date to willing seller not compelled to sell, by willing purchaser, not compelled to purchase, taking into consideration all uses to which property is adapted and might reasonably be applied.”

The preceding market value definition relates to case law found in *Florida State Road Dept. v. Stack*, 231 So.2d 859 Fla., 1st DCA 1969.

Inherent in the willing buyer-seller test of the market value are the following:

1. A fair sale resulting from fair negotiations.
2. Neither party acting under compulsion of necessity (this eliminates forced liquidation or sale at auction).
3. Both parties having knowledge of all relevant facts.
4. A sale without peculiar or special circumstances.
5. A reasonable time to find a buyer.

160 PROPERTY RIGHTS (INTEREST) APPRAISED

This appraisal renders an opinion of the market value of the subject.

There are no non-realty items appraised.

175 SCOPE (EXTENT OF PROCESS OF COLLECTING, CONFIRMING AND REPORTING DATA)

The appraisal process is an orderly program in which the data used in the valuation of the subject property is gathered, analyzed, and presented in report form. The scope of the appraisal is the extent of the process of collecting, confirming, and reporting data. The extent to which the market is researched is contingent upon the type of property included in the appraisal assignment.

The City of Deltona seeks to acquire the subject property by negotiation.

The subject property is identified as “Tract J” of Deltona Lakes Unit 35, Map Book 27, Pages 105-157. The plat does not indicate the intended use of this common area but it appears that it is encumbered for open space between the lots in this subdivision and the powerline corridor to the southeast. Therefore, the subject land is not considered developable. It adjoins a powerline corridor to the southeast and residential lots to the northwest. The Across the Fence Method (“ATF”) of valuation is appropriate. The value of this parcel will be based on the value of the adjoining residential lots less the existing encumbrance.

According to the plat, the subject property contains 0.792 acre (34,500 square feet).

Common areas such as “Tract J” do not typically sell in the open market but are an integral part of the overall subdivision. The “ATF” property is Deltona Lakes Unit 35 which is a single family subdivision with typical lots containing 10,000 square feet and irregular and corner lots generally containing up to 15,000 square feet.

To familiarize myself with the Deltona market, sales searches for several property types were analyzed and inspected and conversations with a number of local real estate agents were considered. In arriving at the conclusions of highest and best use, the appraisers considered the neighborhood improvements and researched the future land use plan, as well as the zoning code for the City of Deltona.

The market search was restricted to Deltona because the value of real estate is local in nature and sales from other areas would not be applicable. The information contained in the General Area and Neighborhood Discussions was furnished from sources thought to be reliable.

The opinion of value of the land is developed using the Sales Comparison Approach. To apply this appraisal technique, I investigated the real estate market and searched for sale properties comparable to the subject. During this process, I became familiar with the real estate market and market conditions as of the effective date of valuation.

I inspected the subject property and studied maps and photographs depicting the property. The sales used in direct comparison were inspected by David K. Hall. The sales were verified and analyzed. This information was compiled to prepare the appraisal report.

180 APPRAISAL PROBLEM

The appraisal problem is to render an opinion of the market value of the subject property.

200 IDENTIFICATION OF PROPERTY AND LEGAL DESCRIPTION

The subject is on the southwest side of Captain Drive, northwest of the Florida Power & Light Company powerline corridor and two lots east of Whitehorse Street, Deltona, Volusia County, Florida.

The subject property is vacant land with no known street address. The Volusia County Property Appraiser’s Identification Number is 813035000100.

The legal description for the subject property is in the last deed of conveyance (O.R. Book 5477, Page 3543) and is in the Addendum of this report.

220 DESCRIPTION OF AREA AND NEIGHBORHOOD

AREA DATA

A lengthy description of the area can be found in the Addendum of this report.

NEIGHBORHOOD DISCUSSION

Volusia County is in Central Florida east of Orange, Seminole, and Osceola Counties, south of Flagler and Duval Counties, and north of Brevard County. The City of Deltona is located on the northern shore of Lake Monroe. The neighborhood boundaries can be described as the City of Deltona.

The city, previously known as Deltona Lakes, was originally established as a planned residential community. Since its opening in 1962, the community has rapidly grown from a small subdivision to becoming one of the largest cities in Central Florida. The city is mostly residential and primarily serves as a commuter town for the nearby cities of Orlando and Daytona Beach, as well as its surrounding communities. In 1995 it was incorporated as the City of Deltona.

The average daily traffic counts per the Florida Department of Transportation in the City of Deltona are summarized as follows:

<u>MAJOR ROADS</u>		
<u>Location</u>	<u>YEAR</u>	<u>ADT</u>
Lake Helen Osteen Road	2024	6,900
Catalina Boulevard	2024	2,500
Courtland Boulevard	2024	4,600
Howland Boulevard	2024	19,100
Elkcam Boulevard	2024	7,900
Providence Boulevard	2024	8,600
Newmark Drive	2024	9,200
Saxon Road	2024	26,000
Fort Smith Road	2024	3,800
Doyle Road	2024	8,400

“Tract J”
Volusia County, Florida
Our Project No. 25-15

In 2025 the population of Deltona was 100,513. Deltona is currently growing at a rate of 1.37 percent annually and its population has increased by 6.88 percent since the most recent census, which recorded a population of 94,046 in 2020.

There are eight elementary schools, three middle schools, and two high schools in the city.



NEIGHBORHOOD MAP
"TRACT J"

230 DESCRIPTION OF PROPERTY, PHOTOGRAPHS AND SKETCHES

Property Type

Residential

Existing Use

Vacant land

Land

Area, Shape, Dimensions

The subject property (“Tract J”) is basically a trapezoid. The northwest line measures 544.94 feet, the southeast line measures 679.43 feet, the southwest line measures 72.48 feet, and the northeast line measures 61,54 feet along Captain Drive. It contains 0.792 acre (34,500 square feet), more or less. Please see the Parcel Sketch for dimensions and orientation.

Ingress/Egress

“Tract J” is common area (an access or buffer strip) between the residential lots in this subdivision and the Florida Power & Light powerline corridor.

Topography

The topography is relatively level and near road grade.

Floodplain, Drainage

The Flood Insurance Rate Map (FIRM) #12097C230G, dated June 18, 2013, indicates that the tract is entirely in Zone X, minimal flood hazard.

Soil Characteristics

The subject appears to consist of the following soil types: Astalula fine sand, 0 to 3 percent slopes. This is an excessively drained, nearly level to sloping soil on sandhills. Tavares fine sand, 0 to 5 percent slopes. This is a moderately well drained, nearly level, to gently sloping sandy soil. Myakka fine sand is nearly level and poorly drained soil. These soils have been developed in the immediate area.

Utilities On Site

Electricity, telephone, and public water are available along Captain Drive. Sewage disposal in this area is by private septic systems.

Utilities Available

Electricity is available from Duke Energy. Telephone service is available from numerous service providers. Water lines in this area are from the City of Deltona.

Site Improvements

Vacant land

Easements, Encroachments, or Restrictions

The subject property is common area (“Tract J”) in the Deltona Lakes Unit 35, Map Book 27, Pages 105-157. The plat does not indicate the use of this common area but it appears that it is encumbered for open space between the lots in this subdivision and the powerline corridor to the southeast. Therefore, the subject land is not considered developable.

The only known governmental restrictions are those of zoning, land use, and concurrency. No private restrictions were noted.

Building Improvements

There were no building improvements on the subject property on the date of inspection.

Other Pertinent Features

None observed.

**PHOTOGRAPHS OF SUBJECT
"TRACT J"**



1. LOOKING SOUTHEAST AT THE FRONTAGE ALONG CAPTAIN DRIVE



2. LOOKING SOUTHWEST AT "TRACT J"

Photographs Taken By:
David K. Hall
January 7, 2026

**PHOTOGRAPHS OF SUBJECT
“TRACT J”**

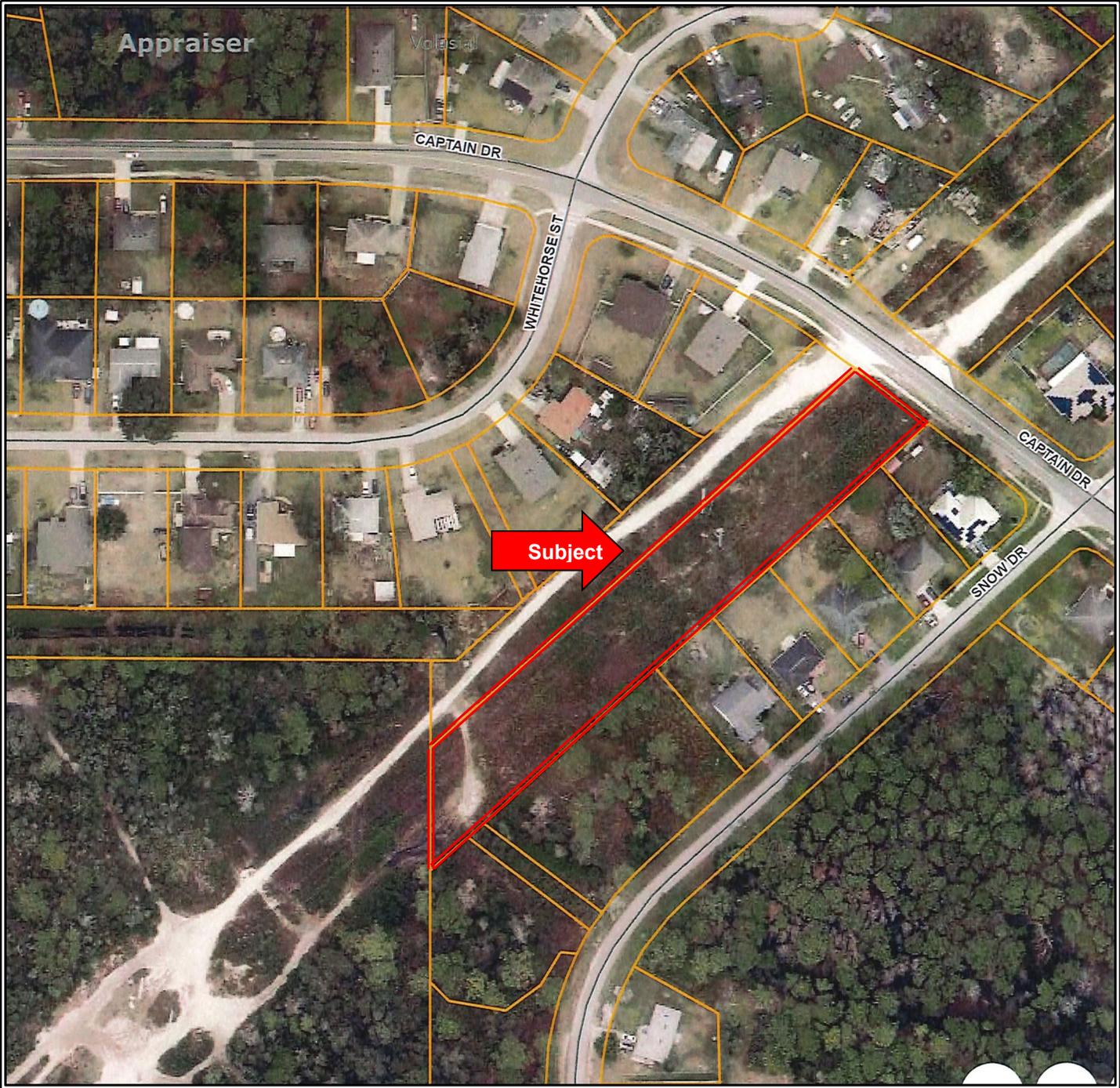


3. LOOKING NORTHEAST AT “TRACT J”

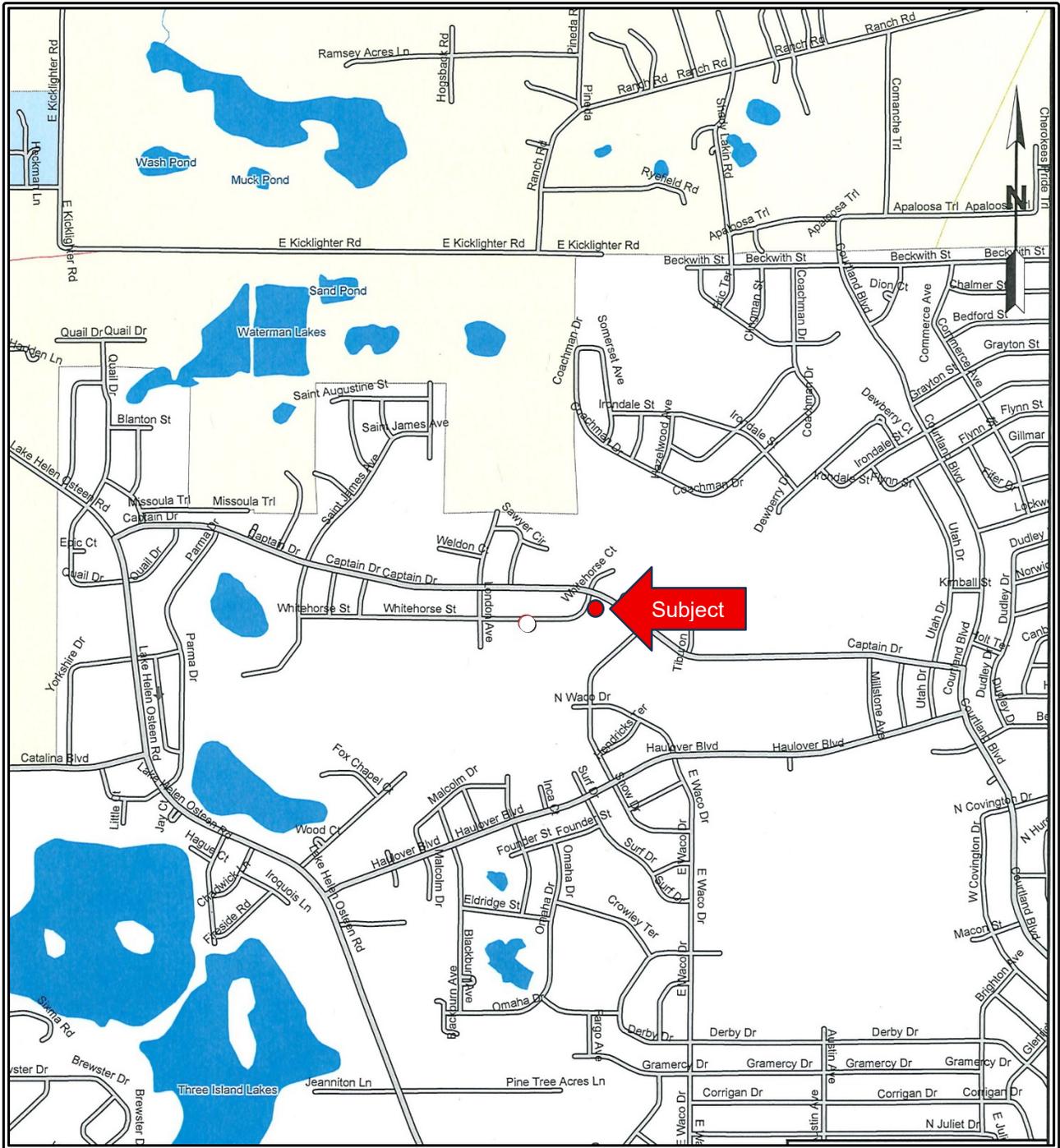


4. LOOKING NORTHEAST AT THE “ATF” PARCELS

Photographs Taken By:
David K. Hall
January 7, 2026



AERIAL PHOTO
"TRACT J"



**SUBJECT LOCATION MAP
"TRACT J"**

235 EXISTING TRANSPORTATION FACILITY DESCRIPTION

Captain Drive is a two-lane, paved road in a 70-foot right of way.

240 ZONING, LAND USE PLAN, CONCURRENCY

The subject is zoned P, Public Use, by the City of Deltona. The general purpose and intent of the Public Use zoning is as follows: “(a) These zoning regulations have been prepared and adopted by the Deltona City Commission with due consideration to existing conditions, future conditions and the adopted comprehensive plan for the city. (b) The zoning regulations are designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote public health, safety, morals and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to retain productive agricultural areas; and to facilitate the provision of essential governmental services, such as transportation, water, sewage disposal, schools and parks.”¹

The Across the Fence parcels are zoned R1, Single-Family Residential, by the City of Deltona. The purpose and intent of the R1 zoning is as follows: “The Single-Family classifications are established within the city to provide areas for single-family dwellings and customary accessory buildings. The regulations for this classification are designed to promote the construction and continued use of the land for single-family dwellings, and to provide as conditional uses certain structures and uses required to serve the residents, such as churches and noncommercial recreational areas. Prohibited are uses of land that would create potential nuisances to residential areas, adversely affect residential property values, overburden public facilities, or create potentially adverse individual or cumulative impacts to adjacent lakes that would diminish their water quality or aesthetic appeal.”²

A copy of the R1 zoning ordinance is in the Addendum.

The future land use plan designates the subject property as Public/Semi Public/Conservation. The future land use plan of the “ATF” properties is Low Density Residential. The zoning and land use are consistent for the subject and the “ATF” parcels.

The concurrency review process considers the impact a proposed use will have on the levels of service for roadways, schools, water, sewer, solid waste, drainage, parks and

¹City of Deltona Zoning; Chapter 110 - Zoning; Article III. – Establishment of Classifications and Official Zoning Map; Section 110-101. P, Public Use Designation.

²City of Deltona Zoning; Chapter 110 - Zoning; Article III. – Establishment of Classifications and Official Zoning Map; Section 110-307. R1-AAA, AA, A, and R1, Single Family Classifications.

recreation, etc. The subject property is the common area in the Deltona Lakes subdivision and concurrency is not a factor.

250 ASSESSED VALUE, TAXES, & SPECIAL ASSESSMENTS

Parcel No.	813035000100	Year	2025
Land	\$395	Authority	Volusia County
Improvement Value	\$0	Taxes; Ad-Valorum)	\$7.41
Just Value	\$395		(Paid 11/30/24)
Non-SOH Assessed	\$395		
Exemption	\$0		
Taxable	\$395		

The Ad-Valorum assessments are based upon mass appraisal techniques, whereas this is an individual appraisal assignment.

260 HISTORY OF PROPERTY

Property has sold within the last 5 years Yes [] No [X]

Last deed of record:

Grantor:	Just Inc. of Daytona
Grantee:	Miguel A. Gomez and Amanda Gomez
Date:	January 10, 2005
OR Book/Page:	5477-3543
Consideration:	\$22,900
Confirmation:	Public records
Type of Instrument:	Corporate Warranty Deed
Condition of Sale:	Unknown
Comments:	This sale is remote in time and not applicable in this current appraisal of the subject property.

270 EXPOSURE TIME

Exposure time precedes the effective date of the appraisal. The USPAP 2024 Edition defines exposure time as follows:

“An opinion, based on supporting market data, of the length of time that 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.”

The value for the subject property is based on a reasonable exposure time of 12 months.

280 PUBLIC AND PRIVATE RESTRICTIONS

The subject property is common area (“Tract J”) in the Deltona Lakes Unit 35, Map Book 27, Pages 105-157. The plat does not indicate the use of this common area but it appears that it is encumbered for open space between the lots in this subdivision and the powerline corridor to the southeast. Therefore, the subject land is not considered developable.

The only known governmental restrictions are those of zoning, land use, and concurrency. No private restrictions were noted.

300 HIGHEST AND BEST USE ANALYSES

Is same as [], different from [X] present use

PRESENT USE: Common area

ZONING: Across the Fence Parcel – R1, Single-Family Residential (City of Deltona)

HIGHEST AND BEST USE: Land As Vacant –Low density residential development
As Improved –N/A

In the 7th Edition of The Dictionary of Real Estate Appraisal, the Appraisal Institute defines highest and best use as:

"The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

The highest and best use of both land, as vacant, and the property, as improved, must meet four criteria. The highest and best use must be: 1) Physically possible, 2) Legally permissible, 3) Financially feasible, and 4) Maximally productive. These criteria are usually considered sequentially so that the uses considered for each item must have conformed to the preceding requirement.

The highest and best use of the land, as vacant, considers what use should be made of the land, what type of improvements should be constructed, and when. The purpose of determining the highest and best use of land, as vacant, is to identify a site's potential use, which governs its value.

The purpose of determining the highest and best use of property as improved is to identify the use that is expected to produce the greatest overall return on the capital investments, and to help the appraiser select comparable properties. The highest and best use of the property as improved must conform to the same criteria as the value of the land as vacant.

The Four Criteria are as follows:

Physically Possible

The size, shape, terrain, soil conditions, topography, and access affect the physical utility and adaptability of the land and improvements.

Legally Permissible

The legal restraints of zoning, deed restrictions, easements, building codes, and environmental regulations affect the value and utility of the land and improvements.

Financially Feasible

One or more of the uses that meet the first two criteria are the most financially feasible. These uses should produce returns that exceed the income required to satisfy operating expenses and debt service. The most financially feasible use to the real estate is generally the long term use that would produce the greatest return on equity and repay the capital outlay.

Maximally Productive

The use that produces the highest price, or value, consistent with the rate of return warranted by the market is the maximally productive use.

APPLICATION TO THE SUBJECT

The subject property is identified as “Tract J” of Deltona Lakes Unit 35, Map Book 27, Pages 105-157. The plat does not indicate the intended use of this common area but it appears that it is encumbered for open space between the lots in this subdivision and the powerline corridor to the southeast. Therefore, the subject land is not considered developable. It adjoins a powerline corridor to the southeast and residential lots to the northwest. The Across the Fence Method (“ATF”) of valuation is appropriate. The value of this parcel will be based on the value of the adjoining residential lots less the existing encumbrance.

According to the plat, the subject property contains 0.792 acre (34,500 square feet).

Common areas such as “Tract J” do not typically sell in the open market but are an integral part of the overall subdivision. The “ATF” property is Deltona Lakes Unit 35 which is a single family subdivision with typical lots containing 10,000 square feet and irregular and corner lots generally containing up to 15,000 square feet.

Land As vacant

Physically Possible

The subject is “Tract J” which contains 0.792 acre. The “ATF” method is used to value the subject. The “ATF” parcels are single family lots in this subdivision that contain between 10,000 to 15,000 square feet. The description of the property discussion indicates that low density residential development of the “ATF” parcels is physically possible.

Legally Permissible

The subject is zoned P, Public Use, and the future land use is Public/Semi Public/Conservation. The Across the Fence parcels are zoned R1, Single-Family Residential, by the City of Deltona, and the future land use for the “ATF” properties is for Low Density Residential development. Low density residential development of the ”ATF” parcels, as vacant, is legally permissible.

Financially Feasible

The subject is in the Deltona Lakes residential subdivision. Low density residential development of the ”ATF” parcels, as vacant, is financially feasible.

Maximally Productive

The prior discussions indicate that the maximally productive and highest and best use of the “ATF” parcels, as vacant, is for low density residential development.

Property As Improved

The subject property is improved with a portion of the common area for the low density residential subdivision. Therefore a discussion of the highest and best use, as improved, is not applicable.

302 Highest and Best Use Conclusion

The maximally productive and highest and best use of the subject, as vacant, is for low density residential development.

The maximally productive and highest and best use of the subject, as improved, is not applicable.

305 APPROACHES TO VALUE USED AND EXCLUDED

Approaches Excluded:

Sales Comparison, Cost, Income Capitalization

The Cost, Income Capitalization, and Sales Comparison (as improved) Approaches are not applicable since the subject is vacant land.

The Sales Comparison Approach is also used to render an opinion of the value of the land, as vacant.

310 LAND VALUATION

The land value analysis utilizes the Sales Comparison Approach. The Sales Comparison (Land Valuation) is based upon the *Principle of Substitution*. The premise is that an informed purchaser would pay no more for a property than the cost to purchase another of equal utility. In the Sales Comparison Approach, sales of similar or comparable properties are analyzed and compared to the subject taking into consideration differences and similarities in the date of sale, age, location, physical characteristics, conditions influencing the sale, etc. After giving consideration to the differences between each sale and the subject, a value range is indicated and correlated into the total opinion of value by this approach. There are three basic steps to the Sales Comparison Approach which are shown as follows:

1. Locate comparable properties that have recently sold.
2. Analyze and compare each to the subject, taking into consideration any dissimilarity between them and the subject.
3. Provide an opinion of value for the subject based on the sale’s relative similarities, dissimilarities, and analyses thereof.

The subject property is identified as “Tract J” of Deltona Lakes Unit 35, Map Book 27, Pages 105-157. The plat does not indicate the intended use of this common area but it appears that it is encumbered for open space between the lots in this subdivision and the powerline corridor to the southeast. Therefore, the subject land is not considered developable. It adjoins a powerline corridor to the southeast and residential lots to the northwest. The Across the Fence Method (“ATF”) of valuation is appropriate. The value of this parcel will be based on the value of the adjoining residential lots less the existing encumbrance.

According to the plat, the subject property contains 0.792 acre (34,500 square feet).

Common areas such as “Tract J” do not typically sell in the open market but are an integral part of the overall subdivision. The “ATF” property is Deltona Lakes Unit 35 which is a single family subdivision with typical lots containing 10,000 square feet and irregular and corner lots generally containing up to 15,000 square feet.

A diligent search was made in the project area and general area for vacant land sales that are similar to the Across the Fence properties. This investigation revealed several sales. Each of the sales utilized in direct comparison would be an alternative for the Across the Fence properties to a potential buyer. The following tabulation contains the pertinent data obtained from each sale. Detailed sale data sheets, photographs, and deeds describing each transaction have been included in the Addendum.

Sale 8687-2275 occurred on March 26, 2025, and is at 3262 Agar Terrace, Deltona, Volusia County, Florida. This 10,530 square foot lot sold for \$65,000 or \$6.17 per square foot. The site was vacant at the time of my inspection.

Sale 8689-0396 occurred on March 31, 2025, and is at 2002 Alameda Drive, Deltona, Volusia County, Florida. This 10,738 square foot lot sold for \$69,000 or \$6.43 per square foot. The site was vacant at the time of my inspection.

Sale 8707-3970 occurred on May 22, 2025, and is at 2768 Fayson Circle, Deltona, Volusia County, Florida. This 11,800 square foot lot sold for \$68,000 or \$5.76 per square foot. The site was vacant at the time of my inspection.

Sale 8750-1252 occurred on September 3, 2025, and is at 1327 Catalina Boulevard, Deltona, Volusia County, Florida. This 11,305 square foot lot sold for \$74,000 or \$6.55 per square foot. The site was vacant at the time of my inspection.

An analysis sheet for each sale in the chart is included in the Addendum. The details will not be repeated here, except in generalities. The normal items of comparison are discussed following the chart.

The tract is encumbered as common area in the Deltona Lakes subdivision as open space or as an access corridor. Once the ATF value of the subject property is established, consideration is given to the effect the encumbrance has on the value.

SALES COMPARISON APPROACH					
	Subject	Sale 8687-2275	Sale 8689-0396	Sale 8707-3970	Sale 8750-1252
Sale Date		3/26/25	3/31/25	5/22/25	9/3/25
Square Foot Size (“ATF” Properties)	10,000 to 15,000	10,530	10,738	11,800	11,305
Sale Price		\$65,000	\$69,000	\$68,000	\$74,000
Price / Square Foot		\$6.17	\$6.43	\$5.76	\$6.55
Zoning	R1	R1	R1	R1	R1
Street Address	N/A	3262 Agar Ter	2002 Alameda Dr	2768 Fayson Cir	1327 Catalina Blvd
Cash Equiv. Adj. Cash Equiv. Price		- \$6.17	- \$6.43	- \$5.76	- \$6.55
Condition of Sale Condition Adj. Price		- \$6.17	- \$6.43	- \$5.76	- \$6.55
Market Conditions Adjustment Market Conditions Adj. Price		- \$6.17	- \$6.43	- \$5.76	- \$6.55
<u>Other Adjustments</u>					
Size		-	-	-	-
Location		-	-	-	-
Topography		-	-	-	-
Zoning		-	-	-	-
Shape/Depth		-	-	-	-
Access		-	-	-	-
Utilities		-	-	-	-
Unit Price		\$6.17	\$6.43	\$5.76	\$6.55
Net Adjustment		-0-	-0-	-0-	-0-
Adjusted Price		\$6.17	\$6.43	\$5.76	\$6.55

Adjustments

It is desirable to support adjustments for normal items of comparison with sale-on-sale/re-sale comparisons. A diligent search did not reveal a sufficient number of sales in the market to prove or disprove such adjustments. Brokers, developers, appraisers, and other persons knowledgeable in the real estate field are aware that the market recognizes differences (usually minor) between parcels even though they cannot be proven mathematically/statistically. Adjustments should be made for these differences even though they cannot be proven. These differences will be discussed briefly with a logical explanation for the minor adjustments.

Cash Equivalency

All of the sales were purchased cash to the seller. There were no other funding vehicles found that would indicate an advantage to the buyer or seller.

Condition of Sale Discussion

There were no extraordinary conditions of sales for any of the sales and no adjustments are indicated.

Market Conditions Discussion

The sales occurred between March 2025 and September 2025. The sales are relatively recent and no market conditions adjustments are necessary.

Size Discussion

It is generally accepted in the real estate profession that smaller parcels sell for a higher unit price than larger parcels, all other things being equal. The “ATF” properties contain between 10,000 square feet and 15,000 square feet. The sales contain between 10,530 square feet and 11,800 square feet, are relatively similar to the subject for size, and no adjustments are necessary.

Location Discussion

The “ATF” properties and the sales are in the same planned development and are similar. No adjustments are indicated.

Topography Discussion

The “ATF” properties and the sales are level, near road grade, and similar in topography. No adjustments are indicated.

Zoning Discussion

The “ATF” properties are zoned for low density residential development and the subject is zoned for Public Use (common area) in the platted subdivision.. The “ATF” properties and the sales are similar and no adjustments are indicated.

Shape/Depth Discussion

The “ATF” properties and the sales have usable shapes/depths to be developed with a single family residence and are similar. No adjustments are indicated.

Access Discussion

The “ATF” properties and the sales have access on paved roads and are similar. No adjustments are indicated.

Utilities Discussion

The “ATF” properties and the sales have electric, telephone, and public water available. The “ATF” properties and the sales are similar for utilities and no adjustments are indicated.

Reconciliation

The values ranged from \$5.76 per square foot to \$6.55 per square foot.

After consideration of the above discussions, it is my opinion that a reasonable market value estimate of the “ATF” properties, as of the date of value, is \$6.50 per square foot.

The subject property is identified as “Tract J” of Deltona Lakes Unit 35, Map Book 27, Pages 105-157. The plat does not indicate the intended use of this common area but it appears that it is encumbered for open space between the lots in this subdivision and the powerline corridor to the southeast. Therefore, the subject land is not considered developable. It adjoins a powerline corridor to the southeast and residential lots to the northwest. The Across the Fence Method (“ATF”) of valuation is appropriate. The value of this parcel will be based on the value of the adjoining residential lots less the existing encumbrance.

The existing encumbrances are estimated at approximately 90 percent of the value of the “ATF” parcels indicating that the square foot value of the subject land is \$0.65 per square foot (\$6.50/square foot x .10 = \$0.65/square foot). The market value of the subject property is summarized as follows.

<u>Land Classification</u>	<u>Area</u>	<u>Unit Value</u>		<u>Total Value</u>
“ATF” Value - Residential	34,500 Sq.Ft. @ 0.792 Acre	\$0.65/Sq.Ft. =	\$22,425	
TOTAL FOR LAND				Say \$22,500

Site and Building Improvements

There are no site or building improvements on the subject property.

315 THE COST APPROACH

The Cost Approach is not applicable since the subject is vacant land.

335 SALES COMPARISON APPROACH

The Sales Comparison (as improved) Approach is not applicable since the subject is vacant land.

360 THE INCOME CAPITALIZATION APPROACH

The Income Capitalization Approach is not applicable since the subject is vacant land.

390 RECONCILIATION OF VALUE INDICATIONS AND FINAL VALUE OPINION

Cost Approach	N/A
Sales Comparison Approach	\$22,500
Income Capitalization Approach	N/A

The Cost, Income Capitalization, and Sales Comparison (as improved) Approaches are not applicable since the subject is vacant land.

The Sales Comparison Approach is utilized to render an opinion of the value of the land as vacant.

395 ALLOCATION OF LAND, SITE IMPROVEMENTS, STRUCTURES, & OTHER IMPROVEMENTS

It is my opinion that the market value of the fee simple interest of the subject property, as of the date of value, was:

TWENTY-TWO THOUSAND
FIVE HUNDRED DOLLARS
(\$22,500)

Allocated As:

Land:	\$22,500
Improvements:	<u>\$ 0</u>
Total:	\$22,500

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ADDENDUM

GENERAL AREA DATA

Central Florida

The Central Florida area consists of Osceola, Seminole, Orange, Brevard, Volusia, and Lake Counties. In the chart below, the 2000 and 2010 population estimates are from the U.S. Census via CensusViewer, the 2018 and 2020 population estimates are from the University of Florida Bureau of Economic and Business Research, and the 2022 population estimates are from the Florida Legislature Office of Economic and Demographic Research.

	2000	2010	2018	2020	2022
Osceola	172,493	268,685	352,496	387,055	424,946
Seminole	365,196	422,719	463,560	476,727	484,054
Orange	896,344	1,145,958	1,349,597	1,415,260	1,481,321
Brevard	476,230	543,376	583,562	606,671	627,544
Volusia	443,343	494,593	531,062	551,588	572,815
Lake	<u>210,528</u>	<u>297,052</u>	<u>342,917</u>	<u>366,742</u>	<u>403,857</u>
Totals	2,564,134	3,172,383*	3,623,194**	3,804,043***	3,994,537
* 23.7% Increase Between 2000 and 2010 ** 14.2% Increase Between 2010 and 2018 *** 19.9% Increase Between 2010 and 2020 **** 5.00% Increase Between 2020 and 2022					

Metropolitan Orlando is the economic and cultural core of the Central Florida area and consists of Orange, Seminole, Osceola, and Lake Counties.

The highway accessibility is excellent. Interstate 4 runs northeast/southwest through the mid section of the area and connects with I-95 at Daytona Beach and I-75 near Tampa. The Florida Turnpike runs in a general northwest/southeast direction and connects with Miami to the southeast and I-75 to the northwest. There are numerous federal highways, state highways, and local arteries that provide convenient access to specific points within the area. The Central Florida Expressway Authority and the FDOT Turnpike District combine with a number of expressway toll roads that provide more convenient intra-area accessibility.

Sunrail provides service from DeBary in Volusia County through Downtown Orlando to Poinciana in Osceola County. Lynx and Votran bus systems also service the various Sunrail stations and the Greater Orlando Area.

Rail transportation is by CSX Railroad and Amtrak. Bus transportation is available via Greyhound. There are more than 25 common carrier truck lines.

Global air transportation is available from the Orlando International Airport in Orange County and the Orlando Sanford International Airport in Seminole County. The Orlando Executive Airport, near downtown Orlando, is popular for corporate and private aircraft.

The average temperature is approximately 72 degrees, and the climate is characterized by warm summers and mild winters. The theme park attractions (including Walt Disney World, Disney’s Hollywood Studios, Universal Studios, Sea World, and others) combined with the favorable weather, make the Orlando Metropolitan Area a favorite worldwide tourist destination.

The public education system is excellent. High schools in Orange and Seminole Counties have achieved top ten ratings in the United States on several occasions. The population expansion in the Central Florida area has caused many new schools to be constructed in a relatively short time. State supported education includes several state colleges (formerly community colleges) and the University of Central Florida in the area. Private universities include Rollins College in Winter Park and Stetson University in nearby DeLand.

The economic base of the area has changed over the years. Historically, the area was known for its prime citrus groves and cattle grazing. The defense industry giant, Martin Marietta, and other smaller plants contributed to the employment base. The reduction in defense spending has caused this industry to downsize and convert to other efforts. The opening of Walt Disney World in 1971 was the impetus for the change to a more diversified economy where tourism is a major force.

Orlando is famous worldwide as the home of Disney World, Universal and Disney’s Hollywood Studios, Sea World, and other major attractions, which have spawned other minor attractions and tourist accommodations. The tremendous benefit from all of these jobs has resulted in a great demand for housing and related commercial/industrial activities. The unemployment rate is generally below the state average.

Lake, Osceola, and Seminole Counties are governed by county commissions with members elected in a countywide election. Orange County has a mayor elected countywide and six single member districts for council seats. The cities typically have a mayor/council form of government. These forms of government have been successful and are generally accepted by the local populace.

The local governments in the Orlando MSA have various zoning ordinances and land use plans. Future land use guidelines are enacted with the consent of the state to oversee future growth. The governing bodies within the area have a variety of impact and developmental fees. New development requires a concurrency review to measure its impact on all services including sewer, water, transportation, and schools before permits can be issued. The concurrency review is intended to help contain urban sprawl.

The Orlando Business Journal (June 4, 2020) compiles numerous rankings for local area business. This is the source for the “Top Employers,” the “Top Publicly Traded Companies,” and the “Golden 100: Top Privately Held Companies” shown on following pages.

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From the Orlando Business Journal

[:https://www.bizjournals.com/orlando/subscriber-only/2020/06/04/central-florida-employers.html](https://www.bizjournals.com/orlando/subscriber-only/2020/06/04/central-florida-employers.html)

The List

Central Florida Employers Ranked by C. Fla.* employees

Locally Researched by: Denise Hicks, Orlando Business Journal

Jun 4, 2020, 6:00am EDT

Staff Orlando Business Journal

About The List: Central Florida denotes Lake, Orange, Osceola and Seminole counties only. Not all Central Florida employers responded to this survey.

Rank	Business	C. Fla.* employees	2019 C. Fla. revenue	Type of business or services	Brief Description	Year Founded Locally	Veteran-owned business?
1	Walt Disney World Resort P.O. Box 10000 Lake Buena Vista, FL 32830 407-828-3814 disneyworld.disney.go.com	75000	0.0	Entertainment, theme park, resort and recreation destination	Walt Disney World Resort is a world-class entertainment, theme park, resort and recreation destination Founded in 1908 by pioneering Seventh-day Adventists who believed in whole-person health — healing the body, mind, and spirit — AdventHealth is one of the largest nonprofit hospitals in the country, caring for more than two million patient visits per year in metro Orlando alone.	1971	NA
2	AdventHealth Health System 900 Hope Way Altamonte Springs, FL 32714 407-357-1000 adventhealth.com	36000	0.0	Hospital and healthcare facilities	Florida public school district, serving 212,401 students in Pre-K through 12th grade plus five campuses of Orange Technical College. Rated an A district by Florida Department of Education in July 2019.	1908	NA
3	Orange County Public Schools 445 W. Amelia St. Orlando, FL 32801 407-317-3200 ocps.net	25625	2231730988	K-12 public education	Park themed around the entertainment industry, in particular movies and television	1895	NA
4	Universal Studios Florida at Universal Orlando Resort 6000 Universal Blvd. Orlando, FL 32819 407-363-8000 universolorlando.com	24500	0.0	Tourism, hospitality, entertainment	Orlando Health, headquartered in Orlando, Florida, is a not-for-profit healthcare organization with \$6.5 billion of assets under management that serves the southeastern United States.	1990	NA
5	Orlando Health 1414 Kuhl Ave. Orlando, FL 32806 321-841-5111 orlandohealth.com	20400	3640000000	Hospital and health care services	The University of	1918	NA
6	University of Central Florida	12555	0.0	Education		1963	NA

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Rank	Business	C. Fla.* employees	2019 C. Fla. revenue	Type of business or services	Brief Description	Year Founded Locally	Veteran-owned business?
	4000 Central Florida Blvd. Orlando, FL 32816 407-823-2000 ucf.edu				<p>Central Florida is a public research university located in metropolitan Orlando, one of the most visited cities in the world. UCF benefits from a diverse faculty and staff who create a welcoming environment, a high quality of life, and opportunities to grow, learn and succeed.</p> <p>UCF's main campus is 13 miles east of downtown Orlando and adjacent to one of the top research parks in the nation. The university also has an accredited College of Medicine in the Medical City at Lake Nona, the Rosen College of Hospitality Management in the heart of the tourist industry, a campus in downtown Orlando and UCF Connect locations throughout Central Florida.</p> <p>UCF is an academic, partnership and research leader in numerous fields, such as optics and lasers, modeling and simulation, engineering and computer science, business, public administration, education, hospitality management, healthcare and video game design. The university is also a top supplier of graduates to the aerospace and defense industries.</p> <p>Ranked among the nation's top 20 most innovative universities by U.S. News & World Report, UCF is also recognized as a best-value university by Kiplinger and one of the nation's most affordable colleges by Forbes.</p> <p>The university offers more than 220 degree</p>		

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Rank	Business	C. Fla.* employees	2019 C. Fla. revenue	Type of business or services	Brief Description	Year Founded Locally	Veteran-owned business?
					programs. Sought out for academic excellence, world-renowned faculty, top athletic programs and a wide berth of student services and programs, UCF's enrollment reached 70,000 in Fall 2020.		
7	The School District of Osceola County 817 Bill Beck Blvd. Kissimmee 34744 407-870-4600 osceolaschools.net	8423	1300000000	K-12 public school education	Public school system with more than 69,000 students in prekindergarten through 12th grade and adult education in 53 schools	1887	NA
8	Orange County Government 201 S. Rosalind Ave. Orlando, FL 32801 407-836-5661 orangecountyfl.net	7971	0.0	County government	Municipal government for Orange County, Florida	1845	NA
9	Seminole County Public Schools 400 E. Lake Mary Blvd. Sanford, FL 32773 407-320-0000 scps.k12.fl.us	7646	554000000	K-12 public education	K-12 public education	2001	NA
10	Lake County Schools 201 W. Burleigh Blvd. Tavares, FL 32778 352-253-6500 lake.k12.fl.us	5838	461928645	K-12 public education	K-12 education	2008	Other
11	Westgate Resorts Inc. 5601 Windhover Dr. Orlando, FL 32819 407-717-0146 westgateresorts.com	4975	0.0	Timeshare/resort developer with 29 themed destination resorts, including 13,000 luxury villas and hotel rooms, nationwide	Timeshare/resort developers with 29 themed destination resorts, including 13,000 luxury villas and hotel rooms, nationally	1982	NA
12	Rosen Hotels & Resorts 9840 International Dr. Orlando, FL 32819 407-996-1706 rosenhoteles.com	3234	357043644	Hospitality	Owner of several of Central Florida's largest convention hotels and resorts; two subsidiaries: Millennium Technology Group , ProvInsure and RosenCare,	1974	NA
13	City of Orlando 400 S. Orange Ave. Orlando, FL 32802 407-246-2221 cityoforlando.net	3100	0.0	Municipality	City government	NA	NA
14	UF Health Leeburg Hospital 600 E. Dixie Ave. Leesburg, FL 34748 352-323-5762 CentralFloridaHealth.org	2870	0.0	Health care	Regional hospital and medical center	1963	NA

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Rank	Business	C. Fla.* employees	2019 C. Fla. revenue	Type of business or services	Brief Description	Year Founded Locally	Veteran-owned business?
15	YMCA of Central Florida 433 N. Mills Ave. Orlando, FL 32803 407-896-9220 ymcacf.org	2717	69477000	Nonprofit with three areas of impact: healthy living, youth development and social responsibility	One of the largest non-profits in the area, serving to strengthen our community through 20 Y locations and numerous school and program locations across Orange, Osceola, Seminole, Lake, Brevard and Marion counties	1942	NA
16	Full Sail University 3300 University Blvd. Winter Park, FL 32792 407-679-0100 fullsail.edu	2216	0.0	University/Higher Education	Educational institution for those pursuing careers in Art & Design, Business, Film & TV, Games, Media & Communications, Music & Recording, Sports, Computer Science, Cyber Security, and Information Technology.	1979	Other
17	Concentrix Corp. 285 International Pkwy. Lake Mary, FL 32746 407-771-8000 convergys.com	1900	0.0	Specializes in customer engagement and improving business performance through technology, design, data, process and people	Specializes in customer engagement and improving business performance through technology, design, data, process and people	NA	NA
17	JP Morgan Chase Bankcard Services 600 Business Center Dr. Heathrow, FL 32746 407-771-0834 chase.com	1900	0.0	Credit card resource center; customer service center	Credit card resource center; customer service center	NA	NA
19	Deloitte Consulting LLP 1001 Heathrow Park Lane #4019 Lake Mary, FL 32746 407-710-4500 deloitte.com	1850	0.0	Provides consulting services in the areas of human capital, strategy, audit, financial advisory, tax, management and technology integration	Provides consulting services in the areas of human capital, strategy, audit, financial advisory, tax, management and technology integration	NA	NA
20	Seminole State College of Florida 100 Weldon Blvd. Sanford, FL 32773 407-708-4722 seminolestate.edu	1591	84629000	Higher education	A full-service accredited education provider, offering seven bachelor's degrees, two-year college-credit degrees (A.A., A.S., A.A.S.), specialized career certificates, continuing professional education, and adult education.	1965	NA
21	LP Quietflex Mfg. Co. 7730 American Way Groveland 34736 352-429-3286 quietflex.com	1502	0.0	Specializes in manufacturing flexible air ducts	Specializes in manufacturing flexible air ducts	2006	NA
22	Seminole County Government 400 E. Lake Mary Blvd. Sanford, FL 32773 407-320-0000 seminolecountyfl.gov	1340	0.0	County government	NA	NA	NA

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Rank	Business	C. Fla.* employees	2019 C. Fla. revenue	Type of business or services	Brief Description	Year Founded Locally	Veteran-owned business?
23	Massey Services Inc. 315 Groveland St. Orlando, FL 32804 407-645-2500 masseyservices.com	1321	129350291.739999995	Commercial and residential pest prevention, termite protection and landscape and irrigation services	Commercial and residential pest prevention, termite protection and landscape services.	1985	NA
24	Lockheed Martin Corp. 5600 W. Sand Lake Rd. Orlando, FL 32819 407-356-2000 lockheedmartin.com	1306	0.0	Global security and aerospace company	Global security and aerospace company	1957	NA
25	Verizon Corporate Resources Group 899 Heathrow Park Lane Lake Mary, FL 32746 407-618-4932 verizon.com	1300	0.0	Telecommunications	Telecommunications	NA	NA
26	Sonny's Franchise Co. 850 Concourse Pkwy. S. #150 Maitland, FL 32751 407-660-8888 sonnysbbq.com	1295	65400000	Restaurant franchise	Southern barbecue chain with 100 locations across eight southeastern states founded in 1968	1978	NA
27	Hyatt Regency Orlando 9801 International Dr. Orlando, FL 32819 407-284-1234 orlando.regency.hyatt.com	1200	187500000	Upscale convention hotel, providing premiere meeting services, food services and lodging experiences	Hyatt Hotels Corporation is global hospitality company that manages and franchises luxury hotels, resorts, and vacation properties. The Hyatt Corporation came into being upon purchase of the Hyatt House, at Los Angeles International Airport, on September 27, 1957	2013	NA
28	Paylocity Holding Corp. 615 Crescent Executive Ct. #300 Lake Mary 32746 407-878-6585 paylocity.com	1100	0.0	Provider of cloud-based payroll and human capital management software for small, medium and large-sized organizations	Provider of cloud-based payroll and human capital management software for small, medium and large-sized organizations	0.0	NA
29	Liberty Mutual 255 Primera Blvd. Lake Mary, FL 32746 800-225-2467 libertymutual.com	1070	0.0	A diversified global insurer and the third-largest property and casualty insurer in the United States	A diversified global insurer and the third-largest property and casualty insurer in the United States	NA	NA
30	Veritas Technologies LLC (formerly Symantec) 1001 Heathrow Park Lane #1033 Lake Mary, FL 32746 407-357-7500 veritas.com	932	0.0	Designs and develops enterprise data management software solutions that helps organizations to protect mission-critical data; cloud data management, data protection, compliance readiness and storage optimization services	Designs and develops enterprise data management software solutions that helps organizations to protect mission-critical data; cloud data management, data protection, compliance readiness and storage optimization servi	NA	NA
31	Central Florida Regional Hospital 1401 W. Seminole Blvd. Sanford, FL 32771 407-321-4500 centralfloridaaregional.com	925	0.0	Hospital	221-bed hospital located in Sanford, Florida	NA	NA

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Rank	Business	C. Fla.* employees	2019 C. Fla. revenue	Type of business or services	Brief Description	Year Founded Locally	Veteran-owned business?
32	AAA 1000 AAA Dr. Heathrow, FL 32746 800-477-4222 aaa.com	873	0.0	A federation of affiliated motor clubs offering a variety of life insurance solutions, including term, whole and universal life	A federation of affiliated motor clubs offering a variety of life insurance solutions, including term, whole and universal life Omni Orlando Resort at ChampionsGate is a part of the Omni Hotels & Resorts family, which creates compelling, memorable guest experiences by tempting the senses in innovative ways with a balanced blend of scents, sounds, sights, textures and tastes.	NA	NA
33	Omni Orlando Resort at ChampionsGate 1500 Masters Blvd. ChampionsGate 33896 407-390-6664 omnihotels.com/orlando	852	0.0	Luxury resort hotel with including country club, golf and amenities	The highly awarded resort, named Best Hotel in Orlando - Walt Disney World® by U.S. News & World Report and recipient of Meetings & Conventions' highly-coveted Gold Key Award, currently offers luxury accommodations including 862 rooms and suites, two championship Greg Norman-designed golf courses, world headquarters of The Leadbetter Golf Academy, a signature Mokara spa, five heated outdoor pools including a wave pool and an 850-foot lazy river. The resort also features nine diverse dining experiences from fresh sushi to family-style Italian. We deliver World Class Customer Service to all our guests in a Fast Casual Dining Environment serving delicious sandwiches and salads.	2004	NA
34	DiPasqua Enterprises Inc. 2277 Lee Rd. Winter Park, FL 32789 407-644-8578 subwaydipasqua.com	850	54000000	Subway quick service restaurants	Southeastern residential/commercial solid waste/recycling collection, processing/disposal company.	1977	Other
35	Waste Pro USA Inc. 2101 W. State Rd. 434 #315 Longwood, FL 32779 407-869-8800 wasteprousa.com	820	0.0	Residential/commercial solid waste/recycling collection, processing/disposal company	Southeastern residential/commercial solid waste/recycling collection, processing/disposal company.	2001	NA

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Rank	Business	C. Fla.* employees	2019 C. Fla. revenue	Type of business or services	Brief Description	Year Founded Locally	Veteran-owned business?
36	Finrock 2400 Apopka Blvd. Apopka, FL 32703 407-293-4000 finrock.com	775	298634000	A single source, vertically-integrated design-build company	Vertically-integrated, single source design/builder that allows owners to buy a building as a product rather than a series of services.	1945	NA
37	Rollins College 1000 Holt Ave. Winter Park, FL 32789 407-646-2000 rollins.edu	723	0.0	Higher education	Private higher education institution	1885	NA
38	Ace Staffing Unlimited Inc. 16214 County Road 448 Mount Dora, FL 32757 352-385-0174 acestaffingunlimited.com	700	0.0	Temporary employment agency specializing in skilled construction personnel to supplement workforce on commercial projects	Temporary employment agency specializing in skilled construction personnel to supplement workforce on commercial projects	2000	NA
38	Caribe Royale All-Suite Hotel & Convention Center 8101 World Center Dr. Orlando, FL 32821 407-238-8000 cariberoyale.com	700	0.0	All-suite resort accommodations located 1.5 miles from Walt Disney World with 150,000 square feet of meeting space	Offering exceptional all-suite accommodations and unsurpassed hospitality, Caribe Royale is the premier meeting destination in Florida and just 1.5 miles from Walt Disney World®. With 150,000 square feet of meeting space, we can accommodate groups from 10 to 4,400 people.	1986	NA
40	Lake County Sheriff's Office 360 W. Ruby St. Tavares 32778 352-343-9741 lcsso.org	660	0.0	Law enforcement	Law enforcement	1887	NA
41	Fairwinds Credit Union 135 W. Central Blvd. #120 Orlando 32801 407-277-6030 fairwinds.org	592	0.0	Credit union, financial services	Credit union, financial services	1965	NA
42	Tri-City Electrical Contractors Inc. 430 West Dr. Altamonte Springs, FL 32714 407-788-3500 tcelectric.com	570	198000000	Electrical contracting and service	Employee-owned ESOP("Employee Stock Ownership Plan"), electrical contracting and service company employing more than 800 employees statewide and handles initial wiring for projects of all sizes, provides electrical maintenance, as well as systems and service repairs.	1958	NA
43	City of Altamonte Springs 225 Newburyport Ave Altamonte Springs, FL 32701 407-571-8031 altamonte.org	532	0.0	Municipality	Municipality	NA	NA

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Rank	Business	C. Fla.* employees	2019 C. Fla. revenue	Type of business or services	Brief Description	Year Founded Locally	Veteran-owned business?
44	Paramount Hospitality Management/Manzie Hospitality Group 12562 International Dr. Orlando, FL 32821 407-238-7700 paramounthospitality.com	525	63300000	Full-service management company that shares ownership, manages and operates resorts, hotels and condos	Full-service management company that shares ownership, manages and operates resorts, hotels and condos	2000	NA
45	Summer Bay Management 17805 U.S. 192 Suite C Clermont, FL 34714 352-242-1100 exploriaresorts.com	510	0.0	Vacation resort	Vacation resort	1995	NA
46	CentralSquare Technologies (Superior LLC) 1000 Business Center Dr. Lake Mary, FL 32746 800-727-8088 centralsquare.com	500	0.0	Software company that creates agile software platform for building safer, smarter communities	Software company that creates agile software platform for building safer, smarter communities	NA	NA

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From the Orlando Business Journal

[:https://www.bizjournals.com/orlando/subscriber-only/2020/05/07/central-florida-publicly-traded.html](https://www.bizjournals.com/orlando/subscriber-only/2020/05/07/central-florida-publicly-traded.html)

The List

Central Florida Publicly-Traded Companies Ranked by 2019 total revenue

Locally Researched by: Denise Hicks, Orlando Business Journal

May 12, 2020, 10:07am EDT

Staff Orlando Business Journal

Companies must be headquartered in Brevard, Lake, Orange, Osceola, Seminole or Volusia counties to participate in this list. Information gathered from Company SEC DEF-14A filings and Yahoo Finance.

Rank	Company	2019 total revenue	Stock ticker	2019 total operating expenses	2019 gross profit	Type of business	Current employees
1	L3Harris Technologies Inc. 1025 W. NASA Blvd. Melbourne, FL 32919 321-727-9100 harris.com	12856000000	NYSE: LHX	25860000000	37680000000	International communications and information technology company	31000
2	Darden Restaurants Inc. 1000 Darden Center Dr. Orlando, FL 32837 407-245-4000 darden.com	8770000000	NYSE: DRI	9987000000	1862500	Owner/operator of full-service restaurants including Olive Garden, Bahama Breeze, Seasons 52, Capital Grille and Cheddars	185000
3	Marriott Vacations Worldwide Corp. 6649 Westwood Blvd. Orlando, FL 32821 407-206-6000 marriottvacationsworldwide.com	4262000000	NYSE: VAC	11980000000	17320000000	Markets, sells and manages vacation ownership and related products for approximately 415,000 owners in the U.S.	22205
4	Wyndham Destinations Inc. 6277 Sea Harbor Dr. Orlando, FL 32821 407-370-5200 wyndhamdestinations.com	4043000000	NYSE: WYND	1278000000	2103000000	Timeshare vacation company with a presence in more than 110 countries, with more than 220 vacation ownership resorts and 4,300+ affiliated exchange properties, globally	22500
5	TopBuild Corp. 475 N. Williamson Blvd. Daytona Beach 32114 386-304-2200 topbuild.com	2624121000	NYSE: BLD	391744000	681267000	Purchaser, installer and distributor of insulation	10400
6	Brown & Brown Inc. 220 S. Ridgewood Ave. Daytona Beach, FL 32114 386-252-9601 bbinsurance.com	2384737000	NYSE: BRO	504150000	1076572000	Markets and sells insurance products and services	10083
7	Hilton Grand Vacations Inc. 6355 Metrowest Blvd. Orlando, FL 32835 407-613-3100 hiltongrandvacations.com	1838000000	Nasdaq: HGV	162000000	477000000	Timeshare company, develops, markets, sells and manages timeshare resorts primarily under the Hilton Grand Vacations brand; sells vacation ownership intervals; manages resorts; operates a points-based vacation club	9110

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Rank	Company	2019 total revenue	Stock ticker	2019 total operating expenses	2019 gross profit	Type of business	Current employees
8	Tupperware Brands Corp. 14901 S. Orange Blossom Trail Orlando, FL 32837 407-825-5050 tupperware.com	1797900000	NYSE: TUP	999400000	1187100000	Manufacturing and sale of design-centric preparation, storage and serving solutions for the kitchen and home	11300
9	SeaWorld Orlando 7007 SeaWorld Dr. Orlando, FL 32811 407-363-2280 seaworld.com	1380261000	NYSE: SEAS	1037411000	1271607000	Marine-themed park including locations in Orlando, San Antonio and San Diego; Busch Gardens, Discovery Cove and Sesame Place theme parks	4300
10	Xenia Hotels & Resorts Inc. 200 S. Orange Ave. #1200 Orlando 32801 407-317-6950 xeniareit.com	1149087000	NYSE: XHR	185000000	321643000	A self-advised and self-administered real estate investment trust that invests in full-service hotels	48
11	National Retail Properties 450 S. Orange Ave. #900 Orlando, FL 32801 407-650-1240 nnnreit.com	670487000	NYSE: NNN	226522000	642831000	Real estate investment trust specializing in acquisition, ownership, management and development of retail properties	NA
12	Ruth's Hospitality Group Inc. 1030 W. Canton Ave. #100 Winter Park, FL 32789 407-333-7440 ruthschris.com	468026000	NasdaqGS: RUTH	73253000	125714000	Owns, operates and franchises restaurants with more than 150 Ruth's Chris Steak House restaurants, including 12 international franchisee-owned restaurants in Mexico, Hong Kong, Taiwan, Tokyo, Aruba and Canada	5740
13	Faro Technologies Inc. 250 Technology Park Lake Mary, FL 32746 800-736-0234 faro.com	381765000	NasdaqGS: FARO	221553000	198132000	Designs, develops, manufactures, markets and supports software drive, three-dimensional measurement, imaging and realizations systems	1818
14	Goldfield Corp. 1684 W. Hibiscus Blvd. Melbourne, FL 32901 321-724-1700 goldfieldcorp.com	180646000	AMEX: GV	20298000	31462000	Provides electrical construction services to electrical utilities and industrial companies throughout the U.S.	529
15	Consolidated-Tomoka Land Co. 1140 N. Williamson Blvd. #140 Daytona Beach, FL 32114 386-274-2202 ctlc.com	44941000	Nasdaq: CTO	25615000	37837000	Diversified real estate operating company specializing in management of commercial real estate properties and self-developed properties	15
16	IRadimed Corp. 1025 Willa Springs Dr. Winter Springs 32708 407-677-8022 iradimed.com	38517000	NasdaqCM: IRMD	21054000	29701000	Develops, manufactures, markets and distributes magnetic resonance imaging compatible products	114
17	The LGL Group Inc. 2525 Shader Rd. Orlando, FL 32804 407-298-2000 lglgroup.com	31897000	AMEX: LGL	9077000	12516000	Designs, manufactures and markets standard and custom-engineered electronic components	183
18	Izea 480 N. Orlando Ave. #200 Winter Park, FL 32789 407-543-6100 izea.com	18956000	NasdaqCM: IZEA	17602000	10434000	Online marketplaces that facilitate transactions between brands and content creators	117

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From the Orlando Business Journal

[:https://www.bizjournals.com/orlando/subscriber-only/2020/09/25/central-florida-golden-100-top.html](https://www.bizjournals.com/orlando/subscriber-only/2020/09/25/central-florida-golden-100-top.html)

The List

Central Florida Golden 100: Top Privately Held Companies Ranked by Most recent year-end revenue (2019 gross)

Locally Researched by: Denise Hicks, Orlando Business Journal

Sep 25, 2020, 6:00am EDT

Staff Orlando Business Journal

About This List: To qualify companies must be at least 51% privately-held and physically headquartered in Central Florida, which includes Lake, Orange, Osceola and Seminole counties. Companies cannot be a subsidiary of any other company or have private equity partners with more than 49%. Companies must be willing to have their financial information and allow publication of revenue figures by Orlando Business Journal.

Rank	Company	Most recent year-end revenue (2019 gross)	Most recent year-end revenue (2018 gross)	Percentage change	Employees, Central Florida	Current number of employees companywide	Total employees companywide 2019
1	Westgate Resorts Inc. 5601 Windhover Dr. Orlando, FL 32819 407-717-0146 westgateresorts.com	1312995097	1296182792	1.29706281427010328	5232	10890	7692
2	Mullinax Ford of Central Florida 1551 E. Semoran Blvd. Apopka, FL 32703 407-889-7600 mullinaxfordfl.com	863341147	817565125	5.59906735258552057	360	858	738
3	Waste Pro USA Inc. 2101 W. State Road 434 #315 Longwood, FL 32779 407-869-8800 wasteprousa.com	727955000	681746000	6.77803756824389136	820	3700	3700
4	A. Duda & Sons Inc. 1200 Duda Trail Oviedo, FL 32765 407-365-2111 duda.com	623000000	497000000	25.3521126760563362	367	1039	857
5	Wharton-Smith Inc. 750 Monroe Rd. Sanford, FL 32771 407-321-8410 whartonsmith.com	488200000	455532000	7.17139520384956519	302	642	600
6	Finrock 2400 Apopka Blvd. Apopka, FL 32703 407-293-4000 finrock.com	421840000	306705000	37.5393293229650666	775	775	804
7	Rosen Hotels & Resorts 9840 International Dr. Orlando, FL 32819 407-996-1706 rosenhoteles.com	357043644	361285994	-1.1742359433950269	4454	4454	4534

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Rank	Company	Most recent year-end revenue (2019 gross)	Most recent year-end revenue (2018 gross)	Percentage change	Employees, Central Florida	Current number of employees companywide	Total employees companywide 2019
8	Starling Automotive Group 13155 S. Orange Blossom Trail Orlando, FL 32837 407-270-7000 starlingchevy.com	341193758	335164865	1.79878430873116724	302	400	NA
9	Park Square Enterprises LLC 5200 Vineland Rd. #200 Orlando, FL 32811 407-529-3000 parksquarehomes.com	304823000	178693052	70.5846962645195646	123	148	140
10	Tri-City Electrical Contractors Inc. 430 West Dr. Altamonte Springs, FL 32714 407-788-3500 tcelectric.com	285000000	277900000	2.55487585462396538	570	801	905
11	Sonny's Franchise Co. 850 Concourse Pkwy. S. #150 Maitland, FL 32751 407-660-8888 sonnysbbq.com	265000000	265000000	NA	1295	5500	5500
12	Massey Services Inc. 315 Groveland St. Orlando, FL 32804 407-645-2500 masseyservices.com	261206200	247709211	5.44872309976394043	1110	2214	2083
13	Insurance Office of America Inc. 1855 W. State Road 434 Longwood, FL 32750 407-788-3000 ioausa.com	225000000	208700000	7.81025395304264514	409	1191	1143
14	Sunniland Corp. 1735 State Road 419 Longwood, FL 32750 407-322-2421 sunnilandcorp.com	216880000	242280000	-10.4837378240052832	98	284	283
15	Unicorp National Developments Inc. 7940 Via Dellagio Way #200 Orlando, FL 32819 407-999-9985 unicorp.com	194500000	51776528	275.652844084099229	86	86	92
16	Walker & Co. Inc. 931 N. Pennsylvania Ave. Winter Park, FL 32789 407-645-0500 walkercc.com	182000000	141000000	29.078014184397162	88	88	77
17	Randall 3307 S. Clarcona Rd. Apopka, FL 32703 407-464-7776 randallmechanical.com	169000000	140000000	20.7142857142857153	1385	1420	1262
18	HGR Construction Inc. 499 Montgomery Pl. Altamonte Springs, FL 32714 407-645-4447 hgrconstruction.com	153502000	136847000	12.1705262081010179	93	98	104

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Rank	Company	Most recent year-end revenue (2019 gross)	Most recent year-end revenue (2018 gross)	Percentage change	Employees, Central Florida	Current number of employees companywide	Total employees companywide 2019
19	Hanover Family Builders 605 Commonwealth Ave. Orlando, FL 32803 407-426-6837 hanoverfamilybuilders.com	152000000	70000000	117.142857142857153	53	53	51
20	J. Raymond Construction Corp. 465 W. Warren Ave. Longwood, FL 32750 407-862-6966 jray.com	139361043	174240505	-20.0179986852081271	65	65	66
21	FBC Mortgage LLC 189 S. Orange Ave. #970 Orlando 32801 407-872-3383 fbchomeloans.com	137200000	126300000	8.63024544734758514	350	840	675
22	Roger B. Kennedy Construction 1105 Kensington Park Dr. Altamonte Springs, FL 32714 407-478-4500 rbkennedy.com	134451000	105420000	27.5384177575412608	52	52	50
23	Wayne Automatic Fire Sprinklers Inc. 222 Capitol Ct. Ocoee, FL 34761 407-656-3030 waynefire.com	122055000	111757000	9.21463532485660863	255	714	658
24	HealthCare Support Staffing 101 Southhall Ln. #100 Maitland, FL 32751 407-478-0332 healthcaresupport.com	105609000	96151000	9.83661116369044564	125	1600	125
25	Wiginton Corp. 699 Aero Ln. Sanford, FL 32771 407-585-3200 wiginton.net	100101000	89460000	11.8947015425888658	166	444	433
26	Seretta Construction Inc. 2604 Clark St. Apopka, FL 32703 407-290-9440 seretta.com	96269000	91409000	5.31676311960529002	160	450	450
27	IMG Enterprises Inc. 7836 Cherry Lake Rd. Groveland, FL 34736 352-429-2171 imgenterprises.com	84600000	64177000	31.8229272169157191	324	508	506
28	DRMP Inc. 941 Lake Baldwin Ln. Orlando, FL 32814 407-896-0594 drmp.com	78528000	61615000	27.4494847034001452	203	507	507
29	Corkcicle LLC 1300 Brookhaven Dr. #3 Orlando, FL 32803 866-780-0007 corkcicle.com	66693000	59748000	11.6238200441855781	47	65	46

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Rank	Company	Most recent year-end revenue (2019 gross)	Most recent year-end revenue (2018 gross)	Percentage change	Employees, Central Florida	Current number of employees companywide	Total employees companywide 2019
	Johnson-Laux Construction LLC						
30	650 Garden Commerce Pkwy. #100 Winter Garden, FL 34787 407-770-2180 johnson-laux.com	66000000	56000000	17.8571428571428577	39	77	64
	Paramount Hospitality Management/Manzie Hospitality Group						
31	12562 International Dr. Orlando, FL 32821 407-238-7700 paramounthospitality.com	65055334	62597890	3.92576171497154292	500	500	431
	RLH Construction LLC						
32	5700 Dot Com Ct. #1070 Oviedo, FL 32765 407-384-1908 rlh-llc.com	62000000	76000000	-18.4210526315789451	75	75	61
	Carroll Bradford Inc.						
33	4776 New Broad St. #100 Orlando, FL 32814 407-647-9420 carrollbradford.com	61598714	54822662	12.3599470598490822	212	212	189
	Avex Homes						
34	28 E. Washington St. Orlando, FL 32801 407-590-3501 avexhomes.com	60900000	40200000	51.492537313432841	42	44	NA
	Collis Roofing Inc.						
35	485 Commerce Way Longwood, FL 32750 321-441-2300 collisroofing.com	54364666	65467409	-16.9591910991925765	185	235	235
	DiPasqua Enterprises Inc.						
36	2277 Lee Rd. Winter Park, FL 32789 407-644-8578 subwaydipasqua.com	52991362	55005734	-3.66211275355402055	850	850	NA
	4 Rivers Smokehouse						
37	210 N. Park Ave. Winter Park, FL 32789 407-474-8377 4rsmokehouse.com	50447419	48756000	3.46915046353269352	398	600	876
	Comprehensive Energy Services Inc.						
38	777 Bennett Dr. Longwood, FL 32750 407-682-1313 cesmechanical.com	50121344	50845615	-1.42445125307265918	253	300	342
	Armstrong Air & Heating Inc.						
39	671 Business Park Blvd. Winter Garden, FL 34787 407-877-8090 armstrongairinc.com	49338906	46846376	5.32064636120411993	168	168	160
	Terry's Electric Inc.						
40	600 N. Thacker Ave. #A Kissimmee, FL 34741 407-572-2100 terryselectric.com	47732034	51130380	-6.64643212117727344	335	335	350

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Rank	Company	Most recent year-end revenue (2019 gross)	Most recent year-end revenue (2018 gross)	Percentage change	Employees, Central Florida	Current number of employees companywide	Total employees companywide 2019
41	HomeCare Connect Inc. 507 N. New York Ave. Winter Park, FL 32789 855-223-2228 homecareconnect.com	47116528	33133715	42.2011627733262031	65	74	62
42	Mader Southeast 2300 E. Landstreet Rd. Orlando, FL 32824 407-877-8818 madersoutheast.com	45596000	39505000	15.4183014808252103	115	115	NA
43	DynaFire LLC 109 Concord Dr. #B Casselberry, FL 32707 407-830-6500 dynafire.com	41168414	32161885	28.0037348557150807	229	294	254
44	McCree General Contractors & Architects 500 E. Princeton St. Orlando, FL 32803 407-898-4821 mccree.com	40000000	30000000	33.333333333333286	75	75	60
45	Southeastern Realty Group Inc. 933 Lee Rd. #400 Orlando, FL 32810 407-629-5595 southeasternrealty.com	39482416	29881807	32.1286092236657552	19	19	19
46	Ferran Services & Contracting Inc. 530 Grand St. Orlando, FL 32805 407-422-3551 ferran-services.com	38150000	36737000	3.84625854043607251	256	256	255
47	Kavaliro 12612 Challenger Pkwy. Orlando, FL 32826 407-243-6006 kavaliro.com	36472035	36210575	0.722054261772976602	83	283	521
48	Florida Paints and Coatings 78 3rd St. Winter Garden, FL 34787 407-986-1000 floridapaints.com	36319239	35493425	2.32666754476357251	89	174	170
49	CPH Inc. 500 W. Fulton St. Sanford, FL 32771 407-322-6841 cphcorp.com	35500000	39609933	-10.3760160361796121	237	145	232
50	Go Travel Inc. 2811 W. State Road 434 Longwood, FL 32779 407-774-7730 gotravel.com	34800000	32000000	8.75	46	151	151
51	Worswick Group Holdings LLC 310 W. Melody Ln. Casselberry, FL 32707 407-331-6677 certifiedslings.com	33826529	30274142	11.7340633468654527	76	126	112

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Rank	Company	Most recent year-end revenue (2019 gross)	Most recent year-end revenue (2018 gross)	Percentage change	Employees, Central Florida	Current number of employees companywide	Total employees companywide 2019
52	Cuhaci & Peterson Architects, Engineers and Planners 1925 Prospect Ave. Orlando, FL 32814 407-661-9100 c-p.com	32926829	33116815	-0.573684395676335446	200	218	268
53	Keator Construction LLC 599 Maguire Rd. Ocoee, FL 34761 407-894-7661 keatorconstruction.com	32874000	28570805	15.0615112174823214	26	26	26
54	Blue Cord Design & Construction LLC 835 Bennett Rd. #100 Orlando, FL 32803 407-425-1390 blue-cord.com	32400000	18700000	73.2620320855615006	41	41	42
55	Acme Glass Co. 5505 Carder Rd. Orlando, FL 32810 407-841-4330 acmeglassorlando.com	31233767	28196084	10.7734215857776565	182	182	168
56	American Pools & Spas Inc. 7320 Narcoossee Rd. Orlando, FL 32822 407-847-9322 american-pools.com	31042500	28821569	7.70579492046390691	72	72	48
57	JSM & Associates LLC 470 County Road 448 Tavares, FL 32778 352-383-2600 jsmandassociates.com	29200000	22067386	32.3219705315346388	117	184	200
58	R. C. Stevens Construction Co. 28 S. Main St. Winter Garden, FL 34787 407-299-3800 rcstevens.com	29000000	31000000	-6.45161290322580605	45	45	42
59	Schoolfield Properties Inc./Osceola Management Inc. 101 Park Pl. Blvd. #3 Kissimmee, FL 34741 407-847-3099 schoolfieldproperties.com	25558995	25127764	1.71615349459665412	4.0	4.0	12
60	HuntonBrady Architects 333 S. Garland Ave. #1100 Orlando, FL 32801 407-839-0886 huntonbrady.com	25479035	30311300	-15.942123894389221	93	98	90
61	Rifle Inc. 558 W. New England Ave. #150 Winter Park, FL 32789 407-622-7679 riflepaperco.com	25451090	24581978	3.53556577098881109	94	105	174
62	Net Conversion LLC 141 N. Magnolia Ave. Orlando, FL 32801 407-241-2044 netconversion.com	25411860	9504445	167.368163001627124	59	62	47

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Rank	Company	Most recent year-end revenue (2019 gross)	Most recent year-end revenue (2018 gross)	Percentage change	Employees, Central Florida	Current number of employees companywide	Total employees companywide 2019
63	Sihle Insurance Group 1021 Douglas Ave. Altamonte Springs, FL 32714 407-869-0962 sihle.com	23448216	22840749	2.65957565577205912	80	122	188
64	Albu & Associates Inc. 2711 W. Fairbanks Ave. Winter Park, FL 32789 407-788-1450 albu.biz	23296508	23644958	-1.47367569864154557	15	21	25
65	Lamm & Co. Partners 968 Lake Baldwin Ln. Orlando, FL 32814 407-895-2525 lammco.com	22548109	23341049	-3.39719093173575848	20	20	23
66	Birchmier Construction Inc. 549 N. Wymore Rd. #206 Maitland, FL 32751 407-786-9724 birchmier.com	22364513	25062173	-10.7638711136500422	18	18	20
67	JK2 Construction 530 Holts Lake Ct. #304 Apopka, FL 32703 407-880-8400 jk2.com/construction	21813038	13398528	62.8017495653253803	19	19	NA
68	Interplan LLC 604 Courtland St. #100 Orlando, FL 32804 407-645-5008 interplanllc.com	21800000	21310506	2.29696094499117009	135	180	175
69	The Plummer Painting Co. 660 Jackson Ave. Winter Park, FL 32789 407-585-0210 plummerinc.com	21409000	16494000	29.7987146841275639	49	49	NA
70	RB Marks Construction Inc. 125 Excelsior Pkwy. Winter Springs, FL 32708 407-323-2102 rbmarks.com	20715254	25907148	-20.0403919412511193	23	23	NA
71	Dignitas Technologies LLC 3626 Quadrangle Blvd. #100 Orlando, FL 32817 407-601-7847 dignitastechnologies.com	19610000	19751000	-0.713887904409903351	135	136	150
72	Helman Hurley Charvat Peacock/Architects Inc. 120 N. Orange Ave. Orlando, FL 32801 407-644-2656 hhcp.com	18594285	15196322	22.3604303725598861	74	74	72
73	WeCare tlc 120 International Pkwy. #220 Lake Mary, FL 32746 800-941-0644 wecaretlc.com	18344635	20930573	-12.3548361528372865	30	250	NA
74	Software Resources 1325 S. International Pkwy. #2201 Lake Mary, FL 32746 407-515-6020 softwareresources.com	17794658	16674451	6.7181042422326227	60	150	125

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Rank	Company	Most recent year-end revenue (2019 gross)	Most recent year-end revenue (2018 gross)	Percentage change	Employees, Central Florida	Current number of employees companywide	Total employees companywide 2019
75	Aagaard-Juergensen LLC 5695 Beggs Rd. Orlando, FL 32810 407-298-1550 ajconstruction.com	17025000	21538000	-20.9536632927848459	20	20	20
76	Charlan · Brock · Architects 1770 Fennell St. Maitland, FL 32751 407-660-8900 cbaarchitects.com	17024451	12262368	38.8349379173745248	73	75	57
77	Teeming Vacation Rentals LLC 230 S. New York Ave. #200 Winter Park, FL 32789 727-565-4686 teemingvr.com	16671504	12445762	33.9532605556815241	25	32	31
78	Diversified Window Solutions Inc. 1200 Charles St. #120 Longwood, FL 32750 407-889-9440 myfloridawindows.com	16513072	16058374	2.83153200940518657	28	28	NA
79	Imagine Believe Realize LLC 12001 Science Dr. #100 Orlando, FL 32826 407-459-1830 teamibr.com	16299806	11902409	36.9454368439195804	49	102	85
80	Amazon Hose & Rubber Co. 4105 Seaboard Rd. Orlando, FL 32808 407-843-8190 amazonhose.com	16200000	15100000	7.2847682119205297	35	63	65
81	Bellavista Building Group Inc. 711 N. Orlando Ave. #302 Maitland, FL 32751 407-636-8900 bellavistabuilding.com	15100000	12000000	25.8333333333333357	25	25	16
82	Multicom Inc. 1076 Florida Central Pkwy. Longwood, FL 32750 800-423-2594 multicominc.com	14200000	13200000	7.57575757575757613	23	23	22
83	D&A Window Cleaning Services Inc. 321 Georgia Ave. Longwood, FL 32750 407-831-5388 dabuildingservices.com	13675000	13600000	0.551470588235294157	418	467	463
84	Boston Lobster Feast Inc. 524 Mid Florida Dr. #206-207 Orlando, FL 32824 407-832-7322 bostonlobsterfeast.com	13651954	12624000	8.14285487959442378	112	112	108
85	Seal Shield LLC 315 E. Robinson St. #500 Orlando, FL 32801 877-325-7443 sealshield.com	13545000	12125000	11.7113402061855663	24	31	NA

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Volusia County, Florida
Our Project No. 25-15

Rank	Company	Most recent year-end revenue (2019 gross)	Most recent year-end revenue (2018 gross)	Percentage change	Employees, Central Florida	Current number of employees companywide	Total employees companywide 2019
86	Thermal Tech Inc. 5141 Forsyth Commerce Rd. #1 Orlando, FL 32807 407-373-0042 tti-fl.com	13522498	12347649	9.51475863947865719	28	49	48
87	Jeremiah's Italian Ice 1011 E. Colonial Dr. #201 Orlando, FL 32803 407-421-7677 jeremiahsice.com	13498021	13212588	2.16031106093673708	267	367	366
88	Fla-Cat Florida Catastrophe Corp. 7214 Edgewater Dr. Orlando, FL 32810 407-295-5440 fla-cat.com	12480000	11300000	10.442477876106194	60	78	NA
89	Scott + Cormia Architecture + Interiors 429 S. Keller Rd. #200 Orlando, FL 32810 407-660-2766 scottcormia.com	12434784	8185207	51.9177706806926196	38	38	38
90	Design Interactive Inc. 3504 Lake Lynda Dr. #400 Orlando, FL 32817 407-706-0977 designinteractive.net	12422495	10277845	20.8667283851819114	85	90	79
91	Engineering & Computer Simulations Inc. 11825 High Tech Ave. #250 Orlando, FL 32817 407-823-9991 ecsol.com	12209328	12077277	1.09338388115135565	49	80	88
92	Anuvia Plant Nutrients 113 S. Boyd St. Winter Garden, FL 34787 689-407-3430 anuvianutrients.com	12200000	8900000	37.0786516853932611	67	67	63
93	Victor 12 Inc. 2000 N. Alafaya Trail #300 Orlando, FL 32826 352-843-7157 victor12.com	11672569	10488993	11.2839812172627063	39	57	55
94	S.A. Casey Construction Inc. 621 Wilks Ave. Orlando, FL 32809 407-240-6775 sacaseyconstruction.com	11670191	10403858	12.1717635900067069	23	23	27
95	Rhodes+Brito Architects Inc. 605 E. Robinson St. #750 Orlando, FL 32801 407-648-7288 rbarchitects.com	11200000	6400000	75	48	48	47
96	Fattmerchant Inc. 618 E. South St. #510 Orlando, FL 32801 407-982-1782 fattmerchant.com	10974000	5757000	90.6201146430432516	105	109	92

“Tract J”
Volusia County, Florida
Our Project No. 25-15

Rank	Company	Most recent year-end revenue (2019 gross)	Most recent year-end revenue (2018 gross)	Percentage change	Employees, Central Florida	Current number of employees companywide	Total employees companywide 2019
97	Core Engineering & Construction Inc. 1020 Railroad Ave. Winter Park, FL 32789 407-622-2673 core-encon.com	10668678	14023408	-23.9223589586782346	42	38	40
98	Data Graphics Inc. 3800 Progress Blvd. Mount Dora, FL 32757 352-589-1312 datagraphicsinc.com	10319756	10360948	-0.397569797667163272	71	71	75
99	Launch That LLC 1 S. Orange Ave. #200 Orlando, FL 32801 407-965-5755 launchthat.com	10000000	8000000	25	81	85	NA
100	Knight Federal Solutions Inc. 11486 Corporate Blvd. #151 Orlando, FL 32817 407-243-6008 knightfederal.com	9700000	8100000	19.7530864197530853	11	126	85

This instrument prepared by:
Name: J, Bertrand an employee of
Coast Title of Volusia Inc.
Address: 2730 Enterprise Road, Suite B
Orange City, FL 32763
Return to: Coast Title of Volusia Inc.
FILE NO. 04-860
Address: 2730 Enterprise Road, Suite B
Orange City, FL 32763
Property Appraisers Parcel Identification Number(s): 8130-35-00-0100

01/21/2005 09:23 AM
Doc stamps 160.30
(Transfer Amt \$ 22900)
Instrument# 2005-015942
Book: 5477
Page: 3543
Diane M. Matousek
Volusia County, Clerk of Court

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS CORPORATE WARRANTY DEED Made and executed the 10th day of January, 2005 by **Just Inc., of Daytona**, and having its principal place of business at 2200 North Atlantic Avenue Apt #1202, Daytona Beach, Florida 32118 hereinafter called the grantor, to **Miguel A. Gomez, Sr. and Amanda Gomez, husband and wife** whose post office address is 107 Wax Myrtle Drive, Sanford, FL 32773 hereinafter called the grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the said grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Volusia County, State of Florida, viz:

Tract J, DELTONA LAKES UNIT THIRTY-FIVE, according to the map or plat thereof, as recorded in Map Book 27, Pages 150 through 157, of the Public Records of Volusia County, Florida.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Ursula Trudeau
Witness Signature
Ursula Trudeau
Printed Name

Anna Nelson
Witness Signature
Anna Nelson
Printed Name

Just Inc., of Daytona

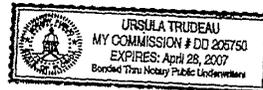
BY: Louis Unatin
Louis Unatin
President

STATE OF FLORIDA
COUNTY OF VOLUSIA

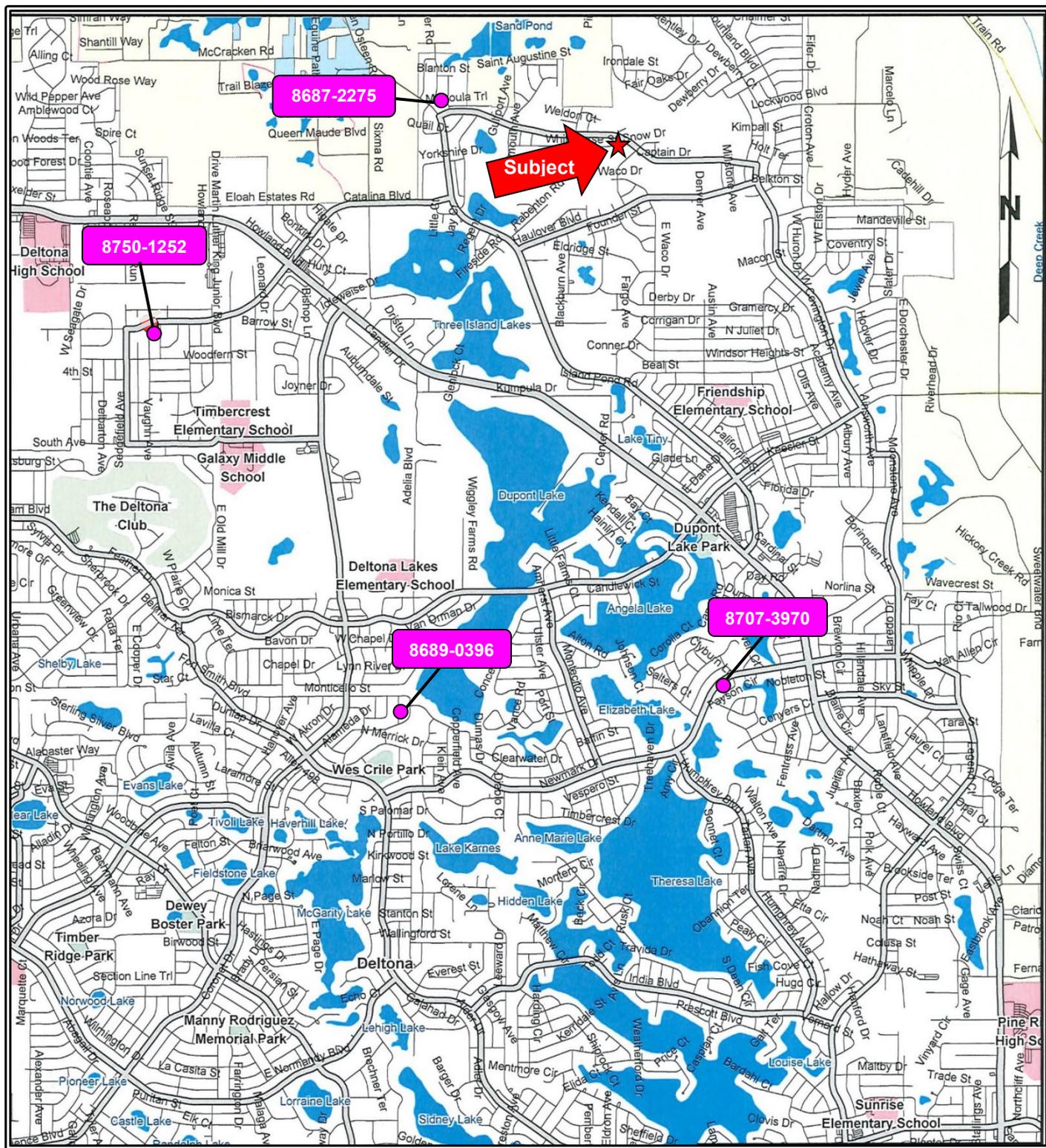
The foregoing instrument was acknowledged before me this 10th day of January, 2005 by Louis Unatin, President of Just Inc., of Daytona on behalf of the corporation. He/She is personally known to me or who produced _____ as identification and who did not take an oath.

Ursula Trudeau
Notary Public
My Commission Expires:

[seal]



LAST DEED OF RECORD
"TRACT J"



**VACANT SALES LOCATION MAP
"TRACT J"**

**SALES DATA SHEET
VOLUSIA COUNTY, FLORIDA**

SALE NUMBER: 8687-2275

- (A) RECORDING DATA: COUNTY O.R. BOOK/PAGE:** 79-8687-2275
- (B) GRANTOR:** Cheryl J. Silva a/k/a Cheryl Johanna Silva Beniamino, a married woman, and Frances C.L. Weigle a/k/a Frances Caroline Weigle, a married woman
- (C) GRANTEE:** D.R. Horton, Inc.
- (D) DATE OF TRANSACTION:** March 26, 2025 **(E) DATE INSPECTED:** January 7, 2026
- (F) SIZE:** 10,530 square feet (0.24 acre) **(G) CONSIDERATION:** \$65,000
- (H) UNIT PRICE:** \$6.17/square foot; \$65,000/lot
- (I) TYPE OF INSTRUMENT:** General Warranty Deed
- (J) TAX IDENTIFICATION/FOLIO NO.:** Short ID # 8130-35-00-0100 (Volusia County)
- (K) PROPERTY LOCATION:** 3262 Agar Terrace, Deltona, Volusia County, Florida
- (L) ZONING:** R1, Single Family (City of Deltona)
- (M) PRESENT USE:** Vacant land
- (N) HIGHEST AND BEST USE AT TIME OF TRANSACTION:** Low density residential development
- (O) CONDITION OF TRANSACTION:** Arm's length **(P) FINANCING:** Cash to seller
- (Q) ENCUMBRANCES:** None known that would affect the overall value of the property.
- (R) TYPE OF IMPROVEMENTS:** Vacant at sale date
- (S) UTILITIES, OR DISTANCE TO UTILITIES:** Electricity, telephone, and public water are available to the site. Sewage disposal is by a private septic system.
- (T) VERIFIED WITH:**
NAME: Lisa Gonzalas **DATE:** 1/7/26 **RELATIONSHIP:** Selling real estate agent **By:** David K. Hall
- (U) MOTIVATION OF PARTIES:** Grantor – Dispose of asset; Grantee – Single family residential development
- (V) PERTINENT SALES INFORMATION:** Cash to seller; no effect on the sale price.
- (W) EXPOSURE TIME:** 6 months
- (X) NUMBER OF DAYS PROPERTY WAS ON MARKET:** 191 days
- (Y) REMARKS:**

This is the sale of a vacant parcel of land with frontage along the east side of Agar Terrace. The topography is relatively level and near road grade. Access is available from Agar Terrace. The site was vacant at the time of inspection.

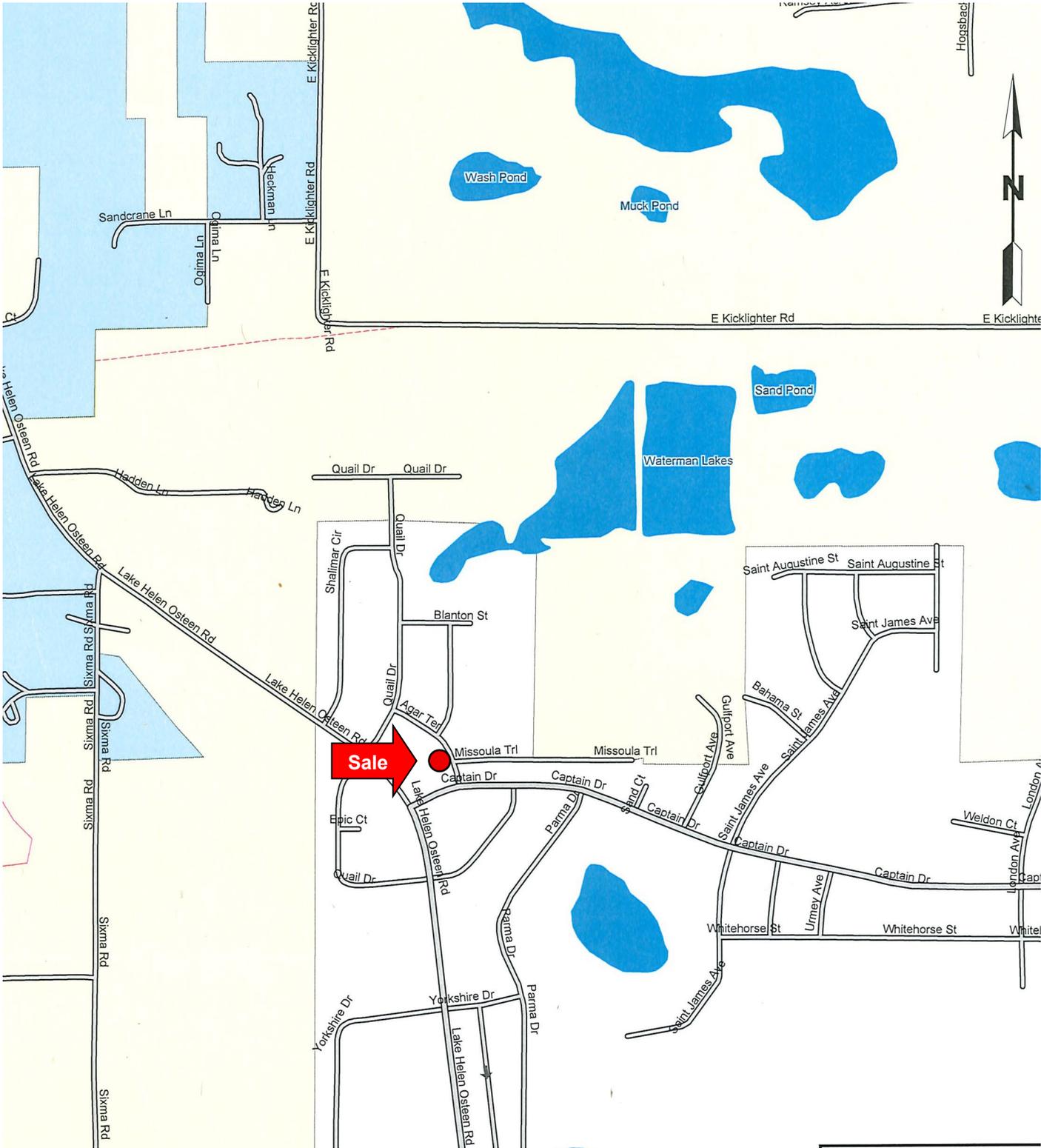
SALE NO.: 8687-2275
USE CODE: 00



Photo Taken on 1/7/26 by David K. Hall



FOR VISUAL AID
NOT TO SCALE



4/9/2025 9:05:51 AM Instrument #2025065219 #1 Book:8687 Page:2275
Doc Stamps \$455.00 Transfer Amt \$65,000.00

Prepared By & Return To:
DHI Title of Florida, Inc.
Attn: Tina Chen-Wang
10192 Dowden Road, Suite 100
Orlando, FL 32832

Order No.: 111-241403502

Property Appraiser's Parcel I.D. (folio) Number:
[REDACTED]

Sales Price: \$65,000.00

Documentary Stamps: \$ 455.00

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and entered into this 26 day of March, 2025 by Cheryl J. Silva a/k/a Cheryl Johanna Silva Beniamino, a married woman, whose address is 3112 La Costa Way, Raleigh, NC 27610 and Frances C.L. Weigle a/k/a Frances Caroline Weigle, a married woman, whose address is Urb Parkville Ext, Z 6 Colorado Street, Guaynabo, PR 00969 (hereinafter referred to as "Grantor"), to D.R. Horton, Inc., a Delaware Corporation, whose address is 10192 Dowden Road, Orlando, FL 32832, (hereinafter referred to as "Grantee").

GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR, AND NEITHER GRANTOR NOR GRANTOR'S SPOUSE OR DEPENDENTS RESIDE ON THE PROPERTY OR ANY LAND CONTIGUOUS THERETO, AND THE PROPERTY IS VACANT.

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as "the Real Property") in Volusia County, Florida more particularly described as follows:

Lot 10, Block 909, DELTONA LAKES UNIT THIRTY FIVE, according to the map or plat thereof, recorded in Plat Book 27, Page(s) 150 through 157, Public Records of Volusia County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in Fee Simple forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in Fee Simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

[SIGNATURE ON NEXT PAGE]

GENERAL WARRANTY DEED

(Continued)

File No. 111 [REDACTED]

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed as of the day and year first above written.

Cheryl J. Silva a/k/a Cheryl Johanna Silva Beniamino

Cheryl J. Silva a/k/a Cheryl Johanna Silva Beniamino

Signed, sealed and delivered in presence of:

Wendy Lois Nelson

Witness Signature

Wendy Lois Nelson

Printed Name of First Witness

586 Blue Ridge Dr. Blue Ridge, VA 24064
Address of First Witness

Mildred V Wilcox

Witness Signature

Mildred V. Wilcox

Printed Name of Second Witness

5303 Poppy Drive Jacksonville, FL 32205
Address of Second Witness

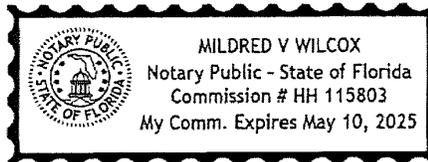
STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of _____ physical presence or online notarization, this 26 day of March, 2025, by Cheryl J. Silva a/k/a Cheryl Johanna Silva Beniamino, who () is personally known to me or who () has produced Driver License as identification.

Mildred V Wilcox

Notary Public, State of Florida
My Commission Expires: 5/10/2025
Mildred V Wilcox



Completed via Remote Online Notarization using 2 way Audio/Video technology.

Instrument #2025065219 #3 Book:8687 Page:2277 Laura E. Roth, Volusia County Clerk of Court

GENERAL WARRANTY DEED
(Continued)

File No. 111-241403502

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed as of the day and year first above written.

Frances C.L. Weigle
Frances C.L. Weigle a/k/a Frances Caroline Weigle

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature
Carlos D. De Jesus
Printed Name of First Witness
Enrique Escobar PR 2025
Address of First Witness

[Signature]
Witness Signature
Romario Fratelli Simionz
Printed Name of Second Witness
Condemino (Paint) Calle Arce 112 Torx Sea
Address of Second Witness Apt 1002, Guayama PR 25169

STATE OF Puerto Rico
COUNTY OF Guayama

The foregoing instrument was acknowledged before me, by means of X physical presence or online notarization, this 23rd day of March, 2025, by Frances C.L. Weigle a/k/a Frances Caroline Weigle, who (X) is personally known to me or who () has produced as identification.

[Signature]
Notary Public, State of Puerto Rico
My Commission Expires: My commission is for life



RECIBO
Sello
9397
02/14/2025
\$5.00
Sello de Asistencia Legal
80485-2025

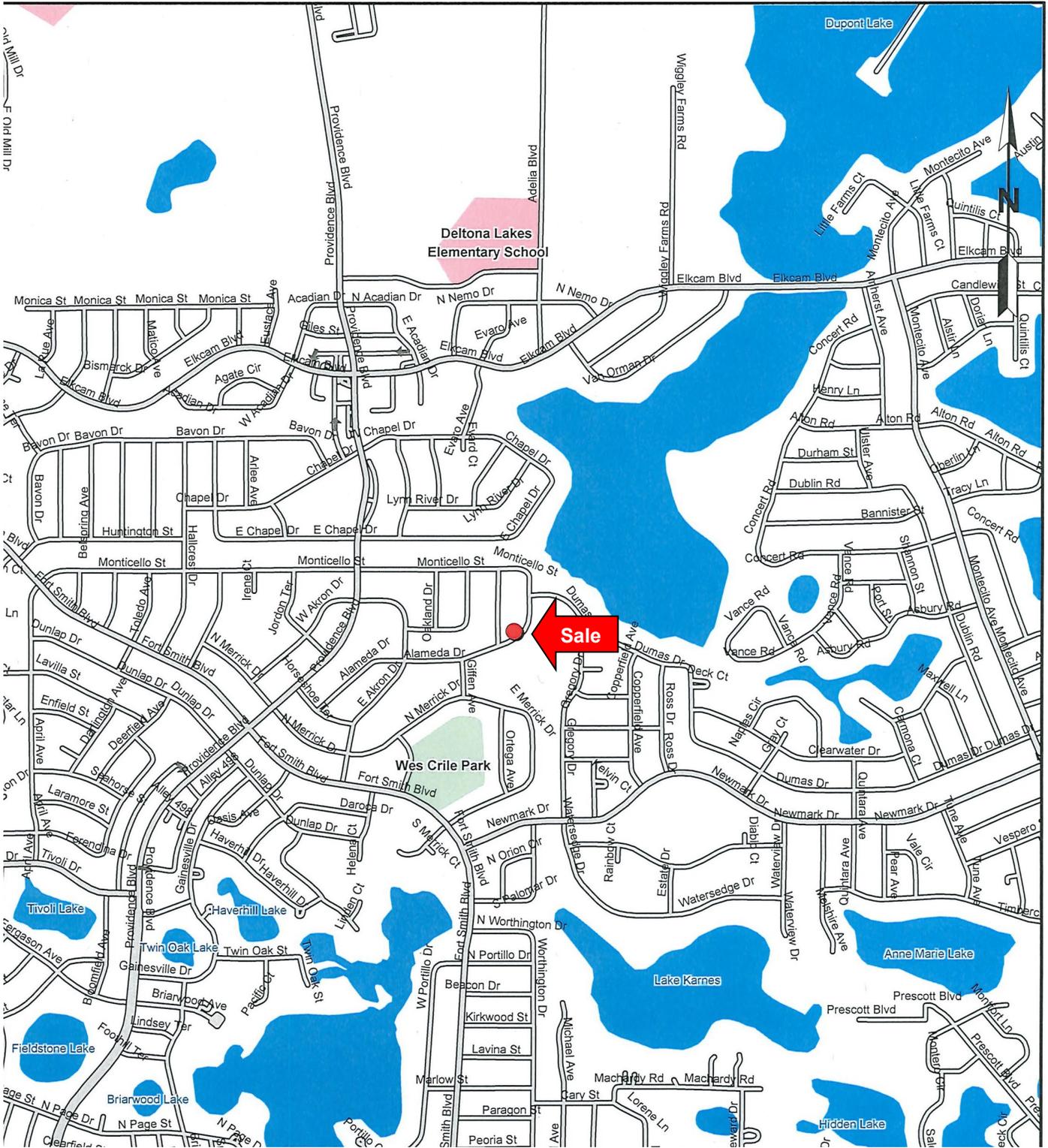
**SALES DATA SHEET
VOLUSIA COUNTY, FLORIDA**

SALE NUMBER: 8689-0396

- (A) RECORDING DATA: COUNTY O.R. BOOK/PAGE:** 79-8689-0396
- (B) GRANTOR:** Judith Ann Cifani, an unmarried woman
- (C) GRANTEE:** D.R. Horton, Inc.
- (D) DATE OF TRANSACTION:** March 31, 2025 **(E) DATE INSPECTED:** January 7, 2026
- (F) SIZE:** 10,738 square feet (0.25 acre) **(G) CONSIDERATION:** \$69,000
- (H) UNIT PRICE:** \$6.43/square foot; \$69,000/lot
- (I) TYPE OF INSTRUMENT:** General Warranty Deed
- (J) TAX IDENTIFICATION/FOLIO NO.:** Short ID # 8130-16-23-0150 (Volusia County)
- (K) PROPERTY LOCATION:** 2002 Alameda Drive, Deltona, Volusia County, Florida
- (L) ZONING:** R1, Single Family (City of Deltona)
- (M) PRESENT USE:** Vacant land
- (N) HIGHEST AND BEST USE AT TIME OF TRANSACTION:** Low density residential development
- (O) CONDITION OF TRANSACTION:** Arm's length **(P) FINANCING:** Cash to seller
- (Q) ENCUMBRANCES:** None known that would affect the overall value of the property.
- (R) TYPE OF IMPROVEMENTS:** Vacant at sale date
- (S) UTILITIES, OR DISTANCE TO UTILITIES:** Electricity, telephone, public water, and public sewer are available to the site.
- (T) VERIFIED WITH:**
NAME: Danielle Hughes **DATE:** 1/7/26 **RELATIONSHIP:** Listing real estate agent **By:** David K. Hall
- (U) MOTIVATION OF PARTIES:** Grantor – Dispose of asset; Grantee – Single family residential development
- (V) PERTINENT SALES INFORMATION:** Cash to seller; no effect on the sale price.
- (W) EXPOSURE TIME:** 6 months
- (X) NUMBER OF DAYS PROPERTY WAS ON MARKET:** 121 days
- (Y) REMARKS:**

This is the sale of a vacant parcel of land with frontage along the east side of Alameda Drive. The topography is relatively level and above road grade. Access is available from Alameda Drive.

SALE NO.: 8689-0396
USE CODE: 00



4/11/2025 1:41:40 PM Instrument #2025067848 #1 Book:8689 Page:396
Doc Stamps \$483.00 Transfer Amt \$69,000.00

Prepared By & Return To:
DHI Title of Florida, Inc.
Attn: Tina Chen-Wang
10192 Dowden Road, Suite 100
Orlando, FL 32832

Order No.: 111-241403879

Property Appraiser's Parcel I.D. (folio) Number:
[REDACTED]

Sales Price: \$69,000.00

Documentary Stamps: \$ 483.00

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and entered into this 31 day of March, 2025 by Judith Ann Cifani, an unmarried woman, whose address is 103 17th Ave Ext, Beaver Falls, PA 15010 (hereinafter referred to as "Grantor"), to D.R. Horton, Inc., a Delaware Corporation, whose address is 10192 Dowden Road, Orlando, FL 32832, (hereinafter referred to as "Grantee").

GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR, AND NEITHER GRANTOR NOR GRANTOR'S SPOUSE OR DEPENDENTS RESIDE ON THE PROPERTY OR ANY LAND CONTIGUOUS THERETO, AND THE PROPERTY IS VACANT.

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as "the Real Property") in Volusia County, Florida more particularly described as follows:

Lot 15, Block 530, Deltona Lakes Unit Sixteen, according to the map or plat thereof, recorded in Plat Book 25, Page(s) 234 through 240, Public Records of Volusia County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in Fee Simple forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in Fee Simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

[SIGNATURE ON NEXT PAGE]

Instrument #2025067848 #2 Book:8689 Page:397 Laura E. Roth, Volusia County Clerk of Cc

GENERAL WARRANTY DEED
(Continued)

File No. 111-241403879

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed as of the day and year first above written.

Judith Ann Cifani
Suzanne Mateer, Attorney-in-Fact
Judith Ann Cifani by Suzanne Mateer, her Attorney-in-Fact

Signed, sealed and delivered in presence of:

Harley Palmer
Witness Signature

David Bushy
Witness Signature

Harley Palmer
Printed Name of First Witness

David Bushy
Printed Name of Second Witness

3501 N. Ponce De Leon Blvd.
Address of First Witness Saint Augustine, FL
32084

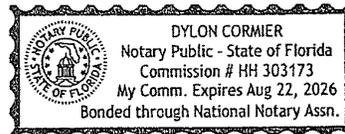
3501 N Ponce De Leon Blvd.
Address of Second Witness Saint Augustine, FL
32084

STATE OF Florida

COUNTY OF Saint Johns

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 31 day of March, 2025, by Suzanne Mateer, as Attorney-in-Fact for Judith Ann Cifani, who is personally known to me or who has produced PA DL as identification.

[Signature]
Notary Public, State of Florida
My Commission Expires: 8/22/2026



**SALES DATA SHEET
VOLUSIA COUNTY, FLORIDA**

SALE NUMBER: 8707-3970

- (A) **RECORDING DATA: COUNTY O.R. BOOK/PAGE:** 79-8707-3970
- (B) **GRANTOR:** Valerie E. Duda and Andrea M. Duda
- (C) **GRANTEE:** LCI Homes – Florida, LLC
- (D) **DATE OF TRANSACTION:** May 22, 2025 (E) **DATE INSPECTED:** January 7, 2026
- (F) **SIZE:** 11,800 square feet (0.27 acre) (G) **CONSIDERATION:** \$68,000
- (H) **UNIT PRICE:** \$5.76/square foot; \$68,000/lot
- (I) **TYPE OF INSTRUMENT:** Warranty Deed
- (J) **TAX IDENTIFICATION/FOLIO NO.:** Short ID # 8130-43-37-0090 (Volusia County)
- (K) **PROPERTY LOCATION:** 2768 Fayson Circle, Deltona, Volusia County, Florida
- (L) **ZONING:** R1, Single Family (City of Deltona)
- (M) **PRESENT USE:** Vacant land
- (N) **HIGHEST AND BEST USE AT TIME OF TRANSACTION:** Low density residential development
- (O) **CONDITION OF TRANSACTION:** Arm's length (P) **FINANCING:** Cash to seller
- (Q) **ENCUMBRANCES:** None known that would affect the overall value of the property.
- (R) **TYPE OF IMPROVEMENTS:** Vacant at sale date
- (S) **UTILITIES, OR DISTANCE TO UTILITIES:** Electricity, telephone, and public water are available to the site. Sewage disposal is by a private septic system.
- (T) **VERIFIED WITH:**
NAME: Nicole Lane **DATE:** 1/7/26 **RELATIONSHIP:** Listing real estate agent **By:** David K. Hall
- (U) **MOTIVATION OF PARTIES:** Grantor – Dispose of asset; Grantee – Single family residential development
- (V) **PERTINENT SALES INFORMATION:** Cash to seller; no effect on the sale price.
- (W) **EXPOSURE TIME:** 6 months
- (X) **NUMBER OF DAYS PROPERTY WAS ON MARKET:** 122 days
- (Y) **REMARKS:**

This is the sale of a vacant parcel of land with frontage along the south and west sides of Fayson Circle. The topography is relatively level and above road grade. Access is available from Fayson Circle.

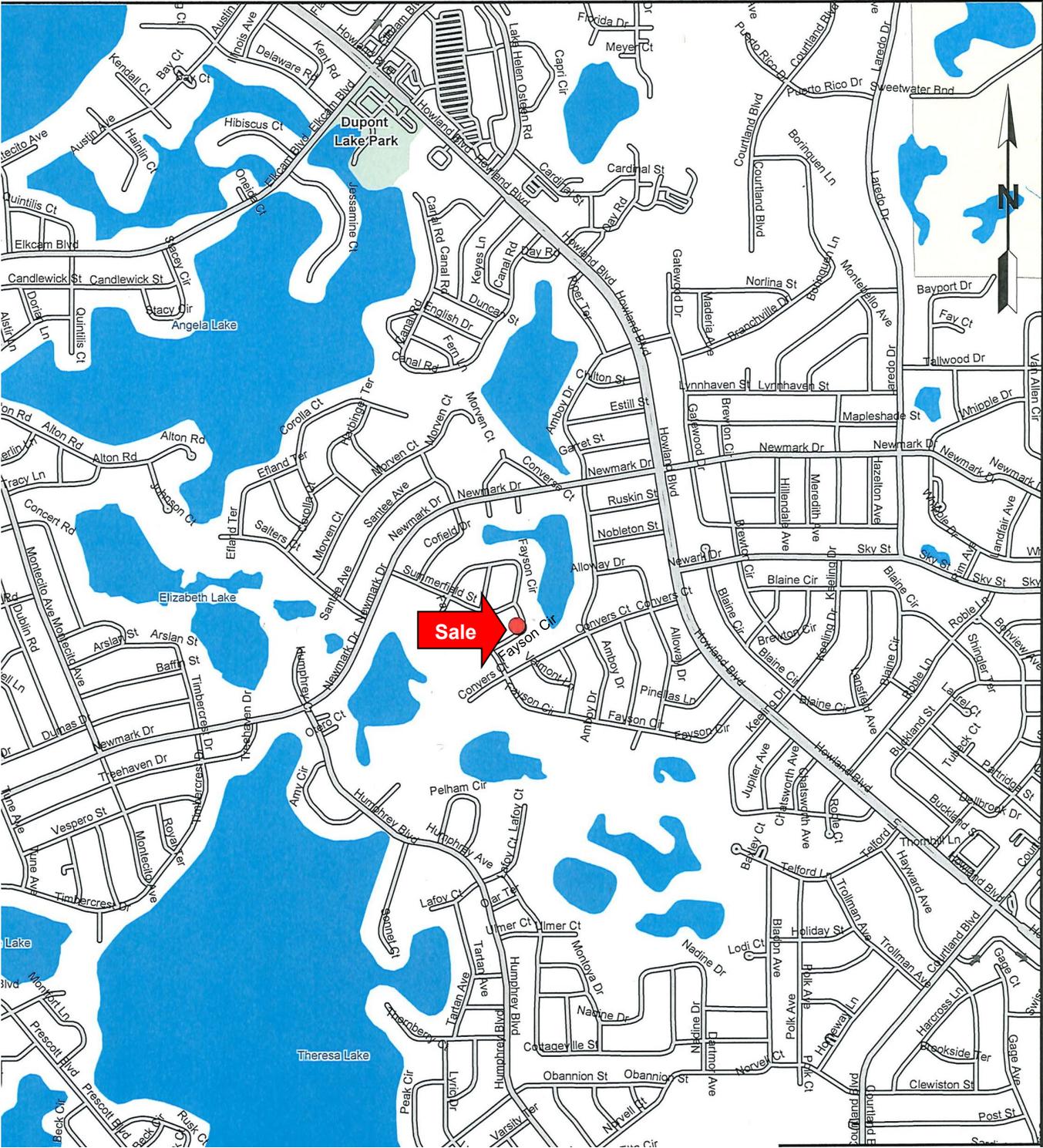
SALE NO.: 8707-3970
USE CODE: 00



Photo Taken on 1/7/26 by David K. Hall



FOR VISUAL AID
NOT TO SCALE



Prepared by and return to:
Jelissa Velez
Empower Title, LLC
17425 Bridge Hill Court
Suite 204
Tampa, FL 33647

File Number: 25149274EFL

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **22nd day of May, 2025**, between **Valerie E Duda, Andrea M Duda** whose post office address is **78 Sargent Ave, Leominster, MA 01453**, grantor, and **LGI Homes - Florida, LLC A Florida limited liability company** whose post office address is **1450 Lake Robbins Drive, Ste 430, The Woodlands, TX 77380**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Volusia County, Florida**, to-wit:

Lot 9, Block 1222, DELTONA LAKES UNIT FORTY THREE, a Subdivision, according to the plat thereof, recorded in Plat Book 27, Pages 270 through 283, of the Public Records of Volusia County, Florida.

Parcel Identification Number: 813043370090

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Diane K. Attella
Signature

Witness Printed Name: Diane K. Attella

Witness Address: 17 Merrimack St.
Nashua NH 03064

[Signature]
Signature

Witness Printed Name: Edwin J. Attella

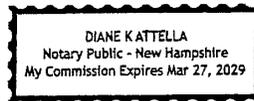
Witness Address: 17 Merrimack St.
Nashua, NH 03064

Valerie E Duda
Valerie E Duda
[Signature]
Andrea M Duda

STATE OF New Hampshire
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of May, 2025, by Valerie E Duda and Andrea M Duda, who: is personally known to me or produced MA, NH Drivers Lic. as identification.

Diane K. Attella
Notary Public (Signature)
Print Name: Diane K. Attella
My Commission Expires: March 27, 2029
Stamp/Seal:



**SALES DATA SHEET
VOLUSIA COUNTY, FLORIDA**

SALE NUMBER: 8750-1252

- (A) RECORDING DATA: COUNTY O.R. BOOK/PAGE:** 79-8750-1252
- (B) GRANTOR:** Nataly Chandia a/k/a Chandia Leon Viano a/k/a Nataly Irma Chandia Leon, a married woman
- (C) GRANTEE:** D.R. Horton, Inc.
- (D) DATE OF TRANSACTION:** September 3, 2025 **(E) DATE INSPECTED:** January 7, 2026
- (F) SIZE:** 11,305 square feet (0.26 acre) **(G) CONSIDERATION:** \$74,000
- (H) UNIT PRICE:** \$6.55/square foot; \$74,000/lot
- (I) TYPE OF INSTRUMENT:** General Warranty Deed
- (J) TAX IDENTIFICATION/FOLIO NO.:** Short ID # 8130-71-08-0210 (Volusia County)
- (K) PROPERTY LOCATION:** 1327 Catalina Boulevard, Deltona, Volusia County, Florida
- (L) ZONING:** R1, Single Family (City of Deltona)
- (M) PRESENT USE:** Vacant land
- (N) HIGHEST AND BEST USE AT TIME OF TRANSACTION:** Low density residential development
- (O) CONDITION OF TRANSACTION:** Arm's length **(P) FINANCING:** Cash to seller
- (Q) ENCUMBRANCES:** None known that would affect the overall value of the property.
- (R) TYPE OF IMPROVEMENTS:** Vacant at sale date
- (S) UTILITIES, OR DISTANCE TO UTILITIES:** Electricity, telephone, and public water are available to the site. Sewage disposal is by a private septic system.
- (T) VERIFIED WITH:**
NAME: Kathryn McGee **DATE:** 1/7/26 **RELATIONSHIP:** Listing real estate agent **By:** David K. Hall
- (U) MOTIVATION OF PARTIES:** Grantor – Dispose of asset; Grantee – Single family residential development
- (V) PERTINENT SALES INFORMATION:** Cash to seller; no effect on the sale price.
- (W) EXPOSURE TIME:** 6 months
- (X) NUMBER OF DAYS PROPERTY WAS ON MARKET:** 175 days
- (Y) REMARKS:**

This is the sale of a vacant parcel of land with frontage along the south side of Catalina Boulevard and frontage along the east side of Tansboro Drive. The topography is relatively level and near road grade. Access is available from Catalina Boulevard or Tansboro Drive.

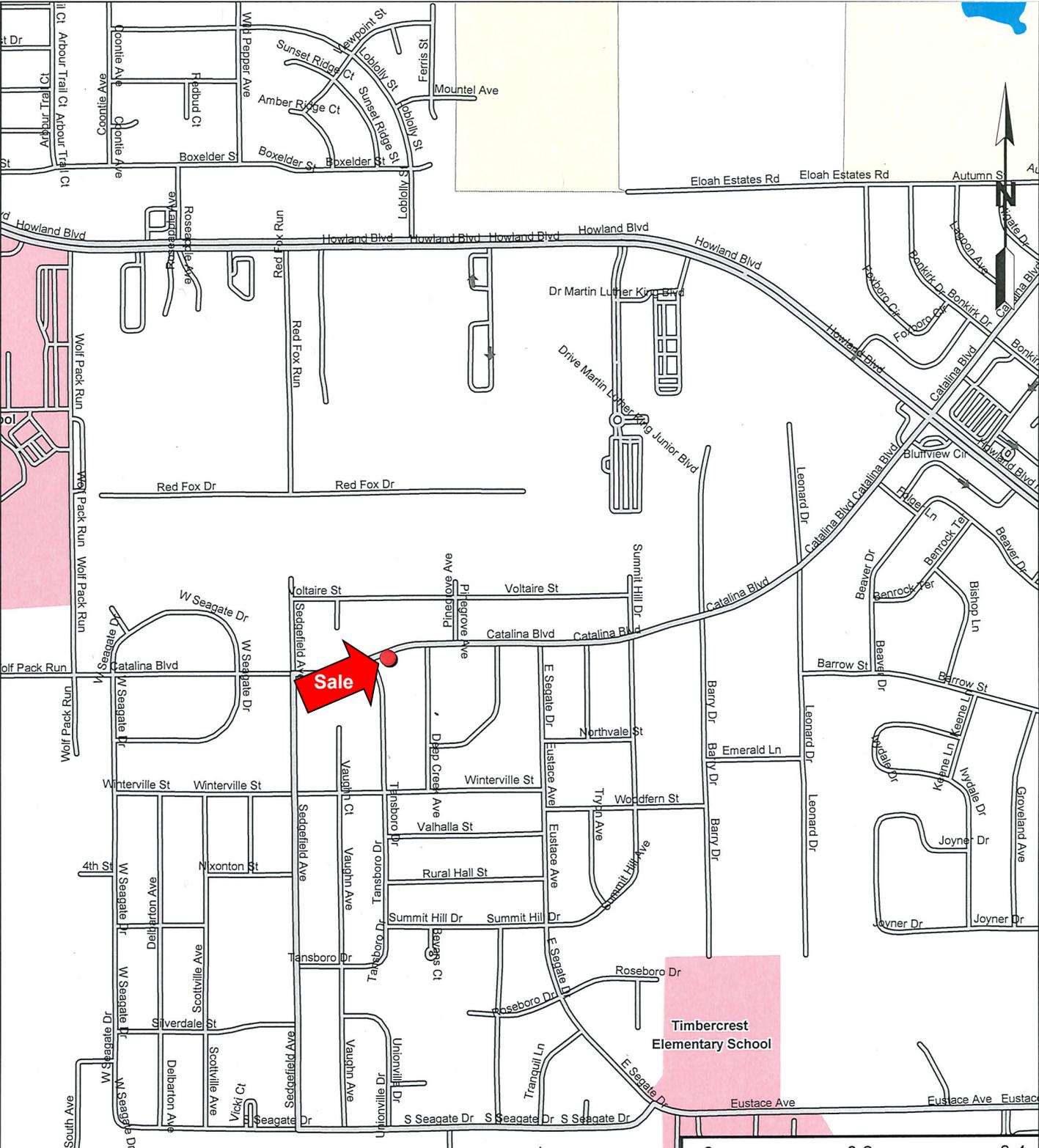
SALE NO.: 8750-1252
USE CODE: 00



Photo Taken on 1/7/26 by David K. Hall



FOR VISUAL AID
NOT TO SCALE



Prepared By & Return To:
DHI Title of Florida, Inc.
Attn: Tina Chen-Wang
10192 Dowden Road, Suite 100
Orlando, FL 32832

Order No.: 111-251401284

Property Appraiser's Parcel I.D. (folio) Number:
[REDACTED]

Sales Price: \$74,000.00

Documentary Stamps: \$ 518.00

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and entered into this 3 day of September, 2025 by **Nataly Chandia a/k/a Nataly Chandia Leon Viano a/k/a Nataly Irma Chandia Leon**, a married woman, whose address is 506 Archwood Drive, Debary, FL 32713 (hereinafter referred to as "Grantor"), to **D.R. Horton, Inc., a Delaware Corporation**, whose address is 10192 Dowden Road, Orlando, FL 32832, (hereinafter referred to as "Grantee").

GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR, AND NEITHER GRANTOR NOR GRANTOR'S SPOUSE OR DEPENDENTS RESIDE ON THE PROPERTY OR ANY LAND CONTIGUOUS THERETO, AND THE PROPERTY IS VACANT.

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as "the Real Property") in Volusia County, Florida more particularly described as follows:

Lot 21, Block 1808, Deltona Lakes Unit Seventy-One, according to the map or plat thereof, recorded in Plat Book 28, Page(s) 146 through 152, of the Public Records of Volusia County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in Fee Simple forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in Fee Simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

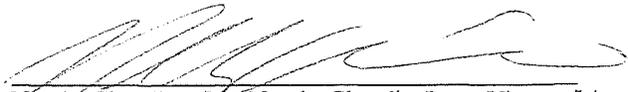
[SIGNATURE ON NEXT PAGE]

Instrument #2025166804 #2 Book:8750 Page:1253 Laura E. Roth, Volusia County Clerk of Court

GENERAL WARRANTY DEED
(Continued)

File No. 111-251401284

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed as of the day and year first above written.


Nataly Chandia a/k/a Nataly Chandia Leon Viano a/k/a
Nataly Irma Chandia Leon

Signed, sealed and delivered in presence of:


Witness Signature
Zulamy Rodriguez
Printed Name of First Witness
10192 Dowden Road, Orlando, FL 32832
Address of First Witness


Witness Signature
Maopla Ortiz
Printed Name of Second Witness
10192 Dowden Road, Orlando, FL 32832
Address of Second Witness

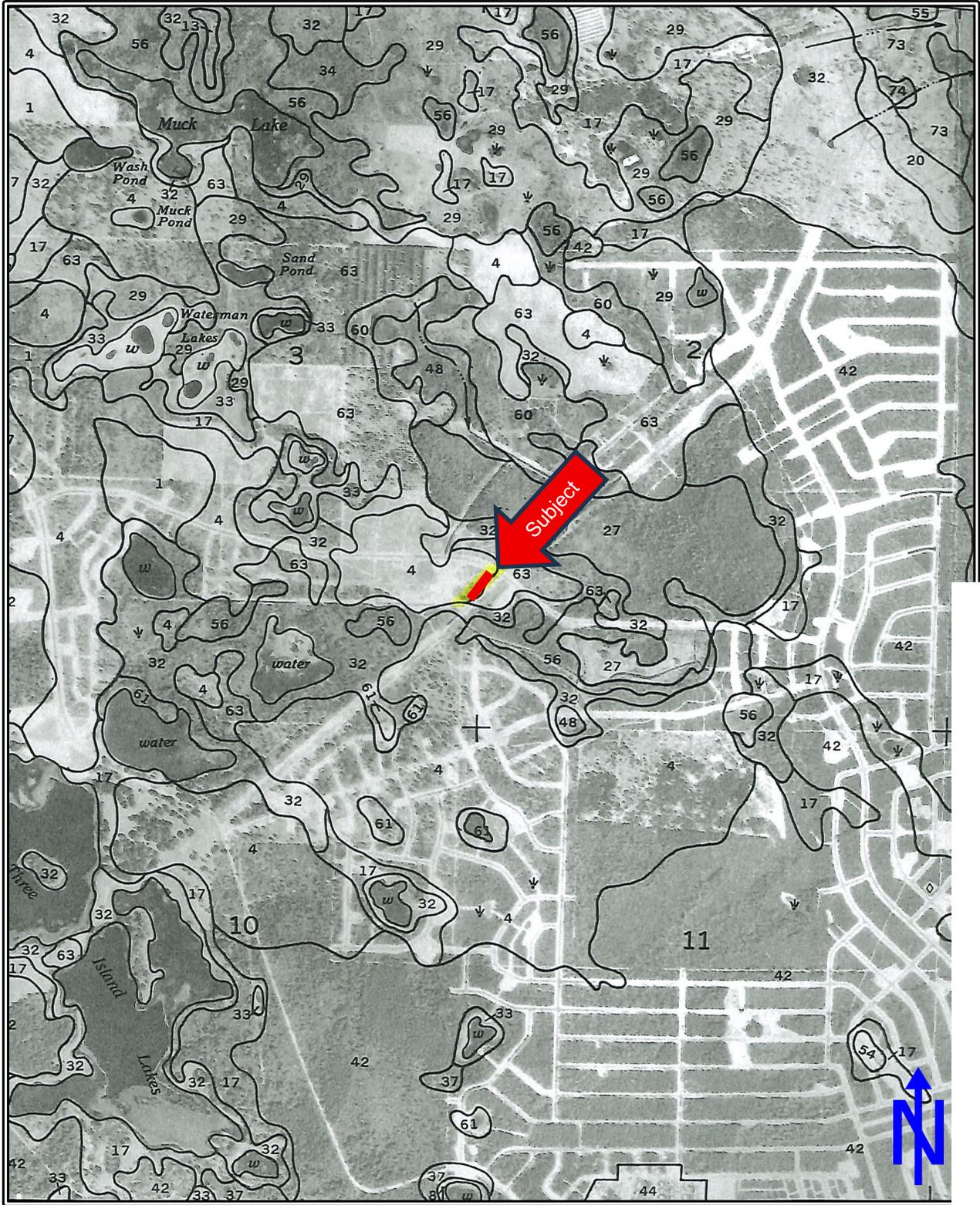
STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 28 day of August, 2025, by Nataly Chandia a/k/a Nataly Chandia Leon Viano a/k/a Nataly Irma Chandia Leon, who is personally known to me or who has produced Florida Driver's License as identification.

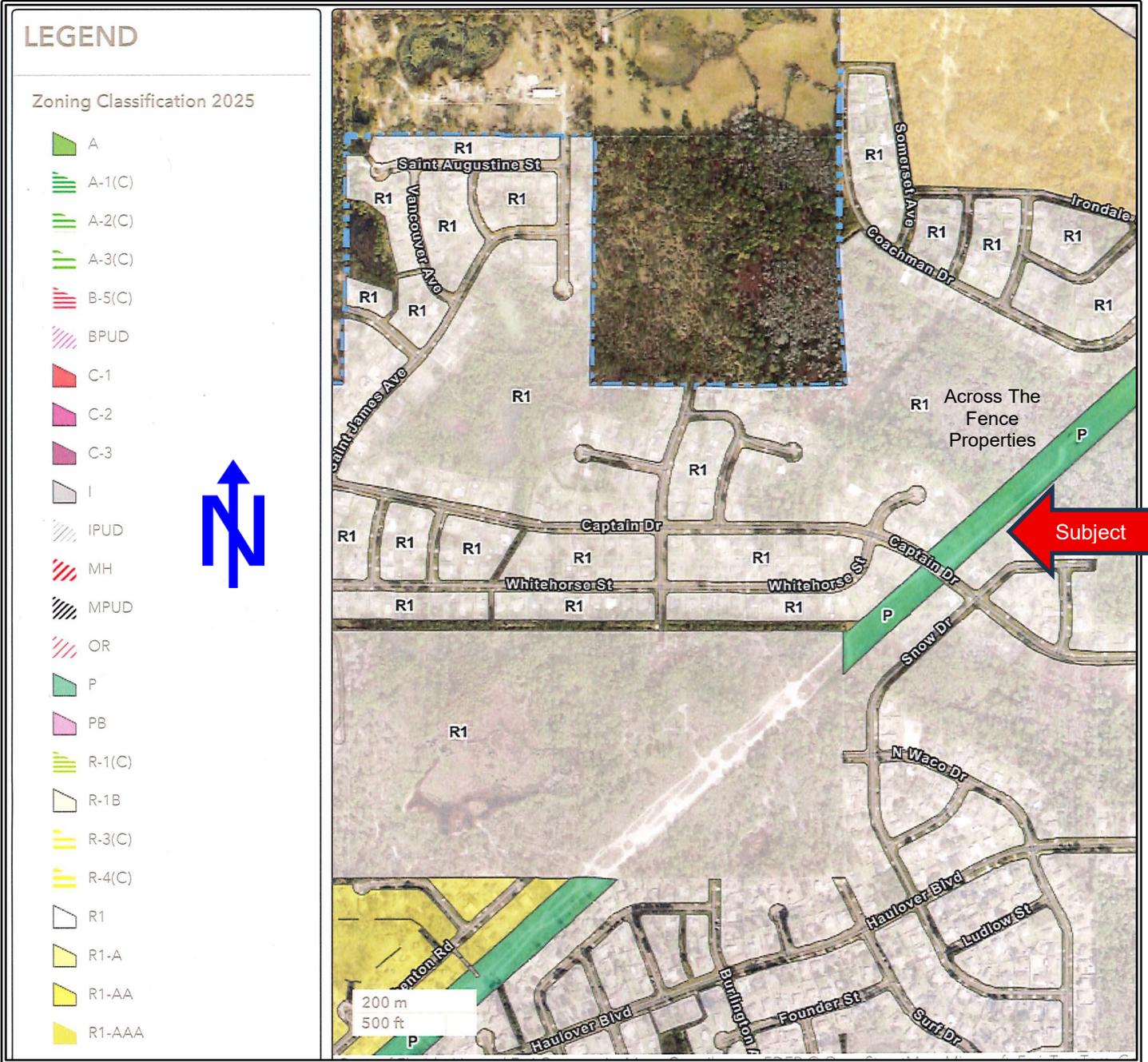

Notary Public, State of Florida
My Commission Expires: 11/20/2027



TINA CHEN-WANG
Commission # HH 457902
Expires November 20, 2027



**SOIL MAP
"TRACT J"**



**ZONING MAP
"TRACT J"**

ec. 110-307. - R1-AAA, AA, A, and R1, Single-Family classifications.

- (a) *Purpose and intent.* The Single-Family classifications are established within the city to provide areas for single-family dwellings and customary accessory buildings. The regulations for this classification are designed to promote the construction and continued use of land for single-family dwellings, and to provide as conditional uses certain structures and uses require to serve the residents, such as churches and noncommercial recreational areas. Prohibited are uses of land that would create potential nuisances to residential areas, adversely affect residential property values, overburden public facilities, or create potentially adverse individual or cumulative impacts to adjacent lakes that would diminish their water quality or aesthetic appeal.
- (b) *Permitted principal uses and structures.* In the R1, R-1AAA, AA and A districts, no premises shall be used except for the following principal uses and their customary accessory structures or uses as depicted in permitted use table, unless approved by the director of planning and development services or designee that are deemed to be similar in character and purposes to those enumerated in this section. Any decision made by the director of planning and development services or designee may be appealed in accordance with section 74-5(g).
- (c) *Maximum density.* With septic tanks, maximum one dwelling unit per acre. With community or public water and sewer (except community septic tanks):
 - (1) R-1AAA: Two dwelling units per acre.
 - (2) R-1AA: Three dwelling units per acre.
 - (3) R-1A: Four dwelling units per acre.
 - (4) R-1: Six dwelling units per acre.
- (d) *Dimensional requirements.*

	R1-AAA	R1-AA	R1-A	R1	R1 (Arbor Ridge Sub- division)
Minimum lot size					
Area (sq. ft.)	20,000	12,000	9,500	7,400	5,000
Width (ft.)	100	90	80	75	45
Minimum yard size					
Front yard(ft.)	25	25	25	25	25
Front yard abutting an arterial or collector street (ft)	30	30	30	30	30
Rear yard (ft.)	10	10	10	10	10



R1-AAA, AA, A, and R1 Single-Family	R1-AAA	R1-AA	R1-A	R1	R1 (Arbor Ridge Sub- division)
Side yard (ft.)	6	6	6	6	6
Side street yard (ft.)	25	25	25	25	15
Waterfront (ft.) ⁽¹⁾	25	25	25	25	25
Maximum building height (ft.)	35	35	35	35	35
Maximum lot coverage (with principal and accessory buildings) (%)	35	35	35	35	35
Minimum floor area (sq. ft.)	1,400	1,400	1,400	1,200	1,200
Accessory Structures Minimum Setbacks (ft.)					
Front yard (ft.) ⁽²⁾	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
Rear yard (ft.)	10	10	10	10	10
Interior side yard (ft.)	6	6	6	6	6
Side street yard back-to-back existing SFR structures (ft.) ⁽²⁾	15	15	15	15	15
Side street yard with existing house adjacent to a vacant lot ⁽²⁾	25	25	25	25	25

R1-AAA, AA, A, and R1 Single-Family	R1-AAA	R1-AA	R1-A	R1	R1 (Arbor Ridge Sub- division)
Side street yard adjacent to the existing front yard of a developed lot ⁽²⁾	25	25	25	25	25
Side street yard abutting an arterial or collector street ⁽²⁾ ; ¹ sup	30	30	30	30	30

¹⁾ 25 feet from the rear property line or the ordinary high-water mark, whichever is most restrictive (Section 110-818).

²⁾ Accessory buildings and structures, other than lawn ornaments and fences built in accordance with this Chapter, shall not be located in the front yard forward of the edge of the principal dwelling, or beyond any side street yard setback on lots of less than 2.45 acres. On lots of 2.45 acres or more, accessory uses and structures other than swimming pools and their decks may be located in the front yard and side street yard past the main building line provided they are set back a minimum of 100 feet from the front yard and the side street yard and 75 feet from any interior side lot line. (Section 110-827(c))

(1)d.)

QUALIFICATIONS OF THE APPRAISER

**David K. Hall, ASA
1144 Pelican Bay Drive
Daytona Beach, Florida 32119**

MEMBERSHIP:

- Accredited Senior Appraiser (ASA) designation, American Society of Appraisers

EDUCATION:

- Graduated from New Smyrna Beach High School, New Smyrna Beach, Florida, 1978.
- Received Bachelor of Science Degree in Business Administration, major in Real Estate, Florida State University, December 1981.

LICENSE:

- State-Certified General Real Estate Appraiser RZ1314

EXPERIENCE:

- President, Bullard, Hall & Adams, Inc., Daytona Beach, Florida, October 1998 to present
- Staff Appraiser, Bullard & Associates, Inc., Daytona Beach, Florida, March 1984 to October 1998
- J.E. Tumblin Realty, New Smyrna Beach, Florida, 1983 to March 1984

A PARTIAL LIST OF CLIENTS INCLUDE:

Florida Department of Transportation
Florida Turnpike Enterprise
Osceola County
Osceola County School Board
Volusia County
Orange County
Central Florida Expressway Authority

Seminole County
City of Daytona Beach
City of New Smyrna Beach
Jacksonville Transportation Authority
Florida Inland Navigation District
American Acquisition Group
Numerous Attorneys for Eminent Domain

DAVID K. HALL QUALIFICATIONS – Continued

RECENT COURSES & SEMINARS:

<u>Year</u>	<u>Organization</u>	<u>Course/Seminar</u>	<u>Course Name</u>
2010	FDOT	Course	USPAP and Florida Law Update
2010	FDOT	Course	Advanced Appraisal Review
2010	FDOT	Course	Supervisor and Trainee Appraiser
2012	FDOT	Course	USPAP and Florida Law Update
2012	FDOT	Course	Advanced Appraisal Review
2014	APPRAISAL INSTITUTE	Seminar	Online Data Verification Methods
2014	APPRAISAL INSTITUTE	Seminar	Online Advanced Internet Search Strategies
2014	RE Education Specialists	Course	USPAP Update, Florida Law Update & Unique & Complex Properties
2014	APPRAISAL INSTITUTE	Seminar	Online Tools; New Technologies for Real Estate Appraisers
2014	APPRAISAL INSTITUTE	Seminar	Online Analyzing Operating Expenses
2014	APPRAISAL INSTITUTE	Seminar	Online Introduction to Green Buildings: Principals & Concepts
2014	APPRAISAL INSTITUTE	Seminar	Online Forecasting Revenue
2016	FDOT	Course	USPAP & Florida Law Update
2016	FDOT	Course	Appraisal Review B (20 Hours)
2018	FDOT	Course	USPAP & Florida Law Update
2018	FDOT	Course	Appraisal Review B (20 Hours)
2019	McKissock	Course	Introduction to Expert Witness Testimony for Appraisers: To Do or Not to Do
2019	McKissock	Course	The Basics of Expert Witness for Commercial Appraisers
2020	Bert Rodgers Schools	Course	Florida Real Estate Appraisal Laws & Rules
2020	Bert Rodgers Schools	Course	Mortgages, Appraisers, and Foreclosures
2020	Bert Rodgers Schools	Course	An Appraisers Guide to Expert Witness Assignments
2020	Bert Rodgers Schools	Course	Appraising Small Residential Income Properties
2020	Bert Rodgers Schools	Course	2020-2021 7-Hour Equivalent USPAP Update Course
2022	McKissock	Course	2022-2023 7-Hour National USPAP Update
2022	McKissock	Course	Florida Appraisal Laws and Regulations
2022	McKissock	Course	Market Disturbances – Appraisals in Atypical Market
2022	McKissock	Course	Appraising Today's Manufactured Homes
2024	Calypso Continuing Education	Course	2024-2025 7-Hour USPAP Equivalency Course
2024	Calypso Continuing Education	Course	3-Hour Florida Laws & Regulations for Appraisers
2024	Calypso Continuing Education	Course	7-Hour Construction Details; From Concept to Completion
2024	Calypso Continuing Education	Course	3-Hour Victorian Era Architecture For Real Estate Professionals
2024	Calypso Continuing Education	Course	3-Hour Mold
2024	Calypso Continuing Education	Course	7-Hour ANSI (American National Standards Institute) Standard; Measuring Residential Properties Properly

QUALIFICATIONS OF THE APPRAISER

**Craig S. Adams
1144 Pelican Bay Drive
Daytona Beach, Florida 32119**

EDUCATION:

- Graduated from Ward Melville High School, Setauket, New York; 1969
- American Institute of Real Estate Appraisers - College Equivalency; 1986

LICENSES:

- State-Certified General Real Estate Appraiser RZ665
- Licensed Real Estate Broker - State of Florida

EXPERIENCE:

- Vice President, Bullard, Hall & Adams, Inc., Daytona Beach, Florida, October 1998 to present
- Staff Appraiser, Bullard & Associates, Inc., Daytona Beach, Florida, 1993 to 1998
- Partner, Cowart & Adams, Kissimmee, Florida, 1992 to 1993
- Branch Manager, Pomeroy Appraisal Associates of Florida, Inc., 1988 to 1992
- Staff Appraiser, Bullard & Associates, Inc., Daytona Beach, Florida, December 1983 to 1988

A PARTIAL LIST OF CLIENTS INCLUDES:

Florida Department of Transportation
Orange County
Central Florida Expressway Authority
(formerly Orlando/Orange County Expressway Authority)
Volusia County Department of Public Works
City of Daytona Beach
Osceola County
City of New Smyrna Beach

Jacksonville Transportation Authority
Florida Inland Navigation District
Numerous Attorneys for Eminent Domain
American Acquisition Group
Orange County School Board
Lake County
FDOT Turnpike District
Seminole County

CRAIG S. ADAMS QUALIFICATIONS – Continued

RECENT COURSES & SEMINARS:

From 1984 through 2009 I have taken 35 courses and seminars.

Year	Organization	Course/Seminars
2010	FDOT	Course USPAP and Florida Law Update
2010	FDOT	Course Advanced Appraisal Review
2010	FDOT	Course Supervisor and Trainee Appraiser
2012	FDOT	Course USPAP and Florida Law Update
2012	FDOT	Course Advanced Appraisal Review
2014	Steve Williamson	Course USPAP Update & USPAP & Florida Law Update
2014	Steve Williamson	Course Unique & Complex Properties
2016	FDOT	Course USPAP and Florida Law Update
2016	FDOT	Course Appraisal Review B (20 Hours)
2018	FDOT	Course USPAP and Florida Law Update
2018	FDOT	Course Appraisal Review B (20 Hours)
2019	Gold Coast School of RE	Course Distance) Continuing Education
2020	RE Education Specialists	Course Law Update
2020	RE Education Specialists	Course Solutions to Common Appraisal Issues
2020	RE Education Specialists	Course Cool Tools II: Digging Your Data
2020	RE Education Specialists	Course USPAP Update
2022	McKissock	Course 2022-2023 7-Hour National USPAP Update
2022	McKissock	Course Green Building Concepts for Appraisers
2022	McKissock	Course Valuation of Residential Solar
2022	McKissock	Course Florida Appraisal Laws and Regulations
2022	McKissock	Course Residential Property Inspection for Appraisers
2022	McKissock	Course Supporting Your Adjustments; Methods for Residential Appraisers
2024	McKissock	Course Florida Appraisal Laws and Regulations (3 Hours)
2024	McKissock	Course 2024-2025 7-Hour National USPAP Update Course
2024	McKissock	Course Introduction to Expert Witness Testimony for Appraisers – To Do or Not To Do (4 Hours)
2024	McKissock	Course Evaluating Today's Residential Appraisal: Reliable Review (7 Hours)
2024	McKissock	Course Introduction to Commercial Appraisal Review (7 Hours)

ASSUMPTIONS AND LIMITING CONDITIONS

This estimate is subject to the following contingent and limiting conditions unless otherwise noted.

1. The legal description is assumed to be correct.
2. No responsibility is assumed for matters legal in character and no opinion is rendered of the title, which is assumed to be good and marketable. Unless otherwise noted, any existing liens or encumbrances have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management.
3. Any plot plan or sketch in this report is included to assist the reader in visualizing the property. No survey has been made by the appraiser and no responsibility is assumed in connection with such matters.
4. It is assumed there are no hidden or unapparent conditions of the property, subsoil, or structures that render the property more or less valuable unless stated within the appraisal report. The appraiser(s) assumes no liability for any hidden or unapparent conditions of the property. No responsibility is assumed for such conditions, or for arranging for engineering studies that may be required to discover them.
5. Certain data used in compiling this report was furnished from sources considered reliable; however, no guarantee is made for the correctness of such data, although the data has been reasonably checked and is believed to be correct.
6. The distribution of the total valuation between land and improvements applies only as described in the estimate. The separate valuations for land and building must not be used in conjunction with any other estimate and are invalid if so used.
7. Testimony in court is not required with reference to the property herein estimated nor is there an obligation to appear before any governmental body, board or agent unless prior arrangements have been made therefore.
8. Possession of this report, or copy thereof, does not carry with it the right of publication or reproduction, nor may it be used by any but the applicant without prior written consent of the applicant and the appraiser(s), and in any event only in its entirety.

9. 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 appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, ureaformaldehyde 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 condition, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or the firm with which the appraisers are connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
11. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property.