

JEFFERSON COUNTY  
BOARD OF COUNTY COMMISSIONERS



**ADDENDUM TO ITB 2026-01**  
Issued May 14th, 2026

**Addendum 5**

Minimum Base Bid: \$184,800

Base bid has changed due to updated appraisal not including the stormwater pond. (attached)

# **APPRAISAL OF REAL PROPERTY**

## **LOCATED AT**

66 Industrial Park  
Monticello, FL 32344

(1)12.25 ACRES IN N1/2 OF NE1/4 & IN E1/2 OF N1/2 OF NW1/4--ORB 167/75 & 179/43 & 247/49

## **FOR**

Jefferson County Board of County Commissioners  
Courthouse Room 10  
Monticello, FL 32344

## **OPINION OF VALUE**

184,800

## **AS OF**

10/20/2025

## **BY**

Carter Richmond Grant  
Southern Ranch Real Estate, LLC  
128 Phelps Rd  
Lamont, FL 32336  
850-508-9784  
c4grant@nettally.com

# LAND APPRAISAL REPORT

File No.: JCBCC 11.55 Ac

SUBJECT	Property Address: 66 Industrial Park	City: Monticello	State: FL	Zip Code: 32344	
	County: Jefferson	Legal Description: (1)12.25 ACRES IN N1/2 OF NE1/4 & IN E1/2 OF N1/2 OF NW1/4--ORB			
	167/75 & 179/43 & 247/49				
	Assessor's Parcel #: 12-1N-4E-0000-006J-0000 & 01-1N-4E-0080-0000-0440	Tax Year: 2024	R.E. Taxes: \$ 0	Special Assessments: \$ 0	
	Market Area Name: Monticello	Map Reference: 45220	Census Tract: 2501.04		
Current Owner of Record: Jefferson County Board of County Comm. Borrower (if applicable): N/A					
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe) HOA: \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month					
Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable					
If Yes, give a brief description:					

ASSIGNMENT	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
	Intended Use: To determine market value for client.			
	Intended User(s) (by name or type): Jefferson County Board of County Commissioners and its designated representatives including Shannon Metty.			
Client: Jefferson County Board of County Commissioners		Address: Courthouse Room 10, Monticello, FL 32344		
Appraiser: Carter Richmond Grant		Address: 128 Phelps Rd, Lamont, FL 32336		

Characteristics			Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location:	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	PRICE	One-Unit 65 %	<input checked="" type="checkbox"/> Not Likely
Built up:	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	AGE	2-4 Unit 1 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	\$ (000)	Multi-Unit 1 %	* To: _____
Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	50 Low 0	Comm'l 15 %	
Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	950 High 185	Ag&Timber 18 %	
Marketing time:	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.	250 Pred 50	%	

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: The neighborhood boundaries would be considered Lake Rd to the north, Aucilla Rd to the south, Creekside Dr to the west and Hwy 146 to the east. Approximately 18% is undeveloped ag or timber land. Monticello is a small town that is a bedroom community for Tallahassee. Monticello and Jefferson County are rural in nature but close enough to Tallahassee (within 25 miles) to have the advantages of a larger town with the peaceful pace of a small town. Monticello has all of the necessary supporting facilities including shopping, employment and health care. The Subject's market area appears to have stabilized with values gradually increasing. Foreclosure properties are having a minimal effect on the market and competitively priced homes are selling typically in less than 120 days. Financing is available from a variety of sources.

Dimensions: 580x575x170x333x792x618x325x375x308x271x325x50x762x708 (per GIS)	Site Area: 11.55 Acres
Zoning Classification: Industrial	Description: Industrial uses allowed including manufacturing, commercial, recycling, sawmills, local public service activities, distribution/collection facilities.
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements	
Uses allowed under current zoning: This type of use includes those wholesale and retail businesses for manufacturing, processing, storing, or distributing goods. Included in this category are uses which require primarily outdoor storage or the industrial activity itself is conducted outdoors.	
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Ground Rent (if applicable) \$ _____ / _____	
Comments: No deed restrictions are known to exist on the subject property.	
Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) To have a business/commercial/industrial concern operating on site would be its highest and best use.	
Actual Use as of Effective Date: Vacant land	Use as appraised in this report: Same as actual use.
Summary of Highest & Best Use: To have a business/commercial/industrial concern operating on site would be its highest and best use since the subject is located in an industrial zone surrounded by other commercial/industrial businesses.	

Utilities			Off-site Improvements				Frontage	
Public	Other	Provider/Description	Type	Public	Private	Frontage	Topography	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	580' on US 19, 45' on Industr.	Gentle roll	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public not avail	Width	<input type="checkbox"/>	<input type="checkbox"/>	11.55 acres	Shape	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Surface	<input type="checkbox"/>	<input type="checkbox"/>	Irregular	Drainage	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	<input type="checkbox"/>	<input type="checkbox"/>	Appears Adequate	View	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	None noted	Sidewalk	<input type="checkbox"/>	<input type="checkbox"/>	Busy Street/Woods		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street Lights	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown	Alley	<input type="checkbox"/>	<input type="checkbox"/>			

Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 12065C0175C FEMA Map Date 02/05/2014
Site Comments: The subject contains two contiguous parcels. Parcel #01-1N-4E-0080-0000-0440 is 2.2 acres and on the north end with frontage on US 19/S Jefferson Hwy. Parcel #12-1N-4E-0000-006J-0000 is 12.25 acres and has frontage on US 19 and Industrial Park Road. It has a 2.9 acre +/- retention pond area along Industrial Park Road that was excluded from the appraisal, and a narrow neck area that is approximately 1.75 acres that connects the larger area of the tract to Industrial Park Road. This would not be considered area to be developed but could be beneficial for access for a future business building site when constructed. All of the site appears to be in flood zone X with no wetlands.



# LAND APPRAISAL REPORT

File No.: JCBCC 11.55 Ac

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): County Property Appraiser Records

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	There were no noted sales or transfers
Date:	for the subject in the past three years.	
Price:		
Source(s):		
2nd Prior Subject Sale/Transfer		
Date:		
Price:		
Source(s):		

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	66 Industrial Park Monticello, FL 32344	400 Industrial Park Monticello, FL 32344	0 S Jefferson Hwy Monticello, FL 32344	210 Oetinger Rd Monticello, FL 32344
Proximity to Subject		0.44 miles SW	0.57 miles S	6.06 miles N
Sale Price	\$	\$ 60,000	\$ 300,000	\$ 85,000
Price/ Acre	\$	\$ 15,000.00	\$ 15,022.53	\$ 16,666.67
Data Source(s)	County Records	County Records/Seller	County Records	TBRMLS #389851
Verification Source(s)	Inspection	County Property App.864/383	County Property App.869/795	County Property App.870/222
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions		ArmsLgthSale No Conc.noted	ArmsLgthSale No Conc.noted	ArmsLgthSale No Conc.noted
Date of Sale/Time		04/05/2025	08/12/2025	08/26/2025
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Suburban/Good	Suburban/Good	Suburban/Good	Suburban/Good
Site Area (in Acres)	11.55	4.0	19.97	5.1
Improvements	none	none	none	none
Road frontage	yes	yes	yes	yes
wooded/cleared	cleared/no flood	cleared/no flood	1/3 cleared/noflood	cleared/no flood
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 19,970	<input type="checkbox"/> + <input type="checkbox"/> - \$
Net Adjustment (Total, in \$ / Acre)			(\$ 1000 /Acre)	
Adjusted Sale Price (in \$ / Acre)		\$ 15,000	\$ 16,022.53	\$ 16,666.67

Summary of Sales Comparison Approach Adjustments in the grid above were made on a per acre basis. Comparable #1, #12-1N-4E-0000-006K-0010 was a vacant 4.0 acre tract near the subject directly on Industrial Park Rd that was unimproved when it sold. It had the same industrial zoning as the subject and was all usable land with no wetlands/flood zone area. Comparable #2, #12-1N-4E-0000-0070-0000 was less than a mile south of the subject directly in US 19/S Jefferson Hwy like the subject. It had the same industrial zoning as the subject with the exception of its western most 1.45 acres and was approximately 1/3 cleared with the balance in natural growth timber and brush. It had an overhead power line/easement on its north boundary and a small retention pond near the road. Comparable #3, #07-2N-5E-0000-0052-0000 and 12-2N-4E-0000-0016-0000 was a two parcel sale north of the subject adjacent to the old dog track that was located directly on US 19 like the subject with mixed use business residential zoning. It was mostly cleared with a small open water pond but no noted flood zone area per GIS mapping. The sales above were the most similar ones found to give a range of value for the subject.

**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: The 2.9 acre retention pond area was not considered in the appraisal and was subtracted from the total 14.45 acres.

**Indicated Value by: Sales Comparison Approach \$** 184,800 **or \$** 16,000 **per Acre**

Final Reconciliation The Sales Comparison Approach to value is the most reliable approach because it reflects the Buyers and Sellers actions in the marketplace. A reasonable exposure time for the subject would be 120 days. The sales were weighted evenly in the final reconciliation.

This appraisal is made  "as is", or  subject to the following conditions:

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: \$ 184,800, as of: 10/20/2025, 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.

A true and complete copy of this report contains 12 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:

Limiting cond./Certifications  Narrative Addendum  Location Map(s)  Flood Addendum  Additional Sales

Photo Addenda  Parcel Map  Hypothetical Conditions  Extraordinary Assumptions

Client Contact: \_\_\_\_\_ Client Name: Jefferson County Board of County Commissioners

E-Mail: \_\_\_\_\_ Address: Courthouse Room 10, Monticello, FL 32344

**APPRAISER**

*Carter R. Grant*

Appraiser Name: Carter Richmond Grant

Company: Southern Ranch Real Estate, LLC

Phone: 850-508-9784 Fax: \_\_\_\_\_

E-Mail: c4grant@nettally.com

Date of Report (Signature): 05/14/2026

License or Certification #: CERT RES RD6005 State: FL

Designation: Certified Residential

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

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

Date of Inspection: 10/20/2025

**SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)**

Supervisory or Co-Appraiser Name: \_\_\_\_\_

Company: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Date of Report (Signature): \_\_\_\_\_

License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_

Designation: \_\_\_\_\_

Expiration Date of License or Certification: \_\_\_\_\_

Inspection of Subject:  Did Inspect  Did Not Inspect

Date of Inspection: \_\_\_\_\_



# Assumptions, Limiting Conditions & Scope of Work

File No.: JCBCC 11.55 Ac

Property Address: 66 Industrial Park

City: Monticello

State: FL

Zip Code: 32344

Client: Jefferson County Board of County Commissioners

Address: Courthouse Room 10, Monticello, FL 32344

Appraiser: Carter Richmond Grant

Address: 128 Phelps Rd, Lamont, FL 32336

## 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 plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

- 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.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, 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.

- 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. Possession of this

report or any copy thereof does not carry with it the right of publication.

- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

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 & Definitions

File No.: JCBCC 11.55 Ac

Property Address: 66 Industrial Park City: Monticello State: FL Zip Code: 32344

Client: Jefferson County Board of County Commissioners Address: Courthouse Room 10, Monticello, FL 32344

Appraiser: Carter Richmond Grant Address: 128 Phelps Rd, Lamont, FL 32336

## 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 the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: \_\_\_\_\_ Client Name: Jefferson County Board of County Commissioners

E-Mail: \_\_\_\_\_ Address: Courthouse Room 10, Monticello, FL 32344

APPRAISER \_\_\_\_\_ SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Appraiser Name: Carter Richmond Grant Supervisory or Co-Appraiser Name: \_\_\_\_\_

Company: Southern Ranch Real Estate, LLC Company: \_\_\_\_\_

Phone: 850-508-9784 Fax: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: c4grant@nettally.com E-Mail: \_\_\_\_\_

Date Report Signed: 05/14/2026 Date Report Signed: \_\_\_\_\_

License or Certification #: CERT RES RD6005 State: FL License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_

Designation: Certified Residential 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: 10/20/2025 Date of Inspection: \_\_\_\_\_

SIGNATURES



## Subject Land Photo Page

Borrower	N/A						
Property Address	66 Industrial Park						
City	Monticello	County	Jefferson	State	FL	Zip Code	32344
Lender/Client	Jefferson County Board of County Commissioners						



### Subject Front

66 Industrial Park  
Sales Price  
Date of Sale  
Site Area 11.55  
Location Suburban/Good  
Improvements none  
Road frontage yes  
wooded/cleared cleared/no flood



### Subject



### Subject Street

S Jefferson Hwy/US 19

## Comparable Land Photo Page

Borrower	N/A				
Property Address	66 Industrial Park				
City	Monticello	County	Jefferson	State	FL
Lender/Client	Jefferson County Board of County Commissioners				
				Zip Code	32344



### Comparable 1

400 Industrial Park  
 Prox. to Subj. 0.44 miles SW  
 Sales Price 60,000  
 Date of Sale 04/05/2025  
 Site Area 4.0  
 Location Suburban/Good  
 Improvements none  
 Road frontage yes  
 wooded/cleared cleared/no flood



### Comparable 2

0 S Jefferson Hwy  
 Prox. to Subj. 0.57 miles S  
 Sales Price 300,000  
 Date of Sale 08/12/2025  
 Site Area 19.97  
 Location Suburban/Good  
 Improvements none  
 Road frontage yes  
 wooded/cleared 1/3 cleared/noflood



### Comparable 3

210 Oetinger Rd  
 Prox. to Subj. 6.06 miles N  
 Sales Price 85,000  
 Date of Sale 08/26/2025  
 Site Area 5.1  
 Location Suburban/Good  
 Improvements none  
 Road frontage yes  
 wooded/cleared cleared/no flood

## Photograph Addendum

Borrower	N/A				
Property Address	66 Industrial Park				
City	Monticello	County	Jefferson	State	FL Zip Code 32344
Lender/Client	Jefferson County Board of County Commissioners				



**Retention Pond(not included)**



**Frontage on Industrial Park R.**



**Drive-way off of Industrial P.**



**Rear of main site area**

# Subject plat map



### Overview



### Legend

-  County Outlines
- State Outlines**
-  Florida
-  <all other values>
-  Parcels
- 2024 Sales**
-  Q
-  U
-  Street Centerlines

<b>Parcel ID</b>	12-1N-4E-0000-006J-0000	<b>Mailing Address</b>	JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS COURTHOUSE ROOM 10 MONTICELLO, FL 32344	<b>Improvement Value</b>	\$2,000	<b>Just Value</b>	\$247,000	<b>Last 2 Sales</b>							
<b>Prop ID</b>	5915	<b>Physical Address</b>	66 INDUSTRIAL PARK RD	<b>Land Value</b>	\$245,000	<b>Assessed Value</b>	\$245,550	<b>Date</b>	5/13/2013	<b>Price</b>	0	<b>V/I</b>	I	<b>Qual</b>	U
<b>Property Usage</b>	COUNTY			<b>Ag Land Value</b>	\$0	<b>Exempt Value</b>	\$245,550	<b>Date</b>	12/20/2012						
<b>Acres</b>	12.25			<b>Ag Market Value</b>	\$0	<b>Taxable Value</b>	\$0								

**Desc** 12.25 ACRES IN N1/2 OF NE1/4 & IN E1/2 OF N1/2 OF NW1/4--ORB 167/75 & 179/43 & 247/49 & 431/386 & 677/167 & 677/117 & 683/218 & 688/704 & 769/845

(Note: Not to be used on legal documents)

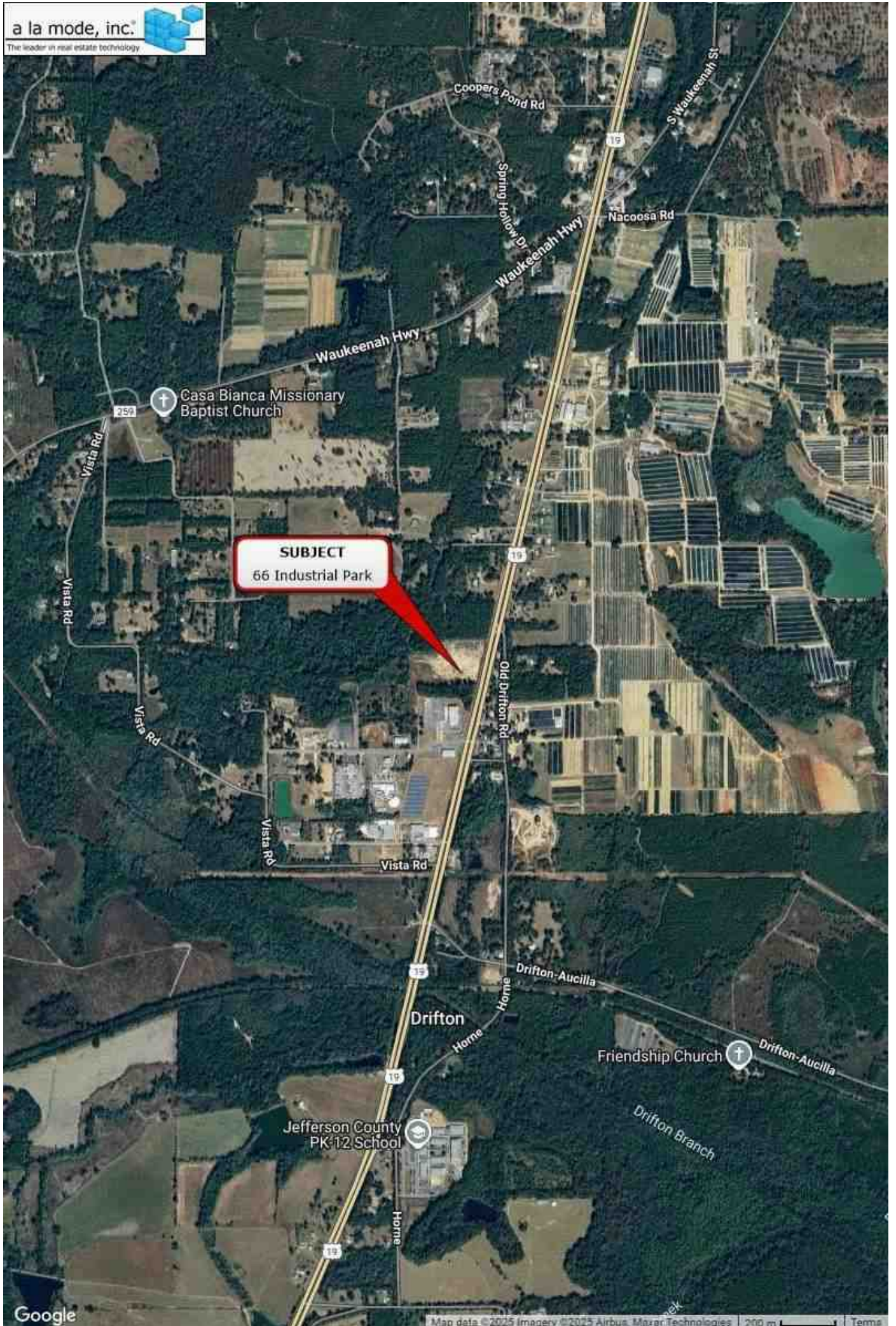
Date created: 10/20/2025

Last Data Uploaded: 10/18/2025 4:12:33 AM

Developed by  SCHNEIDER GEOSPATIAL

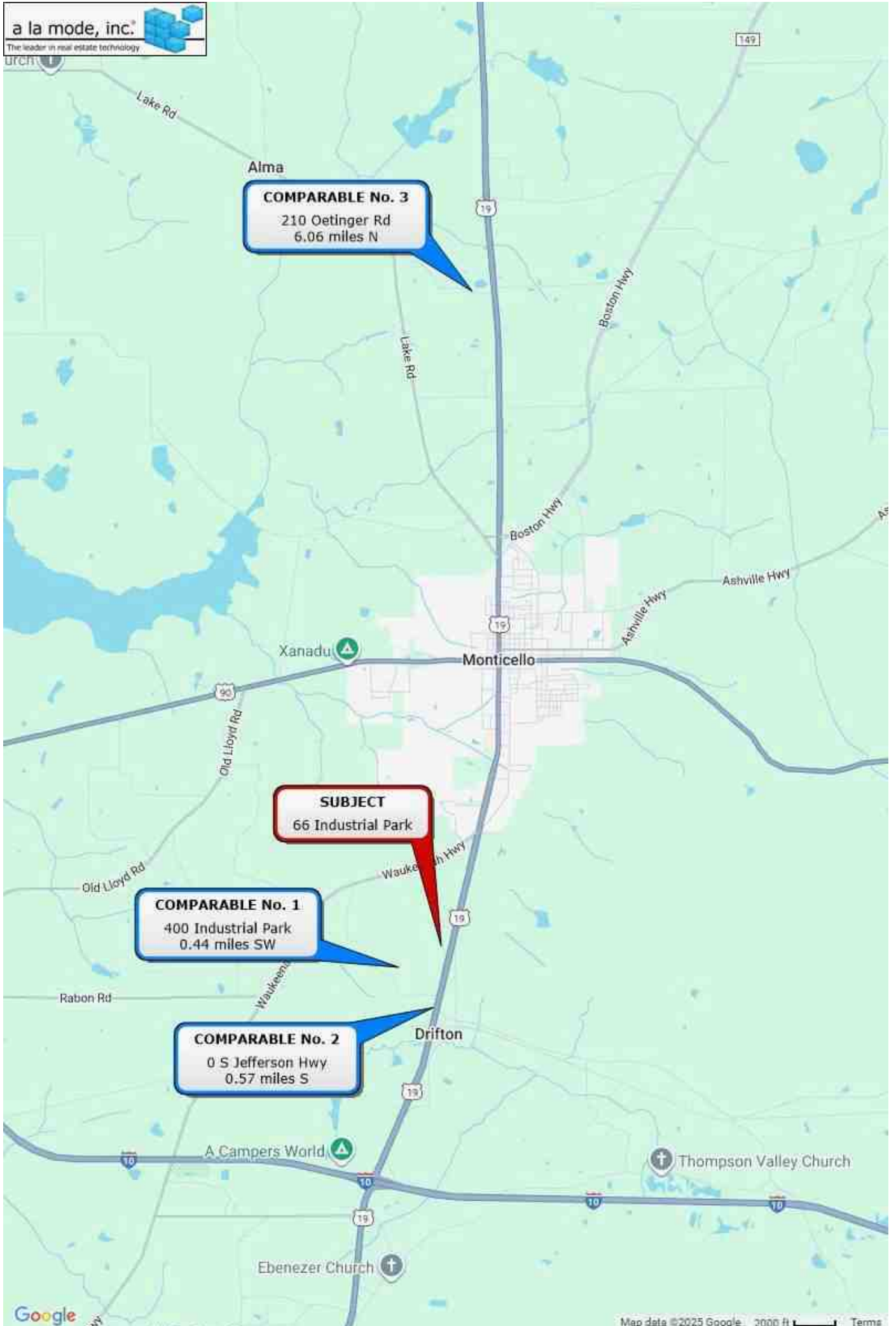
# Aerial Map

Borrower	N/A				
Property Address	66 Industrial Park				
City	Monticello	County	Jefferson	State	FL Zip Code 32344
Lender/Client	Jefferson County Board of County Commissioners				



# Location Map

Borrower	N/A				
Property Address	66 Industrial Park				
City	Monticello	County	Jefferson	State	FL Zip Code 32344
Lender/Client	Jefferson County Board of County Commissioners				



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

**GRANT, CARTER RICHMOND**

128 PHELPS RD  
LAMONT FL 32336

**LICENSE NUMBER: RD6005**

**EXPIRATION DATE: NOVEMBER 30, 2026**

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ISSUED: 10/14/2024

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