

 <p>AI Reports™ Form 120.05*</p>	Client File #:	Appraisal File #:	20-A-252-1
	<h1>Appraisal Report · Land</h1>		
	Appraisal Company: Candler, Moses & Associates, Inc.		
	Address: 184 North Marion Avenue, Lake City, FL 32055		
Phone: (386) 755-2774		Fax: (386) 755-8534	Website: www.candlermoses.com
Appraiser: Jordan Chase Moses		Co-Appraiser:	
AI Membership (if any): <input type="checkbox"/> SRA <input checked="" type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS		AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS	
AI Affiliation (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate		AI Affiliation (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate	
Other Professional Affiliation:		Other Professional Affiliation:	
E-mail: chase@candlermoses.com		E-mail:	
Client: David Weaver		Contact:	
Address: 5163 102nd Street North, St. Petersburg, FL 33708			
Phone: 727-688-9845		Fax:	E-mail: weavetone@yahoo.com
SUBJECT PROPERTY IDENTIFICATION			
Address: NE 120th Loop			
City: Branford	County: Gilchrist	State: FL	ZIP: 32008
Legal Description: Lot 8 Block F of the Santa Fe Oasis unrecorded subdivision			
Tax Parcel #: 36-06-15-0086-000F-0080	RE Taxes: 0.00	Tax Year: 2019	
Use of the Real Estate As of the Date of Value: Vacant			
Use of the Real Estate Reflected in the Appraisal: Vacant/Recreation			
Opinion of highest and best use (if required): Vacant/Recreation			
SUBJECT PROPERTY HISTORY			
Owner of Record: Suwannee River Water Management District			
Description and analysis of sales within 3 years (minimum) prior to effective date of value:		Subject has no prior sales history in the past 36 months.	
Description and analysis of agreements of sale (contracts), listings, and options:		The subject is not currently listed for sale but has been offered for sale to adjacent land owners. No asking price has been set and it has been requested the potential buyer obtain an appraisal. No recent sales data available.	
RECONCILIATIONS AND CONCLUSIONS			
Indication of Value by Sales Comparison Approach		\$ 5,000	
Indication of Value by Cost Approach		\$ Not Developed	
Indication of Value by Income Approach		\$ Not Developed	
Final Reconciliation of the Methods and Approaches to Value:		In this instance, only the Sales Comparison Approach was developed because this appraisal analysis is considered to be the most reliable within the market area and the most commonly used. The Cost and Income Approaches were not developed because they are not typically relied on for valuing vacant properties within this market.	
Opinion of Value as of: 05/28/2020		\$ 5,000	
Exposure Time: 1 to 3 months			
The above opinion is subject to: <input checked="" type="checkbox"/> Hypothetical Conditions and/or <input type="checkbox"/> Extraordinary Assumptions cited on the following page.			

*NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product, or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports®. AI Reports® AI-120.05 Appraisal Report - Land © Appraisal Institute 2017, All Rights Reserved