ELITE
REALTY
964 Main Street, Chipley, Fl. 32428 Office: (850) 638-0370

Re: 1209 Campbellton Avenue, Chipley, Florida

To Whom It May Concern:

Based on the present condition of the improvements, it is my professional opinion that the existing structure contributes little, if any, value to the property. The home is currently uninhabitable and unsuitable for occupancy.

Given the extent of the deterioration, I believe the structure would require either demolition or extensive renovation to make it suitable for occupancy. A prospective purchaser would need to account for the cost of demolition and debris removal or the cost of a major renovation when evaluating the property.

In its present condition, I would expect the property to be marketed primarily for the value of the underlying land. Taking into account its location being less desirable than the home on Main Street, the condition of the improvements, and the likely expense of demolition or extensive renovation, I estimate the property's market value to be approximately **$19,900**.

This opinion is based on my professional experience and knowledge of the local real estate market.

Sincerely,

Cindy Birge