

INVOICE

FROM:

G. Adrian Gonzalez, Jr., ASA
 ADRIAN GONZALEZ & ASSOCIATES, P.A.
 2040 POLK STREET
 HOLLYWOOD, FLORIDA 33020

Telephone Number: 954-916-3400 Fax Number: 954-239-5724

INVOICE NUMBER

15-12

DATE

3/30/2015

REFERENCE

Internal Order #:
 Lender Case #:
 Client File #: FLL/Parks & Rec
 Main File # on form: FLL/Parks & Rec
 Other File # on form:
 Federal Tax ID: 65-0939337
 Employer ID:

TO:

Stacey Daley
 City of Fort Lauderdale/Parks & Recreation Admin.
 1350 W Broward Boulevard
 Fort Lauderdale, FL 33312
Purchase Order No.: PKR1511355
 Telephone Number: 954-828-5316 Fax Number: 954-828-5650
 Alternate Number: E-Mail: SDaley@fortlauderdale.gov

DESCRIPTION

Lender: N/A Client: City of Fort Lauderdale/Parks & Recreation Admin.
 Purchaser/Borrower: NA
 Property Address: 3110 SW 21 Street
 City: Fort Lauderdale
 County: Broward State: FL Zip: 33312
 Legal Description: Lot 2 Blk 9, Riverland Village Sec 1 Replat Portion of PB 35-40

FEES

AMOUNT

APPRAISAL REPORT OF THE ABOVE PROPERTY 425.00
 THANK YOU FOR YOUR BUSINESS.

SUBTOTAL 425.00

PAYMENTS

AMOUNT

Check #: Date: Description:
 Check #: Date: Description:
 Check #: Date: Description:

SUBTOTAL

TOTAL DUE \$ 425.00

Client	City of Fort Lauderdale/Parks & Recreation Admin.	File No.	FLL/Parks & Rec
Property Address	3110 SW 21 Street		
City	Fort Lauderdale	County	Broward
		State	FL
Owner	City of Fort Lauderdale	Zip Code	33312

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RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: FLL/Parks & Rec

Property Address: 3110 SW 21 Street	City: Fort Lauderdale	State: FL	Zip Code: 33312
County: Broward		Legal Description: Lot 2 Blk 9, Riverland Village Sec 1 Replat Portion of PB 35-40	
Assessor's Parcel #: 50-42-18-07-1810			
Tax Year: 2014	R.E. Taxes: \$ N/A	Special Assessments: \$ 0.00	Borrower (if applicable): NA
Current Owner of Record: City of Fort Lauderdale		Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing	
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 0.00 <input type="checkbox"/> per year <input type="checkbox"/> per month	
Market Area Name: Riverland Village		Map Reference: 50-42-18	
Census Tract: 0430.02			

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: The intended use of this appraisal report is to estimate the market value of the subject property.			
Intended User(s) (by name or type): This intended user is the City of Fort Lauderdale.			
Client: City of Fort Lauderdale/Parks & Recreation Ad		Address: 1350 W Broward Boulevard, Fort Lauderdale, FL 33312	
Appraiser: G. Adrian Gonzalez, Jr., ASA		Address: 2040 Polk Street, Hollywood, Florida 33020	

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE \$ (000)	AGE (yrs)	<input checked="" type="checkbox"/> Not Likely
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		60 Low 8	2-4 Unit %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		575 High 64	Multi-Unit 10 %	* To: _____
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		200 Pred 55	Comm'l 5 %	
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject neighborhood is located south of Davie Boulevard, north of Riverland Road, west of SW 27 Avenue and east of SR #7 (U.S. 441). The subject neighborhood is predominately comprised of small to medium size single-family homes. There is shopping located along Davie Boulevard in a shopping center and freestanding buildings. There are also public parks and a school facility within the neighborhood. It appears that values have been increasing over the past few years with investors purchasing properties in poor condition and renovating them and re-selling. Supply and Demand appears to be in balance. There are some foreclosure activity in the area and a few new home being built on the few vacant lots in the area.

Dimensions: 68' X 108' SUBJECT TO SURVEY	Site Area: 7,344 Sq.Ft.
Zoning Classification: RS-6.85B	Description: Single Family Residential
Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Ground Rent (if applicable) \$ /	
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) _____	
Actual Use as of Effective Date: Detached Single Family Dwelling	
Use as appraised in this report: Detached Single Family Dwelling	
Summary of Highest & Best Use: The subject is currently being used to its highest and best use.	

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Above crown of road
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FP&L	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Typical
Gas	<input type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		
Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)									
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X500 FEMA Map # 12011C0556H FEMA Map Date 08/18/2014									
Site Comments: There were no apparent adverse easements and/or encroachments observed. The subject is located on a standard size lot.									

General Description	Exterior Description	Foundation	Basement	Heating
# of Units: 1 <input type="checkbox"/> Acc. Unit	Foundation: Concrete	Slab: Concrete	Area Sq. Ft.: NA	Type: N/A
# of Stories:	Exterior Walls: CBS	Crawl Space: None	% Finished: NA	Fuel: _____
Type: <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> _____	Roof Surface: Asp Shingle	Basement: NA	Ceiling: NA	Cooling: N/A
Design (Style): Ranch	Gutters & Dwnspts: None	Sump Pump: <input type="checkbox"/> NA	Walls: NA	Central: _____
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type: Awning	Dampness: <input type="checkbox"/> NA	Floor: NA	Other: _____
Actual Age (Yrs.): 57	Storm/Screen: Aluminum	Settlement: NA	Outside Entry: NA	
Effective Age (Yrs.): 30-35		Infestation: NA		
Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
Floors: Tile/Poor	Refrigerator: <input type="checkbox"/>	Stairs: <input type="checkbox"/>	Fireplace(s) # None	Garage # of cars (3 Tot.):
Walls: Drywall/Poor	Range/Oven: <input checked="" type="checkbox"/>	Drop Stair: <input type="checkbox"/>	Woodstove(s) # _____	Attach. 1
Trim/Finish: Wood//Poor	Disposal: <input type="checkbox"/>	Scuttle: <input checked="" type="checkbox"/>	Deck: Wood-Poor	Detach. _____
Bath Floor: Tile/Poor	Dishwasher: <input type="checkbox"/>	Doorway: <input type="checkbox"/>	Porch: Enclosed	Blt-In _____
Bath Wainscot: Tile/Poor	Fan/Hood: <input type="checkbox"/>	Floor: <input type="checkbox"/>	Fence: None	Carport _____
Doors: Wood/Poor	Microwave: <input type="checkbox"/>	Heated: <input type="checkbox"/>	Pool: None	Driveway 2
	Washer/Dryer: <input type="checkbox"/>	Finished: <input type="checkbox"/>		Surface Asphalt
Finished area above grade contains: 6 Rooms 3 Bedrooms 2 Bath(s) 1,245 Square Feet of Gross Living Area Above Grade				
Additional features: N/A				

Describe the condition of the property (including physical, functional and external obsolescence): No survey was furnished to the appraiser. The subject property is in poor condition and has been boarded up by the City. The interior of the subject is also in poor condition with large sections of the ceiling having fallen down. The kitchen has some appliances but they appear to be old and there was no way to test them to see if they work. Additionally, the ceiling of the kitchen has fallen down along with some of the upper cabinets. The water heater is located at the end of the garage in what appears to be the laundry area but it appears to be old and it is doubtful that it works. In the rear of the subject there is a covered porch with a wood deck over concrete. The wood deck is in poor condition and will need to be replaced. Also it is doubtful the covering was permitted so it may need to be removed prior to a CO being issued. The house warrants a complete gut renovation.

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: FLL/Parks & Rec

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **BROWARD COUNTY PROPERTY APPRAISER**

1st Prior Subject Sale/Transfer	Date:	
	Price:	
	Source(s):	
2nd Prior Subject Sale/Transfer	Date:	
	Price:	
	Source(s):	

Analysis of sale/transfer history and/or any current agreement of sale/listing: _____

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	3110 SW 21 Street Fort Lauderdale, FL 33312	3137 SW 16 Street Fort Lauderdale, FL 33312			1664 SW 29 Avenue Fort Lauderdale, FL 33312			1340 SW 32 Avenue Fort Lauderdale, FL 33312		
Proximity to Subject		0.35 miles NW			0.40 miles NE			0.58 miles N		
Sale Price	\$ NA	\$ 77,727			\$ 137,500			\$ 85,000		
Sale Price/GLA	\$ NA /sq.ft.	\$ 65.21 /sq.ft.			\$ 103.15 /sq.ft.			\$ 72.53 /sq.ft.		
Data Source(s)	Inspection	MLS/MLXCHANGE/PUBLIC RD			MLS/MLXCHANGE/PUBLIC RD			MLS/MLXCHANGE/PUBLIC RD		
Verification Source(s)		MLS/MLXCHANGE/PUBLIC RD			MLS/MLXCHANGE/PUBLIC RD			MLS/MLXCHANGE/PUBLIC RD		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjust.	DESCRIPTION	+	(-) \$ Adjust.	DESCRIPTION	+	(-) \$ Adjust.
Sales or Financing Concessions	NA	Cash			Cash			Cash		
		None			None			None		
Date of Sale/Time	NA	12/3/2014			4/22/2014			3/10/2014		
Rights Appraised	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Location	Interior Lot	Corner Lot			Interior Lot			Corner Lot		
Site	7,344 Sq.Ft.	6,849			8,549			5,500		
View	Residential	Residential			Residential			Residential/Comm		
Design (Style)	Ranch	Ranch			Ranch			Ranch		
Quality of Construction	CBS/Avg.	CBS/Avg.			CBS/Avg.			CBS/Avg.		
Age	57	61			43			61		
Condition	Poor	Poor			Avg			-27,500		
Above Grade Room Count	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
	6 3 2	6 3 2			6 3 2			6 3 2		
Gross Living Area	1,245 sq.ft.	1,192 sq.ft.			1,333 sq.ft.			1,172 sq.ft.		
Basement & Finished Rooms Below Grade	None	None			None			None		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	None	None			Central			-10,000 Window Units		
Energy Efficient Items	N/A	N/A			N/A			N/A		
Garage/Carport	Garage 1	Carport			+1,500 Garage 1			Open Parking		
Porch/Patio/Deck	Cov Porch									
SWIMMING POOL/SPA	None	None			None			None		
Marketability	Poor	Poor			Average			-15,000 Poor		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,500			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -52,500			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 2,000		
Adjusted Sale Price of Comparables		\$ 79,227			\$ 85,000			\$ 87,000		

Summary of Sales Comparison Approach **Sale #1 is a 3/2 house that has been damaged by fire and at the time of sale was not in livable condition. It appears that the buyer is renovating the exterior and interior of the house. It also appears the roof will be replaced. This house has an adjusted area of 1,485 SF which includes a carport, Florida Room and Utility Room. It was listed for \$120,000 and was on the market for \$120,000 before the offer of \$78,737 was accepted.**

Sale #2 is a 3/2 house which was in average condition at the time of sale. The listing says it was sold in "AS IS" condition with an asking price of \$168,000. The asking price was reduced to \$150,000 and then \$140,000 before it sold for \$137,500. It was on the market for 259. Sale #2 has an adjusted area of 1,454 SF with a one-car garage. After selling in April 2014 this house was renovated and then sold for \$225,000 on 11/5/2014.

Sale #3 is a 3/2 house which had been converted into a 2/1 house and a 1/1 rental unit. It was in poor condition at the time of sale. According to the public records this house has two Florida rooms that have been converted to living area. Sale #2 was originally listed for \$99,900 but the asking price was reduced to \$89,900 and then sold within about 45 days for \$85,000. After the house was purchased in March 2014 it was renovated and re-sold for \$165,900.

Sale #1 being damaged by fire is the most similar to the subject in terms of condition and the amount of repairs needed. Sale #2 was in better condition and would need to be adjusted accordingly for condition and superior marketability. Sale #3 was also in poor condition and was similar to the subject in terms of condition and marketability.

The greatest weight in this analysis on Sale #1 and based on its price of \$78,737 and supported by Sales #2 and #3.

Indicated Value by Sales Comparison Approach \$ 80,000



RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: FLL/Parks & Rec


COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal. Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): _____ _____ _____ _____ _____ _____	
COST APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW Source of cost data: Quality rating from cost service: _____ Effective date of cost data: _____ Comments on Cost Approach (gross living area calculations, depreciation, etc.): _____ _____ _____ _____ _____ _____ _____ _____	OPINION OF SITE VALUE = \$ DWELLING Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Garage/Carport Sq.Ft. @ \$ = \$ Total Estimate of Cost-New = \$ Less Physical Functional External Depreciation = \$(_____) Depreciated Cost of Improvements = \$ "As-is" Value of Site Improvements = \$ = \$ = \$ Estimated Remaining Economic Life (if required): _____ Years
	INDICATED VALUE BY COST APPROACH = \$	

INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal. Estimated Monthly Market Rent \$ _____ NA <input checked="" type="checkbox"/> Gross Rent Multiplier NA = \$ _____ NA Indicated Value by Income Approach Summary of Income Approach (including support for market rent and GRM): _____ _____ _____ _____
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PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development. Legal Name of Project: _____ Describe common elements and recreational facilities: _____ _____ _____
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RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 80,000 Cost Approach (if developed) \$ NA Income Approach (if developed) \$ NA Final Reconciliation Total emphasis was placed on the Sales Comparison Approach to Value which best reflects the actions of the buyers and sellers in the market place. _____ _____ This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____ <input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda. Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 80,000, as of: March 19, 2015, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.
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ATTACHMENTS	A true and complete copy of this report contains <u>14</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report. Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____
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SIGNATURES	Client Contact: <u>Stacey Daley</u> Client Name: <u>City of Fort Lauderdale/Parks & Recreation Admin.</u> E-Mail: <u>SDaley@fortlauderdale.gov</u> Address: <u>1350 W Broward Boulevard, Fort Lauderdale, FL 33312</u> APPRAISER  Appraiser Name: <u>G. Adrian Gonzalez, Jr., ASA</u> Company: <u>ADRIAN GONZALEZ & ASSOCIATES, PA</u> Phone: <u>(954) 916-3400</u> Fax: <u>(954) 239-5724</u> E-Mail: <u>agonzalezandassociates@gmail.com</u> Date of Report (Signature): <u>MARCH 6, 2015</u> License or Certification #: <u>Cert Gen RZ 1555</u> State: <u>FL</u> Designation: <u>ASA</u> Expiration Date of License or Certification: <u>11/30/2016</u> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>March 19, 2015</u>	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____
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USPAP ADDENDUM

File No. FLL/Parks & Rec

Borrower	NA		
Property Address	3110 SW 21 Street		
City	Fort Lauderdale	County Broward	State FL Zip Code 33312
Lender	N/A		

This report was prepared under the following USPAP reporting option:

- Appraisal Report** This report was prepared in accordance with USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report** This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: In the " as is" condition, up to 120 days.

Additional Certifications

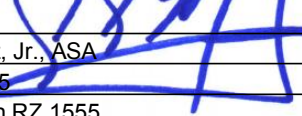
I certify that, to the best of my knowledge and belief:

- I have NOT performed 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 acceptance of this assignment.
- I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.
 - The statements of fact contained in this report are true and correct.
 - The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
 - Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
 - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
 - My engagement in this assignment was not contingent upon developing or reporting predetermined results.
 - My compensation for completing this assignment is not contingent upon the 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.
 - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
 - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
 - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report). **Bruce Ownby, St. Cert. Gen., License # RZ 988, provided significant appraisal assistance.**

Additional Comments

Empty box for additional comments.

APPRAISER:

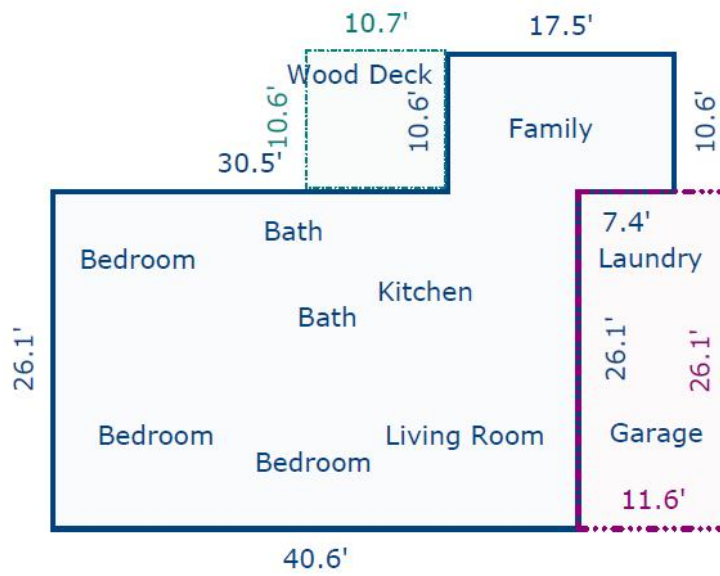
Signature: 
 Name: G. Adrian Gonzalez, Jr., ASA
 Date Signed: March 30, 2015
 State Certification #: Cert Gen RZ 1555
 or State License #: _____
 State: FL
 Expiration Date of Certification or License: 11/30/2016
 Effective Date of Appraisal: March 19, 2015

SUPERVISORY APPRAISER: (only if required)

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser Inspection of Subject Property:
 Did Not Exterior-only from Street Interior and Exterior

Building Sketch

Client	City of Fort Lauderdale/Parks & Recreation Admin.			
Property Address	3110 SW 21 Street			
City	Fort Lauderdale	County Broward	State FL	Zip Code 33312
Owner	City of Fort Lauderdale			



Scale: 1/4" = 1'

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1245.2	1245.2
GAR	Garage	302.8	302.8
P/P	Porch	113.4	113.4
Net LIVABLE Area		(rounded)	1245

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
40.6	x	26.1	1059.7
10.6	x	17.5	185.5
2 Items			(rounded)
			1245

Location Map

Client	City of Fort Lauderdale/Parks & Recreation Admin.			
Property Address	3110 SW 21 Street			
City	Fort Lauderdale	County	Broward	State FL Zip Code 33312
Owner	City of Fort Lauderdale			



Subject Photos

Client	City of Fort Lauderdale/Parks & Recreation Admin.				
Property Address	3110 SW 21 Street				
City	Fort Lauderdale	County	Broward	State	FL Zip Code 33312
Owner	City of Fort Lauderdale				



Front SW View



Front SE View



Front Entrance

Subject Photos

Client	City of Fort Lauderdale/Parks & Recreation Admin.				
Property Address	3110 SW 21 Street				
City	Fort Lauderdale	County	Broward	State	FL Zip Code 33312
Owner	City of Fort Lauderdale				



Rear View NE



Street Scene W



Entrance/ Living Room

Subject Photos

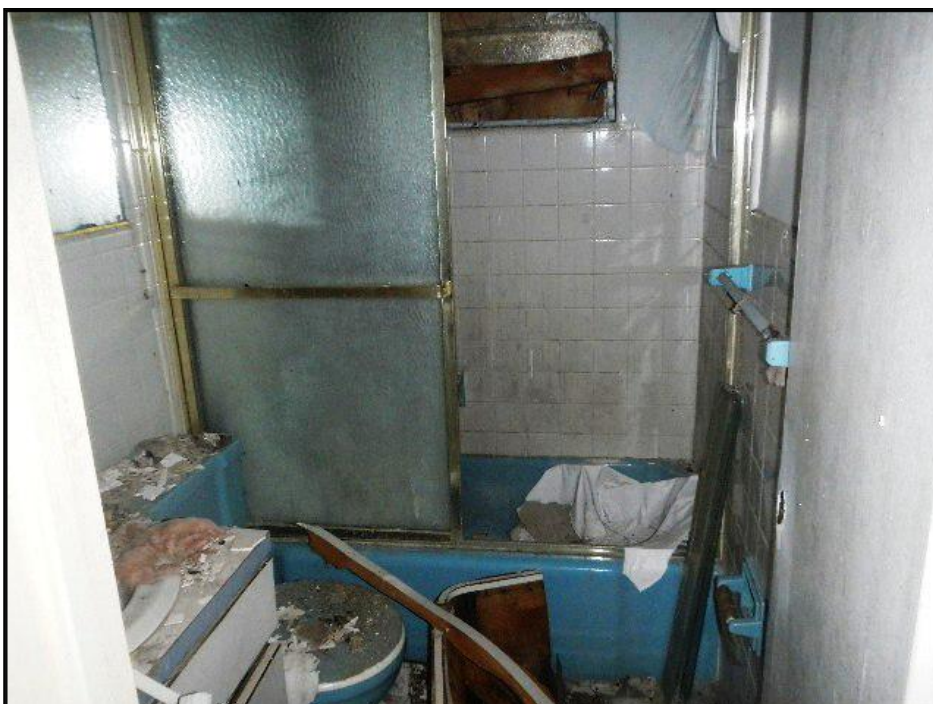
Client	City of Fort Lauderdale/Parks & Recreation Admin.						
Property Address	3110 SW 21 Street						
City	Fort Lauderdale	County	Broward	State	FL	Zip Code	33312
Owner	City of Fort Lauderdale						



Dining Room



Kitchen



Bath

Subject Photos

Client	City of Fort Lauderdale/Parks & Recreation Admin.						
Property Address	3110 SW 21 Street						
City	Fort Lauderdale	County	Broward	State	FL	Zip Code	33312
Owner	City of Fort Lauderdale						



Bathroom Ceiling



Bedroom



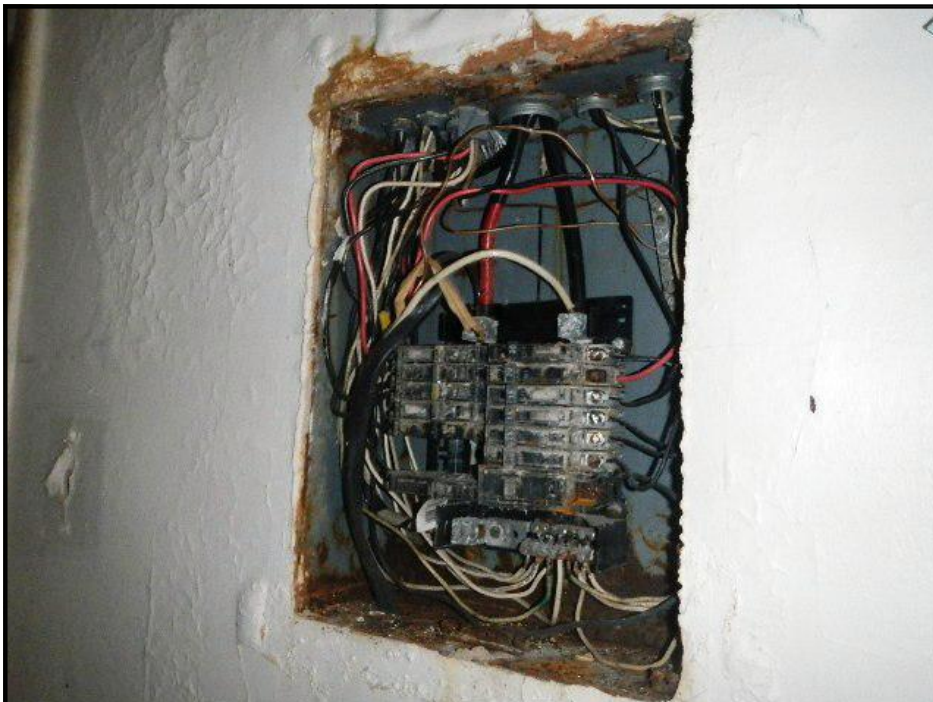
Bedroom

Subject Photos

Client	City of Fort Lauderdale/Parks & Recreation Admin.						
Property Address	3110 SW 21 Street						
City	Fort Lauderdale	County	Broward	State	FL	Zip Code	33312
Owner	City of Fort Lauderdale						



Master Bath



Electric Switch Box in Hallway



Garage

Subject Photos

Client	City of Fort Lauderdale/Parks & Recreation Admin.				
Property Address	3110 SW 21 Street				
City	Fort Lauderdale	County	Broward	State	FL Zip Code 33312
Owner	City of Fort Lauderdale				



Master Bedroom



Master Bedroom Ceiling



Master Bath

Comparable Sales Photos

Client	City of Fort Lauderdale/Parks & Recreation Admin.						
Property Address	3110 SW 21 Street						
City	Fort Lauderdale	County	Broward	State	FL	Zip Code	33312
Owner	City of Fort Lauderdale						



SALE #1



SALE #2





SALE #3

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER	
RZ1555	

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2016

GONZALEZ, G ADRIAN JR
2040 POLK STREET
HOLLYWOOD FL 33020



ISSUED: 11/25/2014 DISPLAY AS REQUIRED BY LAW SEQ # L1411250002254