

Board of County Commissioners Agenda Request

Date of Meeting: November 21, 2023

Date Submitted: October 30, 2023

To: Honorable Chairman and Members of the Board

From: Edward J. Dixon, County Administrator

Subject: Request for Board Direction Regarding the Purchase of Gadsden County Parcel ID# 3-11-2N-4W-0000-00431-0100 pursuant to Gadsden County Code of Ordinances Section 2-113.

Statement of Issue:

This agenda item is presented to the Board for direction regarding the purchase of Gadsden County Parcel ID# 3-11-2N-4W-0000-00431-0100 in accordance with Section 2-113 of the Gadsden County Code of Ordinances.

Background:

On October 16, 2023, the County Administrator received a letter from Maurice Evans, Founder and Senior Pastor of New Life Ministries, regarding the purchase of the real property located at 640 South Shelfer Street in Quincy Florida (Gadsden County Parcel ID# 3-11-2N-4W-0000-00431-0100). In the letter, Pastor Evans proposed to sell the front five acres of [the aforementioned property], including all buildings, to the County for a total amount of One Million Two Hundred Ninety Thousand Dollars and No Cents (\$1,290,000.00). The letter goes further, stating that the Church is to retain the back two acres of the property while facilitating a mutually beneficial arrangement with the County. The County would provide approximately \$1,000,000.00 with the Boy's and Girl's Club providing \$200,000.00 of the funds. The property was previously appraised by Brown Bevis Real Estate Appraisers, Inc. on May 24, 2023, who determined a fair market value of approximately \$850,000.00.

There's an additional offer from the City of Quincy on a piece of property that the City of Quincy sees as an opportunity to partner with Gadsden County.

Analysis:

Pursuant to the Gadsden County Code of Ordinances, Section 2-113, the Board is required to hold a public hearing to approve the purchase of parcels of real property. Pursuant to the Code, "the Board, by majority vote, may accept or reject an offer if one

has been made, direct that the county manager, or such other county official as the board deems appropriate, make a counter offer, direct that such action be taken as is necessary to locate, have appraised, or negotiate for the purchase of a suitable parcel of real property, or take such other action as is deemed by the board in its discretion to be in the best interests of the health, safety, and welfare of the citizens of the County”. This property could be used for a new Boys & Girls Club in Gadsden County.

The County Administrator is requesting Board Direction on how to proceed.

Fiscal Impact:

\$1,000,000.00

Options:

1. Board direction.

County Administrator’s Recommendation:

Option 1.

Attachments:

1. Letter from Pastor Maurice Evans
2. Appraisal of Parcel
3. Plat/Property ID Card
4. Gadsden County Code of Ordinances Section 2-113 – Purchase of Real Property



October 16, 2023

Mr. Edward J. Dixon
Gadsden County Administrator
9 E Jefferson St # B
Quincy, FL 32351

Subject: 640 South Shelfer St. Quincy, FL 32351

Dear Mr. Dixon,

I hope this letter finds you well. I am writing to discuss a matter of potential significance for both New Life Ministries of Quincy, Inc. (NLM) and Gadsden County. After careful consideration and a thorough evaluation of recent sales activity in our area, NLM is contemplating the sale of a portion of our current property located at 640 South Shelfer St. Quincy, FL, as outlined in the attached documents.

Specifically, we are proposing to sell the front five acres of our property, including all buildings, to Gadsden County for a total amount of \$1,290,000.00. This transaction would allow us to retain the back two acres of the property while facilitating a mutually beneficial arrangement with the County. We believe this opportunity aligns with the broader interests of our community.

Considering this proposal, we kindly request that a Letter of Intent (LOI) be issued by Gadsden County within seven days of the receipt of this letter. The LOI should outline the key terms and conditions of the proposed transaction. Furthermore, we suggest that a closing date be set within thirty days of the receipt of the signed LOI to expedite the process and ensure a seamless transition.

If you or any members of your team have any additional questions or concerns regarding this proposal, please do not hesitate to reach out to me or our representative, Mr. Richard Lockwood. We are more than willing to provide any necessary information or clarification to assist in the decision-making process.

We appreciate your prompt attention to this matter, and we look forward to the possibility of working with Gadsden County in this endeavor. We believe that this collaboration can be mutually beneficial and contribute positively to the development of our community.

Thank you for considering our proposal. We eagerly await your response and further guidance in this matter. We trust that this letter signifies the beginning of an open and constructive dialogue between our organizations.

In His Service,
Maurice E. Evans
Pastor Maurice E. Evans
New Life Ministries of Quincy, Inc
Pastore@newlifequincy.org

Valuation Analysis

of

New Life Church
640 South Shelfer Street
Quincy, Florida 32351

for

Mr. Roosevelt Morris, CBO, CFM
Gadsden County Building Department
1-B East Jefferson Street
Quincy, Florida 32353-1799

by

Jonathan P. Brown, MAI
Milton H. Bevis, III, MAI
Brown Bevis Real Estate Appraisers, Inc.
1383 Silver Moon Drive
Tallahassee, Florida 32312

Effective Date of the Appraisal - May 10, 2023
Date of Appraisal Report - May 24, 2023

File #2023028

Brown Bevis Real Estate Appraisers, Inc.

1383 Silver Moon Drive • Tallahassee, Florida • 32312
Telephone: 1 (850) 545-6898

May 24, 2023

Mr. Roosevelt Morris, CBO, CFM
Gadsden County Building Department
1-B East Jefferson Street
Quincy, Florida 32353-1799

**RE: New Life Church
640 South Shelfer Street
Quincy, Florida 32351
BBREA File# 2023028**

Dear Mr. Morris:

As requested, we have completed our appraisal of the fee simple estate of the above referenced property. We have made a personal inspection of the property and have carefully considered all known relevant information which may affect the value reported. Our analysis followed conventional appraisal methodology as promulgated by the Appraisal Foundation and the Appraisal Institute. The date of the appraisal report is May 24, 2023, the date on which the final review and production of the appraisal report occurred. Our conclusions regarding value are found in the report and summarized on Page III.

Of importance to you, our appraisal report contains several specific assumptions which may impact the value reported. These assumptions are set forth on Page IV of the attached report. Furthermore, the general assumptions and limiting conditions agreed upon in our engagement letter are found on Page V. Please read these and understand the limitations of this appraisal and our assignment. By accepting our report, you agree to the assumptions and conditions as noted. We have appreciated this opportunity to serve you and remain available to review the contents of the report with you.

Respectfully submitted,

Brown Bevis Real Estate Appraisers, Inc.



Jonathan P. Brown, MAI
State-Certified General Real Estate Appraiser #RZ206

Preface

Our appraisal assignment involved a house of worship with a child care / school facility located at 640 South Shelfer Street in Quincy, Florida. The purpose of this appraisal report is to present in a clear and logical manner the relevant information considered and set forth our conclusions resulting from our analysis of this information. This report is a summary of our investigation and presents the information relevant to our value conclusions as well as the methodology we applied.

Our reporting presentation is an appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an appraisal report. As such, it presents only summary discussions of the data, reasoning and analysis that were used in the appraisal process to develop our opinion of value. Supporting documentation concerning data, reasoning and analysis is retained in our file. The depth of discussion contained in this report is specific to the needs of the client for the intended use stated in this report. We are not responsible for any unauthorized use of this report.

All professional assistance was provided by State of Florida licensed appraisers. Professional sales services as well as information compiled by **Brown Bevis Real Estate Appraisers, Inc.** has been relied upon in this valuation analysis. All information utilized within this report was verified as being correct by parties reportedly involved in the transactions. The report was either prepared personally or reviewed by the partner signing this report. In either event, the partner responsible for this report has inspected the subject of the assignment as well as viewed the comparable sales utilized herein. As discussed above, this report is not a self-contained analysis as the majority of the information on which our analysis was based is retained in our files. Any questions concerning this report should be directed to the appraisers signing the appraisal certification.

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Executive Summary

Appraisal Report And Property Facts	
Effective Date of the Appraisal	May 10, 2023
Date of the Appraisal Report	May 24, 2023
Address/Location	640 South Shelfer Street Quincy, Florida 32351
Site Size	7.34 Acres±
Zoning/Comp Plan Designation	M-1, Manufacturing
Utilities	Public Utilities Available
Type of Improvements	House of Worship With Child Care / School
Gross Building Area	22,633 Square Feet±
Year Built	1990
Property Rights Appraised	Fee Simple Estate
Valuation	
Sales Comparison Approach	\$792,000 to \$905,000
Opinion of Market Value - Fee Simple Estate	\$850,000

Extraordinary Assumptions and/or Hypothetical Conditions

The extraordinary assumptions and/or hypothetical conditions on which this appraisal is based, if any, are found located throughout this report as well as summarized below.

EXTRAORDINARY ASSUMPTIONS

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.¹

¹ Uniform Standards of Professional Appraisal Practice 2020-2021 Edition, Extended to 2023

None.

HYPOTHETICAL CONDITIONS

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.¹

¹ Uniform Standards of Professional Appraisal Practice 2020-2021 Edition, Extended to 2023

None.

General Assumptions and Limiting Conditions

General Value Conditions

Unless otherwise specifically stated, the value given in this appraisal report represents our opinion of the **MARKET VALUE AS OF THE DATE SPECIFIED**. The market value of the real estate is affected by market and economic conditions, both local and national, and will vary as these conditions change. This value, unless so stated, is gross, without consideration given to any encumbrance, restriction or question of title.

The value for land and improvements as contained within this report are constituent parts of the total value reported and neither is to be used in making a summation appraisal by combination with values derived from other sources.

Use of the Appraisal

Possession of this report or a copy thereof does not carry with it the right of publication nor may it be used for any purpose by any but the client for whom it was made without the consent of our office and the undersigned or the client. Unauthorized printing, copying or duplication of any part or in total of this report is specifically prohibited by **Brown Bevis Real Estate Appraisers, Inc.** Machine copies may be obtained from the undersigned upon request.

Acceptance of and/or use of this appraisal constitutes acceptance of the General Assumptions and Limiting Conditions on which it was based. Our responsibilities are complete upon delivery and acceptance of the appraisal report.

Legal Matters

The legal description used in this report is assumed to be correct. However, it may not necessarily have been confirmed by survey. No responsibility is assumed in connection with a survey or for encroachments, overlapping or other discrepancies that might be revealed thereby.

Any sketches in the report are included to assist the reader in visualizing the property. We have not made a survey and assume no responsibility for any survey which may be presented.

We assume no responsibility for matters legal in nature and title to the property is assumed to be marketable. In addition, unless stated to the contrary, the property is appraised as an unencumbered fee simple estate which is not used in violation of acceptable ordinances, statutes or other governmental regulations.

All mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within the appraisal report. The subject property is appraised as though under responsible ownership and competent management.

Information and Data

The information as to the description of the improvements as well as any income and expense information of the subject property as submitted by the client for this appraisal or has been obtained by our office is considered to be accurate and reflects the subject as of the date of this appraisal. We assume no responsibility for the accuracy of information supplied by others.

The information contained in this report including any information furnished by others to our office is not guaranteed but was gathered from reliable sources which are believed to be accurate. Since every appraisal report consists in part of data which is considered legally "hearsay evidence", we reserve the right to reconsider any value estimate to the extent justified by subsequent discovery of any inaccuracies in such data or the discovery of any new data which could result in a revised value estimate.

Unapparent Conditions

This appraisal/inspection is not a building inspection, structural inspection, or pest inspection. By preparing this report, the appraiser is not acting as a building inspector, structural engineer, or pest inspector. In performing the limited inspection of this property, areas that were readily accessible were visually observed and the review is superficial only. This inspection is not technically exhaustive and does not offer warranties or guarantees of any kind.

It is advised to have the structure inspected by an appropriately qualified inspector that offers such warranted or guaranteed inspection if there is any concern regarding adverse or negative conditions.

We assume that no hidden or unapparent conditions of the property, subsoil or structures exist which would render it more or less valuable than otherwise comparable property. In addition, we assume no responsibility for such conditions or for engineering which might be required to discover such conditions.

No responsibility is assumed for engineering matters, neither structural nor mechanical. Good structural and mechanical conditions are assumed to exist and no opinion as to these matters is to be inferred or construed from this appraisal. It is assumed no subsurface soil conditions exist that would entail foundation problems to the extent that these conditions would affect the development of site with respect to its highest and best use.

In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the improvements, such as the presence of urea formaldehyde foam insulation, asbestos and/or the existence of toxic waste, which may or may not be present on the property, has not been considered. The presence of these potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that no such material on or in the property exists that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. We are not qualified to detect such substances and urge the client to retain an expert in this field if desired.

Zoning and Licenses

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined and considered in the valuation. Unless otherwise noted, it is assumed that no encroachments or violations exist within the subject property. Furthermore, it is assumed that the subject property complied with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the valuation.

This appraisal is based upon the assumption that all required licenses and/or permits, consents or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based in a timely manner and without unusual cost.

Appraisal Certification

The undersigned certify that, to the best of their knowledge and belief,...

The statements of fact contained in this report are true and correct.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are the undersigned's personal, impartial, and unbiased professional analyses, opinions and conclusions.

The undersigned have no present or prospective interest in the property that is the subject of this report and the undersigned have no personal interest with respect to the parties involved.

The undersigned have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

The undersigned's engagement in this assignment was not contingent upon developing or reporting predetermined results.

The undersigned's 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 the appraisal.

The undersigned's analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

The undersigned have made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the persons signing this certification.

The undersigned's reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The report also complies with the appraisal guidelines of the client and FIRREA.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, Jonathan P. Brown and Milton H. Bevis, III have completed the continuing education program for Designated Members of the Appraisal Institute.

Jonathan P. Brown and Milton H. Bevis, III 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 acceptance of this assignment.

Effective Date of the Appraisal: May 10, 2023

Opinion of Market Value - Fee Simple Estate: \$850,000


Jonathan P. Brown, MAI
State-Certified General Real Estate Appraiser #RZ206


Milton H. Bevis, III, MAI
State-Certified General Real Estate Appraiser #RZ2069



Exterior View of East & South Elevations of Sanctuary Building



Exterior View of North & West Elevations of Sanctuary Building



Interior View of Main Reception Area



Interior View of Sanctuary



Interior View of Pastor's Office



Interior View of Kitchen



Interior View of Office Lobby



Interior View of Typical Office Space



Interior View of Conditioned Warehouse Multi-Purpose Space



Interior View of Conditioned Warehouse Multi-Purpose Space



Interior View of Non-Conditioned Warehouse Space



Exterior View of East & South Elevations of Multi-Purpose Building



Exterior View of West Elevation of Multi-Purpose Building



Interior View of Multi-Purpose Building



Exterior View of Childcare / School Building



Exterior View of Childcare / School Building



Exterior View of Childcare / School Building



Interior View of Typical Classroom



Interior View of Typical Classroom



Interior View of Kitchen



Interior View of Office

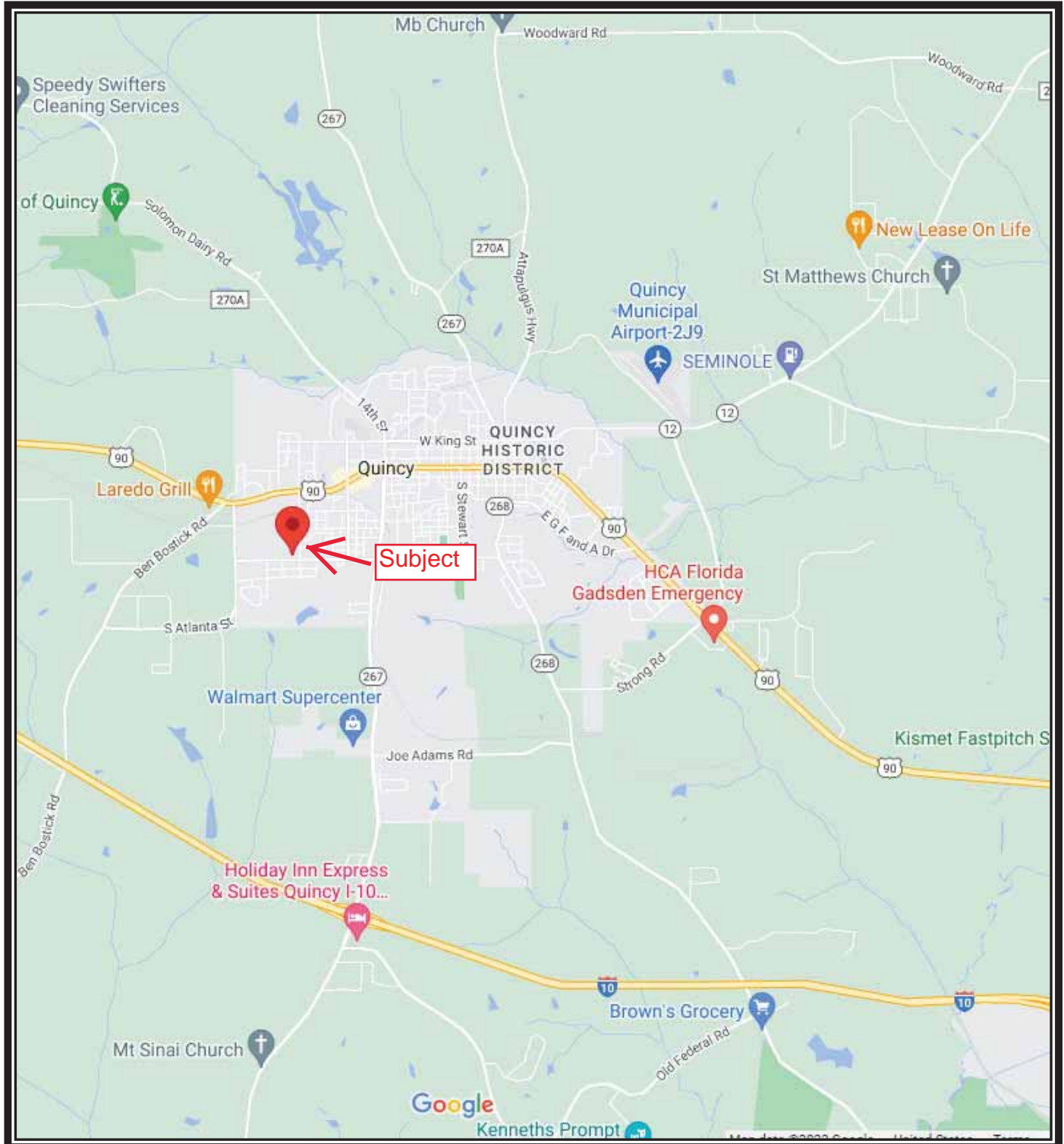


View of Undeveloped Portion of Subject Property

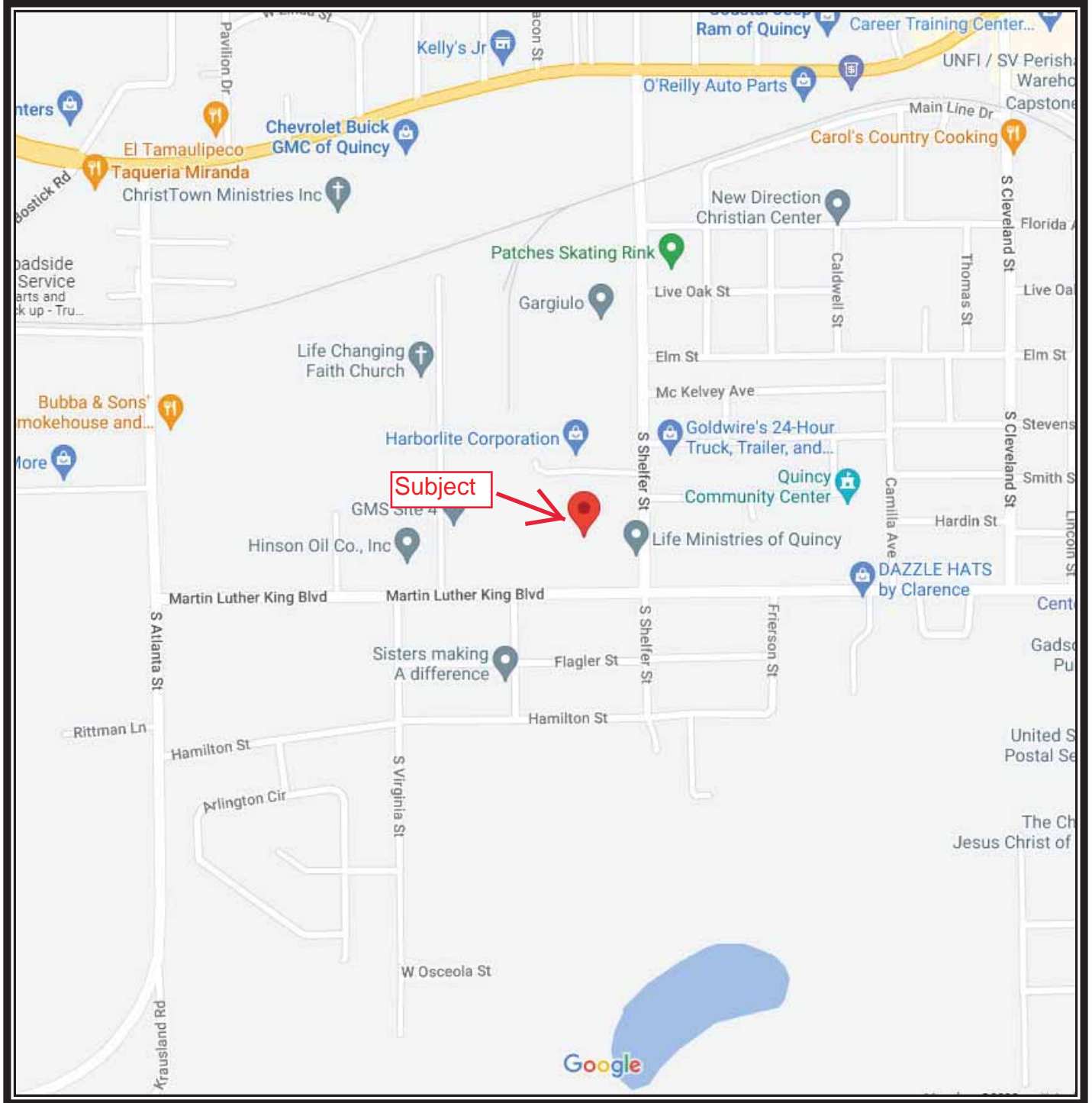


Street Scene Facing North on South Shelfer Street (Subject on Left)

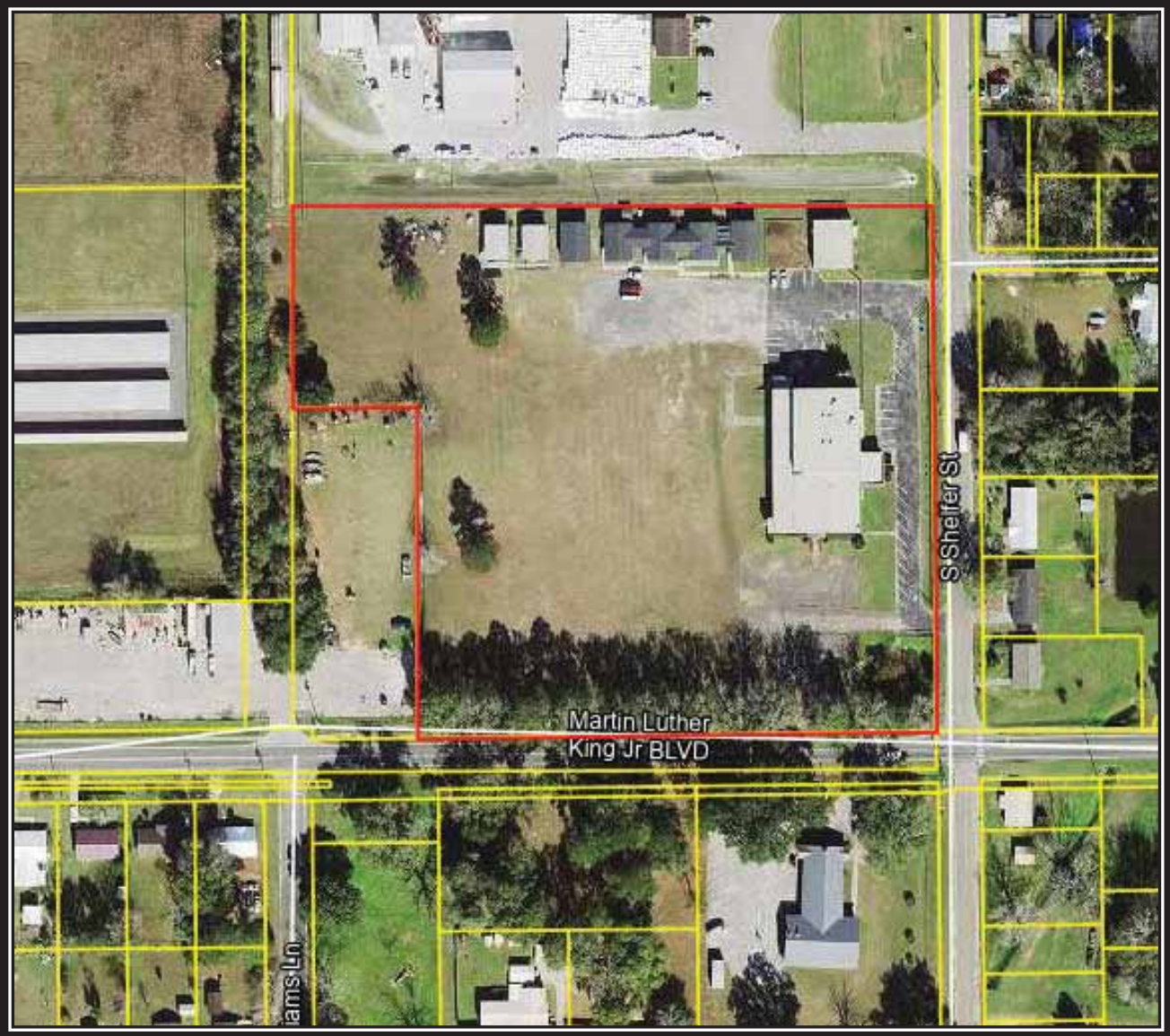
Subject Location Map



Subject Location Map



Subject Parcel Map



Introduction

Identification of the Property

The subject property is improved with a house of worship with a child care / school facility in a total of five buildings containing a total of approximately 22,633 square feet± of gross building area. The improvements are situated on 7.34 acres± of M-1, Manufacturing zoned land located at 640 South Shelfer Street, a location within the city limits of Quincy, Florida.

The legal description found in the Leon County public records is lengthy and is presented in the Addendum of this report.

Purpose of the Appraisal

The purpose of the appraisal is to estimate the market value of the fee simple estate subject to the assumptions and conditions contained herein.

Intended Use and User of the Appraisal

The intended use of this appraisal is to provide the client, Mr. Roosevelt Morris, CBO, CFM of the Gadsden County Building Department, with an estimate of market value for internal decisions regarding potential acquisition of the subject property.

Scope of Work

The appraisal process encompasses the necessary research and analysis to prepare a credible appraisal in accordance with the intended use, the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and the Standards of Professional Practice of the Appraisal Institute. The following process was performed in relation to the subject property.

1. The interior and exterior of the property was inspected on May 10, 2023, the date of our formal on-site property inspection and the date that the photographs were taken. Mr. Richard Lockwood, the representative of the subject property owner, provided the general information as specified in our contract.
2. The Neighborhood Overview was based upon a physical inspection of the area, our analysis of information obtained from the above sources and other data obtained during our investigation of the subject and other competing neighborhoods.
3. The subject property data was based upon the information provided by Mr. Lockwood and our on-site inspection. We relied on the size of the building based on our measurements and noted the construction details from an exterior and interior perspective. In addition to our inspection, additional property data was collected from the public records of Gadsden County.

4. In performing our highest and best use analysis, we reviewed the information compiled in the first three steps noted above. Furthermore, we reviewed the City of Quincy Zoning Code with respect to its impact on the subject as if vacant and its existing use as improved. This information was utilized in determining the most probable use of the subject, as vacant and improved.
5. In developing our approaches to value, the market data used was collected from the Gadsden County Public Records, the **Brown Bevis Real Estate Appraisers, Inc.** office files, local real estate brokers and other persons knowledgeable of the subject marketplace.
6. The collected information referenced above was reviewed and analyzed by the use of one of the three commonly accepted valuation techniques, the Sales Comparison Approach to Value. This approach requires an extensive investigation of the market area. The Cost Approach was not considered a valid valuation method due to the subjectivity in estimating replacement cost new and overall depreciation in year 33 old house of worship that was originally constructed as a manufacturing building with various renovations over the years. The Income Approach was not considered appropriate due to the fact that the market for this property type is overwhelmingly dominated by owner occupancy, as is the case with the subject.
7. After assembling and analyzing the data, a final estimate of market value was made. An appraisal report was written in support of our findings and conclusions and was completed and assembled on May 24, 2023. Our reporting presentation is an appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an appraisal report.

Property Rights Appraised

Fee Simple Estate - absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.¹

¹Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Edition, (Chicago: Appraisal Institute, 2022) p. 73

Definition of Market Value

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

(1) Buyer and seller are typically motivated;

(2) Both parties are well informed or well advised, and acting in what they consider their own best interests;

- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”¹

¹ Per Advisory Opinion 22 of the Uniform Standards of Professional Appraisal Practice (2020-2021, Extended to 2023)

Definition of Exposure Time

The estimated 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. (Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

¹ The Appraisal Foundation. Uniform Standards of Professional Appraisal Practice. United States of America: The Appraisal Foundation; 2020-2021, Extended to 2023

According to experienced brokers as well as our own knowledge of the Gadsden market, a normal exposure time for similar properties in the subject trade area is 6 to 12 months assuming aggressive marketing and a reasonable listing price. This is further supported by the length of time the comparable sales were actively marketed prior to sale. These properties were generally exposed to the market for less than 12 months.

Definition of Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time exists after the effective date.¹

¹ The Appraisal Foundation. Uniform Standards of Professional Appraisal Practice. United States of America: The Appraisal Foundation; 2020-2021, Extended to 2023

Based on the known supply of competing properties which are currently on the market and the current economic climate, we anticipate the marketing time will be consistent with the exposure time, less than 12 months.

Terms of the Estimate of Market Value

The estimate of market value referenced in this report is in relation to cash and/or in terms arithmetically equivalent to cash and recognizes the specified marketing period has elapsed.

Effective Date of the Appraisal

The effective date of the appraisal is May 10, 2023, the date of inspection by our office.

Date of the Appraisal Report

The date of this appraisal report is its date of final review and delivery, May 24, 2023.

Owner of Record and Sales History of the Subject

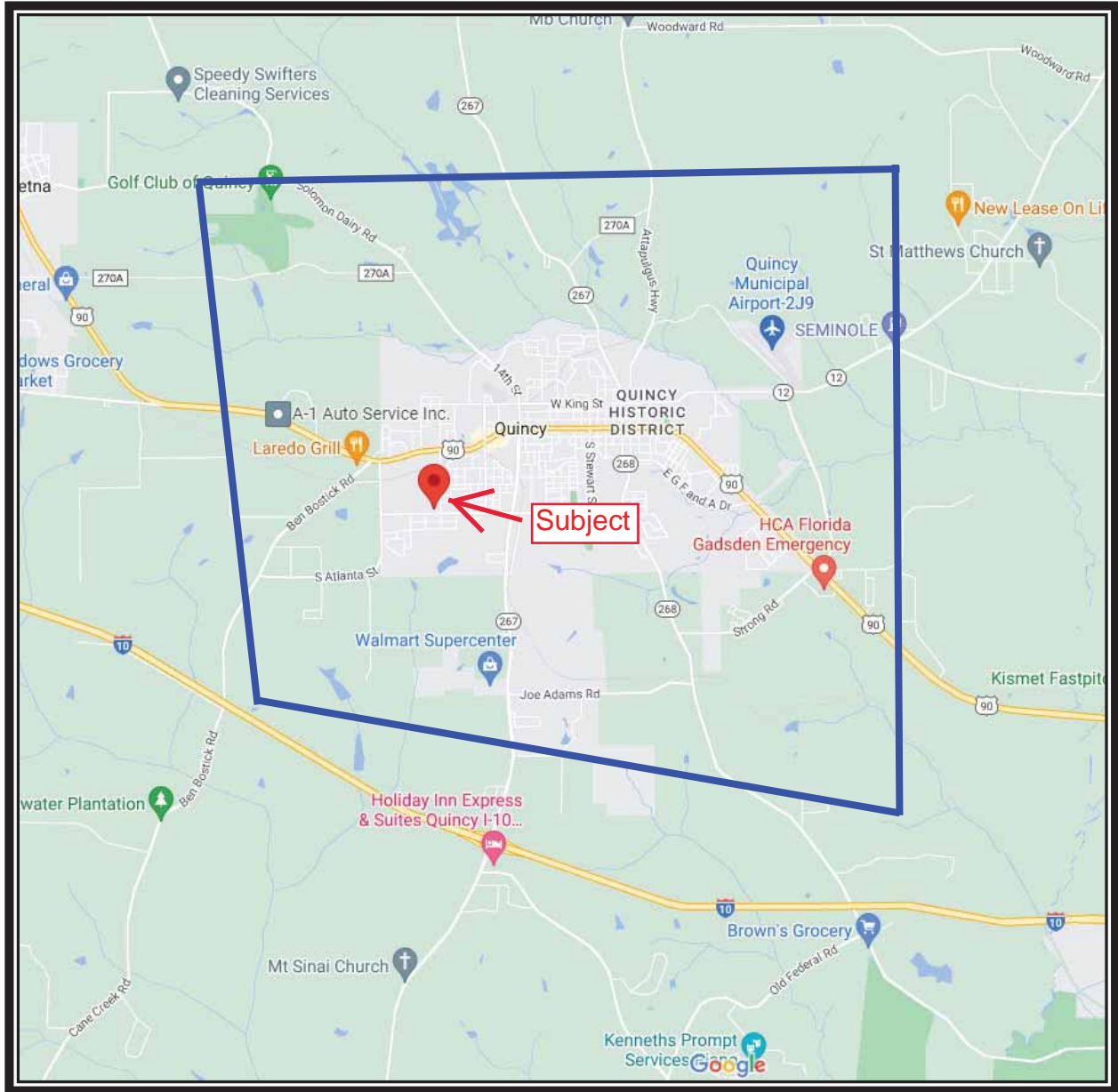
Tax Parcel # 3-11-2N-4W-0000-00431-0100

New Life Ministries of Quincy, Inc.
640 South Shelfer Street
Quincy, Florida 32351

The most recent transfer of title for the subject property known to this office occurred in November of 2011 at which time Life Ministries of Quincy, Inc. obtained title to the subject property via a warranty deed from Full Circle, LLC. This deed is recorded in the Gadsden County Official Records Book 753 Page 1880 and reflected a sales price of \$377,7000 (\$23.27/SF of GBA) for a manufacturing building containing approximately 16,232 square feet± of gross building area. This transaction is the purchase of the subject property by the current owner prior to conversion of the manufacturing building to a house of worship with a child care / school facility. Due to the age of this transaction, it has not been considered in our analysis. Based on our limited review of public records, there are no other known transfers of title for the subject within the past twelve years.

Our office has not been provided with any information that confirms the subject property is currently listed for sale, has recently been listed for sale, currently under contract for sale or has recently been under contract for sale.

Subject Neighborhood Map



Neighborhood Overview

Social, economic, governmental and environmental forces influence property values within a specific area. The neighborhood overview provides the framework for the valuation of a given property. It identifies the specific area of analysis and establishes the basic search criteria. The neighborhood overview assists in the determination of future land uses and value trends within the defined boundaries.

Neighborhood Boundaries

For the purposes of this analysis, the subject market area can generally be defined as the City of Quincy and its environs within a one to three mile± radius. Beyond these boundaries development patterns begin to change.

Neighborhood History

The City of Quincy, like many Northwest Florida communities, was founded as a trading center supporting surrounding agricultural, timber and industrial activities. Primary industries include agriculture and timber as well as a limited number of manufacturing concerns. Residential, commercial and support services exist in appropriate measure in the community. Based on information provided by the United States Census Bureau, the City of Quincy had an estimated population of 8,022 persons in 2020. Gadsden County is reported to have had an estimated population of 45,277 persons in 2020.

Major Roadways and Utility Availability

The major roadways through the subject area are West Jefferson Street (US Highway 90), Pat Thomas Parkway (State Road 267), Adams Street (State Road 268), Stewart Street, King Street and Martin Luther King, Jr. Boulevard. The neighborhood is located within the municipal boundaries of the City of Quincy. The City of Quincy provides electricity, water, sewer and natural gas to the neighborhood. With regards to cost, these services are competitively priced. The cost of these services has remained fairly stable with increases passed to the consumer as changes impacting the cost of operation are experienced.

Neighborhood Land Uses

Existing land uses in the subject neighborhood vary from highway commercial, retail/service, office/warehouse, light industrial, manufacturing and residential uses in the form of single-family residences and manufactured homes. Land uses adjacent to the subject include a manufacturing facility to the north, single-family residences to the east, a house of worship and single-family residences to the south with a mini-storage facility and vacant industrial land to the west.

West Jefferson Street (US Highway 90), is the main commercial roadway in Quincy. The subject is located approximately 1.7 miles± southwest of the downtown district and the Gadsden County Courthouse. There are a variety of commercial retail, service and office uses concentrated along West Jefferson Street (US Highway 90) with less intense commercial development along the other major and secondary roadways in Quincy. The subject property is located on Shelfer Street and Martin Luther King, Jr. Boulevard in an area of warehouse and light industrial development. The property is located within close proximity to major transportation corridors including US

Highway 90 approximately 0.3 miles± to the north and Interstate 10 approximately 2.5 miles± to the south. The residential base is well established in Quincy with limited construction of new residences. Income levels within the broader trade area are predominately in the lower income level.

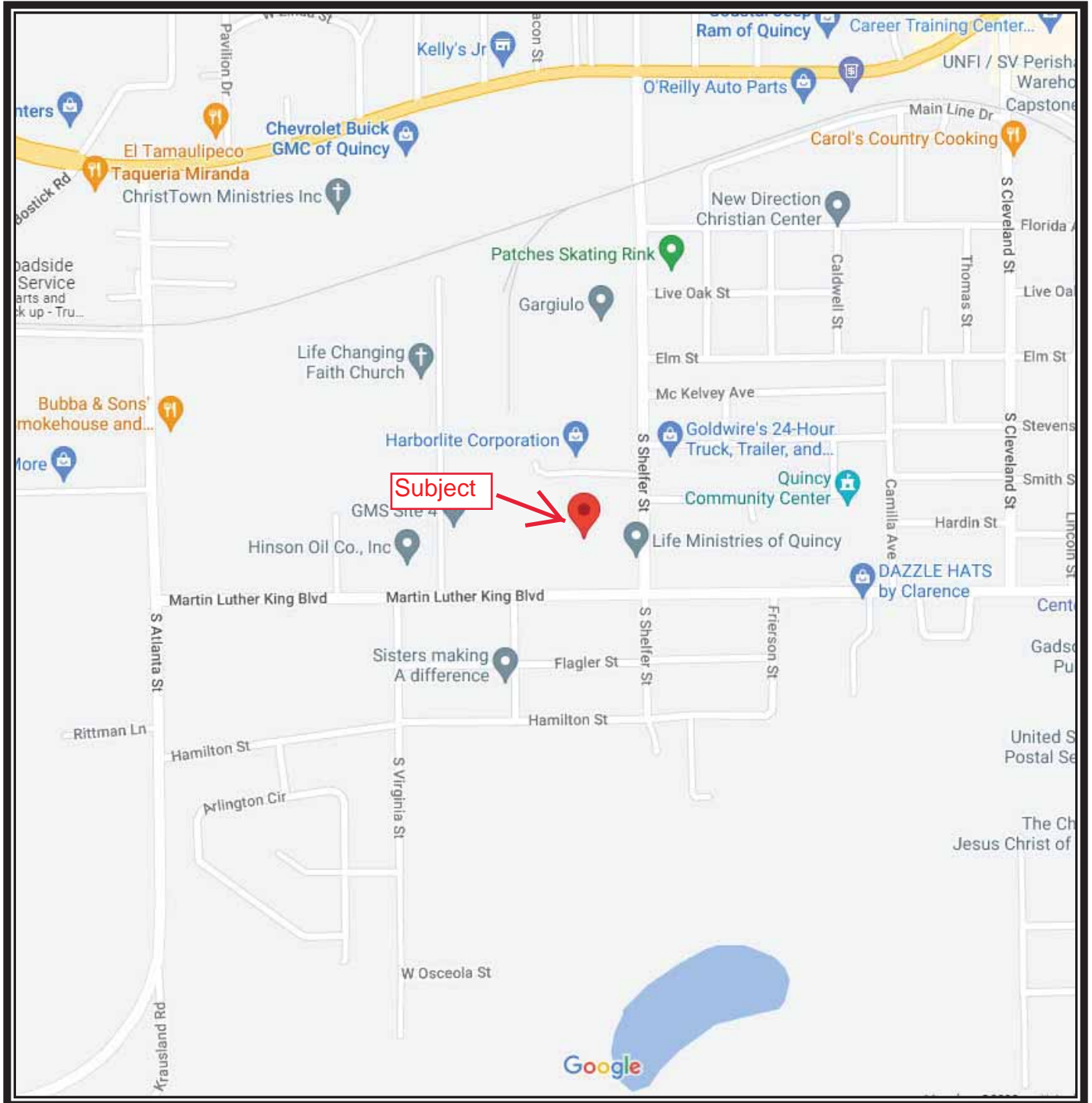
Neighborhood Development Trends

Due to the age of the subject neighborhood, it has experienced cyclical growth over the past 30 years. Based on our visual inspection of the neighborhood, the immediate area is approximately 70 to 75 percent developed with most properties having been improved within the past 20 to 60 years.

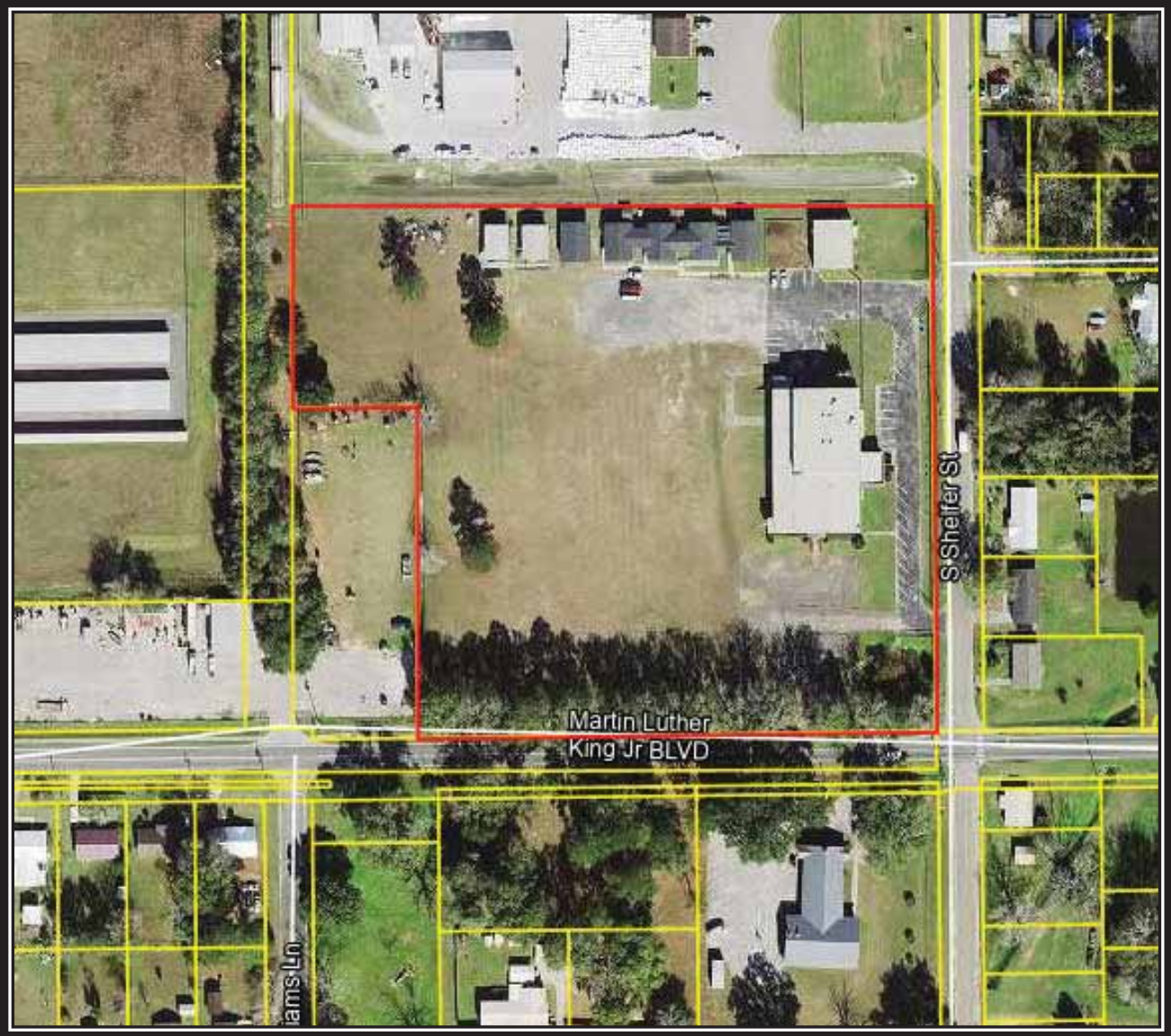
Summary of the Neighborhood Overview

The subject property is a house of worship with a child care and school facility located on South Shelfer Street in Quincy. In summary, the ultimate performance of the subject site and its developed uses will depend upon the national and local economy and the growth of Quincy and surrounding cities. We believe the community will continue to recognize the residential and commercial significance of the neighborhood.

Subject Location Map



Subject Parcel Map



Property Description

This section will present a brief summary of the physical characteristics of the site and the improvements based upon our physical inspection conducted on May 10, 2023.

Description of the Site

The subject property is improved with a house of worship with a child care / school facility in a total of five buildings containing a total of approximately 22,633 square feet± of gross building area. The improvements are situated on 7.34 acres± of M-1, Manufacturing zoned land located at 640 South Shelfer Street, a location within the city limits of Quincy, Florida.

Size and Shape

The following information regarding the subject site was obtained from the property owner provided boundary survey of the subject completed by Odom Surveying & Mapping, Inc. and dated December 7, 2011. A copy of the subject survey is located in the Addendum. **This appraisal is based on the assumption that the land area obtained from the subject survey is accurate. Any further determination of a land size contrary to our assumption could substantially impact the value conclusion reported.**

Site Data	
Site Size	7.34 Acres±
Shape	Irregular
Frontage on South Shelfer Street	546 Lineal Feet±
Frontage on Martin Luther King, Jr. Blvd.	535 Lineal Feet±
Source	Subject Boundary Survey Completed by Odom Surveying & Mapping, Inc. Dated December 7, 2011

Easements of Record

Based on our review of the boundary survey of the subject property completed by Odom Surveying & Mapping, Inc. and dated December 7, 2011, the subject is not encumbered with any known easements. We have not been provided a current survey or title abstract to determine the location or existence of any easements on the subject property. Based on our limited review of the Gadsden County public records, there are no known easements or encumbrances located on the subject which would be detrimental to the value and/or marketability of the property. **This appraisal is based upon the assumption that no easements encumber the subject which would be detrimental to the value and/or marketability of the property.**

Topography

The subject site has generally level topography and is at the street grade of South Shelfer Street and Martin Luther King, Jr. Boulevard.

The following table summarizes the present flood zone status of the subject.

Flood Zone Status	
Flood Insurance Rate Map Community Panel Number	12039C0228C
Date of Map/Amended	February 4, 2009
Flood Zone	X
Within Area Requiring Flood Insurance	No

In regard to the subject's soil conditions, the existence of the subject improvements and the several improvements within proximity indicate a strong likelihood that subject soil conditions are adequate.

Utilities

The following utilities are reportedly available as of the date of our analysis. The existence of these utilities is considered adequate for improvement of the site.

Service	Source	Public/Private
Electricity	City of Quincy	Public
Water	City of Quincy	Public
Sewage Disposal	City of Quincy	Public
Natural Gas	City of Quincy	Public

Access

The subject property has vehicular and pedestrian access via its road frontage on South Shelfer Street and pedestrian access only via its road frontage on Martin Luther King, Jr. Boulevard. The subject has two driveways on South Shelfer Street. Based on our inspection, access to the subject is considered adequate and typical of other properties in the area.

Off-Site Improvements

South Shelfer Street is a two-way, two-lane, publicly maintained, asphalt paved roadway with concrete curb and gutter and street lights in place as of the date of this analysis.

Martin Luther King, Jr. Boulevard is a two-way, two-lane, publicly maintained, asphalt paved roadway with concrete curb and gutter, one side walk and street lights in place as of the date of this analysis.

Description of the Improvements

The subject property is improved with a house of worship with a child care / school facility within five buildings containing a total of approximately 22,633 square feet± of gross building area. The subject building improvements are divided into approximately 14,785 square feet± of fully finished house of worship, child care and school space (65% of total GBA) and 7,848 square feet± of conditioned warehouse space utilized as a multi-purpose room and non-conditioned warehouse space (35% of total GBA). The subject property is owner occupied by the New Life Church and the New Steps Learning Academy.

The main sanctuary building, occupied by New Life Church, is one story and contains a total of approximately 14,205 square feet± of gross building area. The building is divided into approximately 6,357 square feet± of finished space where the sanctuary, classrooms, offices and kitchen are located, 6,099 square feet± of conditioned warehouse space utilized as multi-purpose space and 1,749 square feet± of non-conditioned warehouse space. The interior layout of the finished space in the building generally consists of a main entry lobby, sanctuary, three classrooms, kitchen, pastor's office with a private restroom with a shower, secondary entry lobby, two administrative offices and four restrooms with one having a shower. The sanctuary currently has 74 moveable seats. The kitchen has one commercial grade refrigerator, one residential grade refrigerator, one stainless sink, one residential range/oven and a commercial grade electric cooking oven. The kitchen does not have a commercial grade cooking hood. The finished space portion of the building has a 14 foot± eve height. The conditioned multi-purpose space is one large open room that is conditioned warehouse space with insulated walls and ceiling with an eve height of approximately 20 feet±. There is one 10 foot± tall roll-up door on the north side. The multi-purpose space has approximately 1,594 square feet± of partially finished former office and mechanical space that is currently utilized for storage. There is approximately 1,056 square feet± of mezzanine storage over the office space. The non-conditioned warehouse space is one open room with one roll-up door and a 14 foot± eve height. According to the Gadsden County Property Appraiser's Office, this building was originally constructed in 1990 as a manufacturing building with partial renovation to a house of worship use in 2011.

The multi-purpose building and classroom buildings are utilized by the New Steps Learning Academy, which is a child care and elementary school that his permitted for a total capacity of 105 children.

The multi-purpose building is a one story building that contains a total of approximately 2,027 square feet± of gross building area. The interior layout generally consists of one large open room, two restrooms and a storage closet. This building is constructed with metal walls over a steel frame on a concrete slab with a pitched metal roof and 12 foot± eve height. Interior finishes include exposed metal and painted sheet rock walls, painted metal and insulation on the ceiling, wood laminate flooring, suspended lighting and 10 foot± ceiling height. According to the Gadsden County Property Appraiser's Office, this building was originally constructed in 1990 as a warehouse building with renovation to it current use in 2012.

The main classroom building contains a total of approximately 4,669 square feet± of gross building area. The interior layout generally consists of four classrooms, one office, kitchen, laundry room and six restrooms. This building is four former portable classroom buildings that have been connected together and fixed into place. The kitchen has a triple stainless sink, double stainless sink, range/oven with a non-vented hood and a refrigerator. All four buildings are constructed with T-111 siding over wood frame, concrete block footers, pitched roofs with

composite shingles and some having gutters. The building has an eave height of approximately nine feet±. Four of the classrooms have window HVAC units and one classroom has a wall mounted central HVAC unit. The interior finishes generally consist of wood laminate and vinyl tile floors, painted sheet rock walls, acoustic tile ceilings with recessed lighting and a 8 foot± ceiling height.

Adjacent to the main classroom building is one classroom building containing approximately 864 square feet± of gross building area and one classroom building utilized as a school office containing approximately 868 square feet± of gross building area. Both buildings are former portable buildings that have been fixed into place on concrete footers. The interior layout of both buildings consists of one classroom and one restroom. The classroom building is constructed with a metal frame, metal walls and metal pitched roof with a nine foot± eave height and one window HVAC unit. The classroom building utilized as an office is constructed with wood frame and T-111 siding similar to the main classroom building with one window HVAC unit. Both buildings have interior finishes similar to the main classroom building.

There is also one former portable building adjacent to the classroom buildings that is utilized for storage and contains a total of approximately 882 square feet± of gross building area. This building has no electrical or water service and is in very poor condition. The storage building is considered to be at the end of its economic life with no contributory value. This building has not been considered in the subject gross building area.

Based on information provided by Mr. Richard Lockwood, the representative of the subject property owner, the renovations to the main sanctuary building and the multi-purpose building completed since the purchase of the subject as a manufacturing facility in 2011 totaled approximately \$370,000 (\$22.79/SF of GBA for 16,232 SF±). These renovations were reported to have been completed from approximately 2012 to 2014. The renovations generally included all of the interior build-out of the 6,357 square feet± of finished and conditioned space in the main sanctuary building that includes the main lobby, sanctuary, kitchen, three classrooms, pastor's office and three restrooms. New HVAC equipment was installed in the main sanctuary building. The renovations to the sanctuary building also included new HVAC equipment in the conditioned warehouse space that is now utilized as a multi-purpose room. Mr. Lockwood reported the classroom buildings are approximately twenty years old and were moved to the subject property in 2017. A total of approximately \$205,000 (\$32.03/SF of GBA for 6,401 SF±) was spent to move the six former portable buildings to the subject site, connect four of the buildings together and complete interior and exterior renovations with some new roofs. Additional site improvements completed since the purchase of the property include six foot± tall chain link fencing along the entire north, south and west boundaries of the subject property with six foot± tall rod iron fencing along the eastern boundary adjacent to South Shelfer Street. Mr. Lockwood reported the fencing was installed approximately two years ago at a reported cost of approximately \$95,000. Therefore, the subject property owner was reported to have spent approximately \$670,000 on renovations and additions to the subject property since the purchase in 2011.

The construction details for the subject main house of worship building improvements are summarized in the following tables.

Exterior/Mechanical Details - House of Worship	
Foundation	Slab on Grade
Perimeter Walls	Steel Frame / Metal
Roof System	Pitched
Roof Covering	Metal
Eave Height	Approximately 14 to 20 Feet±
Gutters and Downspouts	Partial Gutters & Downspouts
Windows	Fixed Glass
Electrical System	1,200 AMP - Three Phase - Assumed Adequate
HVAC	Central HVAC - Finished Space & Warehouse Multi-Purpose Space Only
Plumbing	Assumed Adequate
Fire Sprinkler System	Yes
Fire Alarm	Yes

Interior Finishes - House of Worship	
Floor Covering	Carpet, Vinyl Tile, Ceramic Tile & Wood Laminate - Finished Space Concrete - Multi-Purpose & Warehouse
Wall Finish	Painted Sheetrock - Finished Space Metal Walls - Multi-Purpose & Warehouse
Ceiling Finish	Acoustic Tile & Painted Sheetrock - Finished Space Metal Roof & Beams & Exposed Insulation - Multi-Purpose & Warehouse
Ceiling Height - Interior	9 to 10 Feet± - Finished Space 14 to 20 Feet± - Multi-Purpose & Warehouse
Lighting	Attached & Recessed Lighting - Finished Space Suspended Lighting - Multi-Purpose & Warehouse

Site Improvements	
Paving	Asphalt
Walks	Concrete
Landscaping	Adequate
Additional Improvements	1,875 Lineal Feet± of 6 Foot± Tall Chain Link Fencing & 545 Lineal Feet± of 6 Foot± Tall Metal Fencing Including Two Gates

Subject Ratios and Relationships			
Effective Site Size	319,730 SF	# of Parking Spaces	46
Gross Building Area	22,633 SF	Useable Area	22,633 SF
First Floor Area	22,633 SF		
Land to Building Ratio		14.13	
Site Coverage Ratio		0.07	
Floor to Area Ratio		1.00	
Efficiency Ratio		1.00	
SF of GBA/Parking Space		492	

Based on our inspection, the improvements maintain an average appearance in comparison with other houses of worship with a child care / school facility located throughout the area. Overall, the improvements are average quality construction that are considered to be in average condition for their age. No major items of deferred maintenance were noted at the time of inspection.

Based on our inspection of the property, Marshall & Swift cost guide, and our conversations with various local contractors, the improvements have an economic life ranging from 45 to 50 years. With respect to the effective age of the subject building improvements, the subject improvements have an actual age of 20 to 33 years with renovations over the years. Considering the age and general condition of the improvements, we conclude an overall effective age of approximately 20 years, which is less than their actual age. The remaining economic life is estimated to be approximately 30 years.

Zoning

The City of Quincy Zoning Code designates the subject as being within the M-1, Manufacturing zoning district. A variety of uses and intensities are allowed within this district which primarily relate to manufacturing, industrial, warehouse as well as a wide variety of commercial and service uses allowed in all less intense commercial zoning districts. The subject is considered a legally conforming use under the current zoning. **Our analysis is based on the assumption that the subject can be developed with one of the uses identified in the City of Quincy Zoning**

Code. Any further determination of land use contrary to our assumption could substantially impact the value conclusion reported.

Considering the present parking requirement of one space per 500 square feet of gross building area for houses of worship and private school uses as well as one space per employee for child care uses, an approximate parking requirement of at least 46 spaces exists. The subject property has adequate asphalt paved, gravel and grassed areas for numerous parking spaces significantly exceeding the minimum parking requirements.

This appraisal is based upon the consistent use of the land and the improvements as they were originally designed and built under previous legal regulations. Furthermore, it is assumed the existing use will continue and that in the event the present improvements are destroyed, the improvements could be rebuilt.

Property Tax Data

The subject site and improvements have been assessed by the Gadsden County Property Appraiser's Office. The results are summarized in the following table.

2022 Assessed Value and Taxes (3-11-2N-4W-0000-00431-0100)	
Assessed Value of the Land	\$ 54,900
Assessed Value of the Improvements	\$ 667,871
Total Assessed Value	\$ 722,771
Millage Rate Per \$1,000 of Assessed Value	\$ 20.9408
Indicated Tax Liability Before 4 Percent Discount	\$ 15,135
Indicated Tax Liability After 4 Percent Discount	\$ 14,530

Due to the fact the subject is a owned and operated as a house of worship, it is exempt from real property taxation.

Environmental Hazards

The subject is a house of worship with a child care / school facility with the owner not utilizing any known chemical contaminants. However, we have not been provided an environmental audit of the subject. An environmental audit of the subject by a qualified expert is an absolute necessity to determine whether or not any current or potential toxic wastes, hazardous materials or undesirable substances may be effecting the subject site. Our office has not made any representations, either expressed or implied, regarding the existence or non-existence of toxic wastes, hazardous materials or undesirable substances effecting the subject site. **Our value estimate is predicated on the assumption that no contamination of the subject exists which would impact its marketability and/or value.**

Highest and Best Use Analysis

Definition of Highest and Best Use

The reasonably probable use of property that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.¹

¹Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Edition, (Chicago: Appraisal Institute, 2022) p. 88

The four criteria mentioned above are applied in sequential order. The potential uses are narrowed through the consideration of each criteria until a single or most probable use is indicated.

Highest And Best Use, As Vacant

As vacant, the subject site has a highest and best use for a warehouse, light industrial or destination oriented commercial or service use recognizing the site's location, industrial zoning classification, neighboring development patterns, topography and accessibility

Highest and Best Use, As Improved

As Improved, the subject improvements do represent an acceptable highest and best use. This is supported by the fact that the subject site, as vacant, has a value which is considered to be significantly below the value for the property as improved. Therefore, we conclude the highest and best use of the subject is its current use as a house of worship with a child care / school facility and land area for future expansion.

Sale #	Subject	1	2
Sale Price		\$410,000	\$235,000
Cash Equivalent Sale Price		\$410,000	\$235,000
Cash Equivalent Sale Price / SF		\$17.33	\$71.43
Date of Sale		09-Sep-21	30-Dec-21
Date of Value	10-May-23	10-May-23	10-May-23
Annual Change in Market Conditions Thru March 2022		3.00%	3.00%
Annual Conditions Adjustment Time Interval (Years)		0.34	0.03
Market Condition Adjusted Sale Price / SF		\$17.51	\$71.49
Location	640 South Shelfer Street Quincy, Florida	2645 Pebble Hill Road Marianna, Florida	951 Maple Street Chattahoochee, Florida
Site Size/Land-to-Building Ratio	319,730 SF± / 14.13:1	362,855 SF± / 15.34:1	125,017 SF± / 38.0:1
Gross Building Area - Square Feet	22,633	23,658	3,290
Year Built / Quality of the Improvements & Condition	Built 1990 Average Quality / Average Condition	Built 1950 - 1998 Average Quality / Average Condition.	Built 1986 Average Quality / Good Cond.
Interior Build-Out	65% Finished / 35% Warehouse	100% Finished Space	100% Finished Space
Parking	Adequate	Adequate	Adequate
Additional Improvements	Entire Property Fenced	None	None
Adjusted Sale Price / SF Net Adjustment		\$14.01	\$32.17
Sale #	Subject	3	4
Sale Price		\$675,000	\$245,000
Cash Equivalent Sale Price		\$675,000	\$245,000
Cash Equivalent Sale Price / SF		\$54.49	\$48.44
Date of Sale		01-Sep-20	16-Mar-16
Date of Value	10-May-23	10-May-23	10-May-23
Annual Change in Market Conditions Thru March 2022		3.00%	3.00%
Annual Conditions Adjustment Time Interval (Years)		1.36	5.82
Market Condition Adjusted Sale Price / SF		\$56.71	\$56.90
Location	640 South Shelfer Street Quincy, Florida	2007 Smith Avenue Thomasville, Georgia	824 Shadeville Road Crawfordville, Florida
Site Size/Land-to-Building Ratio	319,730 SF± / 14.13:1	111,949 SF± / 9.04:1	509,652 SF± / 100.76:1
Gross Building Area - Square Feet	22,633	12,388	5,058
Year Built / Quality of the Improvements	Built 1990 Average Quality / Average Condition	Built 1980 Average Quality / Average Condition	Built 2001 Average Quality / Average Condition
Interior Build-Out	65% Finished / 35% Warehouse	100% Finished	100% Finished
Parking	Adequate	Adequate	Adequate
Additional Improvements	Entire Property Fenced	Playground	None
Adjusted Sale Price / SF Net Adjustment		\$39.70	\$28.45
Indicated Range		Concluded Range	
\$14.01		\$35.00	\$792,155
\$39.70		\$40.00	\$905,320

Sales Comparison Approach

The Sales Comparison Approach is based upon the theory that an informed purchaser will pay no more for a property than the cost of acquiring an equally desirable substitute property. The principal of substitution confirms that the maximum value of a property is set by the cost of acquisition of an equally desirable and valuable property, assuming that substitution can be made without costly delay.

In order to obtain an indication of value of the subject from the Sales Comparison Approach, we have researched the Gadsden County, northwest Florida and southwest Georgia market areas for sales of similar houses of worship. These sales have been analyzed and the sale prices adjusted to reflect dissimilarities between these properties and the subject. From these adjusted sale prices an indication of market value for the subject has been estimated.

Our market analysis indicates that buyers and sellers of houses of worship typically measure utility in terms of the price per square foot of gross building area, the unit of comparison utilized herein.

Presentation and Correlation of the Improved Sales

A change in market conditions adjustment of positive 2 percent per year thru March 2022 was deemed appropriate for all four sales considering the dates of sale in 2016, 2020 and 2021.

Appropriate adjustments to the sales for their differing physical characteristics were also made. The four comparable sales were adjusted as necessary for location, site size / land-to-building ratio, gross building area, year built / construction quality / condition, interior build-out, parking and additional building improvements.

The sales presented are used are considered to best represent the value of the subject as of the date of this appraisal. The adjusted sales range from \$14.01 to \$39.70 per square foot of gross building area. The sales presented are regarded to be the best available as of the date of this appraisal and are considered to reflect the market for house of worship properties similar to the subject property with the Gadsden County, northwest Florida and southwest Georgia market area. The land-to-building ratio adjustment is based on a land value ranging from \$20,000 to \$30,000 per acre. The interior build-out adjustment is based on a differential between finished space and warehouse space of approximately \$15.00 to \$20.00 per square foot, with the exception of Sale 1, which is a reduced rate as it was acquired for an alternate use.

Sale 1 a house of worship located in Marianna, Florida. This sale is considered to represent the lower end of the range of the adjusted sales due to the fact it was purchased for an alternate conditioned warehouse use. Sale 2 is a house of worship located in Chattahoochee in Gadsden County. Sale 3 is a house of worship located in Thomasville, Georgia. This sale is considered to represent the upper end of the adjustment range of the sale due to the superior location at the intersection of two main commercial roadways in Thomasville. Sale 4 is a house of worship located in Crawfordville, Florida. The subject is considered to fall within the middle of the adjusted range of Sales 2, 3 and 4 considering the renovations that have been completed in recent years.

Therefore, based on the sales presented and a comparison of the subject to these sales, the value of the subject is estimated as follows:

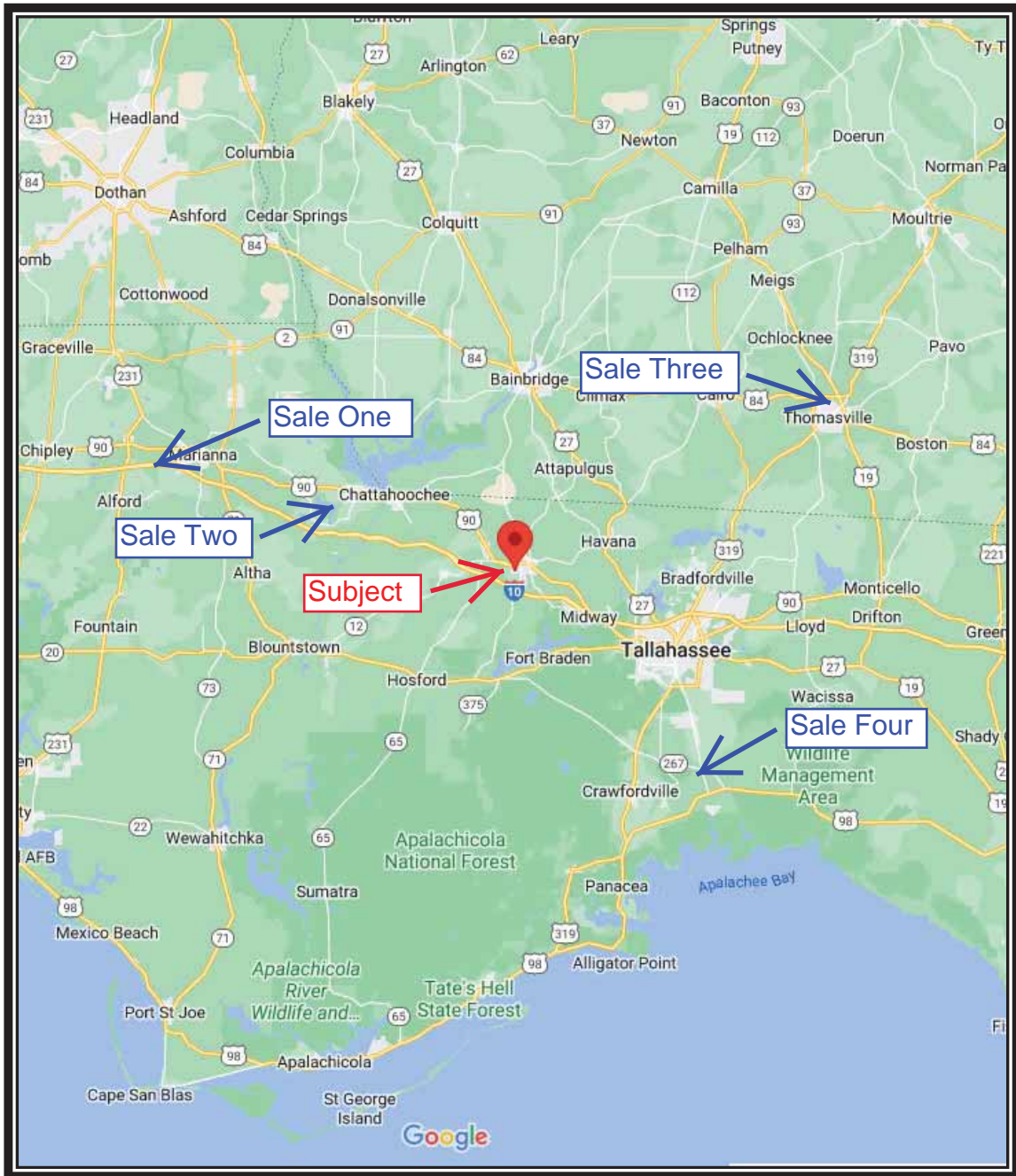
22,633 Square Feet±	\$35.00/SF	\$792,155
22,633 Square Feet±	\$40.00/SF	\$905,320

Sales Comparison Approach Summary

The range of market value for the subject has been estimated by the use of the Sales Comparison Approach. The range extends from \$792,000 to \$905,000. The Sales Comparison Approach provides a well-supported position with the sales utilized considered to be the best available as of the date of this analysis. Considering the previously discussed trends within the market in which the subject resides, the range in value of the subject property is considered to be reasonable.

Indicated Value Range by the Sales Comparison Approach	\$792,000 to \$905,000
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Improved Sales Map



Improved Sale No. 1



Property Identification

Record ID 363
Property Type House of Worship
Address 2645 Pebble Hill Road, Marianna, Jackson County, Florida
Tax ID 09-4N-10-0163-00A0-0131

Sale Data

Grantor Evangel Worship Center Assembly of God, Inc.
Grantee Troycon, LLC
Sale Date September 09, 2021
Deed Book/Page 1714-585
Property Rights Fee Simple
Conditions of Sale Arms length
Financing Cash to seller
Verification Robert Reiff, representative of grantor; 850-573-4164, May 23, 2023; Confirmed by Milton H. Bevis., III, MAI

Sale Price \$410,000

Land Data

Land Size 8.330 Acres or 362,855 SF

General Physical Data

Building Type Single Tenant
Gross SF 23,658

Improved Sale No. 1 (Cont.)

Construction Type	Steel frame / metal
Roof Type	Pitched / metal
Foundation	Slab on grade
Stories	One
Year Built	1950-1998
Condition	Avg. quality / avg. cond.

Indicators

Sale Price/Gross SF	\$17.33
Floor Area Ratio	0.07
Land to Building Ratio	15.34:1

Remarks

The property is improved with a house of worship within three buildings containing a total of approximately 23,658 square feet± of gross building area. The property is located in Marianna on the southwest side of town. The main sanctuary and fellowship hall building is one story and contains a total of approximately 18,480 square feet± of gross building area and was constructed in 1998. The Sunday school building is one story and contains a total of approximately 3,810 square feet± and was constructed in 1950. The one story office building is a former residence that has been converted for office use and contains approximately 1,368 square feet± of gross building area and was constructed in 1964. The building improvements were reported to be average quality construction in overall average condition at the date of sale. The property has asphalt paved and grassed parking areas more than adequate for the house of worship use. No furniture, fixtures or equipment were reported to have been included in the sale. The grantee purchased the property for conversion to a conditioned warehouse use.

Improved Sale No. 2



Property Identification

Record ID 357
Property Type House of Worship
Address 951 Maple Street, Chattahoochee, Gadsden County, Florida
Tax ID 2-04-3N-6W-0000-00113-0300

Sale Data

Grantor Maurice Lee, Uziel Pais & Gregory Harmon, as Trustees
Grantee The Church of The Redeemed Believers, Inc.
Sale Date December 30, 2021
Deed Book/Page 909-268
Property Rights Fee Simple
Conditions of Sale Arms length
Financing Cash to seller
Verification Bruce Foster, broker; 850-294-8640, April 12, 2022; Confirmed by Milton H. Bevis., III, MAI

Sale Price \$235,000

Land Data

Land Size 2.870 Acres or 125,017 SF

Improved Sale No. 2 (Cont.)

General Physical Data

Building Type	Single Tenant
Gross SF	3,290
Construction Type	Wood frame / brick veneer
Roof Type	Pitched / composite shingle
Foundation	Slab on grade
Stories	One
Year Built	1986
Condition	Avg. quality / good condition

Indicators

Sale Price/Gross SF	\$71.43
Floor Area Ratio	0.03
Land to Building Ratio	38:1

Remarks

The property is improved with a one story house of worship containing a total of approximately 3,290 square feet± of gross building area. The property is located in Chattahoochee on the southeast side of town. The interior layout of the building generally consists of a foyer, sanctuary, conference room, one office and two restrooms. The sanctuary has seating capacity of approximately 100 people. The building was constructed in 1986 with interior renovations completed in the past ten years. The building improvements are average quality construction that were in good condition at the date of sale. The roof was reported to be nearing the end of its economic life. The building has a canopy on the east side of the building that allows for covered drop off and pick up that is approximately 400 square feet± in size. Additional improvements include a storage building that is approximately 200 square feet± in size. The property has unlined concrete paved parking and grassed parking that is adequate for the property use. No furniture, fixtures or equipment were reported to have been included in the sale. The grantee purchased the property for continued use as a house of worship.

Improved Sale No. 3



Property Identification

Record ID	1243
Property Type	House of Worship
Property Name	Morningside Methodist Church
Address	2007 Smith Avenue, Thomasville, Thomas County, Georgia
Tax ID	010-040001

Sale Data

Grantor	Southwest District Union of the United Methodist Church, Inc.
Grantee	Clifford Temple C.M.E. Church, Inc.
Sale Date	September 01, 2020
Deed Book/Page	2319-232
Property Rights	Fee simple
Conditions of Sale	Arms length
Financing	Cash to seller
Verification	Mills Herndon, broker, via MLS; 850-226-6515, May 23, 2023; Confirmed by Milton H. Bevis, III. MAI

Sale Price	\$675,000
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Land Data

Land Size	2.570 Acres or 111,949 SF
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Improved Sale No. 3 (Cont.)

General Physical Data

Building Type	Single Tenant
Gross SF	12,388
Construction Type	Wood frame / brick veneer
Roof Type	Pitched / composite shingle
Foundation	Slab on grade
Stories	One
Year Built	1980
Condition	Avg. quality / avg. cond.

Indicators

Sale Price/Gross SF	\$54.49
Floor Area Ratio	0.11
Land to Building Ratio	9.04:1

Remarks

The property is improved with a one story house of worship containing a total of approximately 12,388 square feet± of gross building area. The property is located in Thomasville, Georgia on the east side of town. The interior layout of the building generally consists of main sanctuary, staff offices, choir room, fellowship hall / dining room, commercial grade kitchen, eleven classrooms and nine restrooms. The building was constructed in 1980 and is average quality construction in average condition. Additional improvements include a playground. The property has paved and grassed parking that is adequate for the property use. No furniture, fixtures or equipment were included in the sales price. The grantee purchased the property for continued use as a house of worship.

Improved Sale No. 4



Property Identification

Record ID 328
Property Type House of Worship
Address 824 Shadeville Road, Wakulla County, Florida
Tax ID 00-00-054-000-09906-000 & 055-000-09943-001

Sale Data

Grantor Cornerstone Ministries IPHC, Inc.
Grantee Authentic Life Church, Inc.
Sale Date March 16, 2016
Deed Book/Page 994-448
Property Rights Fee Simple
Conditions of Sale Arms length
Financing Cash to seller
Verification Pastor Michael Montague; Verification in person, November 11, 2019; Confirmed by Milton H. Bevis., III, MAI

Sale Price \$245,000

Improved Sale No. 4 (Cont.)

Land Data

Land Size 24.000 Acres or 1,045,440 SF

General Physical Data

Building Type Single Tenant
Gross SF 5,058

Construction Type Steel frame / metal
Roof Type Pitched / metal
Foundation Slab on grade
Stories One
Year Built 2001
Condition Avg. quality / avg. cond.

Indicators

Sale Price/Gross SF \$48.44

Remarks

The property is improved with a one-story house of worship containing a total of approximately 5,058 square feet± of gross building area. The interior layout of the building consists of an entrance lobby, pastor's office, nursery, sanctuary with a seating capacity of approximately 133 people, one classroom, fellowship hall and four restrooms. The building has a canopy at the entrance that is approximately 400 square feet± in size allowing for covered pick-up and drop-off. The building improvements were originally constructed in 2001. The improvements are average quality construction that were in average condition at the date of sale. However, the interior finishes were dated. The property has ample onsite parking with gravel and grassed spaces. The property has a site size of approximately 24.0 acres± of land area divided into approximately 11.70 acres± of uplands and 12.30 acres± of lowlands. The property has a land-to-building ratio of 206.69:1. The effective land-to-building ratio considering the 11.70 acres± of useable uplands is 100.76:1.

The grantee purchased the property for continued use as a house of worship. The verifying party reported approximately \$40,000 was spent subsequent to the sale on various interior renovations.

Reconciliation

The market value of the subject has been estimated by the use of the Sales Comparison Approach to value, summarized below.

The Sales Comparison Approach to Value	\$792,000 to \$905,000
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The Sales Comparison Approach is considered to provide an indication of value for the subject which is reasonably reliable. This approach is based on the premise that a buyer should not pay more than the cost to obtain a comparable property on the open market. The sales consisted of houses of worship within the Gadsden County, northwest Florida and southwest Georgia market areas.

The Cost Approach was not considered applicable due the difficulty in accurately estimating replacement cost new and depreciation for a house of worship that was originally constructed as a manufacturing building with an approximate age of 33 years with various renovations over the years.

The Income Approach was not considered applicable due to the overwhelming tendency for properties like the subject to be owner occupied.

Value Conclusion - Fee Simple Estate

Based on our analysis of the information supplied and otherwise obtained, a reasonable estimate of the market value for the fee simple estate subject to the assumptions and limiting conditions contained herein, as of May 10, 2023 was:

Opinion of Market Value - Fee Simple Estate	\$850,000
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Allocation of Value Conclusion

Real Estate	\$ 850,000
Furniture, Fixtures & Equipment	\$ 0
Intangible	\$ 0
Total Value Conclusion	\$ 850,000

Addendum

PROFESSIONAL QUALIFICATIONS

JONATHAN P. BROWN, MAI

Mr. Brown's experience includes a wide variety of both existing and proposed commercial properties, industrials ranging from storage warehouses to manufacturing plants, both existing and proposed residential subdivisions and multi family projects, medical offices as well as regional surgical centers, recreational tracts, timber lands, agricultural acreage, coastal properties including environmentally sensitive lands, properties of historic significance, houses of worship as well as special use properties and leasehold/leased fee analysis. While the majority of assignments are Florida properties, he regularly provides a variety of appraisal services in Georgia.

PROFESSIONAL AFFILIATIONS

Member, Appraisal Institute - #09119

LICENSED BY

The Florida Real Estate Appraisal Board as a State - Certified General Real Estate Appraiser #RZ206
The Georgia Real Estate Appraisers Board as a Certified General Real Property Appraiser #2220
The Florida Department of Professional Regulation Division of Real Estate as a Real Estate Broker # BK186237

PROFESSIONAL EDUCATION

Bachelor of Science Degrees in Real Estate and Finance, Florida State University (1974-1978)
Society of Real Estate Appraisers - Course 101, Introduction to Appraising, Florida State University
American Institute of Real Estate Appraisers - Course 8, Residential Valuation, Athens, Georgia
American Institute of Real Estate Appraisers - Capitalization Theory and Techniques Part 1, Buford, Georgia
American Institute of Real Estate Appraisers - Capitalization Theory and Techniques Part 2 Orlando, Florida
American Institute of Real Estate Appraisers - Capitalization Theory and Techniques Part B Orlando, Florida
American Institute of Real Estate Appraisers - Standards of Professional Practice, Daytona Beach, Florida
American Institute of Real Estate Appraisers - Case Studies in Real Estate Valuation, Chapel Hill, North Carolina
American Institute of Real Estate Appraisers - Report Writing, Tallahassee, Florida
American Institute of Real Estate Appraisers - Seminar, Timberland Valuation Seminar, Tallahassee, Florida
Marshall & Swift Residential Cost - Seminar, Jacksonville, Florida

PARTIAL LIST OF CONTINUING PROFESSIONAL EDUCATION, APPRAISAL INSTITUTE COURSE WORK

Appraisal Institute - Partial Interest Valuation - Divided & Undivided- January 2000
Appraisal Institute - Standards of Professional Practice, Part C, Course 430 - December 2001
Appraisal Institute - Appraisal Review , May 2003
Appraisal Institute - Timberland Appraisal Seminar, February 2004
Appraisal Institute - Uniform Appraisal Standards for Federal Land Acquisitions, March 2004
Appraisal Institute - Introduction to Income Capitalization, September 2006
Appraisal Institute - What Clients Would Like Their Appraisers to Know, September 2006
Appraisal Institute - Valuation of Conservation Easements, January 2008
Appraisal Institute - Business Practices and Ethics, November 2006, September 2011, May 2013
Appraisal Institute - Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets, March 2012
Appraisal Institute - Qualitative Analysis, September 2012
Appraisal Institute - Analyzing Distressed Properties, November 2012
Appraisal Institute - Data Verification Methods, May 2014
Appraisal Institute - Appraising the Appraisal, June 2014
Appraisal Institute - FHA and the Appraisal Process, November 2014
Appraisal Institute - Forest Valuation for Non-Foresters, November 2015

ASSOCIATIONS

March 2008 to Present, President, Brown Bevis Real Estate Appraisers, Inc.
September 2000 to February 2008, Vice President, Boutin Brown Realty Advisors, Inc.
January 1986 to September 2000, Senior Vice President, Boutin, Brown, Butler, Real Estate Services
July 1978 to January 1986, Senior Associate, Boutin Appraisal Company

QUALIFIED AS EXPERT WITNESS

Bankruptcy Court, Northern and Middle Districts of Florida, Southern District of Alabama
Various Counties of the Second, Third, Ninth and Fourteenth Judicial Districts of the Circuit Court of Florida

Ron DeSantis, Governor



Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BOARD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

BROWN, JONATHAN P

346 OFFICE PLAZA DR
TALLAHASSEE FL 32301-2730

LICENSE NUMBER: RZ206

EXPIRATION DATE: NOVEMBER 30, 2024

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PROFESSIONAL QUALIFICATIONS

MILTON H. BEVIS, III, MAI

Mr. Bevis's experience encompasses the appraisal of a full spectrum of commercial properties including retail, office, warehouse and industrial uses. In addition, he has focused on commercial lands, plantations, timber lands, agricultural acreage, multiple family properties and a wide variety of special purpose properties such as houses of worship and medical offices. The majority of his appraisals are for properties located in the northwest Florida and southwest Georgia market areas.

PROFESSIONAL AFFILIATIONS

Member, Appraisal Institute - #11283 - Conferred June 1997
Board of Realtors Member: Tallahassee (Florida), Tift area (Georgia)

LICENSED BY

The Florida Real Estate Appraisal Board as a State - Certified General Real Estate Appraiser #RZ2069
The Georgia Real Estate Appraisers Board as a Certified General Real Property Appraiser #322696
The Florida Department of Professional Regulation Division of Real Estate as a Real Estate Broker # BK-0578791

PROFESSIONAL EDUCATION

Bachelor of Arts Degree with a major in Political Science, University of the South (1988-1991)
Completed all required education for the MAI designation with the Appraisal Institute.

CONTINUING PROFESSIONAL EDUCATION

Continuing education completed since 2018:

Appraisal Institute - Florida Law Update - June 2018
McKissock Appraisal School - 7 Hour National USPAP Course - July 2018
McKissock Appraisal School - Introduction to Expert Witness Testimony - September 2018
McKissock Appraisal School - That's a Violation - September 2018
McKissock Appraisal School - Florida Appraisal Laws & Regulations - July 2020
McKissock Appraisal School - 7 Hour National USPAP Course - August 2020
McKissock Appraisal School - Appraisal of Self Storage Facilities - August 2020
McKissock Appraisal School - Residential Construction & the Appraiser - November 2020
McKissock Appraisal School - Managing Appraisal Liability - November 2020
McKissock Appraisal School - Florida Appraisal Law & Regulations - May 2022
McKissock Appraisal School - 7 Hour Nation USPAP Course - May 2022
McKissock Appraisal School - Green Building Concepts for Appraisers - August 2022
McKissock Appraisal School - New Construction Essentials - Luxury Homes - August 2022
Appraisal Institute - Capital Reserve Studies - September 2022
Appraisal Institute - Business Practices & Ethics - October 2022
Appraisal Institute - 50% FEMA Rule - October 2022
Appraisal Institute - Insurance Appraisals - November 2022
Appraisal Institute - Avoiding Bias: Building a Bias Defense - December 2022
McKissock Appraisal School - Valuation of Residential Solar - December 2022

ASSOCIATIONS

March 2008 to Present, Vice President, Brown Bevis Real Estate Appraisers, Inc.
October 2000 to February 2008, Senior Associate, Boutin Brown Realty Advisors, Inc.
March 1992 to October 2000, Associate, Boutin, Brown, Butler, Real Estate Services

QUALIFIED AS EXPERT WITNESS

Leon County, Florida
Dougherty County, Georgia

Ron DeSantis, Governor



Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BOARD

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PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

BEVIS, MILTON H III

4766 HIGHGROVE ROAD
TALLAHASSEE FL 32309

LICENSE NUMBER: RZ2069

EXPIRATION DATE: NOVEMBER 30, 2024

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Parcel Summary

Parcel ID 3-11-2N-4W-0000-00431-0100
 Location Address 640 S SHELFER ST, QUINCY 32351
 Brief Tax Description* OR 753 P 1880 OR 738 P 1674 OR 690 P 1488 OR 358 P 1586. COMM AT SEC OF SW1/4 OF SE1/4 OF 11-2-4, RUN N 57.4 FT AND S 89 DEG 21 MIN 32 SEC W 23.3 TO POB. THEN RUN S 89 DEG 21 SEC 32 MIN W A DISTANCE OF 535.0 FT THENCE RUN N 00 DEG 34 SEC 10 MIN W A DISTANCE OF 335.0 FT THEN RUN S 89 DEG 21 SEC 32 MIN W A DISTANCE OF 130.0 FT THEN RUN N 00 DEG 34 SEC 10 MIN W A DISTANCE OF 211.33 FT THENCE RUN N 89 DEG 25 SEC 50 MIN E A DISTANCE OF 662.11 FT THENCE RUN S 00 DEG 34 SEC 10 MIN E A DISTANCE OF 546.34 FT BACK TO THE POB SAID LYING IN GADSDEN COUNTY FL AND CONTAINS 7.32, ACRES MORE OR LESS
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code CHURCHES (7100)
 Sec/Twp/Rng 11/2N/4W
 Tax District QUINCY (District 006)
 Millage Rate 20.9408
 Acreage 7.32
 Homestead N

[View Map](#)

Owner Information

NEW LIFE MINISTRIES OF QUINCY INC
 640 SOUTH SHELFER STREET
 QUINCY, FL 32351

Valuation

	2022	2021	2020	2019
+ Improvement Value	\$667,871	\$691,223	\$742,124	\$776,945
+ Land Value	\$54,900	\$54,900	\$54,900	\$54,900
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
= Just Market Value	\$722,771	\$746,123	\$797,024	\$831,845
= Total Assessed Value	\$722,771	\$746,123	\$797,024	\$831,845
- Exempt Value	(\$722,771)	(\$746,123)	(\$797,024)	(\$831,845)
= Taxable Value	\$0	\$0	\$0	\$831,845
Save Our Homes or AGL Amount	\$0	\$0	\$0	\$0

"Just Market Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
CHURCHES (7100)	7.32	001000-AC	SITE	0	0

Commercial Buildings

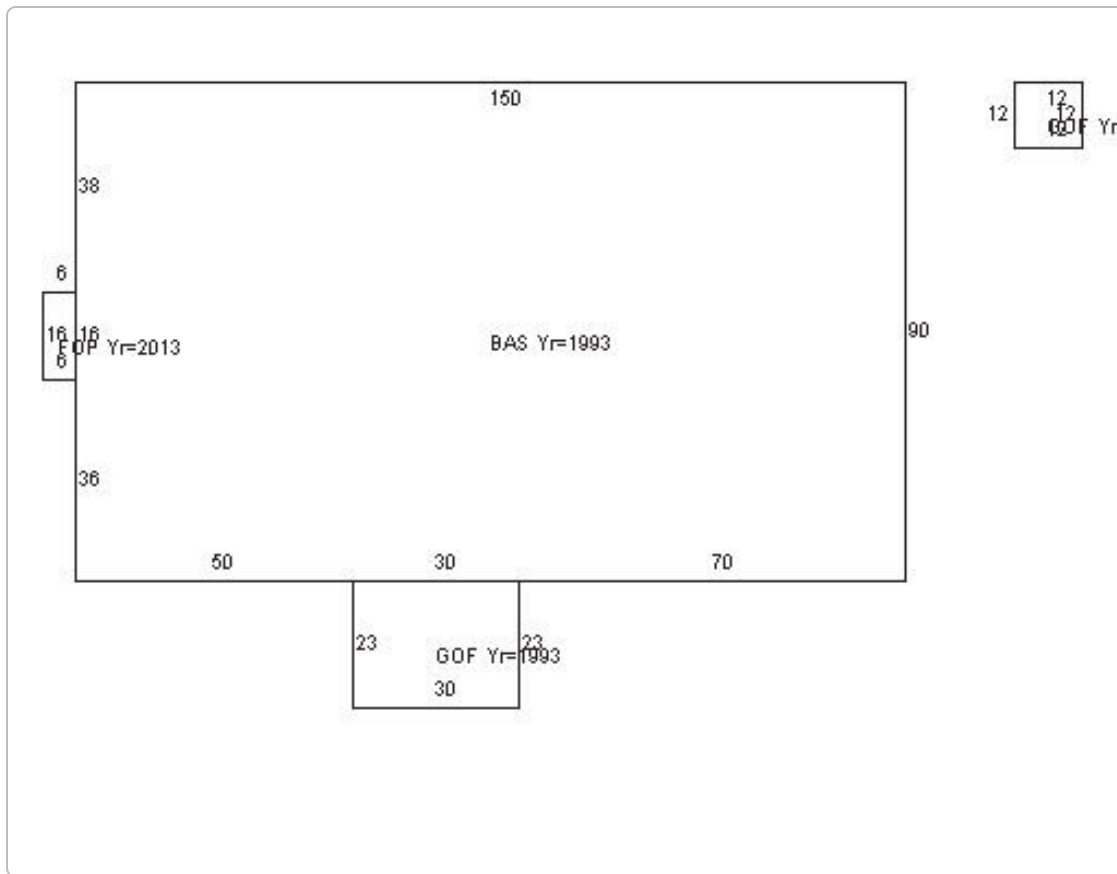
Style CHURCH / 009100
 Gross Sq Ft 14,430
 Finished Sq Ft 14,334
 Stories 1.0
 Interior Walls MINIMUM
 Exterior Walls P-FIN METL
 Roof Type STEEL FRME
 Roof Material MTL RIB PN
 Exterior Wall1 P-FIN METL
 Exterior Wall2
 Interior Finish MINIMUM
 Floor Cover CONC FINSH
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type CENTRAL
 Year Built 1990
 Year Remodeled
 Effective Year Built 1990
 Condition

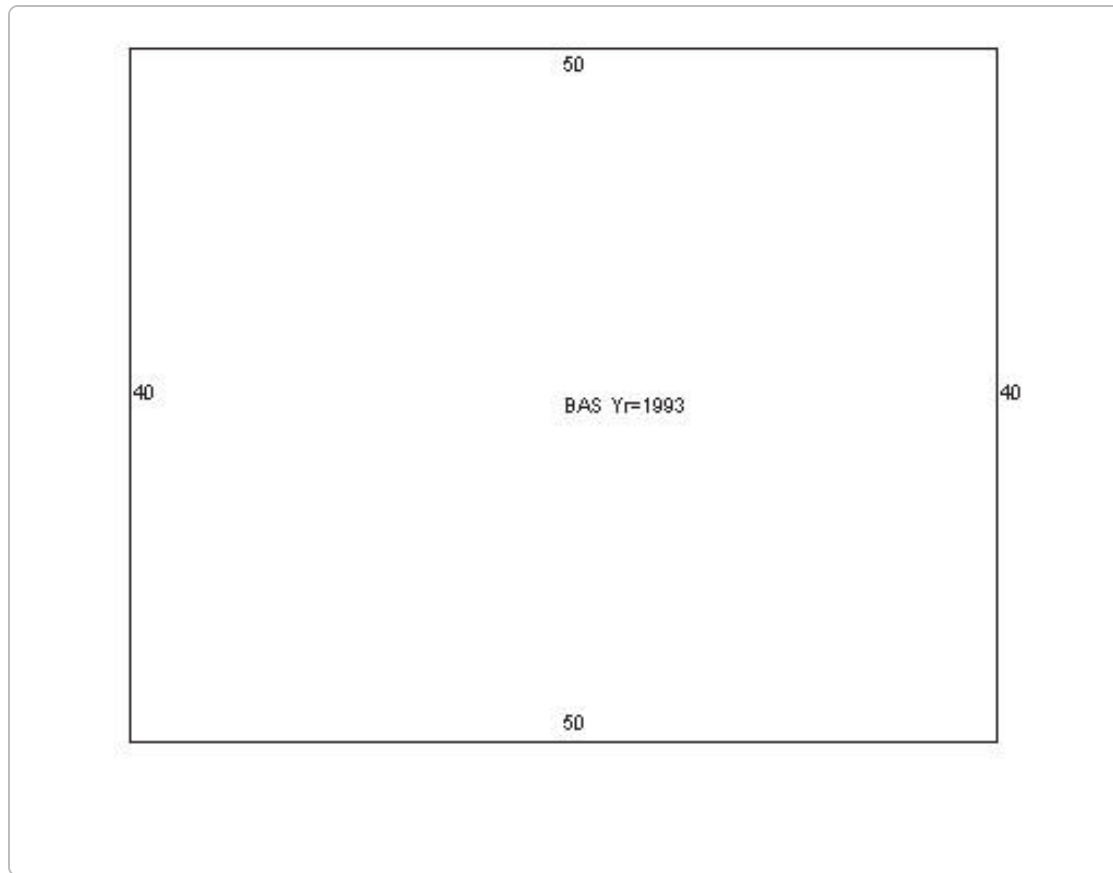
Code	Description	Sketch Area	Finished Area	Perimeter
BAS	BASE AREA	13,500	13,500	0
FOP	F OPN PRCH	96	0	0
GOF	OFFICE GD	834	834	0
TOTAL		14,430	14,334	0

Style CHURCH / 009100
 Gross Sq Ft 2,000
 Finished Sq Ft 2,000
 Stories 1.0
 Interior Walls MINIMUM
 Exterior Walls P-FIN METL
 Roof Type STEEL FRME
 Roof Material MTL RIB PN
 Exterior Wall1 P-FIN METL
 Exterior Wall2
 Interior Finish MINIMUM
 Floor Cover AVERAGE
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type NONE
 Year Built 1990
 Year Remodeled
 Effective Year Built 1990
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
BAS	BASE AREA	2,000	2,000	0
TOTAL		2,000	2,000	0

Sketches





Extra Features

Description	Year Built	Quantity	Units
BLDG, METAL	2013	1	2
BLDG, METAL	2013	1	5
BLACK TOP	1990	1	1
CONCRETE AREAS 3	1997	1	1
HOLDING POND	1990	1	1
SHED, METAL	1997	1	1
SPRINKLER	1990	1	1

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/15/2011	\$377,700	Warranty Deed	753	1880	17 - Unqualified	Improved	FULL CIRCLE, LLC	NEW LIFE MINISTRIES OF QUINCY, INC
10/28/2010	\$425,000	Warranty Deed	738	1674	12 - Unqualified	Improved	CAPITAL CITY BANK	FULL CIRCLE, LLC
3/20/2008	\$100	CERTIFICATE OF TITLE	690	1488	03 - Qualified	Improved	CLERK OF CT-ASSOC OF CAPITAL & EMP INC(ACE)	CAPITAL CITY BANK
6/7/1989	\$45,000	Warranty Deed	358	1586	06 - Unqualified	Improved	CITY OF QUINCY	ASSN CAPITAL &

No data available for the following modules: Buildings, Mobile Home Buildings, Photos.

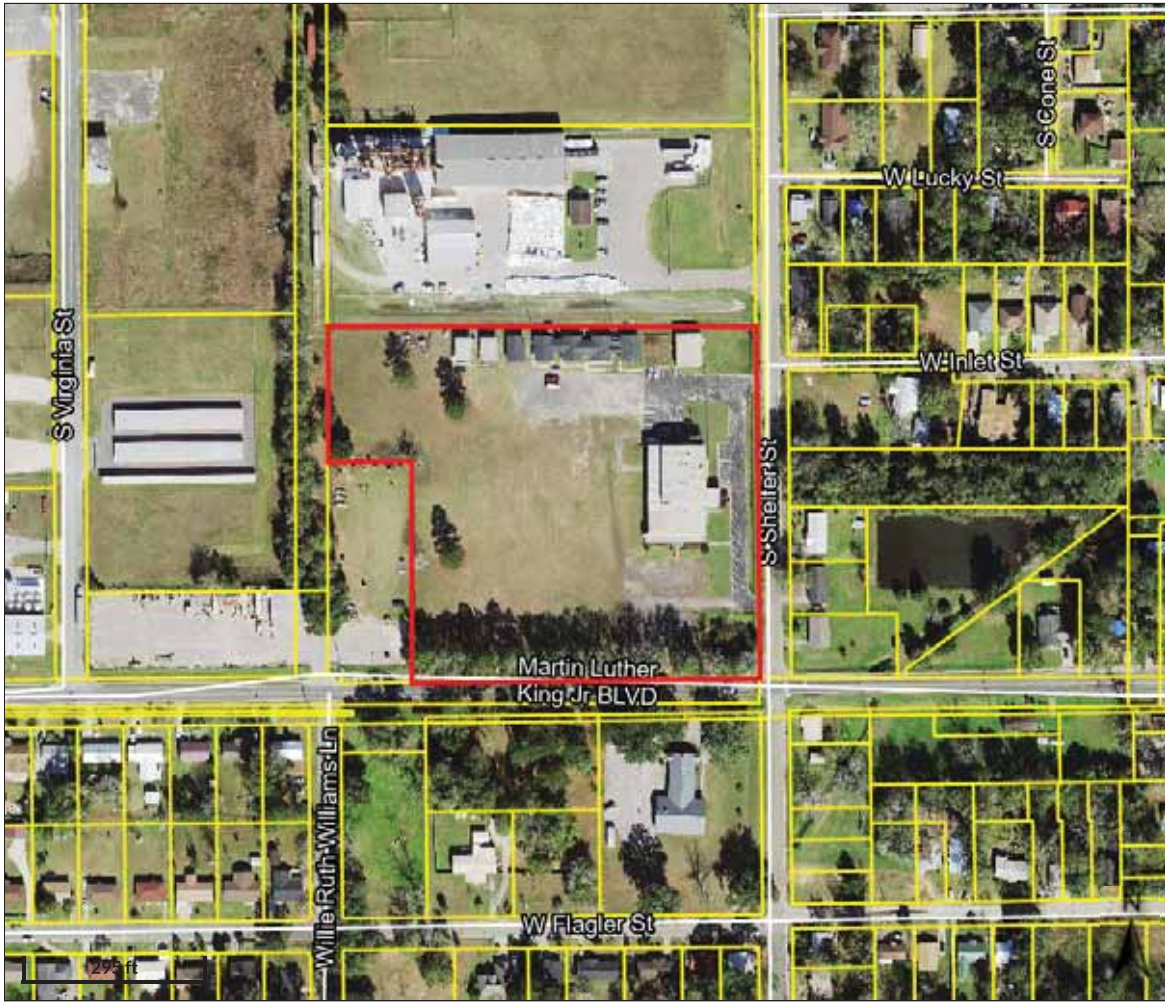
The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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Version 3.1.9



Overview



Legend

- Parcels
- Roads (Local)
- Roads (Major)
- Streams and Rivers (Large)

Parcel ID	3-11-2N-4W-0000-00431-0100	Alternate ID	19709	Owner Address	NEW LIFE MINISTRIES OF QUINCY INC 640 SOUTH SHELFER STREET QUINCY, FL 32351	Improvement Value	\$667,871	Just Market Value	\$722,771
Sec/Twp/Rng	11/2N/4W	Class	CHURCHES (7100)			Land Value	\$54,900	Value Total	\$722,771
Property Address	640 S SHELFER ST QUINCY	Acreage	7.32			Land Ag Value		Assessed Value	
						Ag Market Value		Exempt Value	
								Taxable Value	

District QUINCY
Brief OR 753 P 1880 OR 738 P 1674 OR
Tax Description (Note: Not to be used on legal documents)

Date created: 5/19/2023
 Last Data Uploaded: 5/19/2023 2:46:58 AM

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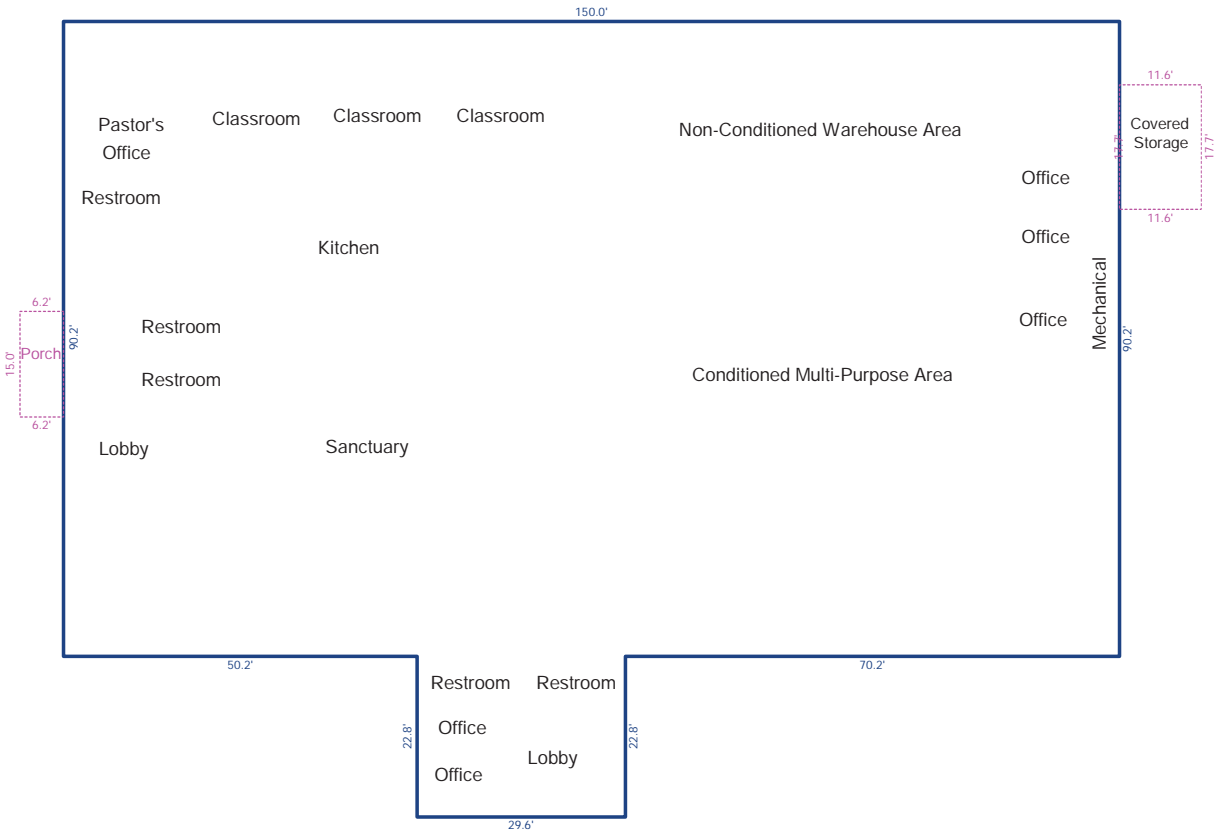
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.:	Parcel No.:		
Property Address:			
City:	County:	State:	ZipCode:
Owner:			
Client:		Client Address:	
Appraiser Name:		Inspection Date:	

SKETCH

640 South Shelfer Street
House of Worship Building



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	First Floor	1.0	14204.9	526.0	14204.9
P/P	Porch	1.0	93.0	42.4	
	Covered Storage	1.0	205.3	58.6	298.3

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3

Net BUILDING cnt 1 (rounded) 14,205

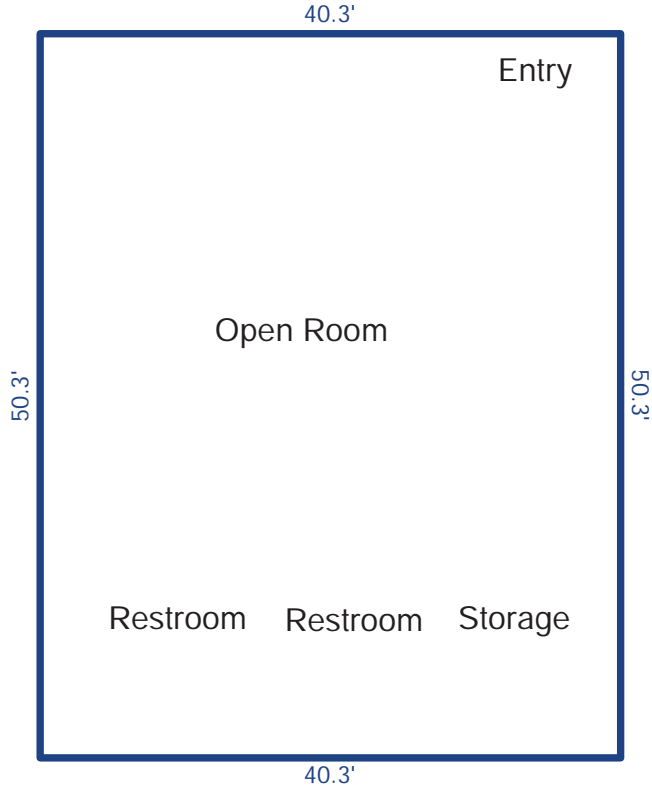
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.:	Parcel No.:		
Property Address:			
City:	County:	State:	ZipCode:
Owner:			
Client:		Client Address:	
Appraiser Name:		Inspection Date:	

SKETCH

640 South Shelfer Street
Multi-Purpose Building



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	First Floor	1.0	2027.1	181.2	2027.1
	Net BUILDING	cnt	1 (rounded)		2,027

COMMENT TABLE 1

COMMENT TABLE 2	COMMENT TABLE 3

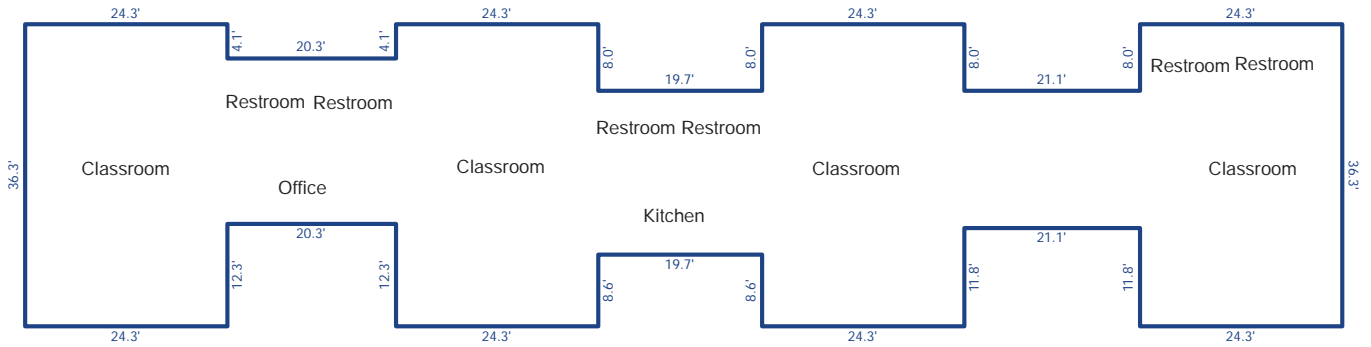
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.:	Parcel No.:		
Property Address:			
City:	County:	State:	ZipCode:
Owner:			
Client:		Client Address:	
Appraiser Name:		Inspection Date:	

SKETCH

640 South Shelfer Street
Classroom Building



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	First Floor	1.0	4668.6	494.8	4668.6

COMMENT TABLE 1

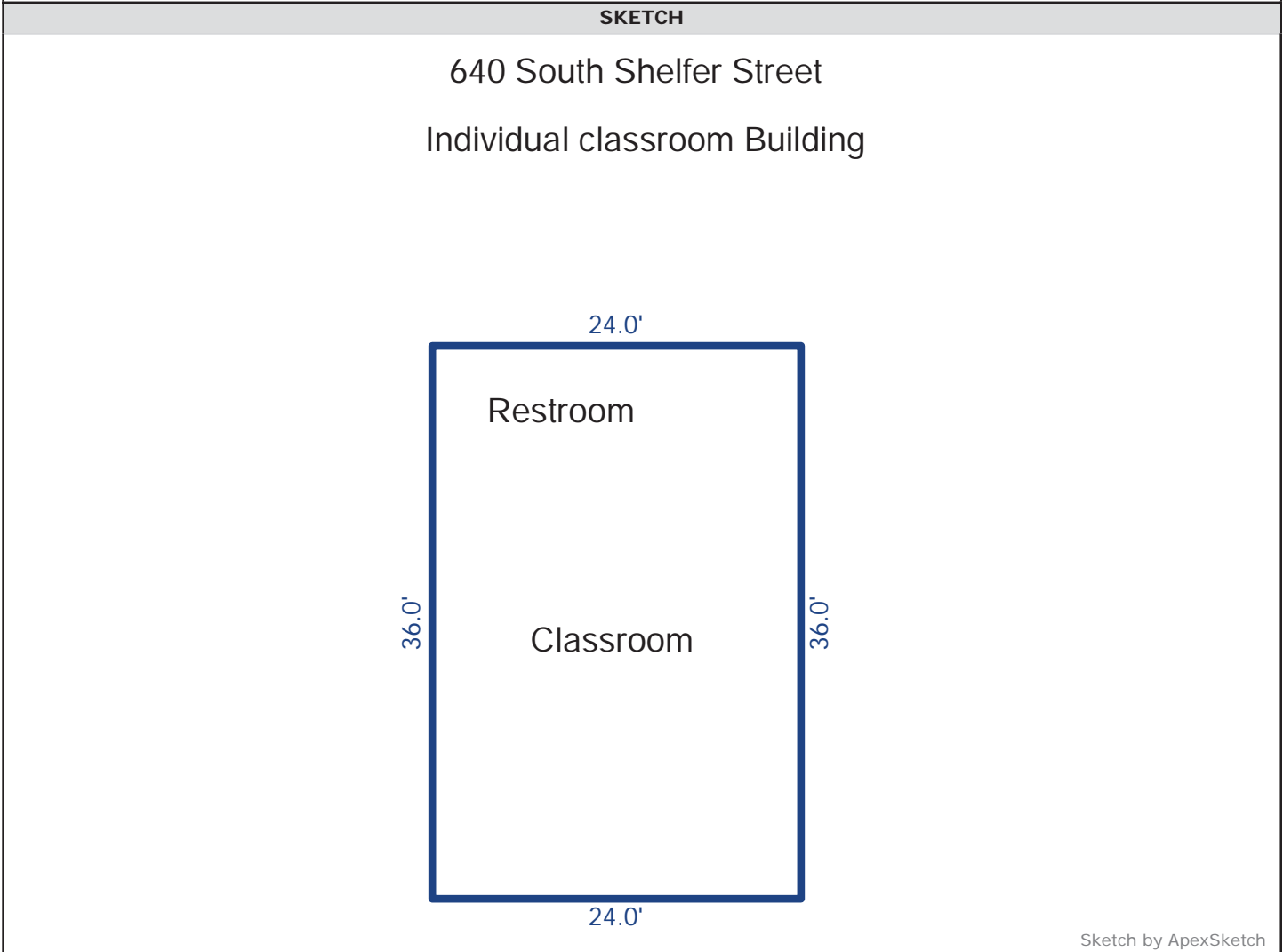
Net BUILDING	cnt	1	(rounded)	4,669	

COMMENT TABLE 2

COMMENT TABLE 3

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.:	Parcel No.:		
Property Address:			
City:	County:	State:	ZipCode:
Owner:			
Client:		Client Address:	
Appraiser Name:		Inspection Date:	



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	First Floor	1.0	864.0	120.0	864.0		
						COMMENT TABLE 2	COMMENT TABLE 3
	Net BUILDING	cnt	1	(rounded)	864		

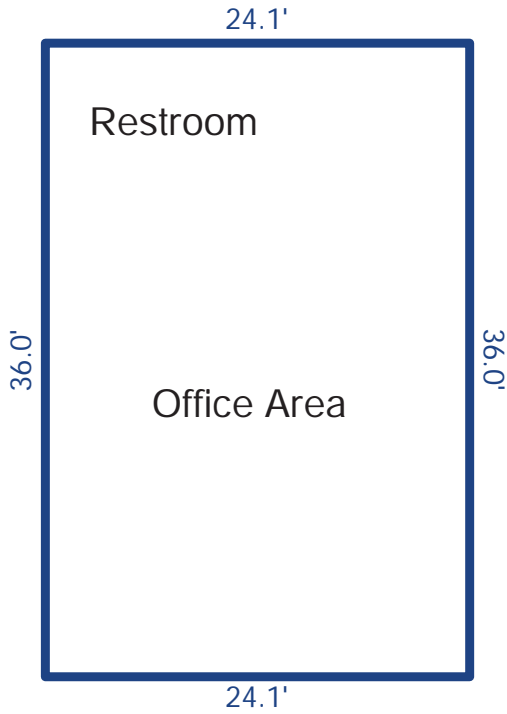
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.:	Parcel No.:		
Property Address:			
City:	County:	State:	ZipCode:
Owner:			
Client:		Client Address:	
Appraiser Name:		Inspection Date:	

SKETCH

640 South Shelfer Street
Classroom Office Building



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	First Floor	1.0	867.6	120.2	867.6
	Net BUILDING	cnt	1 (rounded)		868

COMMENT TABLE 1

COMMENT TABLE 2	COMMENT TABLE 3

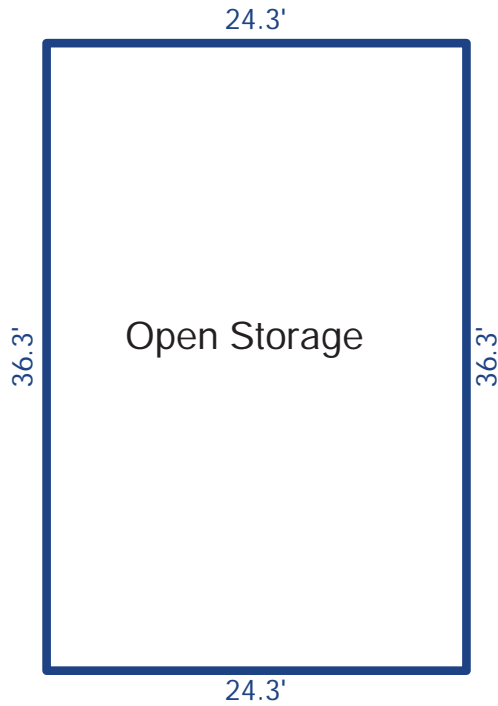
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.:	Parcel No.:		
Property Address:			
City:	County:	State:	ZipCode:
Owner:			
Client:		Client Address:	
Appraiser Name:		Inspection Date:	

SKETCH

640 South Shelfer Street
Classroom Storage Building



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	First Floor	1.0	882.1	121.2	882.1
	Net BUILDING	cnt	1 (rounded)		882

COMMENT TABLE 1

COMMENT TABLE 2	COMMENT TABLE 3

BROWN BEVIS REAL ESTATE APPRAISERS

INVOICE

1383 Silver Moon Drive
Phone : (850) 545-6898

Tallahassee, FL 32312
Fax :

May 24, 2023

Tax ID # : 59-2613473

Gadsden County Building Department
1-B East Jefferson Street
P. O. Box 1799
Quincy, FL 32353-1799

Phone : (850) 363-1360
Fax :

Client Code : GADCOB
Contact : Roosevelt Morris, CBO, CFM

Terms : Payment due upon receipt
Finance Charge : 0.00%

Order :

2023028

Authorization : Roosevelt Morris, CBO, C

Reference : JPB

Borrower:

640 South Shelfer Street
Quincy, FL

Contact :

Fee Type : House of Worship

Due By :

May 24, 2023

Appraisal Fee : \$3,900.00

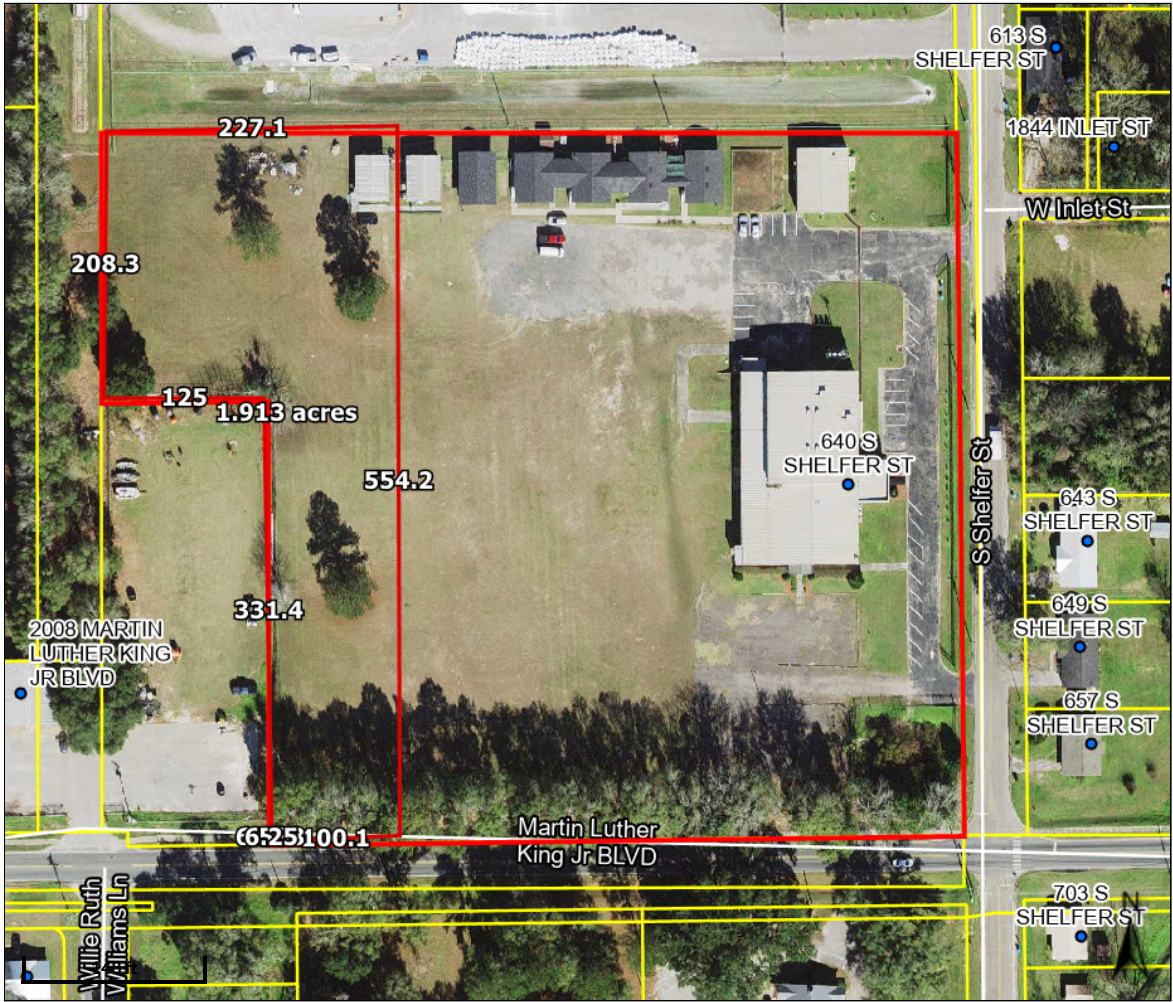
Office Fees : \$0.00

Total : \$3,900.00

Total Billed : \$3,900.00

Total Paid : \$0.00

Balance : **\$3,900.00**



Overview



Legend

- Parcels
- Roads (Local)
- Roads (Major)
- Streams and Rivers (Large)

Parcel ID	3-11-2N-4W-0000-00431-0100	Alternate ID	19709	Owner Address	NEW LIFE MINISTRIES OF QUINCY INC 640 SOUTH SHELFER STREET QUINCY, FL 32351	Improvement Value	\$660,644	Just Market Value	\$715,544
Sec/Twp/Rng	11/2N/4W	Class	CHURCHES (7100)			Land Value	\$54,900	Value	
Property Address	640 S SHELFER ST QUINCY	Acreage	7.32			Land Ag Value		Total	\$715,544
						Ag Market Value		Assessed Value	
								Exempt Value	
								Taxable Value	

District: QUINCY
 Brief: OR 753 P 1880 OR 738 P 1674 OR
 Tax Description:

(Note: Not to be used on legal documents)

Date created: 7/25/2023
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Developed by  Schneider GEOSPATIAL

Sec. 2-113. Purchase of real property.

- (a) The county official determining that there is a need for the county to purchase real property shall forward a request to the county manager, describing that property which is proposed to be purchased, an estimate of the cost of such property if no specific parcel is desired or the appraisal of the specific property by the property appraiser, the substance of any communications, written or oral, that have occurred with a prospective seller of real property, and designating whether such officer desires to follow the procedure set forth in this section or those procedures set forth in F.S. § 125.355. The county manager shall review the request and first make a determination whether those procedures set forth in F.S. § 125.355 are available if such are requested and is authorized to seek the opinion of the county attorney with regard to the same. If such procedures are requested and available, the county manager shall then proceed as provided therein. If such procedures are not available or not requested, the county manager shall review the request and cause it to be placed upon the agenda for the next regularly scheduled meeting of the board of county commissioners and provide a copy of the request for the board's review.
- (b) At the regularly scheduled meeting at which the proposed purchase is to be on the agenda, the county manager shall call the purchase up for a public hearing, advise the board whether, in his opinion, an independent appraisal should be sought prior to the purchase. Comment by the public shall be sought. At such meeting, the board, by majority vote, may accept or reject an offer if one has been made, direct that the county manager, or such other county official as the board deems appropriate, make a counter offer, direct that such action be taken as is necessary to locate, have appraised, or negotiate for the purchase of a suitable parcel of real property, or take such other action as is deemed by the board in its discretion to be in the best interests of the health, safety and welfare of the citizens of the county.

(Ord. No. 96-004, §§ 1, 2)