



UMATILLA COMMUNITY REDEVELOPMENT BOARD (CRA) MEETING

January 20, 2026 at 6:00 PM

Council Chambers, 1 S. Central Avenue, Umatilla, Florida 32784

AGENDA

Please silence your electronic devices

CALL TO ORDER

ROLL CALL

AGENDA REVIEW

MINUTES REVIEW

1. Approval of Meeting Minutes
- November 18, 2025, Community Redevelopment Advisory Board Minutes

PRESENTATIONS

PUBLIC COMMENT

At this point in the meeting, the Umatilla CRA Board will hear questions, comments and concerns from the public. Please write your name and address on the paper provided on the podium. Matters which may be coming before the Board at a later date should not be discussed until such time as they come before the Board in a public hearing. Comments, questions, and concerns from the public regarding items listed on this agenda shall be received at the time the CRA Board addresses such items during this meeting. Public comments are generally limited to three minutes.

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

ACTION ITEMS / DISCUSSION ITEMS

2. Purchase of 55 Guerrant Street and Adjacent Lot

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (352)669-3125. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City of Umatilla is an equal opportunity provider and employer.



UMATILLA COMMITTEE REDEVELOPMENT BOARD (CRA) MEETING

November 18, 2025 at 6:00 PM

Council Chambers, 1 S. Central Avenue, Umatilla, Florida 32784

MINUTES

CALL TO ORDER

Having been duly advertised as required by law, Chair Creech called the Community Redevelopment Agency (CRA) Meeting to order at 6:00 pm.

ROLL CALL

MEMBERS PRESENT

Christopher Creech, Chair
Katherine Adams, Vice Chair
Bear Crockett, Board Member
Zack Durbin, Board Member
Fred Fetterolf, Board Member

NOT PRESENT

ALSO PRESENT

Aaron Mercer, City Manager
Adam Bolton, Assistant City Manager
Jeniffer Cotch, City Attorney
Jessica Burnham, City Clerk
Regina Frazier, Finance Director
David Seeley, Chief of Police
Vaughan Nilson, Public Works Director
Amy Stultz, Library Director
Misti Lambert, Programs and Compliance Manager

MINUTES REVIEW

1. Approval of Meeting Minutes
- October 21, 2025, Community Redevelopment Advisory Board (CRA) Minutes

MOTION BY VICE CHAIR ADAMS TO APPROVE THE OCTOBER 21, 2025, COMMUNITY REDEVELOPMENT ADVISORY BOARD MINUTES; SECONDED BY BOARD MEMBER CROCKETT. MOTION WAS APPROVED BY A UNANIMOUS VOICE VOTE.

PRESENTATIONS

PUBLIC COMMENT

Chair Creech opened public comment.

No one spoke

Chair Creech closed public comment.

PUBLIC HEARING / ORDINANCES / RESOLUTIONS

ACTION ITEMS / DISCUSSION ITEMS

2. Resolution No. 2025-36, Authorizing City Manager to Execute Deed and Closing Documents for Purchase and Sale of 59 N. Trowell Avenue

City Attorney Cotch read the Resolution by title.

Resolution No. 2025-36

JOINT RESOLUTION OF THE CITY COUNCIL AND THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF UMATILLA, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE A VACANT LAND CONTRACT AND OTHER CLOSING DOCUMENTS IN CONJUNCTION WITH THE PURCHASE OF PROPERTY FROM THE FIRST BAPTIST CHURCH OF UMATILLA, UTILIZING CRA FUNDS, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Attorney Cotch provided the Council with background on the agenda item. She explained that at the September 2, 2025 City Council meeting, staff presented a proposal for the City to purchase the paved parking area on Cassady Street—located across from the City’s skate park—from the First Baptist Church of Umatilla for \$100,000. At that time, the Council directed staff to proceed with preparing the necessary contract documents and funding arrangements.

Since then, staff has confirmed that the acquisition aligns with the adopted CRA Redevelopment Plan and is eligible for CRA Trust Fund financing. The property lies within the CRA district boundaries and supports ongoing redevelopment and downtown improvement efforts.

A Vacant Land Contract has been negotiated and finalized between the City and the First Baptist Church, establishing a purchase price of \$100,000, with closing expected on or after November 19, 2025. The contract also states that the City will cover all reasonable and customary closing costs.

This Resolution authorizes the City Manager to execute the Contract and all related closing documents on behalf of both the City of Umatilla and the Umatilla Community Redevelopment Agency.

MOTION BY VICE CHAIR ADAMS TO APPROVE RESOLUTION NO. 2025-36, AUTHORIZING CITY MANAGER TO EXECUTE DEED AND CLOSING DOCUMENTS FOR PURCHASE AND SALE OF 59 N. TROWELL AVE; SECONDED BY BOARD MEMBER CROCKETT. MOTION PASSED BY A UNANIMOUS VOICE VOTE.

ADJOURNMENT

With no further business for discussion, the meeting adjourned at approximately 6:04 p.m.

Christopher R Creech, Chair

Jessica Burnham, CMC, FCRM
City Clerk



CITY OF UMATILLA

AGENDA ITEM STAFF REPORT

DATE: December 22, 2025

MEETING DATE: January 20, 2026

SUBJECT: Purchase of 55 Guerrant Street and Adjacent Lot

BACKGROUND SUMMARY:

On October 21, 2025, the CRA Advisory Board directed staff to obtain an appraisal for the subject property to evaluate whether acquisition would be feasible for potential use as downtown public parking. The property is located at Guerrant Street and S Kentucky Avenue just west of the radio station building and is currently vacant, consisting of approximately .41 acres zoned C-1 Neighborhood Commercial. The appraisal was requested to establish current market value and support Council's consideration of whether to proceed with acquisition of the vacant parcels for municipal parking purposes.

On December 11, 2025, Joseph Saunders of Saunders Appraisal in Clermont provided an appraisal value of \$68,000 for the two vacant parcels, indicating that the subject property's highest and best use is future use as a single family residence. The appraisal stated that "the subject vacant lot was visually inspected from the front. No adverse site conditions, easements, or encroachments were observed upon inspection". The sellers indicated they are not interested in selling it at that price.

RECOMMENDATIONS:

Provide City Staff and Counsel direction regarding how to proceed with the prospective purchase.

FISCAL IMPACTS:

TBD

ATTACHMENTS:

1. Guerrant St Vacant parcels at S Kentucky Avenue
-

APPRAISAL OF REAL PROPERTY



LOCATED AT

Guerrant St
Umatilla, FL 32784
See Addendum - 2 Parcels

FOR

City of Umatilla
PO Box 2286, 1 S Central
Umatilla, FL 32784

OPINION OF VALUE

68,000

AS OF

12/02/2025

BY

Joseph Saunders
Saunders Appraisals
721 West Ave
Clermont, FL 34711
(352) 552-4808
SaundersAppraisals@gmail.com

LAND APPRAISAL REPORT

File No.: 251208

SUBJECT

Property Address:Guerrant StCity: UmatillaState: FLZip Code: 32784
County: LakeLegal Description: See Addendum - 2 Parcels

Assessor's Parcel #: See Addendum - 2 ParcelsTax Year: 2025R.E. Taxes: \$ 1,266Special Assessments: \$ 0
Market Area Name: UmatillaMap Reference: 36740Census Tract: 0301.10
Current Owner of Record: Joint Equity LLCBorrower (if applicable):
Project Type (if applicable): ☐ PUD☐ De Minimis PUD☒ Other (describe) Urban/ResidentialHOA: \$ 0☐ per year☐ per month
Are there any existing improvements to the property? ☒ No☐ YesIf Yes, indicate current occupancy: ☐ Owner☐ Tenant☐ Vacant☐ Not habitable
If Yes, give a brief description:

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date)☐ Retrospective☐ Prospective
Property Rights Appraised: ☒ Fee Simple☐ Leasehold☐ Leased Fee☐ Other (describe)
Intended Use: The intended use of this report is to aid The City of Umatilla in asset evaluation for internal decision making purposes

Intended User(s) (by name or type): City of Umatilla

Client: City of UmatillaAddress: PO Box 2286, 1 S Central , Umatilla, FL 32784
Appraiser: Joseph SaundersAddress: 721 West Ave, Clermont, FL 34711

MARKET AREA DESCRIPTION

Characteristics						Predominant Occupancy	One-Unit Housing			Present Land Use		Change in Land Use	
Location:	☐ Urban	☒ Suburban	☐ Rural			☒ Owner	PRICE	AGE	One-Unit	55 %	☒ Not Likely		
Built up:	☐ Over 75%	☒ 25-75%	☐ Under 25%			☐ Tenant	\$ (000)	(yrs)	2-4 Unit	5 %	☐ Likely *	☐ In Process *	
Growth rate:	☐ Rapid	☒ Stable	☐ Slow			☒ Vacant (0-5%)	28	Low 0	Multi-Unit	5 %	* To:		
Property values:	☐ Increasing	☒ Stable	☐ Declining			☐ Vacant (>5%)	5,500	High 112	Comm'l	10 %			
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply				330	Pred 1	Other	25 %			
Marketing time:	☐ Under 3 Mos.	☒ 3-6 Mos.	☐ Over 6 Mos.							%			

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	☐	☒	☐	☐	☐	Adequacy of Utilities	☐	☒	☐	☐	☐
Convenience to Employment	☐	☒	☐	☐	☐	Property Compatibility	☐	☒	☐	☐	☐
Convenience to Shopping	☐	☒	☐	☐	☐	Protection from Detrimental Conditions	☐	☒	☐	☐	☐
Convenience to Schools	☐	☒	☐	☐	☐	Police and Fire Protection	☐	☒	☐	☐	☐
Adequacy of Public Transportation	☐	☒	☐	☐	☐	General Appearance of Properties	☐	☒	☐	☐	☐
Recreational Facilities	☐	☒	☐	☐	☐	Appeal to Market	☐	☒	☐	☐	☐

Market Area Comments: The subject is located in an established community consisting of average to good quality conventional homes. Local support facilities, employment centers & schools are easily accessible from this location. The subject is compatible with the neighborhood. Note: "Other" Present Land Use is vacant land (25%). Public records and local MLS data indicate stable property values for the subject market area. Marketing times for similar properties are currently less than 3 months if reasonably priced and aggressively marketed.

Market boundries were Ocala Forest to the north, City of Eustis to the south, State Road 44 to the east and Lake Yale to the west.

SITE DESCRIPTION

Dimensions: See Plat MapSite Area: 18,132 Sq.Ft.
Zoning Classification: UR-5Description: Urban Residential District

Do present improvements comply with existing zoning requirements? ☐ Yes☐ No☒ No Improvements
Uses allowed under current zoning: provide for medium density single-family residential usage in a rapidly urbanizing area, as well as to provide duplex family housing in an urban area where needed, and where urban conveniences and facilities can be provided.

Are CC&Rs applicable? ☐ Yes☒ No☐ UnknownHave the documents been reviewed? ☐ Yes☒ NoGround Rent (if applicable) \$ /
Comments:
Highest & Best Use as improved: ☐ Present use, or☒ Other use (explain) The construction of a Single Family Structure.

Actual Use as of Effective Date: Vacant LandUse as appraised in this report: Vacant Land
Summary of Highest & Best Use: The subject's highest and best use is it's future use as a single family residence.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	150 ft
Electricity	☒	☐	Public	Street	Asphalt	☒	☐	Topography	Level
Gas	☐	☐	None	Width	2 Car			Size	18132 sf
Water	☒	☐	Public	Surface	Asphalt/All Weather			Shape	Rectangular
Sanitary Sewer	☒	☐	Public	Curb/Gutter	Concrete	☒	☐	Drainage	Adequate
Storm Sewer	☒	☐	Public	Sidewalk	Concrete	☒	☐	View	Commercial/Residential
Telephone	☐	☒	Available	Street Lights	None	☐	☐		
Multimedia	☐	☒	Available	Alley	None	☐	☐		

Other site elements: ☐ Inside Lot☐ Corner Lot☐ Cul de Sac☐ Underground Utilities☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☐ Yes☒ NoFEMA Flood Zone XFEMA Map # 12069C0220EFEMA Map Date 12/18/2012

Site Comments: The subject vacant lot was visually inspected from the front. No adverse site conditions, easements, or encroachments were observed upon inspection.



TRANSFER HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s):

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	The subject last sold in January 2025 for \$350,000. This sale included multiple parces, one of which had a commercial building.
Date: 01/06/2025		
Price: 350,000		
Source(s): Lake County Public Records		
2nd Prior Subject Sale/Transfer		
Date:		
Price:		
Source(s):		

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Guerrant St Umatilla, FL 32784	0 Ogden Ave Umatilla, FL 32784		0 Sunset Ave Umatilla, FL 32784		0 Owens Ln Umatilla, FL 32784	
Proximity to Subject		0.41 miles N		0.46 miles N		0.59 miles NW	
Sale Price	\$ n/a		\$ 120,000		\$ 75,500		\$ 150,000
Price/ Sq.Ft.	\$	\$ 4.80		\$ 2.06		\$ 3.09	
Data Source(s)	Inspection	StellarMLS#G5098107		StellarMLS#TB8361582		StellarMLS#G5097077	
Verification Source(s)	Lake Co PA	Lake Co PA		Lake Co PA		Lake Co PA	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) % Adjust	DESCRIPTION	+ (-) % Adjust	DESCRIPTION	+ (-) % Adjust
Sales or Financing	n/a	Cash		Cash		Cash	
Concessions	n/a	0		0		0	
Date of Sale/Time	n/a	10/07/2025		04/16/2025		07/03/2025	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Umatilla	Umatilla		Umatilla		Umatilla	
Site Area (in Sq.Ft.)	18,132	25,000	+5	36,590	+10	48,614	+15
Topography	Level/Dry	Level/Dry		Level/Dry		Level/Dry	
View	Residential	Residential		Residential		Residential	
Configuration	Corner/Rectangle	Interior/Rectangle	+5	Corner/Triangle		Interior/Rectangle	+5
Zoning	UR-5	UR-5		UR-5		UR-5	
Net Adjustment (Total, in \$)		☒ + ☐ - \$ 12,000		☒ + ☐ - \$ 7,538		☒ + ☐ - \$ 30,043	
Net Adjustment (Total, in % of \$ / Sq.Ft.)			(10 % of \$/Sq.Ft.)		(10 % of \$/Sq.Ft.)		(20 % of \$/Sq.Ft.)
Adjusted Sale Price (in \$ / Sq.Ft.)		\$ 5.28		\$ 2.27		\$ 3.71	
Summary of Sales Comparison Approach All 3 comparables are located within the subject's neighborhood and considered like-kind properties.							
Not all adjustments in the Sales Comparison Approach can be extracted or supported by the available market data with a high degree of accuracy. Some adjustments have an element of subjectivity and professional judgment which the appraiser has applied based on prior observations of the reactions of typical/knowledgeable buyers; and sellers' in the marketplace. The sales used are considered the best available, most similar to the subject. Most weight was given to sales 1-3 which were the most recent-similar sales within the subject neighborhood. All three comparable sales were adjusted upward for thier larger site sizes (larger land parcels typically sell for higher unit sale prices). Comparable sales 1 & 3 were interior lots and were adjusted upward. The subject's location, which is close to core commercial development was considered offsetting based on the potential uses allowed.							

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 67,995 or \$ 3.75 per Sq.Ft.

Final Reconciliation The Sales Comparison Approach is the best indicator of value because it best represents current market trends and buyer motivations. The Cost Approach was developed, but was not given any weight. The Income Approach to value was not developed since the subject is n

This appraisal is made ☒ "as is", or ☐ subject to the following conditions: Equal weight was given to all three sales. The estimate of market value was concluded at \$3.75 per square foot, or \$67,995, rounded to \$68,000.

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 68,000 , as of: 12/02/2025 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 15 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☐ Scope of Work ☐ Limiting cond./Certifications ☐ Narrative Addendum ☐ Location Map(s) ☒ Flood Addendum ☐ Additional Sales ☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐ Hypothetical Conditions

SIGNATURES

Client Contact: Client Name: City of Umatilla

E-Mail: Address: PO Box 2286, 1 S Central , Umatilla, FL 32784

APPRaiser

Supervisory APPRAISER (if required) or CO-APPRAISER (if applicable)

Appraiser Name: Joseph Saunders

Supervisory or Co-Appraiser Name:

Company: Saunders Appraisals

Company:

Phone: (352) 552-4808 Fax:

Phone:

E-Mail: SaundersAppraisals@gmail.com

E-Mail:

Date of Report (Signature): 12/11/2025

Date of Report (Signature):

License or Certification #: Cert Gen RZ3554 State: FL

License or Certification #:

Designation:

Designation:

Expiration Date of License or Certification: 11/30/2026

Expiration Date of License or Certification:

Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)

Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect

Date of Inspection: 12/02/2025

Date of Inspection:

Supplemental Addendum

File No. 251208

Borrower									
Property Address	Guerrant St								
City	Umatilla	County	Lake	State	FL	Zip Code	32784		
Lender/Client	City of Umatilla								

Parcel Number & Legal Description:

13-18-26-1501-00A-00200 -UMATILLA, ANNA D GUERRANT BLK A SUB PB 5 PG 36 LOT 2 BLK A ORB 6462 PG 2459

13-18-26-1501-00A-00100 -UMATILLA, ANNA D GUERRANT BLK A SUB PB 5 PG 36 LOT 1 BLK A ORB 6462 PG 2459

Subject Photo Page

Borrower					
Property Address		Guerrant St			
City	Umatilla	County	Lake	State	FL Zip Code 32784
Lender/Client		City of Umatilla			



Subject Front

Guerrant St	
Sales Price	n/a
Gross Living Area	32
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Umatilla
View	
Site	18,132
Quality	
Age	



Subject Street



Subject Street

Subject Photograph Addendum

Borrower					
Property Address Guerrant St					
City	Umatilla	County	Lake	State	FL Zip Code 32784
Lender/Client City of Umatilla					



Subject



Subject



Subejct



Subject

Comparable Photo Page

Borrower									
Property Address	Guerrant St								
City	Umatilla	County	Lake	State	FL	Zip Code	32784		
Lender/Client	City of Umatilla								

Comparable 1

0 Ogden Ave
Prox. to Subject 0.41 miles N
Sale Price 120,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Umatilla
View
Site 25,000
Quality
Age

Comparable 2

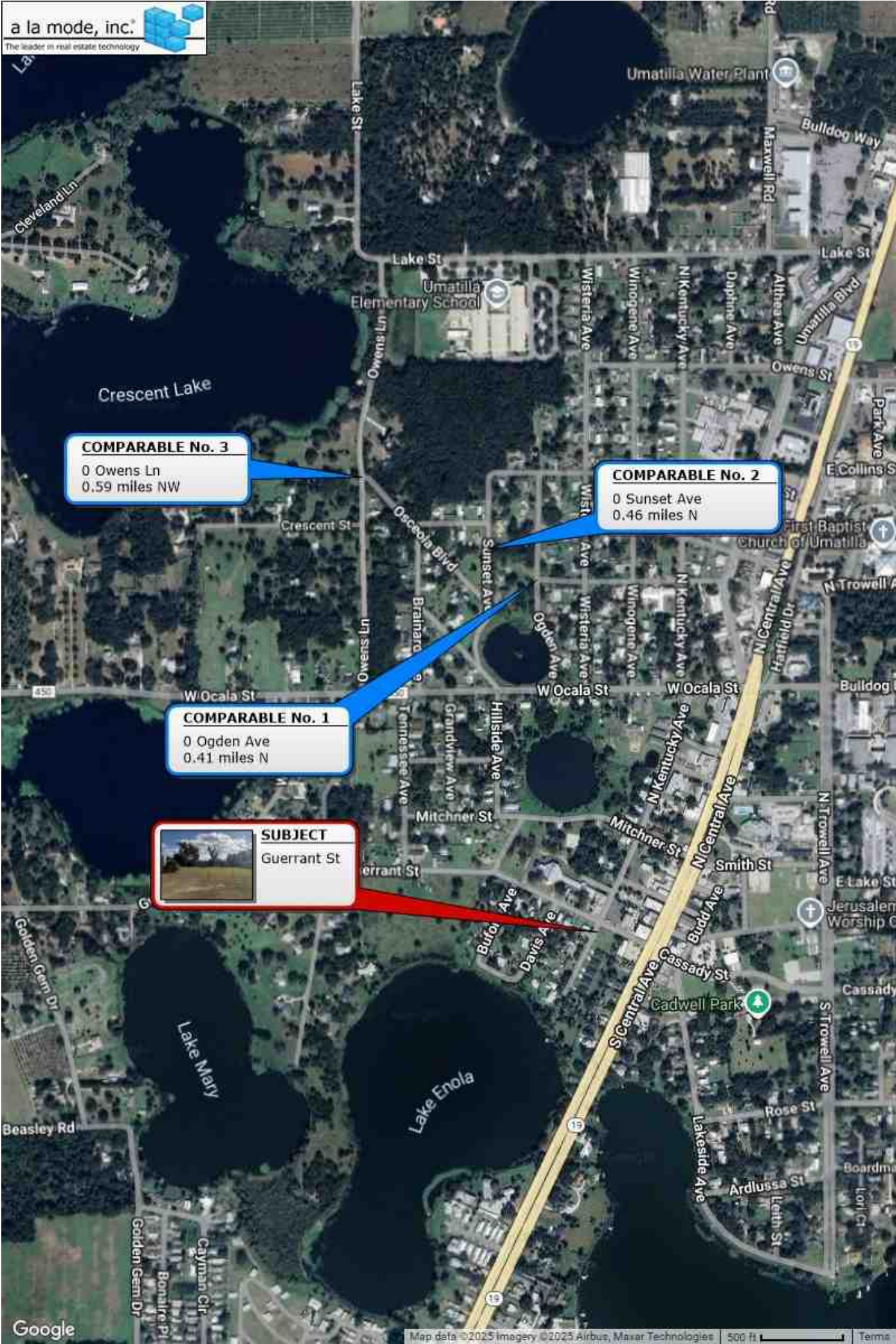
0 Sunset Ave
Prox. to Subject 0.46 miles N
Sale Price 75,500
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Umatilla
View
Site 36,590
Quality
Age

Comparable 3

0 Owens Ln
Prox. to Subject 0.59 miles NW
Sale Price 150,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Umatilla
View
Site 48,614
Quality
Age

Location Map

Borrower					
Property Address	Guerrant St				
City	Umatilla	County	Lake	State	FL
				Zip Code	32784
Lender/Client	City of Umatilla				



Aerial/Parcel Map



December 11, 2025

Override 1



Override 

Tax Parcels

Tax Parcels Alternate Key

Boundary Line Dimensions

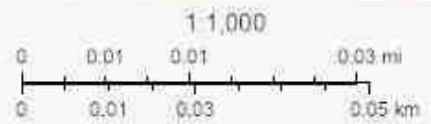
Local Streets 1K

Street Names

--	--

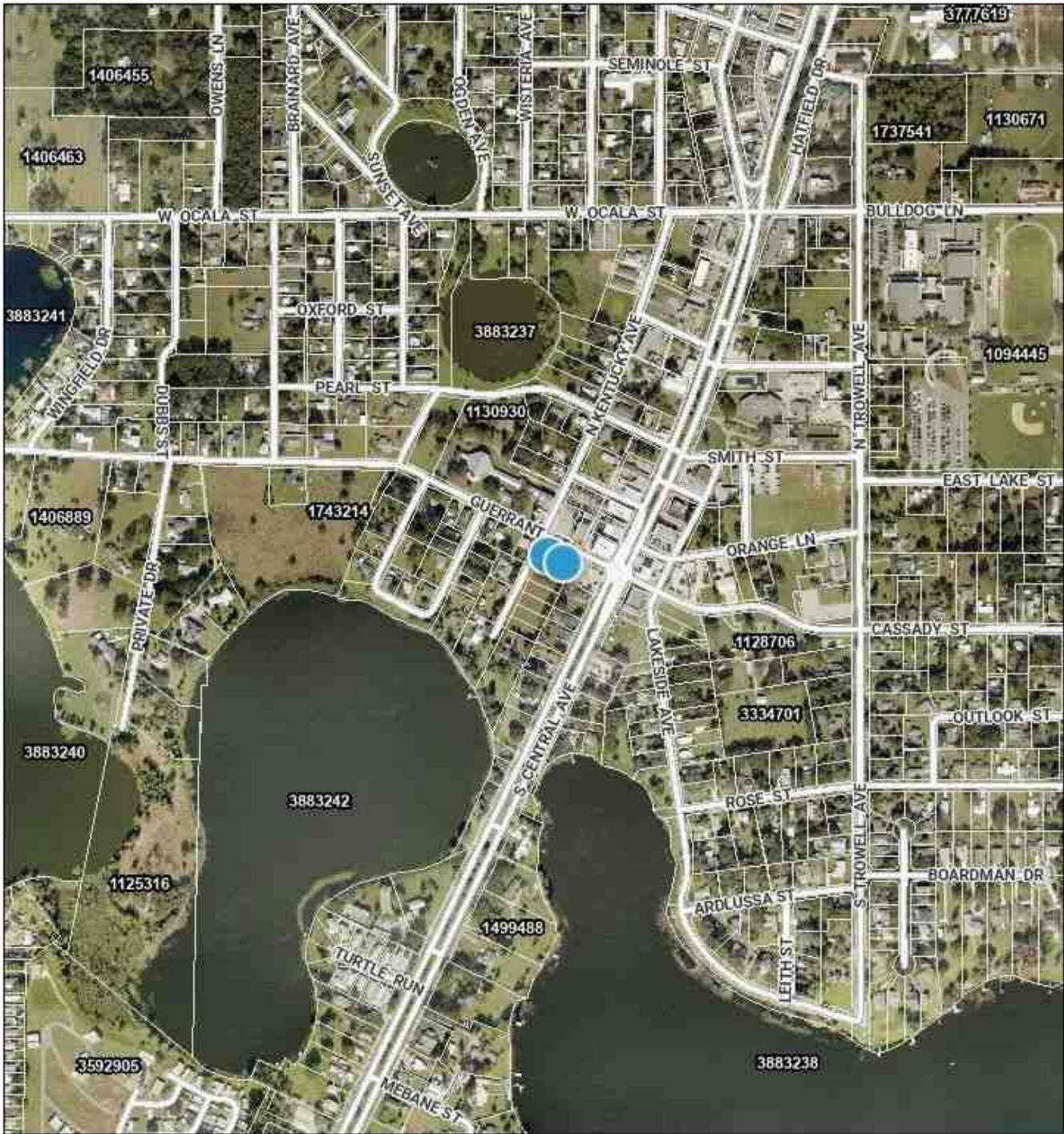
County Boundary

CARE 500



Lake County Board of County Commissioners

Extended Aerial



December 11, 2025

- Override 1

Override 1

Tax Parcels
- Tax Parcels Alternate Key

Local Streets 10K

Street Names

County Boundary

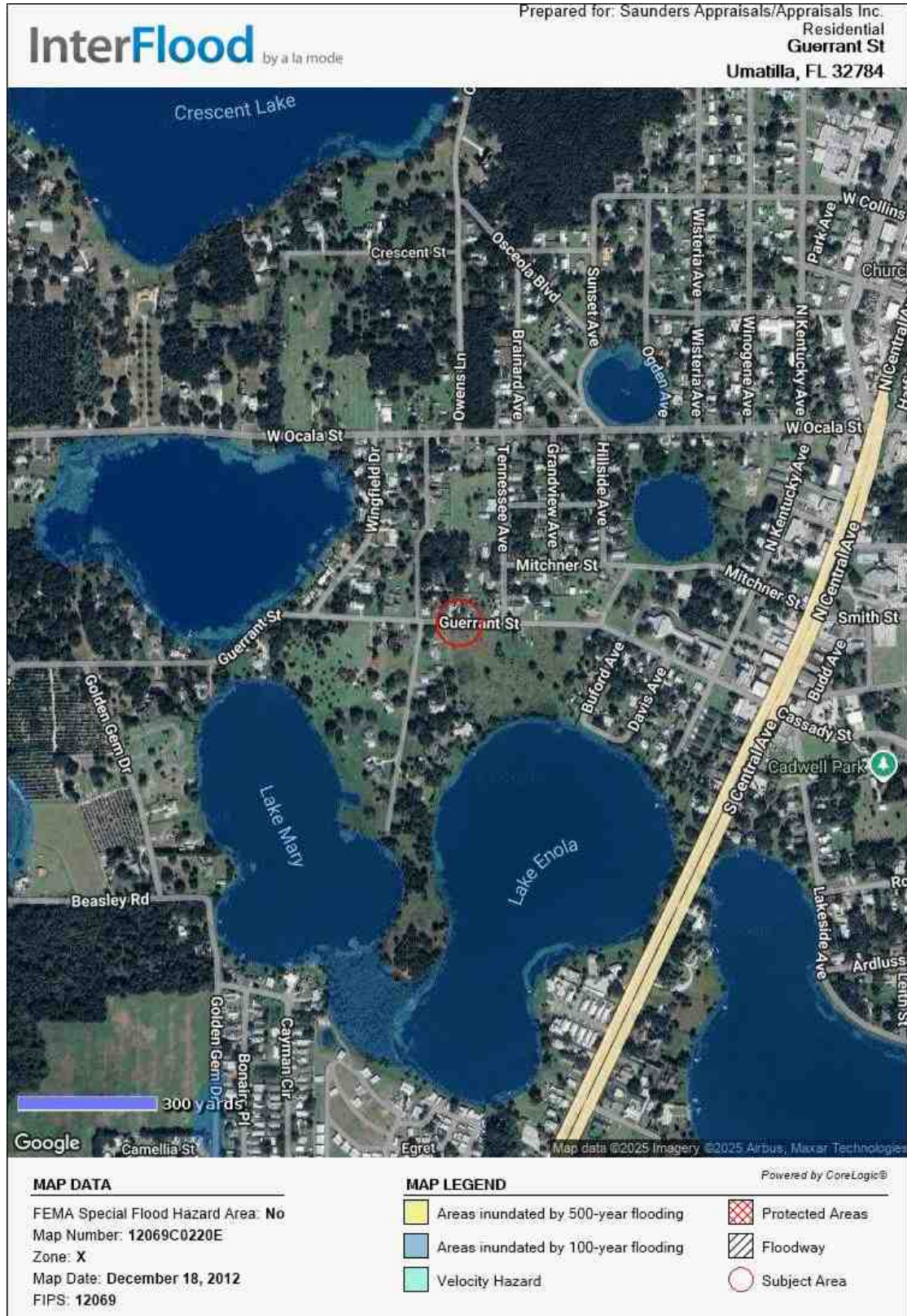


LAR 800

Lake County Board of County Commissioners

Flood Map

Borrower					
Property Address	Guerrant St				
City	Umatilla	County	Lake	State	FL Zip Code 32784
Lender/Client	City of Umatilla				



USPAP Compliance Addendum

Loan #
File # 251208

Borrower			
Property Address	Guerrant St		
City	Umatilla	County	Lake
		State	FL
		Zip Code	32784
Lender/Client	City of Umatilla		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

☒ Appraisal Report

This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report

This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

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

☐ The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

☐ I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.

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

☐ My engagement in this assignment was not contingent upon developing or reporting predetermined results.

☐ 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.

☐ My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

☐ This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

☒ I have NOT performed 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.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

☐ I have NOT made a personal inspection of the property that is the subject of this report.

☒ I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

☒ A reasonable marketing time for the subject property is 90-180 day(s) utilizing market conditions pertinent to the appraisal assignment.

☒ A reasonable exposure time for the subject property is 90-180 day(s).

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature  Name Joseph Saunders Date of Signature 12/11/2025 State Certification # Cert Gen RZ3554 or State License # State FL Expiration Date of Certification or License 11/30/2026 Effective Date of Appraisal 12/02/2025	Signature Name Date of Signature State Certification # or State License # State Expiration Date of Certification or License Supervisory Appraiser Inspection of Subject Property ☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

Assumptions, Limiting Conditions & Scope of Work

File No.: 251208

Property Address:	Guerrant St	City:	Umatilla	State:	FL	Zip Code:	32784
Client:	City of Umatilla	Address:	PO Box 2286, 1 S Central , Umatilla, FL 32784				
Appraiser:	Joseph Saunders	Address:	721 West Ave, Clermont, FL 34711				

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- 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 appraised on the basis of it being under responsible ownership.

- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- 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.

- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. 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. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, 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. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- 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.

- 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.

- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.: 251208

Property Address:	Guerrant St	City:	Umatilla	State:	FL	Zip Code:	32784
Client:	City of Umatilla	Address:	PO Box 2286, 1 S Central , Umatilla, FL 32784				
Appraiser:	Joseph Saunders	Address:	721 West Ave, Clermont, FL 34711				

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of 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.
- 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.
- 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.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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.
- 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.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

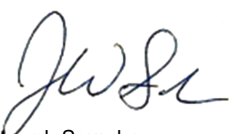
Additional Certifications:

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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and

SIGNATURES	Client Contact:	Client Name:	City of Umatilla	
	E-Mail:	Address:	PO Box 2286, 1 S Central , Umatilla, FL 32784	
	APPRAISER		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
				
	Appraiser Name:	Joseph Saunders		
	Company:	Saunders Appraisals		
	Phone:	(352) 552-4808	Fax:	
	E-Mail:	SaundersAppraisals@gmail.com		
	Date Report Signed:	12/11/2025		
	License or Certification #:	Cert Gen RZ3554	State:	FL
Designation:				
Expiration Date of License or Certification:		11/30/2026		
Inspection of Subject:		☒ Interior & Exterior ☐ Exterior Only ☐ None		
Date of Inspection:		12/02/2025		

Appraiser License



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

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

SAUNDERS, JOSEPH W

721 WEST AVENUE
CLERMONT FL 34711

LICENSE NUMBER: RZ3554

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/22/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

