Appraisal Review for Red Maple Swamp and Winchester Head Conservation Vacant Land.



Highest and Best Use As Vacant	As Vacant Conse posure Time 12 mo		amily development
Exposure Time			
Marketing Period			
	V	ALUE INDICATIONS	
Effective Date(s)	ive Date(s) June !		
Property Rights	Fee S	Simple	
Area		Winchester Head	Red Maple Swamp
Typical Parcel Size		1.0 - 3.5 acres	1.0 - 3.5 acres
Indicated Value	e per Acre		
0 - 25% wetlands		\$40,500	N/A
26 - 50% wetlands		\$32,000	N/A
51 - 75% wetlands		\$20,500	N/A
76 - 100% wetlands		\$16,500	\$12,500

Review Appraiser Analysis:

The sales market data was revised to reflect the current conservation per acreage values for Red Maple Swamp and Winchester Head Conservation Areas. The current Real Estate Market is very active with some flipping taking place for vacant land parcels in GGE Unit 65 Winchester Head.

Before data appraisal review

Area	Wlnchester Head	Red Maple Swamp	
Typical Parcel Size	1.0 - 3.5 acres	1.0 - 3.5 acres	
Indicated Value per Acre			
0 - 25% wetlands	\$45,000	N/A	
26 - 50% wetlands	\$35,000	N/A	
51 - 75% wetlands	\$25,000	N/A	
76 - 100% wetlands	\$18,000	\$15,000	

The targeted area of GGE Unit 65 will be \$16,500 per acre depending upon the ratio of wetlands present on their vacant land parcel. The Real Estate Residential Market values are increasing in partial developed areas, and this not the time to be acquiring vacant land parcels in GGE Unit 65 or Horesepen Strand.

Roosevelt Leonard, R.W.-AC Sr. Review Appraiser

Collier County

Facilities Management / Real Property 3335 Taniami Trail E Ste. 101 Naples, FL 34112 Ph. 239-252-2621

APPRAISAL REVIEW

File No.

Client Address Lender/Client Appraisal Prepared For Address Appraiser Reviewer Roosevelt Leonard Address Addres	operty Rights Appraised er/Owner Collier	Acceptable atio	Unacceptable	
Assessor's Parcel No. Borrows Client Address Lender/Client Appraisal Prepared For Address Appraiser Address Appraiser Address Effective Date of Original Report & Review EVIEW ANALYSIS Description Acceptable Unacceptable N/A 1. Neighborhood 5. Imp 2. Legal Description 6. Sub 3. Site 7. Cor 4. Census Tract 8. FEN Remarks: VACANT CONSERVATION 13. Co 11. External Depreciation 12. La 11. External Depreciation 13. Co 11. External Depreciation 15. Location Adjustments 16. Site & View Adjustments 17. Quality & Design and Appeal Adjustments 18. Room Count Adjustments 19. Remarks: Income Approach Reconciliation, Attachments 24. Income Approach 29. Ce 25. Reconciliation and Comments 22. Ce 26. Building Sketch 30. Oth	trail E, naples, fl 34112 Appraised Value provements Dject Unit Imment Section MA Map Info and to Improvements Rap Inter Adjustments Int	Acceptable atio	- m	
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2. Exterior only inspection of subject and comparables	inspection of com-	parables.		
Certification		6529		
certify to the best of my knowledge and belief, the facts and data used herein are true and correct; that the	e reported analyses, opinions a	nd conclusions a	are limited only by	
le reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, on	pinions and conclusions: that I ha	ave no precent of	r procesortino	
iterest in the property that is the subject of this report, and I have no personal interest in or bias with respe	ect to the parties involved: that n	ny componentina	n is not continuous	
n any action or event resulting from the analysis, opinions, or conclusions in, or the use of, this report: tha	at my analyses oninions and con-	clusions were de	hac begoless	
is report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, that	I did not personally inspect the	subject property.	of the report	
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REVIEW CERTIFICATION

PROJECT: Conservation Collier PROJECT #: U53/65PARCEL #:
COUNTY: Collier County DATE OF VALUE: 6/14/21 RECOMMENDED MARKET VALUE: \$
I certify that, to the best of my knowledge and belief:
The statements of fact contained in the review report are true and correct
The review appraiser has \square has not \square made a personal inspection of the subject of the work under review
The review appraiser has \square has not \square made a personal inspection of the market comparables cited in the appraisal report under review.
The review appraiser has $oxedsymbol{\!$
The appraisal review has \mathbf{M} has not \mathbf{M} been prepared in compliance with Uniform Appraisal Standards for Federal Land Acquisitions.
The statements of fact contained in this report are true and correct.
The appraisal review was made and the review report prepared in conformity with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice, except when applicable, to the extent that the Uniform Appraisal Standards for Federal Land Acquisitions required invocation of USPAP's Jurisdictional Exception Rule, as described in Section D-1 of the Uniform Appraisal Standards for Federal Land Acquisitions.
The reported analyses, opinions, and conclusions in the review report are limited only by the assumptions and limiting conditions stated in this review report, and are the reviewer's personal, unbiased professional analyses, opinions and conclusions.
I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved
I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review in the three-year period immediately preceding acceptance of this assignment.
I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
My engagement in this assignment was not contingent upon developing or reporting predetermined results.
My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the review appraiser.
Reviewer: