



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.12.

12/8/2020

Subject:

Request Approval for the Sale of Surplus Real Property, Located at 472 Gray Road, Cocoa by Sealed Bidding Process

A super majority vote of the Board of County Commissioners is required to approve this item per Sec. 2-244, Code of Ordinances of Brevard County.

Fiscal Impact:

Revenue from sale of parcel shall be returned to Natural Resources Fund 1112/R30333 less advertising and administrative fees and the parcel will be re-inserted on the tax rolls

Dept/Office:

Central Services

Requested Action:

It is requested that the Board of County Commissioners;

1. Authorize the advertisement for sale of a surplus parcel of real property via the sealed bidding process in accordance with Florida Statute §125.35 (1)(a);
2. Establish a minimum bid requirement of \$87,000.00 based on the most recently completed appraisal of the parcel

Summary Explanation and Background:

The subject parcel is a 1.5-acre parcel identified as Parcel I.D 24-35-25-00-758 and Tax I.D. 2407634, located at 472 Gray Rd, Cocoa. The parcel is located in Brevard County District 2.

In 2011, NRMD was in the process of constructing a flood relief project in the West Cocoa area with funding from the Department of Economic Opportunity and FEMA HMGP funding. The Engineer of Record saw an opportunity to improve the project and further reduce flooding by creating a new ditch for the runoff through parcel 24-35-25-00-758. The County acquired the parcel in April 2012 which included a house on city water and septic system (the condition of the septic system is unknown). The ditch construction project required the main water service to the house to be severed. The County has no use for the house so after the project was completed, NRMD started the process of splitting the property and selling the parcel with the house.

The parcel was surplus by the Natural Resources department and there is no longer a need or use by the County. Based upon the recent appraisal, the requested minimum bid value of \$87,000.00 was derived from considering the cost of demolishing the dilapidated structure on site. Approval is requested to dispose of this parcel by utilizing the bidding process.

Florida Statute 125.35 states:

The Board of County Commissioners is expressly authorized to sell and convey any real or personal property, and to lease real property, belonging to the County, whenever the board determines that it is to the best interest of the County to do so, to the highest and best bidder for the particular use the board deems to be the highest and best, for such length of term and such conditions as the governing body may in its discretion determine.

Brevard County Code of Ordinance Chapter 2 Article VIII Section 2-244; Sale or Lease of Real Property or Modular Structure by a Bidding Process states:

(a) Upon a supermajority vote, whenever the board of county commissioners determines that it is in the best interest of the county to sell or lease real property or modular structures, the board may direct the utilization of the procedures for requiring bids on the property found in F.S. § 125.35, or may utilize the alternative minimum base bid procedures provided for in this article. Notice of the intent to consider the use of such alternative minimum base bid procedures for the disposition of county real or personal property shall be published on the county internet website at least one week prior to the date of the meeting at which the county commission considers the use of the procedure. Such notice shall identify, with as much specificity as is reasonable, the real or personal property which is proposed for lease or sale.

(b) A minimum base bid for the lease or sale of real property or modular structures may be determined by:

(1) A written offer procured by a real estate broker selection pursuant section 2-248
<https://library.municode.com/fl/brevard_county/codes/code_of_ordinances?

(2) An unsolicited written offer made by a prospective lessee or purchaser.

(c) After determining the minimum base bid, the board of county commissioners may elect to advertise for bids on the property which is the subject matter of the written offer. The election to advertise for bids must be brought up as a regular agenda item at a duly noticed regular public meeting of the county commission at which members of the public are afforded the opportunity to comment on the proposed sale or lease. A copy of this article shall be made available for review by any member of the public at the location where members of the public sign up to speak on the item. The advertisement shall specify the minimum base bid and the specific terms and conditions, if any, to be bid upon. All bids shall be sealed and must contain one percent or \$150.00 whichever amount is greater, as an earnest money deposit.

(d) Upon receipt of the sealed bids, the property shall be sold or leased to the bidder submitting the highest, qualified, responsive and best bid. The offer of the prospective purchaser used to establish the minimum base bid, shall be deemed to constitute the bid of the lessee/purchaser unless a second sealed bid is submitted by the prospective lessee/purchaser. The county commission reserves the right to reject any bid, including the minimum base bid, that is not reasonably close to the fair market value of the property at the time bids are opened.

(e) If no other bids are received or if no bid exceeds the minimum base bid, the offer used as the minimum base bid shall be accepted by the county only if such minimum base bid is reasonably close to the fair market value of the property. If other bids are received, and at least one such bid is reasonably close to the fair market value of the property, the sale or lease shall be made to the highest and best bidder.

Upon Bid Opening, all bids will be presented to the Board for approval to sell the parcel to the highest bidder or to reject all bids received.

Clerk to the Board Instructions:

copies to: Asset Management
Finance
Budget



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

December 9, 2020

M E M O R A N D U M

TO: Steve Darling, Central Services Director

RE: Item F.12., Approval of Sale of Surplus Real Property Located at 472 Gray Road, Cocoa by Sealed Bidding Process

The Board of County Commissioners, in regular session on December 8, 2020, authorized the advertisement for sale of a surplus parcel of real property located at 472 Gray Road, Cocoa via the sealed bidding process in accordance with §125.35(1)(a); and established a minimum bid requirement of \$87,000 based on the most recently completed appraisal of the parcel.

Your continued cooperation is always appreciated.

Sincerely,

**BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK**

A handwritten signature in cursive script that reads "Donna Scott".

Kimberly Powell, Clerk to the Board

/ns

cc: Asset Management
Finance
Budget

SUBJECT	Borrower _____		Census Tract 0624.00		Map Reference 24-35-25-00					
	Property Address 472 GRAY ROAD		City COCOA		County BREVARD					
	Legal Description TWP. 24 RNG. 35 SEC. 25 SUBD 00 PARCEL #758		State FL		Zip Code 32926					
	Sale Price \$ _____		Date of Sale _____		Loan Term _____ yrs.					
NEIGHBORHOOD	Actual Real Estate Taxes \$ 0		(yr) Loan charges to be paid by seller \$ _____		Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD					
	Lender/Client BREVARD COUNTY PUBLIC WORKS DEPT.		Address 2725 JUDGE FRAN JAMIESON WAY, VIERA, FL 32940		Occupant VACANT					
	Appraiser HOWARD A. SULLIVAN JR.		Instructions to Appraiser APPRAISE MARKET VALUE.							
	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		<input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor							
	Built Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%		Employment Stability <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>							
	Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow		Convenience to Employment <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>							
	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		Convenience to Shopping <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>							
	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply		Convenience to Schools <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>							
	Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.		Adequacy of Public Transportation <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>							
	Present 45 % One-Unit 5 % 2-4 Unit 2 % Apts. 3 % Condo 25 % Commercial		Recreational Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>							
Land Use 10 % Industrial 10 % Vacant _____ %		Adequacy of Utilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>								
Change in Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*)		Property Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>								
Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant 10 % Vacant		Protection from Detrimental Conditions <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>								
One-Unit Price Range \$ 4,500 to \$ 600,000		Predominant Value \$ 223,000								
One-Unit Age Range 0 yrs. to 100 yrs.		Predominant Age 40 yrs.								
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)		THE SUBJECT IS LOCATED IN AN AREA OF MIXED USES INCLUDING SFR, MULTI FAMILY, RETAIL, AND INDUSTRIAL. HOMES IN THE AREA RUN FROM OLDER SMALL HOMES ON TYPICAL LOTS, NEWER HOMES ON TYPICAL LOTS, AND LARGER CUSTOM BUILT HOMES ON 1+ ACRE HOME SITES. SHOPPING AND CITY SERVICES ARE LOCATED IN THE GENERAL AREA OF THE SUBJECT. HOMES SHOW AVERAGE MAINTENANCE AND SITE IMPROVEMENTS.								
SITE	Dimensions IRREGULAR		= 1.5 ACRES		<input type="checkbox"/> Corner Lot					
	Zoning Classification RU-2-8		Present Improvements <input checked="" type="checkbox"/> Do <input type="checkbox"/> Do Not		Conform to Zoning Regulations					
	Highest and Best Use <input checked="" type="checkbox"/> Present Use <input type="checkbox"/> Other (specify) _____									
	Public <input type="checkbox"/> Other (Describe) _____									
	Elec. <input checked="" type="checkbox"/>		OFF SITE IMPROVEMENTS		Topo BELOW ROAD GRADE					
	Gas <input type="checkbox"/>		Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		Size TYPICAL FOR AREA					
	Water <input checked="" type="checkbox"/>		Surface ASPHALT		Shape IRREGULAR					
	San. Sewer <input type="checkbox"/>		Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		View TYPICAL FOR AREA					
	<input type="checkbox"/> SEPTIC SYS		<input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter		Drainage APPEARS ADEQUATE					
	<input type="checkbox"/> Underground Elect. & Tel.		<input type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights		Is the property located in a FEMA Special Flood Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions)		NO ADVERSE EASEMENTS OR ENCROACHMENTS NOTED OR OBSERVED DURING THE INSPECTION. FLOOD MAP PAGE 12099C0425G DATED 03/17/2014. ZONE X. THE SUBJECT IS LOCATED NEXT TO A LARGE COUNTY OWNED DRAINAGE CANAL. THE SUBJECT HAS A 3,060 SQUARE FOOT SINGLE FAMILY HOME ON THE SITE. SEE ATTACHED COMMENTS.								
MARKET DATA ANALYSIS	The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.									
	ITEM		SUBJECT PROPERTY		COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Address 472 GRAY ROAD		XXX DEVONSHIRE AVE.		3848 COMMON PLACE		XXX OSAGE STREET			
	COCOA, FL 32926		COCOA, FL 32926		COCOA, FL 32926		COCOA, FL 32926			
	Proximity to Subject		3.01 miles NW		2.76 miles N		3.75 miles NW			
	Sales Price		\$ _____		\$ 70,000		\$ 60,000		\$ 54,500	
	Price \$/Sq. Ft.		\$ _____		\$ 1.43		\$ 1.35		\$ 1.25	
	Data Source(s)		INSPECTION		MLS / PUBLIC RECORDS		MLS / PUBLIC RECORDS		MLS / PUBLIC RECORDS	
	ITEM		DESCRIPTION		+(-) \$ Adjust.		DESCRIPTION		+(-) \$ Adjust.	
	Date of Sale/Time Adj.		03/06/2020				10/04/2019		07/17/2020	
Location		AVERAGE				AVERAGE		AVERAGE		
Site/View		1.5 ACRES		+21,000		1.02 ACRE		+26,400		
WATER		CITY				CITY		CITY		
SEWER		SEPTIC SYSTEM				SEPTIC SYSTEM		SEPTIC SYSTEM		
Sales or Financing Concessions		CASH ARMS LENGTH				OWNER FIN. ARMS LENGTH		CASH ARMS LENGTH		
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 21,000				<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 26,400		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 27,500		
Indicated Value of Subject		Net 30.0 %				Net 44.0 %		Net 50.5 %		
		Gross 30.0 %		\$ 91,000		Gross 44.0 %		\$ 86,400		
								Gross 50.5 % \$ 82,000		
Comments on Market Data		THE COMPARABLE OFFER VALUES FOR THE SUBJECT BETWEEN \$82,000 AND \$91,000. THE AVERAGE IS \$86,500 AND THE MID POINT IS \$86,500. A FINAL ESTIMATE OF VALUE OF \$87,000 IS FELT TO BE WELL SUPPORTED.								
ADJUSTMENTS FOR SITE SIZE ARE MADE ON \$55,000 PER ACRE.										
Comments and Conditions of Appraisal		PLEASE SEE ATTACHED COMMENTS.								
RECONCILIATION	Final Reconciliation		THE MARKET APPROACH IS GIVEN TOTAL WEIGHT IN THE FINAL ESTIMATE OF VALUE AS IT IS THE ONLY APPROACH FELT TO APPLY TO VACANT SINGLE FAMILY LAND.							
	I (WE) ESTIMATE THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF 08/21/2020		TO BE \$ 87,000							
	Appraiser HOWARD A. SULLIVAN JR.		Supervisory Appraiser (If applicable) WILLIAM H. BENSON III MAI, SRA							
	Date of Signature and Report September 14, 2020		Date of Signature September 14, 2020							
	Title _____		Title _____							
State Certification # CERT RES RD1195		ST FL		State Certification # CERT GEN RZ1027		ST FL				
Or State License # _____		ST _____		Or State License # _____		ST _____				
Expiration Date of State Certification or License 11/30/2020				Expiration Date of State Certification or License 11/30/2020						
Date of Inspection (If applicable) _____				Date of Inspection _____						

Supplemental Addendum

File No. 14099-A

Borrower				
Property Address	472 GRAY ROAD			
City	COCOA	County	BREVARD	State FL Zip Code 32926
Lender	BREVARD COUNTY PUBLIC WORKS DEPT.			

COMMENTS ON THE SUBJECT IMPROVEMENTS:

ON THE SUBJECT SITE IS A CONCRETE BLOCK WITH STUCCO BUILDING, WITH A SHINGLE ROOF, THE BUILDING HAS BEEN VACANT FOR SOME TIME AND VANDALS HAVE GOTTEN IN AND DAMAGED THE INTERIOR, WALLS AND CEILINGS HAVE BEEN DAMAGED IN ORDER TO REMOVE COPPER WIRING AND PLUMBING. IN ADDITION PEOPLE HAVE BEEN LIVING IN THE BUILDING WITH NO WATER OR ELECTRIC SERVICE. THE BATHROOMS AND THE KITCHEN HAVE BEEN DAMAGED AS WELL. IT IS OUR OPINION, CONSIDERING THE COST TO REPAIR THE BUILDING THAT THE CURRENT IMPROVEMENTS SHOULD BE REMOVED FROM THE SITE IN ORDER FOR A NEW HOME TO BE BUILT.

WHEN THE CURRENT BUILDING ON THE SITE WAS CONSTRUCTED, THE IMPACT FEE'S WERE PAID TO THE COUNTY TO ALLOW THE BUILDING TO BE BUILT. THESE PAID IMPACT FEE'S REMAIN IN EFFECT AND NO NEW CHARGES WOULD BE DUE IF A NEW BUILDING WAS PROPOSED FOR THE SUBJECT SITE ONCE THE CURRENT BUILDING IS REMOVED. TOTAL IMPACT FEE CREDITS OF \$9,838.06 WERE CONFIRMED BY THE BREVARD COUNTY BUILDING DEPARTMENT TO BE APPLICABLE TO THE SUBJECT AFTER DEMOLITION; APPLICABLE TO REDEVELOPMENT OF SUBJECT SITE. ESTIMATES TO REMOVE THE CURRENT BUILDING RANGE FROM \$5,700 TO \$7,972 AND ARE INCLUDED IN THIS REPORT. THE SAVINGS FROM THE IMPACT FEES TENDS TO OFF SET THE COST OF REMOVING THE BUILDING, RESULTING IN NO ADJUSTMENTS TO THE COMPARABLE SALES FOR THE REMOVAL.

CURRENTLY THERE IS NO WATER SERVICE TO THE SUBJECT. THE WATER LINES WERE CUT BY BREVARD COUNTY WHILE IN THE PROCESS OF INSTALLING THE DRAINAGE DITCH TO THE SOUTH OF THE BUILDING. THE CITY OF COCOA HAS A WATER LINE RUNNING ALONG GRAY ROAD AND THE SUBJECT COULD BE CONNECTED TO THIS LINE FOR A MINIMAL COST.

COMMENTS RELATED TO UNDERWRITER GUIDELINES:

ALL OF THE SALES ARE LOCATED OVER 1 MILE FROM THE SUBJECT. THIS INCREASE IN SEARCH AREA WAS NEEDED BECAUSE OF THE LACK OF SALES IN THE IMMEDIATE VICINITY OF THE SUBJECT. CONSEQUENTLY, WE WERE FORCED TO CONSIDER SALES FURTHER AWAY. THESE SALES WERE THE RESULT OF THIS EXPANDED SEARCH. ALL ARE CONSIDERED TO BE WELL WITHIN THE SAME MARKETING AREA AS THE SUBJECT.

SALE #2 SOLD OVER 6 MONTHS AGO. THIS INCREASE IN MARKET TIME WAS NEEDED IN ORDER TO PROVIDE THE MOST RECENT SALE IN THE SUBJECT PROJECT FOR THIS ANALYSIS. MARKET TO MARKET CONDITIONS HAVE BEEN CONSIDERED AND ARE BELIEVED TO BE STABLE AND NO ADJUSTMENT IS NEEDED. IF MORE RECENT SALES WERE AVAILABLE IN THE SUBJECT'S PROJECT, AND THEY SHARED THE CLOSE COMPATIBILITY OF THESE SALES, THEN WE WOULD HAVE USED THEM.

THE PICTURES USED FOR THE COMPARABLE SALES MAY BE ORIGINAL PICTURES, PRIOR FILE PHOTOS, OR MLS PICTURES. EVERY EFFORT IS MADE TO USE THE PICTURE THAT OFFERS THE BEST VIEW OF THE COMPARABLE SALES. IN THIS CASE AERIAL PHOTOS FROM THE BREVARD COUNTY PROPERTY APPRAISERS WEB SITE HAVE BEEN USED AS IT IS FELT THEY OFFER THE BEST VIEW OF LARGE ACREAGE VACANT LAND SITES. MOST LOTS IN THE AREA OF THE SUBJECT ARE WOODED AND FRONT VIEWS OFFER A VERY LIMITED PICTURE OF THE SITE. IN ADDITION IT IS NOT ALWAYS POSSIBLE TO KNOW THE EXACT LOCATION OF THE COMPARABLE SALE SITES. MANY BLOCKS HAVE NO HOMES BUILT AND NO SURVEY OR LOCATION MARKERS TO INDICATE THE DIFFERENT LOTS.

WE PREVIOUSLY APPRAISED THE SUBJECT ON 11/10/2017 FOR BREVARD COUNTY..

THE VALUE ESTIMATED IN THIS REPORT IS BASED ON THE ASSUMPTION THAT THE PROPERTY IS NOT NEGATIVELY AFFECTED BY THE EXISTENCE OF HAZARDOUS SUBSTANCES OR DETRIMENTAL ENVIRONMENTAL CONDITIONS; THAT IT CONTAINS NO ENVIRONMENTALLY SENSITIVE WETLANDS OR IS THE HABITAT FOR ANY ENDANGERED SPECIES. WE ARE NOT EXPERTS IN THE IDENTIFICATION OF SUCH CONDITIONS; HOWEVER, OUR ROUTINE INSPECTION OF AND INQUIRES ABOUT THE SUBJECT PROPERTY DID NOT DEVELOP ANY INFORMATION THAT INDICATED ANY APPARENT SIGNIFICANT CONDITIONS THAT WOULD AFFECT THE PROPERTY NEGATIVELY. IT IS POSSIBLE THAT TESTS AND INSPECTIONS MADE BY QUALIFIED HAZARDOUS SUBSTANCE AND ENVIRONMENTAL EXPERTS WOULD REVEAL THE EXISTENCE OF HAZARDOUS MATERIALS, ENVIRONMENTAL CONDITIONS, OR ENDANGERED SPECIES ON OR AROUND THE PROPERTY THAT WOULD NEGATIVELY AFFECT IT'S VALUE.

SCOPE OF THE APPRAISAL

USPAP defines the Scope of Work as, "the type and extent of research and analyses in an assignment". According to the Scope of Work Rule, in each appraisal, appraisal review, and appraisal reporting assignment, an appraiser must:

Identify the problem to be solved:

Determine and perform the scope of work necessary to develop credible assignment results; and

Disclose the scope of work in the report.

The scope of work includes but is not limited to:

The extent to which the property is identified;

The extent to which the tangible property is inspected;

Supplemental Addendum

File No. 14099-A

Borrower				
Property Address	472 GRAY ROAD			
City	COCOA	County	BREVARD	State FL Zip Code 32926
Lender	BREVARD COUNTY PUBLIC WORKS DEPT.			

The type and extent of the data researched; and

The type and extent of analyses applied to arrive at opinions or conclusions.

The Scope of Work performed must be sufficient to develop credible assignment results. For this appraisal assignment, the appraisers performed the following tasks to complete this appraisal assignment in a competent manner and to be in compliance with the Uniform Standards of Professional Practice (USPAP).

Identification of Appraisal Problem: The appraisal problem and purpose of this appraisal report was to estimate the market value of the subject property.

Property Identification: The subject property was identified by the legal description included in this appraisal report, along with maps and other exhibits gathered during the appraisal assignment research. The subject property was then inspected.

Property Inspection: A physical inspection of the subject property was conducted.

Data Research: We gathered detailed information regarding the subject property from various sources including the client, property owner, and various government sources. The type of data gathered included zoning, taxes, flood, hazard areas, availability of utilities and all relevant subject property data available. We also researched market data from sales and listings of properties similar and competitive with the subject. Sources searched for market data included public records and other third party data service providers along with data from other real estate appraisers and real estate brokers and market participants.

Analyses Developed to Form an Opinion of Market Value: Upon completion of all necessary research, we have concluded that the Sales Comparison Approach was the only applicable approach to form a reliable opinion of market value of the fee simple interest in the subject property. The Cost Approach and Income Approach are not relied upon by market participants for this property type. After our extensive research, it has been concluded that there are a sufficient number of reasonably similar comparable sales. Therefore, we have completed all approaches necessary to form a reliable indication of market value for the fee simple interest in the subject property.

INTENDED USE OF THE REPORT - INTENDED USER OF THE REPORT

The intended use of this appraisal is to assist the client in decision making. Brevard County is the intended user of the report.

Subject Photo Page

Borrower					
Property Address	472 GRAY ROAD				
City	COCOA	County	BREVARD	State	FL Zip Code 32926
Lender	BREVARD COUNTY PUBLIC WORKS DEPT.				

**Subject Front**

472 GRAY ROAD
Sales Price
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location AVERAGE
View 1.5 ACRES
Site
Quality
Age

**SOUTH SIDE OF SUB.****Subject Street**

Comparable Photo Page

Borrower				
Property Address	472 GRAY ROAD			
City	COCOA	County	BREVARD	State FL Zip Code 32926
Lender	BREVARD COUNTY PUBLIC WORKS DEPT.			

Brevard County Property Appraiser



August 11, 2020

1.200
0 0.6 1.2 1.8 2.4 3.0
Miles

For more information, visit our website at www.brevardappraiser.com
BREVARD COUNTY

Comparable 1

XXX DEVONSHIRE AVE.
Prox. to Subj. 3.01 miles NW
Sales Price 70,000
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location AVERAGE
View 1.12 ACRE
Site
Quality
Age

Brevard County Property Appraiser



August 11, 2020

1.700
0 0.85 1.7 2.55 3.4
Miles

For more information, visit our website at www.brevardappraiser.com
BREVARD COUNTY

Comparable 2

3848 COMMON PLACE
Prox. to Subj. 2.76 miles N
Sales Price 60,000
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location AVERAGE
View 1.02 ACRE
Site
Quality
Age

Brevard County Property Appraiser



August 11, 2020

1.700
0 0.85 1.7 2.55 3.4
Miles

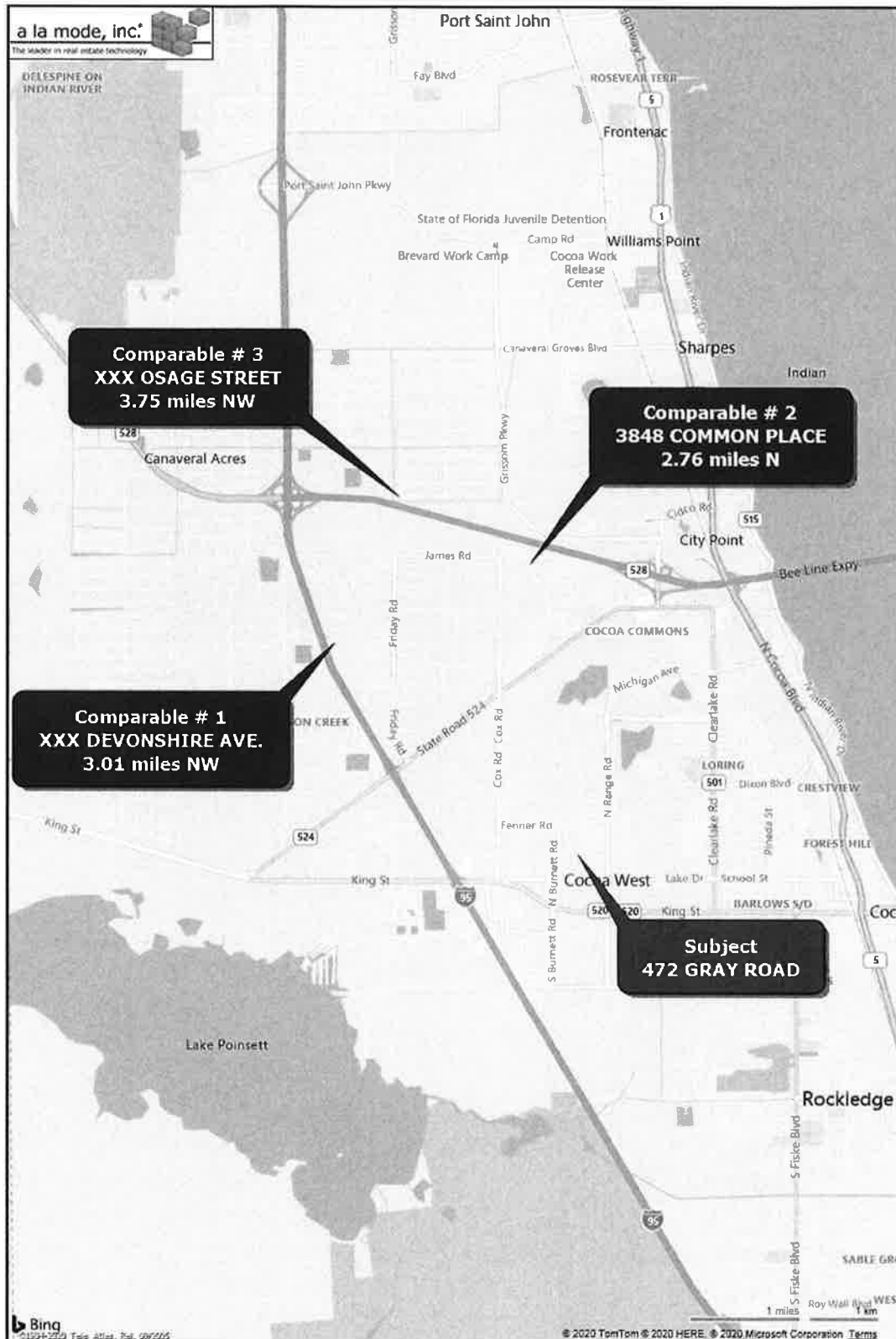
For more information, visit our website at www.brevardappraiser.com
BREVARD COUNTY

Comparable 3

XXX OSAGE STREET
Prox. to Subj. 3.75 miles NW
Sales Price 54,500
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location AVERAGE
View 1 ACRE
Site
Quality
Age

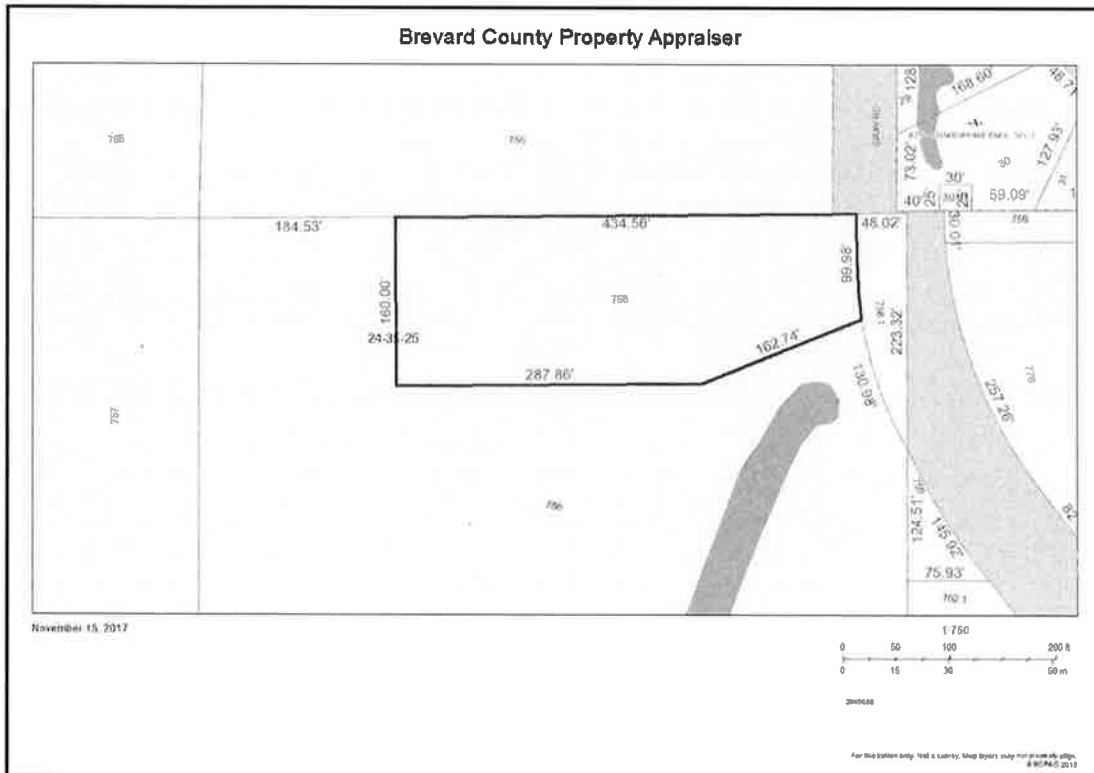
Location Map

Borrower				
Property Address	472 GRAY ROAD			
City	COCOA	County	BREVARD	State FL Zip Code 32926
Lender	BREVARD COUNTY PUBLIC WORKS DEPT.			



Site Map

Borrower				
Property Address	472 GRAY ROAD			
City	COCOA	County	BREVARD	State FL Zip Code 32926
Lender	BREVARD COUNTY PUBLIC WORKS DEPT.			



Aerial Map

Borrower				
Property Address	472 GRAY ROAD			
City	COCOA	County	BREVARD	State FL Zip Code 32926
Lender	BREVARD COUNTY PUBLIC WORKS DEPT.			

Brevard County Property Appraiser

August 31, 2020

1:750
0 50 100 200 ft
0 15 30 60 mFor illustration only. Visit a surveyor's office to view the original map.
© 2015 P.A.G. 2015

DEFINITION OF MARKET VALUE: 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, 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 each acting in what he considers his own best interest; (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. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. 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.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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.
8. 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.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. 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).

ADDRESS OF PROPERTY ANALYZED: 472 GRAY ROAD, COCOA, FL 32926

APPRAISER:

Signature: Howard A. Sullivan Jr.
 Name: HOWARD A. SULLIVAN JR.
 Title: _____
 State Certification #: CERT RES RD1195
 or State License #: _____
 State: FL Expiration Date of Certification or License: 11/30/2020
 Date Signed: September 14, 2020

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: William H. Benson III
 Name: WILLIAM H. BENSON III MAI, SRA
 Title: _____
 State Certification #: CERT GEN RZ1027
 or State License #: _____
 State: FL Expiration Date of Certification or License: 11/30/2020
 Date Signed: September 14, 2020
☐ Did ☒ Did Not Inspect Property

PROJECT NAME: Grey Road Demo
PROJECT ADDRESS: 472 Grey Road, Cocoa
CONTRACTOR: Jack

Cell #:
 E-Mail: jackmtn@yahoo.com

DESCRIPTION	DEMO TYPE	QUAN.	UNIT	UNIT COST	
House	CBS Single	1	LS	\$	5,200.00
Transport Equipment	Mobilization	1	LS	\$	500.00

NOTES:

Included in Estimate:
 Demo and Remove. Import fill on grade as needed at 12.00 per CY

Not Included in estimate:
 Septic Tank Abandonment, Grass, Import Fill

FRANK-LIN SERVICES OF BREVARD, LLC

6240 NORTH US1

MELBOURNE, FL 32940

pcharamut@franklinexcavating.com**PROJECT MANAGER: PETE CHARAMUT (CELL) 321-288-3805****PHONE: 321-259-31****FAX: 321-259-3206**

DATE:

9/14/2020

TOTAL \$

\$ 5,200.00

\$ 500.00

\$ 5,700.00**205**

\$

PROPOSAL



DBI Demolition
 2838 Sarno Road
 Melbourne, FL 32935
 (321) 725-4239 / (321) 253-1535 fax
 demoman@cfl.rr.com

PROPOSAL NO.	No 6933
SHEET NO.	1
DATE	9/10/2020

PROPOSAL SUBMITTED TO:

NAME	Bill Benson
ADDRESS	Bill Benson
PHONE NO.	(321) 984-0999

WORK TO BE PERFORMED AT

NAME	472 Gray Rd.
	Cocoa, FL 32926
EMAIL	admin@whbenson.com

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Removal of Structure (Single Story) Slab, Footers
 Removal of All Concrete Surfaces
 Seed / Mulch
 Rough Grade
 Ant: No Fill Dirt

Permits by DBI Utility disconnects by DBI

All debris removed from site. DBI retains all salvage.

DBI is not responsible for any damage to driveways, sidewalks, yard or anything buried or underground due to equipment.

This bid does not include septic tank abandonment. If abandonment is required there is an additional charge of \$800.00/tank. Work must be done at the same time as demolition.

All material is guaranteed to be specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

Seven thousand nine hundred & 72 dollars Dollars (\$ 7972⁰⁰)

With payments to be made as follows, **upon completion.**

Respectfully submitted [Signature]

Per Wid T. Bell

Any alteration or deviation from above specifications involving extra costs will be executed only upon, written order, and will become extra charges over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

NOTE - This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payments will be made as outlined above.

Signature _____

Date _____

Signature _____

PROPOSAL

PARCEL

Parcel I.D.	24-35-25-00-758
Tax I.D.	2407634
BCPAO Market Value Total:	\$64,360.00



Account: 2407634 Parcel ID: 24-35-25-00-758
Sale: 4/24/2012 \$220,000 - Improved
BCPAO Market Value: \$64,360
Owners: Brevard County
Address: 472 Gray Rd Cocoa FL 32926



Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

PROPERTY DETAILS

Phone: (321) 264-6700

<https://www.bcpao.us>

Account	2407634
Owners	Brevard County
Mailing Address	345 Wenner Way C/O Asset Management Cocoa FL 32926
Site Address	472 Gray Rd Cocoa FL 32926
Parcel ID	24-35-25-00-758
Property Use	8610 - County Owned Land - Improved
Exemptions	EXCO - County Owned Property
Taxing District	2300 - Unincorp District 2
Total Acres	1.50
Subdivision	--
Site Code	0315 - Lake Dr
Plat Book/Page	0000/0000
Land Description	Part Of E 1/2 Of SW 1/4 Of SE 1/4 As Desc IN Sb 14 Pg 32



VALUE SUMMARY

Category	2020	2019	2018
Market Value	\$64,360	\$204,210	\$188,430
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$64,360	\$204,210	\$188,430
Assessed Value School	\$64,360	\$204,210	\$188,430
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$64,360	\$204,210	\$188,430
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
04/24/2012	\$220,000	WD	Improved	6585/2714
08/17/2011	\$192,100	CT	Improved	6438/2281
01/30/1998	\$150,000	WD	Vacant	3768/0108
09/01/1995	\$1,300	QC	Vacant	3536/3917
05/15/1985	\$60,000	WD	--	2601/0231
04/24/1978	--	WD	--	1926/0613

BUILDINGS

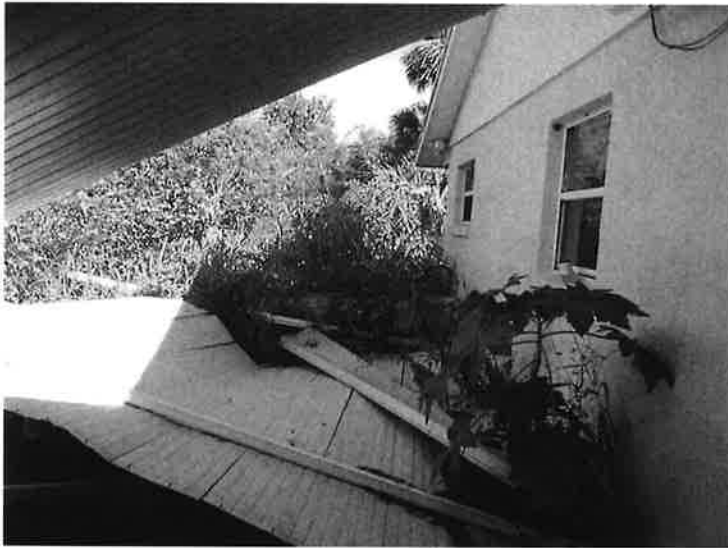
PROPERTY DATA CARD #1

Building Use: 0110 - Single Family Residence

Materials	Details	
Exterior Wall:	Stucco	Year Built 1998
Frame:	Masnryconc	Story Height 8
Roof:	Asph/Asb Shngl	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0
Sub-Areas	Extra Features	
Base Area (1st)	Patio - Concrete	360
Open Porch		46

Total Base Area	3,060
Total Sub Area	3,106

Structure pictures Nov 2017









Pictures taken after Irma September 2017

