

**Cover Page**

File No. N/A

Borrower					
Property Address	612 E Hathaway Ave				
City	Bronson	County	Levy	State	FL Zip Code 32621
Lender/Client	Levy County Attorney				

RESTRICTED USE  
Estimated Value Range

# 612 E Hathaway Ave Bronson, Florida 32621

Date of Report: January 5th, 2024

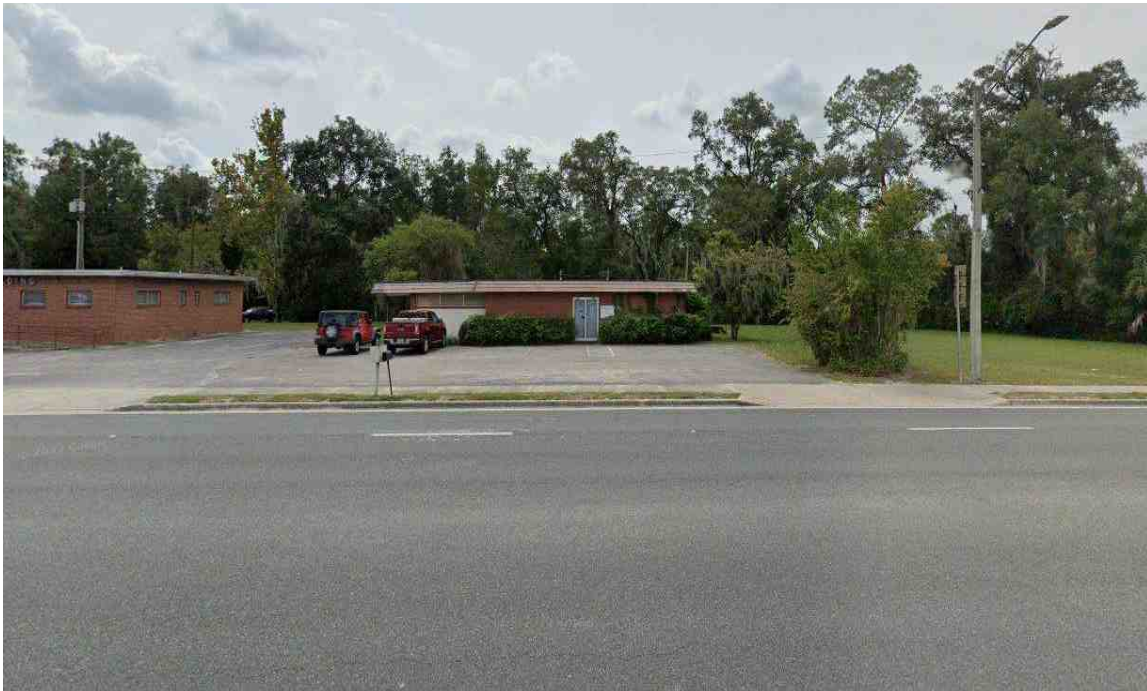
FOR:

## Levy County Attorney

355 Garner Street  
Bronson, FL 32621  
352-486-3389 (office phone)  
levycountyattorney@levycounty.org

By:

Jessica A. Cook  
Cert Res RD 8497  
Action Appraisal of Florida  
7161 SW 60th Ln  
Ocala, FL 34474  
941-613-1900 (Office)  
actionappraisal1@hotmail.com  
actionappraisaloffl.com



**• Order Form: Legal Description**

17-12-17 BRONSON TRACT IN SE1/4 OF NW1/4 SEC 17-12-17 OR BOOK 671 PAGE 800 BLDG BETWEEN B&Z & MILLS  
ENG

**• Order Form: Assessor's Parcel No.**

0646000200

## Supplemental Addendum

File No. N/A

Borrower							
Property Address	612 E Hathaway Ave						
City	Bronson	County	Levy	State	FL	Zip Code	32621
Lender/Client	Levy County Attorney						

**Jessica A. Cook Cert Res RD 8497**  
**Action Appraisal of Florida**  
**7161 SW 60th Ln**  
**Ocala, FL 34474**  
**941-613-1900**

Action Appraisal of Florida has performed a value range report for the above referenced address and client. The purpose of this report is to establish a value range for the site and building. This report will give an estimated value range for the property. The scope of work, value range for referenced property and building located on site. This report is intended for sole use by the Client in obtaining a value range for the property. No additional uses have been deemed reliable by Appraiser.

This data used for the cost estimate is based on data available online from reputable sources such as county records and MLS systems and information obtained by the Client. No current site inspection was completed by the Appraiser. The report was developed based on the assumption that the physical data gathered is true and accurate. If later found to be false this could have a direct impact on the final opinions and conclusions. The building values displayed within the report represent only the reconstruction cost and estimated depreciation associated. The land value and total market value has not been included in this report. The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

Based upon my analysis, it was concluded that the Estimated Value Range for the subject site & building as of January 5th, 2023 to be:

Site value range: \$23,500-\$40,000

Building value range: \$71,202-\$123,997  
Per County \$71,202 / Per CLMSB \$123,997

Respectfully submitted,  
Jessica A. Cook - State Certified Residential REA #RD8497

### **THIS IS NOT A REAL ESTATE APPRAISAL**

The method used to determine the reconstruction cost of the structure and improvements is Core Logic Marshall/Swift Boeckh-BVS Commercial Express Software, a nationally recognized valuation service, and Ala Mode/Total "Cost Approach" software.

Additional information can be located below to help the reader understand the final opinions and conclusions. Additionally, the Intended User is the Client. No additional intended users were identified by Appraiser at the time of assignment unless otherwise stated. I have performed no prior services as an appraiser or in any other capacity for the Subject property in the last three years.

## Search Results

File No. N/A

Borrower					
Property Address	612 E Hathaway Ave				
City	Bronson	County	Levy	State	FL Zip Code 32621
Lender/Client	Levy County Attorney				

## Search Results

### Problem Identification:

There are limited sales in the last 365 days with the Subject's zoning located in Levy County. Additionally, There are limited sales within the last 365 days vacant land with an older building located on site.

Below are a list of sales to help determine a value range for the Subject site & building.

All sales are located within Levy County with Muni, Row zoning. Subject's total site size .32/ac. Site information was obtained from Levy County Records and is assumed to be accurate. No survey was provided to Appraiser for review. Subject's building approximately 1862sf. Information obtained from Levy County Records. The Subject's building is approximately 50.67% depreciated. This is based on data provided on Levy County Records with an effective age of 38 (1982) per the Client's request. Per County Records the building value is listed @ \$71,202. Based on Core Logic Marshall/Swift Boeckh- BVS Commercial Express Software, the building grand total is \$123,997. Please see attached report for review (Valuation Detailed Report).

Comparison #1 - 715 N Young Blvd, Cheifland, FL 32626 - StellarMLS#O6096296, SD 11/27/2023, SP \$40,000. Includes older commercial building (in need of major repair) built 1964 approximately 1470sf. Located off highway similar to that of the Subject. Similar distances to employment and amenity areas to that of the Subject. Things to consider: the commercial building does not appear to be given any value in the sale. (This is the only sale located with similar building & zoning in the last 365 days). Zoning Muni, Row.

Comparison #2 - 00 SE 8th Ave, Williston, FL 32696 - StellarMLS#OM655811, SD 06/23/2023, SP \$36,000. Vacant land only. .37ac. Zoning - Muni, Row.

Comparison #3 - 427 SE 3rd Ave, Williston, FL 32696 - StellarMLS#OM657847, SD 06/21/2023, SP \$23,500. Vacant land only. .21ac. Zoning - Muni, Row.

**Value range of land \$23,500-\$40,000; In my opinion #1 is the most similar to the Subject and the most weight should be placed on this sale (\$40,000). #2 receiving the second most weight. #3 receiving the least amount of weight as the site would most likely require an upward adjustment for its inferiority in size.**

# Subject's Tax Card - Page 1

## Levy County, FL

### Homestead Application

[Homestead Application](#)

### Hurricane Damage Form

**ATTENTION: This is not for FEMA.**

[Hurricane Damage Form](#)

### Summary

Parcel ID 0646000200  
Location Address 612 E HATHAWAY AVE  
Neighborhood 1400 (1400)  
Legal Description\* 17-12-17 BRONSON TRACT IN SE1/4 OF NW1/4 SEC 17-12-17 OR BOOK 671 PAGE 800 BLDG BETWEEN B&Z & MILLS ENG  
\*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.  
Property Use Code COUNTY (8600)  
Subdivision BRONSON  
Sec/Twp/Rng 17-12-17  
Tax District BRONSON SW (District BRSW)  
Millage Rate 19.8553  
Acreage 0.320  
Homestead N  
Ag Classification No

[View Map](#)

### Owner

Owner Name [Levy Bocc](#) 100%  
Mailing Address BRONSON, FL 32621

### Valuation

	2023 Certified Value
	Summary
Building Value	\$71,202
Extra Features Value	\$2,800
Market Land Value	\$26,260
Ag Land Value	\$26,260
Just (Market) Value	\$100,262
Assessed Value	\$100,262
Exempt Value	\$100,262
Taxable Value	\$0
Cap Differential	\$0
Previous Year Value	\$100,262

### Exemptions

[Homestead](#) [2nd Homestead](#) [Widow/er](#) [Disability](#) [Seniors](#) [Veterans](#) [Other](#)

### Building Information

Building 1  
Actual Area 1826  
Conditioned Area 1826  
Actual Year Built 1964  
Effective Year Built 1982  
Use OFF BLDG/NON-SHOP CT  
Exterior Wall BRICK  
Roof Structure FLAT  
Roof Cover BUILT UP TAR/GRAVEL  
Heating Type FORCED AIR DUCTED  
Air Conditioning CENTRAL  
Baths

Description	Conditioned Area	Actual Area
BASE	1826	1826
CANOPY	0	36
Total SqFt	1826	1862

## Subject's Tax Card - Page 2

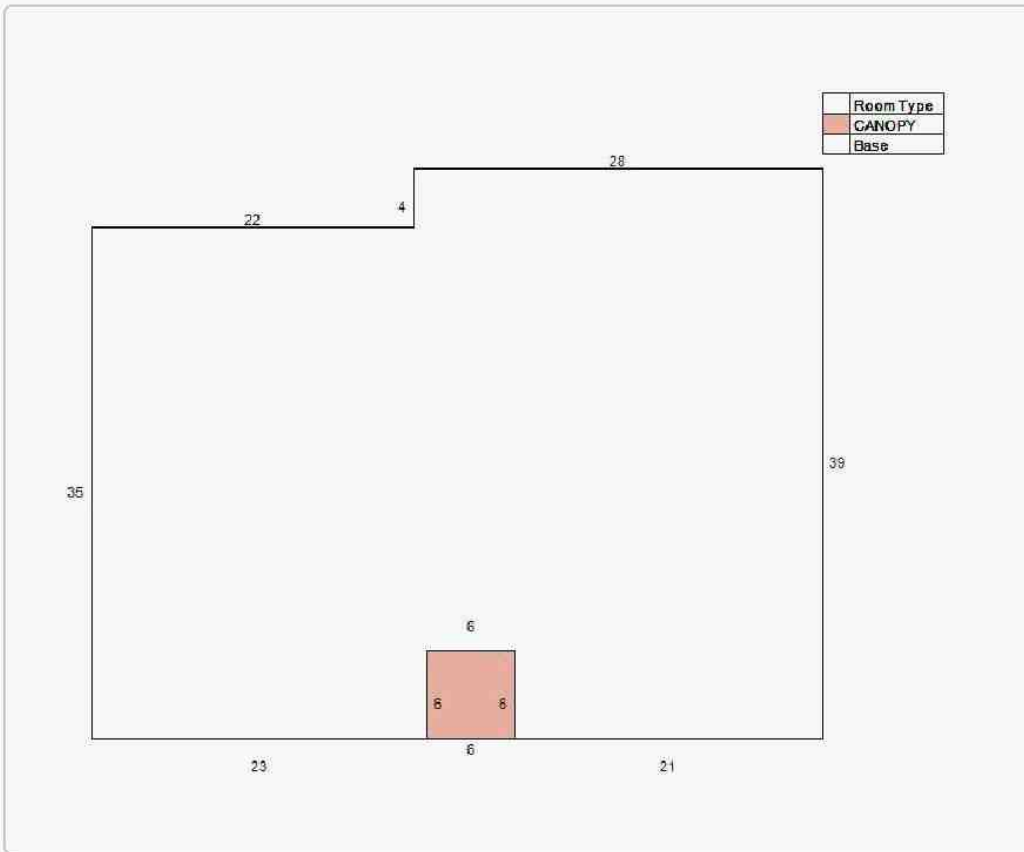
### Extra Features

Code Description	BLD	Length	Width	Height	Units
ASPHALT 3	1	0	0	0	5000

### Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
OFFICE 1 STORY	101	0	101	FF	\$26,260

### Building Sketch



### Map



No data available for the following modules: Trim Notice, . Sales, Photos.

## Subject's Tax Card - Page 3

Levy County 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.  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 1/4/2024, 7:41:57 PM

Contact Us

Developed by  
 **Schneider**  
GEOSPATIAL

# Plat Map

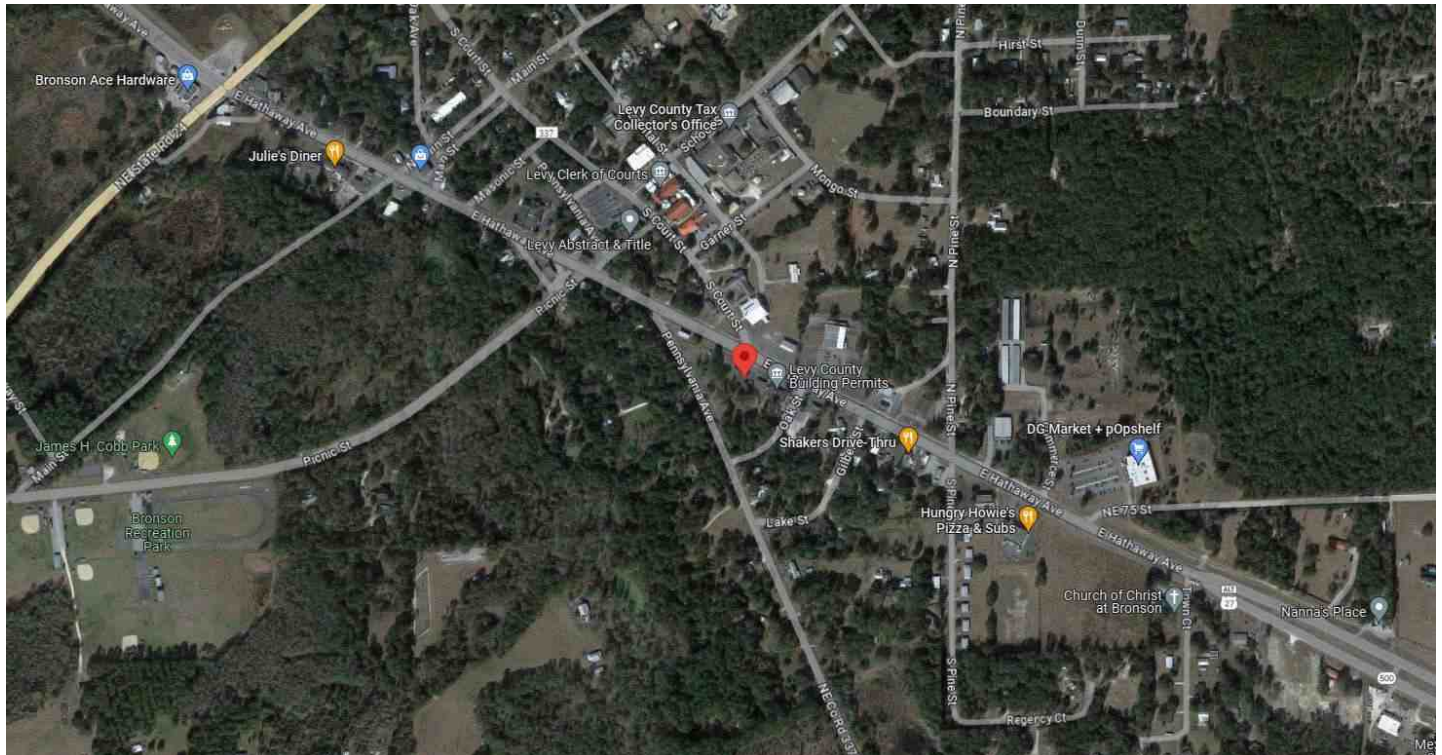
Borrower				
Property Address	612 E Hathaway Ave			
City	Bronson	County	Levy	State FL Zip Code 32621
Lender/Client	Levy County Attorney			





# Aerial Map

Borrower				
Property Address	612 E Hathaway Ave			
City	Bronson	County	Levy	State FL Zip Code 32621
Lender/Client	Levy County Attorney			





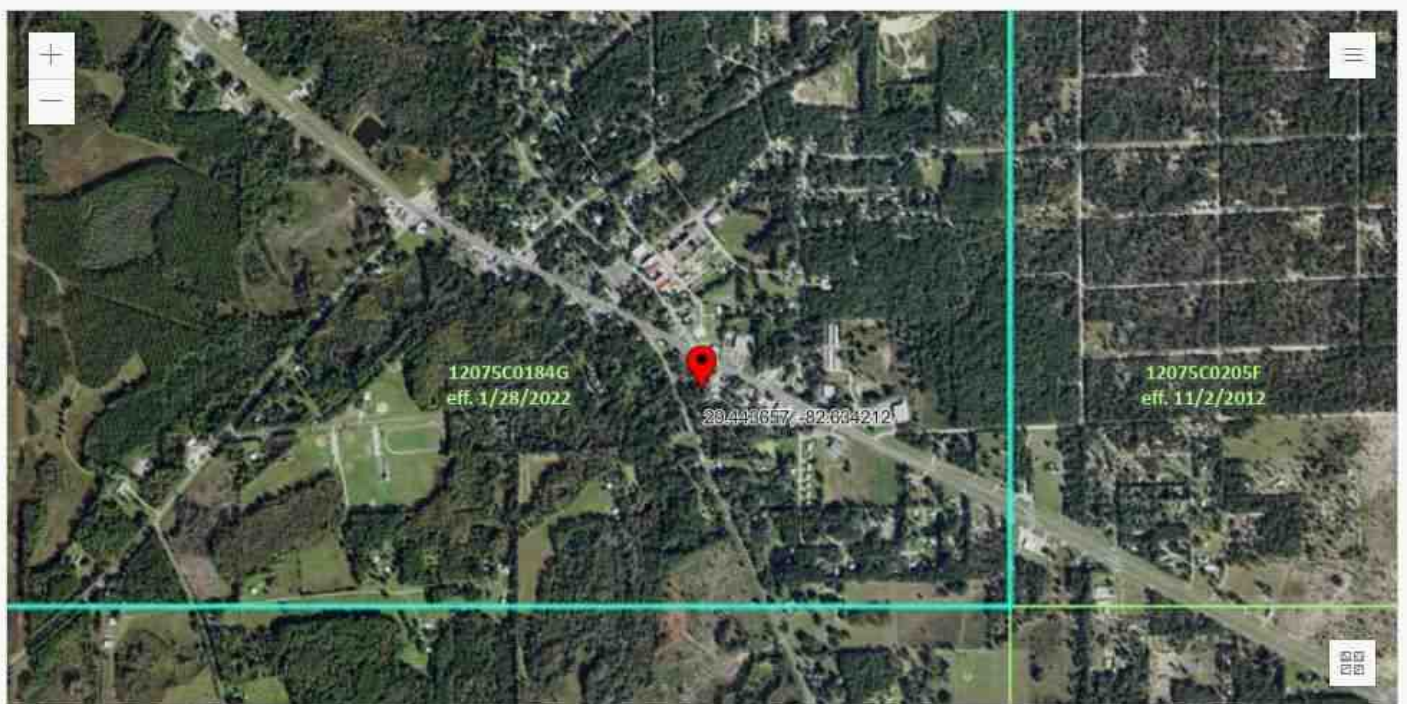
# Zoning Map

Borrower				
Property Address	612 E Hathaway Ave			
City	Bronson	County	Levy	State FL Zip Code 32621
Lender/Client	Levy County Attorney			



# Flood Map

Borrower				
Property Address	612 E Hathaway Ave			
City	Bronson	County	Levy	State FL      Zip Code 32621
Lender/Client	Levy County Attorney			



Esri, USDA Farm Service Agency, Microsoft Powered by Esri

<p><b>PHI</b></p> <ul style="list-style-type: none"> <li> Approximate location based on user input and does not represent an authoritative property location</li> </ul> <p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li> Selected Floodmap Boundary</li> <li> Digital Data Available</li> <li> No Digital Data Available</li> <li> Unmapped</li> </ul> <p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li> Area of Minimal Flood Hazard <small>Zone X</small></li> <li> Effective LOMRs</li> <li> Area of Undetermined Flood Hazard <small>Zone D</small></li> <li> Otherwise Protected Area</li> <li> Coastal Barrier Resource System Area</li> </ul>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE) <small>Zone X, Y, AH</small></li> <li> With BFE or Depth</li> <li> Regulatory Floodway <small>Zone AE, AO, AH, VE, AW</small></li> </ul> <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <small>Zone X</small></li> <li> Future Conditions 1% Annual Chance Flood Hazard <small>Zone X</small></li> <li> Area with Reduced Flood Risk due to Levee. See Notes. <small>Zone X</small></li> <li> Area with Flood Risk due to Levee <small>Zone D</small></li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li> Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li> Coastal Transect</li> <li> Base Flood Elevation Line (BFE)</li> <li> Limit of Study</li> <li> Jurisdiction Boundary</li> <li> Coastal Transect Baseline</li> <li> Profile Baseline</li> <li> Hydrographic Feature</li> </ul> <p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li> Channel, Culvert, or Storm Sewer</li> <li> Levee, Dike, or Floodwall</li> </ul>
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**Valuation Detailed Report**  
Property Express

1/8/2024

**VALUATION**

Valuation Number:	24012	Effective Date:	01/05/2024
Value Basis:	Reconstruction	Expiration Date:	01/05/2025
		Cost as of:	12/2023

**BUSINESS**

Bronson Property  
612 E HATHAWAY AVE  
BRONSON, FL 32621-6708 USA

**LOCATION 1 - Bronson Property**

Bronson Property  
612 E HATHAWAY AVE  
BRONSON, FL 32621-6708 USA

**Location Adjustments**

Climatic Region:	3 - Warm
High Wind Region:	2 - Moderate Damage
Seismic Zone:	3 - Moderate Damage

**BUILDING 1 - Commercial Bldg**

**Section 1**

**SUPERSTRUCTURE**

Occupancy:	100% Office, Low-Rise	Story Height:	10 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	1,862 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1962		

**Adjustments**

Depreciation:	50%		
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

**Fees**

Architect Fees:	0% is included
Overhead and Profit:	0% is included

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

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## Valuation Detailed Report - Page 2



### Valuation Detailed Report Property Express

Policy Number: 24012

1/8/2024

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
<b>SUPERSTRUCTURE</b>				
Site Preparation			\$367	
Foundations			\$23,871	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$52,622	
Framing				
Exterior Wall		15% Wall Openings		
Exterior Wall		40% Brick on Masonry		
		20% EIFS on Masonry		
		40% Stucco on Masonry		
Structural Floor				
Roof			\$31,037	
Material		100% Built-Up/Tar and Gravel		
Pitch				
Interior			\$46,691	
Floor Finish	50% Tile, Ceramic			
	50% Tile, Vinyl Composite			
Ceiling Finish		100% Suspended Acoustical		
Partitions				
Length		124 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
		97% Paint		
		3% Tile, Ceramic		
Mechanicals			\$76,186	
Heating		100% Rooftop Unit		
Cooling		100% Rooftop Unit		

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## Valuation Detailed Report - Page 3



### Valuation Detailed Report Property Express

Policy Number: 24012

1/8/2024

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Fire Protection		100% Sprinkler System 100% Manual Fire Alarm System 100% Automatic Fire Alarm System		
Plumbing		4 Total Fixtures		
Electrical	100% Low Quality			
Elevators		0 Passenger 0 Freight		
Built-ins			\$17,221	
<b>TOTAL RC Section 1</b>			<b>\$247,994</b>	
<b>TOTAL ACV</b>	Depreciated Cost (50%)		<b>\$123,997</b>	
<b>TOTAL RC BUILDING 1 Commercial Bldg</b>			<b>\$247,994</b>	
<b>TOTAL ACV</b>			<b>\$123,997</b>	
		<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft. Depreciated</b>
<b>LOCATION TOTAL, Location 1</b>		<b>\$247,994</b>	<b>1,862</b>	<b>\$133 \$123,997</b>
		<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft. Depreciated</b>
<b>VALUATION GRAND TOTAL</b>		<b>\$247,994</b>	<b>1,862</b>	<b>\$133 \$123,997</b>

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**Valuation Detailed Report**  
Property Express  
SUMMARY REPORT

Policy Number: 24012

1/8/2024

<b>VALUATION</b>			
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Valuation Number:	24012	Effective Date:	01/05/2024
Value Basis:	Reconstruction	Expiration Date:	01/05/2025
		Cost as of:	12/2023

<b>BUSINESS</b>
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Bronson Property  
612 E HATHAWAY AVE  
BRONSON, FL 32621-6708 USA

<b>LOCATION 1 - Bronson Property</b>
--------------------------------------

Bronson Property  
612 E HATHAWAY AVE  
BRONSON, FL 32621-6708 USA

<b>BUILDING 1: SUPERSTRUCTURE</b>				<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>	<b>Depreciated</b>
Section 1	100%	Office, Low-Rise		\$247,994	1,862	\$133	\$123,997
<b>Section Totals</b>				<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>	<b>Depreciated</b>
Section 1	100%	Office, Low-Rise		\$247,994	1,862	\$133	\$123,997
<b>BUILDING TOTAL, Building 1</b>				<b>\$247,994</b>	<b>1,862</b>	<b>\$133</b>	<b>\$123,997</b>

**BUILDING INSURANCE SUMMARY**

Total Insured Amount	\$0		
Percent of Insurance to Value	0%		
100% Co-insurance Requirement	\$247,994		\$123,997
-100% Variance	(\$247,994)		

	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>	<b>Depreciated</b>
<b>LOCATION TOTAL, Location 1</b>	<b>\$247,994</b>	<b>1,862</b>	<b>\$133</b>	<b>\$123,997</b>
	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>	<b>Depreciated</b>
<b>VALUATION GRAND TOTAL</b>	<b>\$247,994</b>	<b>1,862</b>	<b>\$133</b>	<b>\$123,997</b>

End of Report

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