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PO BOX 809 HIGH SPRINGS, FL 32655

June 3, 2020

Jay Raulerson
JLR & CAR Holdings, LLC
1000 S. Ronald Reagan Blvd.
Longwood, FL 32750

RE: SRWMD Lot

Mr. Raulerson:

I am pleased to submit this restricted appraisal report for the Suwannee River Water Management District (SRWMD) surplus lands lot in Gilchrist County, Florida. The property is identified as tax parcel 36-06-15-0086-000F-0080 and Lot 8 BLK F of Santa Fe Oasis Subdivision containing 0.76 acres of land. The property is currently offered for sale to adjacent landowners and this appraisal is to assist in determining a market value for the lot. The client is JLR & CAR Holdings, LLC with its members and the SRWMD as intended users of this report. *This is the sole intended use and user of this report. This is an appraisal of the fee simple interest as a single economic unit at the client's request therefore, the fact that the transfer of the property will be subject to some type of development restrictions prohibiting structures, wells, and septic tanks is not considered.*

This appraisal is documented in a restricted appraisal report. The following report presents assumptions and limiting conditions, pertinent facts about the market and the subject property, and the reasoning leading to our conclusions.

Sincerely,

Scott T. Brodbeck, MAI
Legacy Appraisal Services, LLC
Florida State-Certified General Real Estate Appraiser RZ3386