

Land Acquisition and Management Program (LAMP) Conservation Board

Property Information Sheet

Property Name:	605 Faver-Dykes Road
Parcel Number:	187500-0000
Address:	605 Faver-Dykes Road
Owner:	Ed Fusco (new owner)
INC or LLC Agents:	FUSCO EDWARD REV LIVING TRUST D: 6-18-2021
List Price:	\$323,000
Market Value:	\$300,000 (6/23 appraisal)
Total Acreage:	1.2
Land Use:	R/S
Zoning:	OR
Easements: Type/Acres	None
Wetlands: Type/Acres	0.3 acre salt marsh
Uplands: Type/Acres	0.9 acre pine flatwoods
Listed Species:	Potential for gopher tortoise habitat and various listed wading birds utilize the shoreline and marsh
Known Cultural Res.:	Rhotan Midden (prehistoric sand midden north of property)
Willing Seller:	Yes
Community Support:	Unknown
Proposed By:	Property owner
Development Applications to Co.:	Preapp 14-5, CLTR 22-44
Narrative:	Vacant, forested property. 150-feet along Pellicer Creek. There is a well, electric and 10'X20' concrete floating dock. Parks and Recreation Department 7/3/23: This property would have access issues and a lot of wetlands therefore there is no current department interest.



St. Johns County LAMP Property Application

Please return this form to LAMP staff liaison: Ryan Mauch, 4040 Lewis Speedway, St. Augustine, FL 32084 or rmauch@sjcfl.us

1. Applicant Information					
Applicant Name: Edward Fusco					
Address: 56 Tavella Place					
City: Foothill Ranch		State: CA		Zip: 92610	
Phone: 9497355843		Fax:		Email: EFUSCO@INTELNT.COM	
Applicant Signature:				Date: 2/7/2024	
2. Owner of Record (Owner is Applicant Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>					
Name: Edward Fusco Rev. Trust			Name:		
Address: 56 Tavella Place			Address:		
City: Foothill Ranch		State: CA	Zip: 92610	City:	State:
Phone: 9497355843		Fax:	Phone:	Fax:	
Email: efusco@intelnt.com			Email:		
3. Owner's Authorized Representative					
Name:			Name:		
Address:			Address:		
City:		State:	Zip:	City:	
Phone:		Fax:	Phone:	Fax:	
Email:			Email:		
4. Owner's Authorization					
To the Board of County Commissioners:					
This is to advise that the individual named above is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the County. This authorizes the County and County contractors to enter the property listed below for up to 180 days from the date of this application to conduct a site inspection for a potential acquisition, exchange, donation or conservation easement					
Owner Signature:				Date: 2/7/2024	
Owner Signature:				Date: 2/7/2024	
5. Property/Project Information – Required Information					
Asking Price: 323000			Tax Parcel Number(s): 1875000000		
General Location (address, intersection, etc.): 605 Faver Dykes Road					
Acreage: 1.17		Future Land Use: R/S		Zoning: OR	
6. Property Description (Describe Ecology, Natural Resources, History, Archeology, Existing Features, Vision of Uses for the Property):					
The property is located along Pellicer Creek which is Sovereign State Submerged lands.					
The property would be a great addition to the county land for wetlands preservation, ecological preservation and wildlife preservation purposes.					
7. Encumbrances (Liens, leases, easements, encumbrances, etc):					
none					

In addition to this form, the following supplemental information may be attached to assist in the evaluation of the property.

- > Location map
 - > Survey or Sketch
 - > Legal description
- > Tax Parcel Cards
 - > Deed
 - > Other pertinent information

Maps, Surveys and Pictures

Please Do Not Write Below this Line, for County Use Only

Date Received: 2/9/2024 Received By: RMauch Reg. Basin: 9

















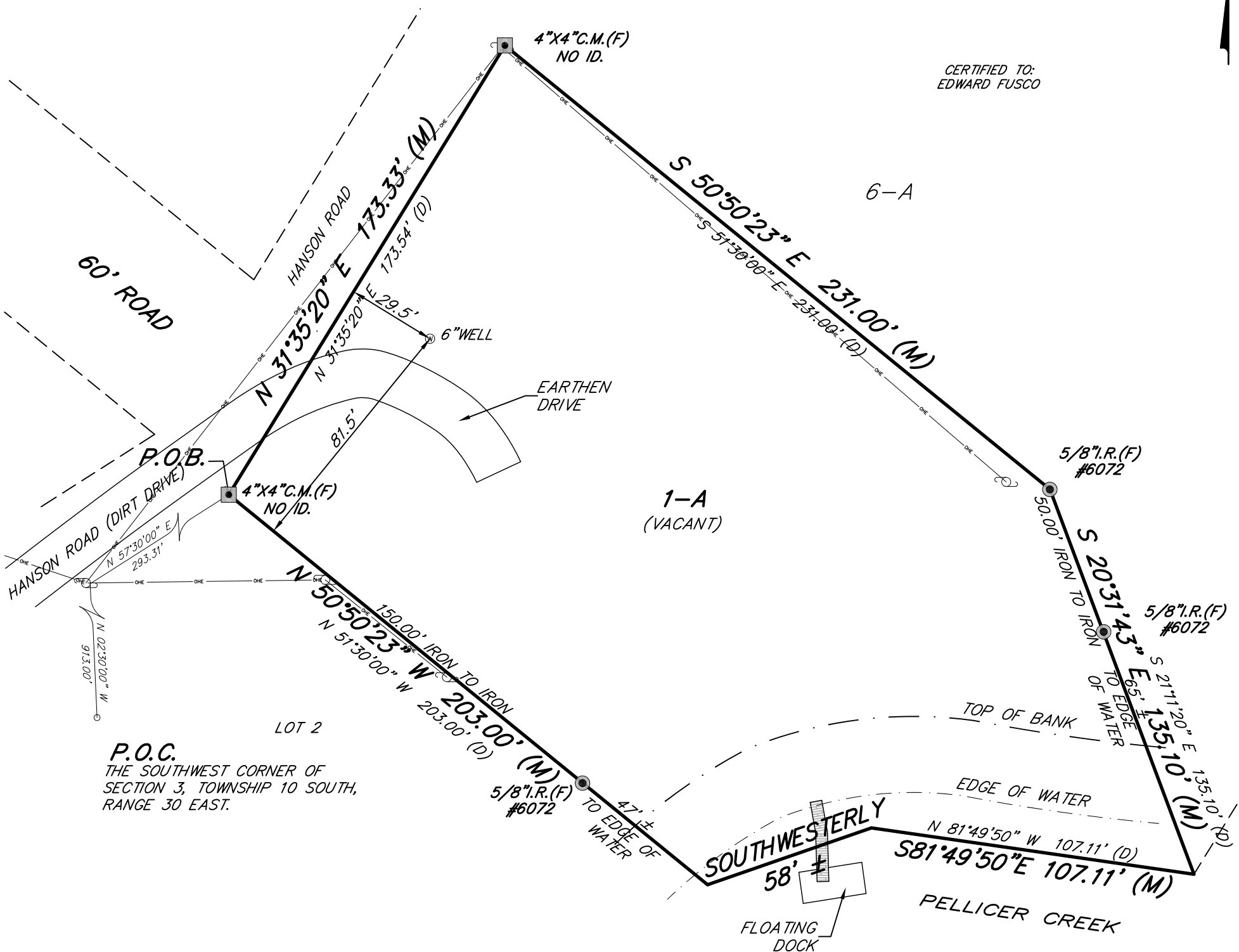




MAP SHOWING SURVEY OF

BEING A PART OF GOVERNMENT LOT 3 OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 30 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID SECTION 3, AS A PART OF REFERENCE AND RUNNING THENCE NORTH 2 DEGREES 30 MINUTES WEST, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 913.0 FEET TO A CONCRETE MONUMENT; THENCE NORTH 57 DEGREES 30 MINUTES EAST, A DISTANCE OF 293.31 FEET TO A PERMANENT REFERENCE MONUMENT MARKING THE BEGINNING OF THIS DESCRIPTION; RUN THENCE NORTH 31 DEGREES 35 MINUTES 20 SECONDS EAST 173.54 FEET TO A PERMANENT MONUMENT; RUN THENCE SOUTH 51 DEGREES 30 MINUTES EAST 231 FEET TO A POINT; RUN THENCE SOUTH 21 DEGREES 11 MINUTES 20 SECONDS EAST 135.10 FEET TO A POINT ON THE BANK OF PELLICER CREEK; RUN THENCE NORTH 81 DEGREES 49 MINUTES 50 SECONDS WEST ALONG THE BANK OF PELLICER CREEK 107.11 FEET TO A POINT, THENCE CONTINUING ALONG THE BANK OF PELLICER CREEK IN A SOUTHWESTERLY DIRECTION 58 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE PROPERTY DEEDED TO AMOS PENNINGTON AS DESCRIBED IN DEED BOOK 212, PAGE 54, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE NORTH 51 DEGREES 30 MINUTES WEST ALONG THE NORTH LINE OF SAID PENNINGTON PROPERTY 203 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL ACCORDING TO THE SURVEY OF D.D. MOODY DATED AUGUST 5, 1954; TOGETHER WITH ALL THE RIGHT, TITLE AND INTEREST OF THE GRANTOR'S IN AND TO THE LANDS LYING SOUTH AND EAST OF THE ABOVE-DESCRIBED LANDS TO THE CHANNEL OF PELLICER CREEK, INCLUDING ALL RIPARIAN RIGHTS THEREUNTO IN ANYWISE BELONGING. TOGETHER WITH A ROAD RIGHT OF WAY 60 FEET WIDE LEADING IN A NORTHERLY DIRECTION ACROSS THE PROPERTY OF GRANTOR'S TO THE HEMING POINT COUNTY ROAD.



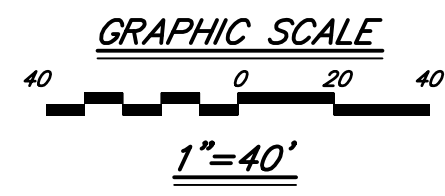
CERTIFIED TO:
EDWARD FUSCO

P.O.C.
THE SOUTHWEST CORNER OF
SECTION 3, TOWNSHIP 10 SOUTH,
RANGE 30 EAST.

LEGEND

- | | |
|--|--------------------------|
| A/C - AIR CONDITIONER PAD | RES. - RESIDENCE |
| ID. - IDENTIFICATION | CL - CENTERLINE |
| N.A.V.D. - NORTH AMERICAN VERTICAL DATUM | ⚡ - DENOTES NOT TO SCALE |
| sq. ft. - SQUARE FEET | W - WATER METER |
| I.P.(F) - IRON PIPE FOUND | ▨ - EXPOSED CONCRETE |
| I.R.(F) - IRON ROD FOUND | ▩ - COVERED AREA |
| I.R.(S) - 5/8" IRON ROD SET (PSM #4620) | W - WELL |
| ⊙ - WOOD POWER POLE | TYP. - TYPICAL |
| -OHE- OVERHEAD ELECTRIC | WD - WOOD DECK |
| CONC. - CONCRETE | CM - CONCRETE MONUMENT |
| (M) - MEASURED | |
| (D) - DEED | |

AREA = 1.05 ± ACRES
OR 46,081 ±, sq. ft.



GENERAL NOTES:

- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, shall be at the user's sole risk and without liability to this surveyor. Nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plot measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.

This survey is certified to the last field date.
This survey does not reflect or determine ownership.
The specific rights implied by this survey are not transferable.
This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

According to the Federal Emergency Management Agency FIRM Map No: 125147-0495J effective date: 12/07/2018, the property described hereon appears to lie in Zone AEB, XS. Basis of bearing structure: REFER TO SURVEY

Basis of elevations: N.A.V.D. 88					
JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY	DWG. BY
23-0480	07/03/2023	1" = 40'	LL./D.C.	N.H.F.	R.J.B.

TYPE: BOUNDARY
COPYRIGHT 2023, ALL RIGHTS RESERVED.

NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

Nicholas H. Franklin
NICHOLAS H. FRANKLIN, P.L.S. 4620

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.



CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Wetland Delineation Assessment Map

605 Faver Dykes Rd

Project: 5.23384

St. Johns County, FL

Date: Jul 28 2023

Figure:

1



RESTRICTED APPRAISAL REPORT
OF
1 AC Residential Lot



605 Faver Dykes Rd
Saint Augustine, Florida 32086

As of
June 15, 2023

Prepared For
Mr. Edward Fusco

Prepared by
COOKSEY & ASSOCIATES, INC.

T. James Cooksey, MAI, CCIM
State-Certified General Real Estate Appraiser
RZ343

File Number: 9754

June 19, 2023

Mr. Edward Fusco

Re: Restricted Appraisal Report, Real Estate Valuation
1 AC Residential Lot
605 Faver Dykes Rd
Saint Augustine, Florida 32086

File Number: 9754

Dear Mr. Fusco:

At your request, I have appraised a real property interest for the above real estate. My objective was to form one or more opinions about the market value for a 100% ownership interest in the subject property's Fee Simple estate assuming no liens or encumbrances other than normal covenants and restrictions of record.

The subject property is a 1.05-acre vacant residential parcel located at 605 Faver Dykes Road in a rural area of St. Augustine Florida. The property is accessible from a dirt road that is an off-shoot, just south, of Faver Dykes Road and contains frontage along Pellicer Creek. The property is currently listed for \$349,000.

Please reference page 1 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis, and valuation methodology.

After careful consideration of all factors pertaining to and influencing value, the data and analysis thereof firmly supports the following final value opinion for the subject as of June 15, 2023, is:

Range of Value: \$260,000 - \$325,000

My Recommendation

Market Value Conclusion	
Land Value	\$ 275,000
Contributory Value	
Site Improvements*	\$ 25,000
Market Value	\$ 300,000

Respectfully submitted,
Cooksey & Associates, Inc.



T. James Cooksey, MAI, CCIM
State-Certified General Real Estate Appraiser
RZ343

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Overview

Scope of Work

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). The elements to be considered are summarized below in addition to the typical client expectations and typical appraisal work by peers for similar assignments.

Assignment Elements

The problem to be solved is to estimate the 'as is' market value of the subject property. This purpose necessitates identification of seven assignment elements listed below.

1. The Client (*the person who engaged the appraisal and an intended user*) Mr. Edward Fusco
2. Intended User Client
3. Intended Use of Report (*to aid*) Purchase Decision
4. Standard / Definition of Value Used to Form the Value Opinion Market Value
5. Key Dates
 - Effective Value Date (*point in time the value applies*) June 15, 2023
 - Report Preparation Date (*date the report was prepared*) June 19, 2023
 - Date Property Appraised was Observed by One or More Appraisers Signing this Report June 15, 2023
6. Assignment Conditions
 - Extraordinary Assumptions:** This appraisal employs the following extraordinary assumptions:
None
 - An extraordinary assumption is defined by USPAP to be "*an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinion or conclusions.*"
Extraordinary assumptions presume as fact otherwise uncertain information. In other words, this type assumption involves uncertainty about an underlying premise. An example is a survey that displays a lot size. If the lot size is later found to be much smaller, then the value conclusion may be negatively affected.
 - USPAP Standard Rule 1-2(f) requires the identification of all extraordinary assumptions that are necessary for credible assignment results.

Hypothetical Conditions:

This appraisal employs the following hypothetical conditions:

USPAP defines a hypothetical condition as “that which is contrary to what exists but is supposed for the purpose of analysis.” Hypothetical conditions assume conditions that are contrary to known fact. An illustration is the current valuation of a proposed home. For the purpose of a rational analysis, it is assumed the home exists on the effective value date, but it is known the home is nonexistent. Another example is a new zoning classification, that a property does not have today, but the new zoning is assumed for the purpose of a logical current valuation. Uncertainty is not involved with a hypothetical condition. An essential premise underlying the valuation is known not to exist on the date of value.

None

USPAP Standard Rule 1-2(g) requires the identification of all hypothetical conditions that are necessary for a credible value opinion.

Information Not Available, If Any

None

Relevant Characteristics

The 7th assignment element is relevant characteristics about the property appraised. These characteristics are typically categorized as physical, legal, and economic.

Unless specifically stated otherwise, the estate appraised (listed below) assumes no adverse leases, liens, or encumbrances other than normal covenants and restrictions of record.

7a. Physical

Existing Property Use	Residential (Single-Family) Land
Property Use Reflected in Value Opinion	Residential Use
Sources of Information About the Property Appraised	Inspection, Public Records

7b. Legal

Category of Property Appraised	Real Property
Property Rights Appraised	Fee Simple
Legal Issues Considered	No, None adverse known or assumed
Environmental Concerns	No, None known or assumed

7c. Economic

Effect of Lease(s) on Value	N/A
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Extent of Services Provided

Report Preparation Complies with Requirements Set Forth in USPAP Standard Rule	This is a Restricted Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(B). This format provides a brief summary of the appraisal process, a limited subject analysis and valuation analyses.
Format	Restricted – Conclusions are stated and supported with our work file.
Other Client Requirements	None
Extent of Data Research	1) Public Records have been searched for recent sales of the subject property type 2) Relevant sales have been further verified with Industry data reporting services that include Local MLS Services
Economic Data Sources	Florida Association of Realtors
Documents Considered	Survey
Extent Of Subject Observation by One or More Appraisers Signing Report	Aerial photographs and observation from roadway

Other Intended Use Considerations

Client's Prior Engagement of Appraisal Services	None
Atypical Issues	None
Assignment Complexity	Typical

FIRREA Compliance

This appraisal fully complies with the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA), a federal law.

Miscellaneous Matters

Other Than Signatories, Name(s) of Person(s) Providing Significant Real Property Assistance to the Development of the Value Opinion(s)

Dylan T. Cooksey, State-Registered Trainee Appraiser RI25570, assisted in the creation of this report.

Extent and Type of Real Property Assistance

Assistance included initial research, file set up, co-inspection of the subject property, comparable research and reconciliation totaling 8 hours.

Scope of Work Agreement

Retained in Appraiser's Work File

Appraisal Development

Appraisal development is the extent of research and analyses that produce one or more credible opinions of value for one or more specifically identified intended users and an explicitly stated intended use. In this context, credible is defined as "worthy of belief".

The appraisal development process included the following tasks:

- observation of the property appraised
- research for appropriate market data
- data verification
- consideration of influential market area, physical, economic, and governmental factors
- determination of the subject's highest and best use(s), if appropriate
- development of one or more applicable approaches to value
- reconciliation of value indications
- preparation of this report

According to USPAP, all approaches that are applicable to the interest being appraised and necessary to produce credible results must be developed. The type of highest and best use; extent of feasibility considered; and the relevance of each major approach are listed below.

Highest and Best Use	Highest and best use analyses can be categorized into two different levels of detail - inferred and fundamental. A fundamental analysis forecasts demand from broad demographic and economic data like population and income. An inferred analysis is based on local trends and patterns from which inferences are made. Inferred analyses emphasize historical data while fundamental analyses are based on future projections.
Cost Approach	An inferred analysis was prepared.
Sales Comparison	A cost approach was not applied as it is not applicable to land appraisals.
Income Approach	A sales approach was applied as it is typically most applicable when valuing vacant land and is well-supported herein.
	An income capitalization approach was not applied as it is not applicable for this type of property.

Applicable and necessary approaches were selected for development after consideration of available market data, intended use, and intended user(s). An approach considered not applicable was omitted because this methodology is not appropriate for the property interest being appraised, or sufficient data to properly develop the approach was not available.

Definitions

Definition of As Is Market Value: As is market value is defined as, "The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal's effective date." (Source: *The Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute, Chicago, Illinois, 2010*; also, *Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77471*)

Per Interagency; Appraisal and Evaluation Guidelines, December 10, 2010, Federal Register, Volume 75 Number 237, Page 77472

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:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 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.

A **Fee Simple** estate is defined as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.¹

¹ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010).

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

1. This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.
2. Real estate values are affected by many changing factors. Therefore, any value opinion expressed herein is considered credible only on the effective value date. Every day that passes thereafter, the degree of credibility wanes as the subject changes physically, the economy changes, or market conditions change.
3. No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.
4. All files, work papers and documents developed in connection with this assignment are the property of Cooksey & Associates, Inc. Information, estimates, and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.
5. No hidden or unapparent conditions of the property, subsoil, or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.
6. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, was not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion developed herein is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.
7. If this appraisal values the subject as though construction, repairs, alterations, remodeling, renovation, or rehabilitation will be completed in the future, it is assumed such work will be completed in a timely fashion, using non-defective materials, and proper workmanship. All previously completed work is assumed to substantially conform to plans, specifications, descriptions, or attachments made or referred to herein. It is also assumed all planned, in-progress, or recently completed construction complies with the zoning ordinance, and all applicable building codes. A prospective value opinion has an effective value date that is beyond or in the future and can be affected by unforeseen events.
8. Comments or descriptions about physical condition of the improvements, if any, are based solely on a superficial visual observation. Electric, heating, cooling, plumbing, water supply, sewer or septic, mechanical equipment, and other systems were not tested. No determination was made regarding the operability, capacity, or remaining physical life of any component in, on, or under the real estate appraised. All building components are assumed adequate and in good working order unless stated otherwise. Private water wells and private septic systems are assumed sufficient to comply with federal, state, or local health safety standards. No liability is assumed for the soundness of structural members since structural elements were not tested or studied to determine their structural integrity. The roof cover for all structures is assumed water tight unless otherwise noted. Comments regarding physical condition are included to familiarize the reader with the property. This document is not an engineering or architectural report.
9. Any estimate for repairs is a non-warranted opinion of the appraiser.
10. Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

11. Necessary licenses, permits, consents, legislative or administrative authority from any local, state, or Federal government or private entity are assumed to be in place or reasonably obtainable.
12. It is assumed there are no zoning violations, encroachments, easements, or other restrictions which would affect the subject property, unless otherwise stated.
13. The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) Cooksey & Associates, Inc.'s regular per diem rate plus expenses.
14. Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.
15. Cooksey & Associates, Inc. has not made a determination regarding the subject's American with Disabilities Act of 1990 compliance or non-compliance. Non-compliance could have a negative impact on value; however, this has not been considered or analyzed in this appraisal.

Disclosures

Professional Standards

All leading professional appraisal organizations, the U.S. Congress, all state legislatures, and numerous legal jurisdictions recognize the Uniform Standards of Professional Appraisal Practice (USPAP), promulgated by the Appraisal Foundation. Revised biennially to keep it contemporary, these standards set forth ethical practices and proper procedures for a competent appraisal. This appraisal fully complies with all relevant portions of the USPAP version in effect on the date this report was prepared. It also complies with the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA), a federal law.

Competency

I affirm to have the experience, knowledge, and education to value this type of property. I have previously appraised similar real estate.

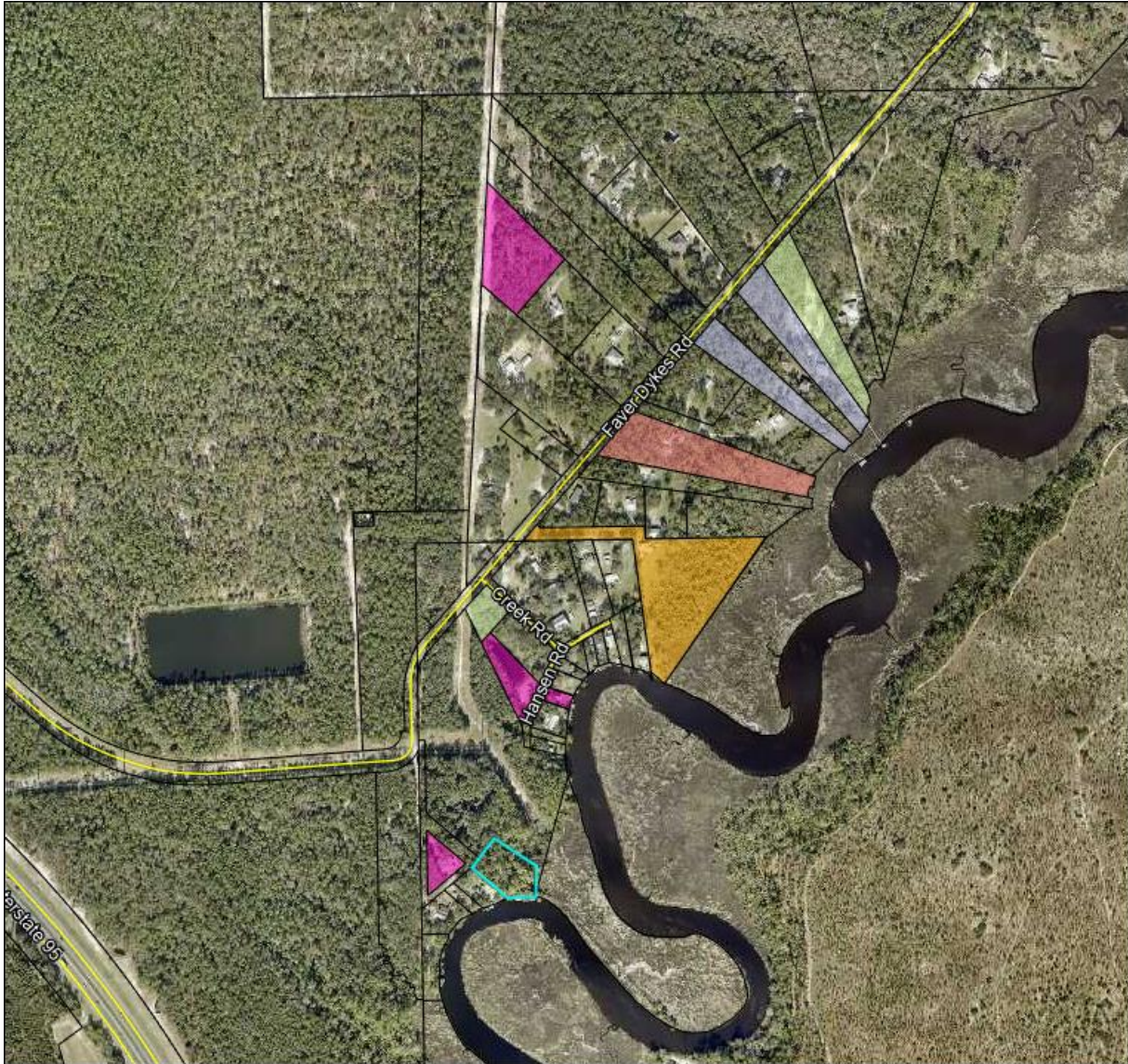
Personal Property & Intangibles

Personal property is movable and **not** permanently affixed to the real estate. Examples of personal property are freestanding ranges, refrigerators, tables, desks, chairs, beds, linen, silverware, hand tools, and small utensils. An intangible is a nonphysical asset like franchises, trademarks, patents, goodwill, and mineral rights.

The contributory value of the personal property included in the value conclusion is itemized as follows:

None

Location Analysis



The subject is located in a rural area of Saint Augustine, Florida in Saint Johns County. As pictured above, the subject sits along Pellicer Creek which is the county line between Saint Johns and Flagler counties and provides access to the Intracoastal Waterway. The subject neighborhood has seen multiple sales of improved and vacant land in the last 3 years, which are briefly described below:

- Sale 1: Vacant residential land - 2.46± acres - \$275,000 on 2/9/2023
- Sale 2: Improved residential land - .68± acre, 2,204 SF home - \$550,000 on 3/21/2023
- Sale 3: Improved residential land - 2.44± acres, 2,272 SF home - \$685,000 on 11/18/2022
- Sale 4: Improved residential land - 2.10± acres, 1,344 SF home - \$500,000 on 12/30/2022
- Sale 5: Vacant residential land - 2.92± acres - \$135,000 on 9/7/2021
- Sale 6: Improved residential land - 1.33± acres, 1,178 SF home - \$446,000 on 2/26/2021
- Sale 7: Improved residential land - .66± acre, 3,089 SF home - \$518,500 on 7/2/2021

Immediate Environment

- North:** Vacant Land' Low Density Residential
- South:** Pellicer Creek; Vacant Land
- East:** Vacant Land; Pellicer Creek
- West:** Single Family Home; Vacant Land; I-95

Description of the Property

The subject property is a 1.05-acre vacant residential parcel located at 605 Faver Dykes Road in a rural area of St. Augustine Florida. The property is accessible from a dirt road that is an off-shoot, just south, of Faver Dykes Road and contains frontage along Pellicer Creek. The property is currently listed for \$349,000.

Legal Description

BEING A PART OF GOVERNMENT LOT 3 OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 30 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID SECTION 3, AS A POINT OF REFERENCE AND RUNNING THENCE NORTH 2 DEGREES 30 MINUTES WEST, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 913.0 FEET TO A CONCRETE MONUMENT; THENCE NORTH 57 DEGREES 30 MINUTES EAST, A DISTANCE OF 293.31 FEET TO A PERMANENT REFERENCE MONUMENT MARKING THE BEGINNING OF THIS DESCRIPTION; RUN THENCE NORTH 31 DEGREES 35 MINUTES 20 SECONDS EAST 173.54 FEET TO A PERMANENT REFERENCE MONUMENT; RUN THENCE SOUTH 51 DEGREES 30 MINUTES EAST 231 FEET TO A POINT; RUN THENCE SOUTH 21 DEGREES 11 MINUTES 20 SECONDS EAST 135.10 FEET TO A POINT ON THE BANK OF PELLICER CREEK; RUN THENCE NORTH 81 DEGREES 49 MINUTES 50 SECONDS WEST ALONG THE BANK OF PELLICER CREEK 107.11 FEET TO A POINT, THENCE CONTINUING ALONG THE BANK OF PELLICER CREEK IN A SOUTHWESTERLY DIRECTION 58 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE PROPERTY DEEDED TO AMOS PENNINGTON AS DESCRIBED IN DEED BOOK 212, PAGE 54, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE NORTH 51 DEGREES 30 MINUTES WEST ALONG THE NORTH LINE OF SAID PENNINGTON PROPERTY 203 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL ACCORDING TO THE SURVEY OF D.D. MOODY DATED AUGUST 5, 1954; TOGETHER WITH ALL THE RIGHT, TITLE AND INTEREST OF THE GRANTORS IN AND TO THE LANDS LYING SOUTH AND EAST OF THE ABOVE-DESCRIBED LANDS TO THE CHANNEL OF PELLICER CREEK, INCLUDING ALL RIPARIAN RIGHTS THEREUNTO IN ANYWISE BELONGING.

TOGETHER WITH A ROAD RIGHT OF WAY 60 FEET WIDE LEADING IN A NORTHERLY DIRECTION ACROSS THE PROPERTY OF GRANTORS TO THE HEMING POINT COUNTY ROAD.

Current Ownership & Sale History

The current owner of record is James Martin Laquidara and Hala Laquidara, Trustees of the James Martin Laquidara Living Trust. A search of public records indicates there has been no sale of the subject property in the previous three years. The subject is currently listed for \$349,000.

Assessment and Taxes

Taxing Authority Saint Johns County
Assessment Year 2022

Assessment Summary	
County Appraised Value	
Parcel Number	1875000000
Land	\$256,133
Improvements	\$0
Total Just Value	\$256,133
Taxable Value	\$192,832
Millage Rate	12.7978
Tax Rate Per	\$1,000
Real Estate Taxes	\$2,815
Non-Ad Valorem	\$0
Total Taxes	\$2,815
Payment Status	Paid
Amount Due	\$0

Comments

Assessments can be adjusted upon review by the Property Appraiser triggered by a sale, recent significant improvements/renovations to the buildings, or re-financing. Otherwise, during periods of rising values, assessments can be adjusted based on market trends by an amount not to exceed 10% per annum for non-homesteaded properties. Assessments are based on the condition of the property on January 1st of each year.

In practice, assessments are not a consistent indication of actual market value, especially in cases where a re-assessment has not been triggered recently.

Zoning

Zoning Jurisdiction	St Johns County
Zoning Code	OR
Conforming	Yes

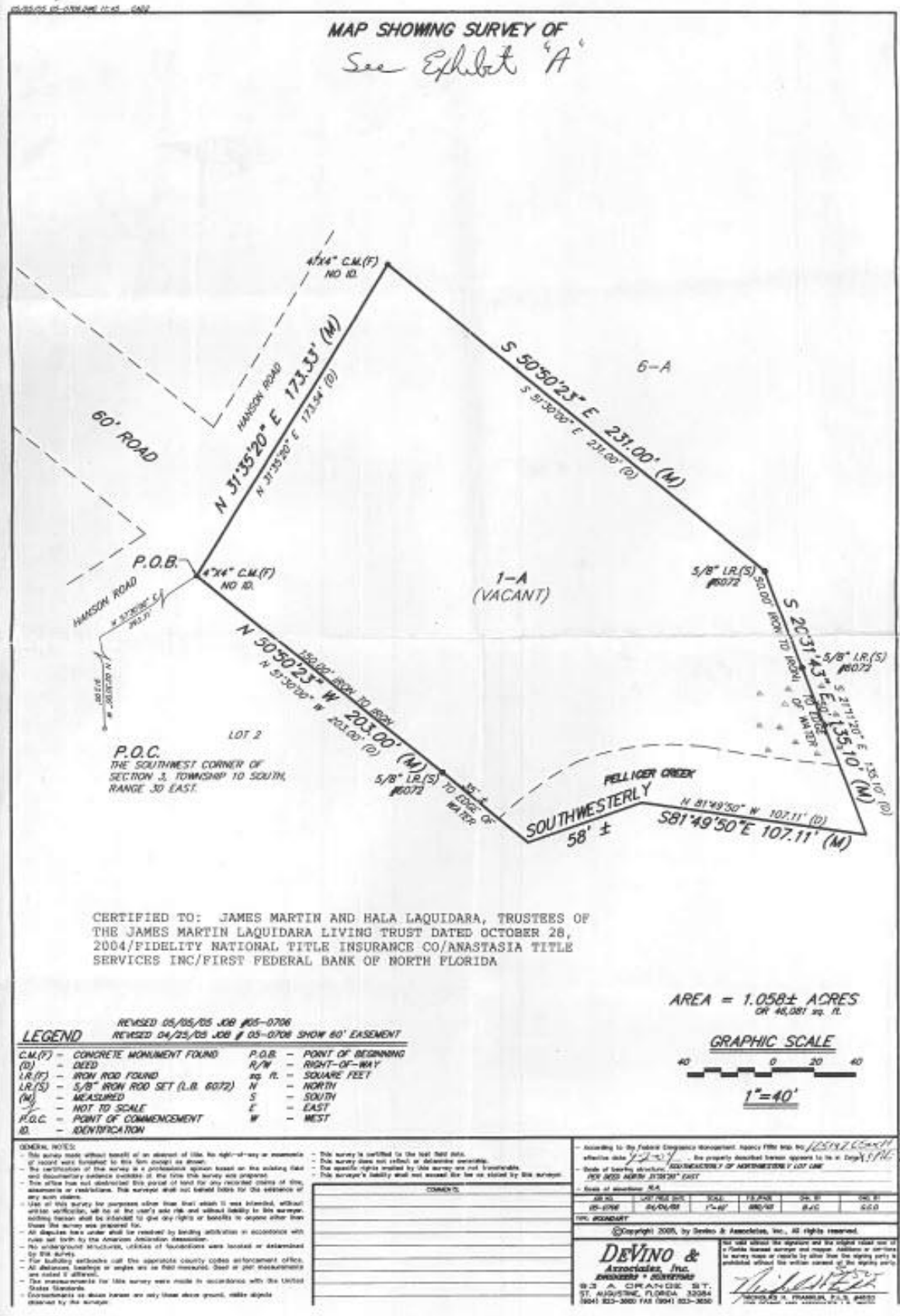
Site Description

Location:	The subject parcel is a vacant lot located along the north side of Pellicer Creek, south of Faver Dykes Rd and east of I-95 just outside of Faver Dykes State Park in rural St Augustine, St. Johns County, FL
Current Use of the Property:	Vacant residential land
Site Size:	Total: 1.06 acres; 46,086 square feet
Frontage/Access:	<p>The subject property has access from a small dirt road off of Faver Dykes Road. The survey indicated frontage along Hansen Road; however, upon inspection there were no named roads providing access.</p> <p>The site has an average depth of 280 feet. It is a interior lot.</p>
Site Improvements:	N/A
Flood Zone:	<p>The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA), identified as flood zone A & X.</p> <p>The subject is located in a flood plain: Yes</p> <p>FEMA Map Number: 12109C0495J FEMA Map Date: 12-07-2018</p> <p>According to the appropriate Federal Emergency Management Agency (FEMA) flood map portion of the subject property along Pellicer Creek is located in a zone 'A', special flood hazard. Flood maps published by FEMA are not precise. If anyone desires a precise determination of the subject's flood hazard classification, a professional engineer, licensed surveyor, or local governmental authority should make an exact determination.</p>
Environmental Issues:	None known or assumed
Encumbrance / Easements:	None adverse known or assumed
Site Comments:	Accessible from a small dirt road off of Faver Dykes Road.
Shape:	Irregular
Access:	Dirt road access
Traffic Count:	Local Traffic only
Exposure Rating:	Limited
Topography:	Partially Wooded, Some lowlands
Soil Conditions:	Typical for Area
Landscaping:	None
Wetlands/Watershed:	None noted

Aerial Map



Survey



Flood Map



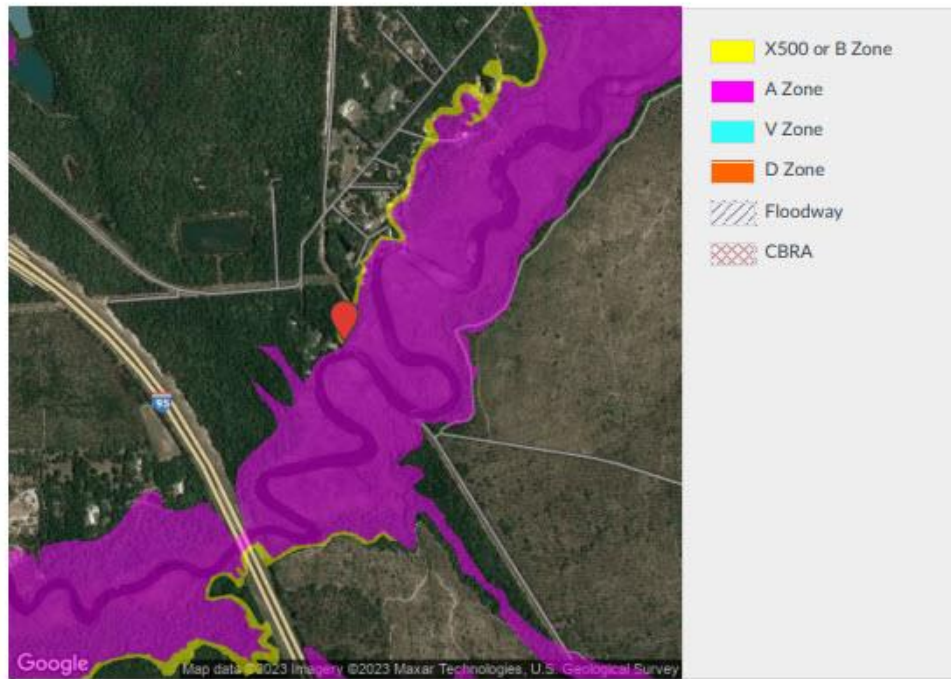
605 FAVER DYKES RD ST AUGUSTINE, FL 32086

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **IN**

COMMUNITY	125147	PANEL	0495J
PANEL DATE	December 07, 2018	MAP NUMBER	12109C0495J



Subject Photographs



Front view of subject with dirt road access



Subject to the left with adjacent property in the forefront



Dirt road access leading to the subject

Analysis & Conclusions

Highest and Best Use

Process

The highest and best use of the property must be determined for both the subject site as though vacant, and for the property as currently improved (if applicable). The highest and best use must be:

1. Physically possible for the site.
2. Permitted under the zoning laws and deed restrictions that apply to the site.
3. Economically feasible.
4. The use which will produce the highest net return on investment (i.e. highest value) from among the possible, permissible, and economically feasible uses.

As Vacant

Single-family residential

As Improved

N/A

Most Probable Buyer:

Single-family residential user

Sales Comparison Approach

Introduction


The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution, and externalities. It includes the following steps.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.
- The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

Comparable Sales


I have researched several comparables for this analysis; these are documented on the following pages followed by a location map and analysis grid. All sales have been researched through numerous sources.

Comparable 1

Property 1 Information		
	<h3 style="margin: 0;">139 ISTORIA DR, SAINT AUGUSTINE, FL 32095</h3>	
<p><small>©2021 REVELL, INC.</small></p>	<p>Price: \$315,000</p> <p>Status: Sold (06/22/2022)</p> <p>Type: Vacant Land</p> <p>Beds:</p> <p>Full Baths:</p> <p>Half Baths:</p> <p>Year Built:</p> <p>Living Sq Ft:</p> <p>Virtual Tour:</p>	<p>MLS Listing ID: 1144243</p> <p>MLS Association: Northeast Florida MLS (MLSA)</p> <p>MLS Area:</p> <p>City: Saint Augustine</p> <p>County: Saint Johns</p> <p>Community: ISTORIA</p> <p>Acres: 0.70</p> <p>Lot Sqft:</p>
<h4 style="margin: 0;">Property Description</h4>		
<p>Public Remarks:</p>	<p>Location, Location, Location!!! Stunning views, this rare opportunity come with .68 Acres in a beautiful community named Istorya. Enjoy the most beautiful sunset has to offer and watch nature at his best. Istorya is located just a few miles from the new Palencia Publix, and a just a short drive to Historical downtown St Augustine. No Cdd fees with low HOA is the perfect combination to built your dream home. Bring your own builder or build a custom home with ours. No time restriction, buy now and build in a few years but don't miss the opportunity to own those amazing views.</p>	
<h4 style="margin: 0;">Features</h4>		
<p>Water Features: Waterfront property</p> <p>Lot Size: Lot size is between 1/2 and 1 acre</p> <p>Financial: Home owners fee</p>		
<h4 style="margin: 0;">Property Information</h4>		
<p>Lot:</p> <p>Block:</p> <p>Unit:</p>	<p>Zoning:</p> <p>APN: 0746610060</p> <p>Lot Dimensions:</p>	<p>Elem School:</p> <p>Middle School:</p> <p>High School:</p>
<h4 style="margin: 0;">Financial Information</h4>		
<p>HOA Fee: \$1,250</p> <p>HOA Freq:</p> <p>Taxes:</p>	<p>Maintenance Fee:</p> <p>Maintenance Freq:</p> <p>Tax Year:</p>	<p>Terms:</p> <p>Possession:</p> <p>Homestead:</p>

Comparable 2

Property 2 Information



901 FAVER DYKES ROAD, SAINT AUGUSTINE, FL 32086

Price:	\$275,000	MLS Listing ID:	S5075524
Status:	Sold (02/09/2023)	MLS Association:	Stellar MLS
Type:	Vacant Land	MLS Area:	32086 - Saint Augustine
Beds:		City:	Saint Augustine
Full Baths:		County:	Saint Johns
Half Baths:	0	Community:	
Year Built:		Acres:	2.46
Living Sq Ft:		Lot Sqft:	107,158
Virtual Tour:	https://www.propertypanorama.com/instaview/stellar/S5075524		

Property Description

Public Remarks: 2.46 Acres on Pellicer Creek! Build your dream home or weekend getaway & enjoy the tranquility and serenity of this beautiful location surrounded by Mantanzas State Forest and Faver Dykes State Park. Enjoy fishing or boating from your back yard or walk down the street to Faver Dykes State Park which provides its own boat launch!. Enjoy Paddle boarding and Kayaking trails as well as biking and nature trails without having to drive there!. Tucked Away just off I-95 and US-1, this beautiful acreage reminds one of the beauties of Preserved Florida Nature all while being minutes from St Augustine and Palm Coast. Welcome to your slice of paradise!

Driving Directions: Follow I-95 N to US-1 N in St Johns County. Take exit 298 from I-95 N. Turn Right onto Faver Dykes Rd. Vacant Lot Will be to your Right.

Legal Description: 1-5 PT OF GL 2 LYING E OF RD TO ST PK - 512.84FT ON RD - SURVEY PARCEL "E" (EX PTS IN OR851/1056 & 1063) OR5013/889

Features

Water Features: Waterfront property

Lot: Oversized lot

Property Information

Lot:	Zoning:	OR	Elem School:
Block:	APN:	187480-0050	Middle School:
Unit:	Lot Dimensions:	192 x 873 x 90 x 880	High School:

Financial Information

HOA Fee:	Maintenance Fee:	Terms:	Cash,Other
HOA Freq:	Maintenance Freq:	Possession:	
Taxes:	Tax Year:	Homestead:	
\$3,656	2021		

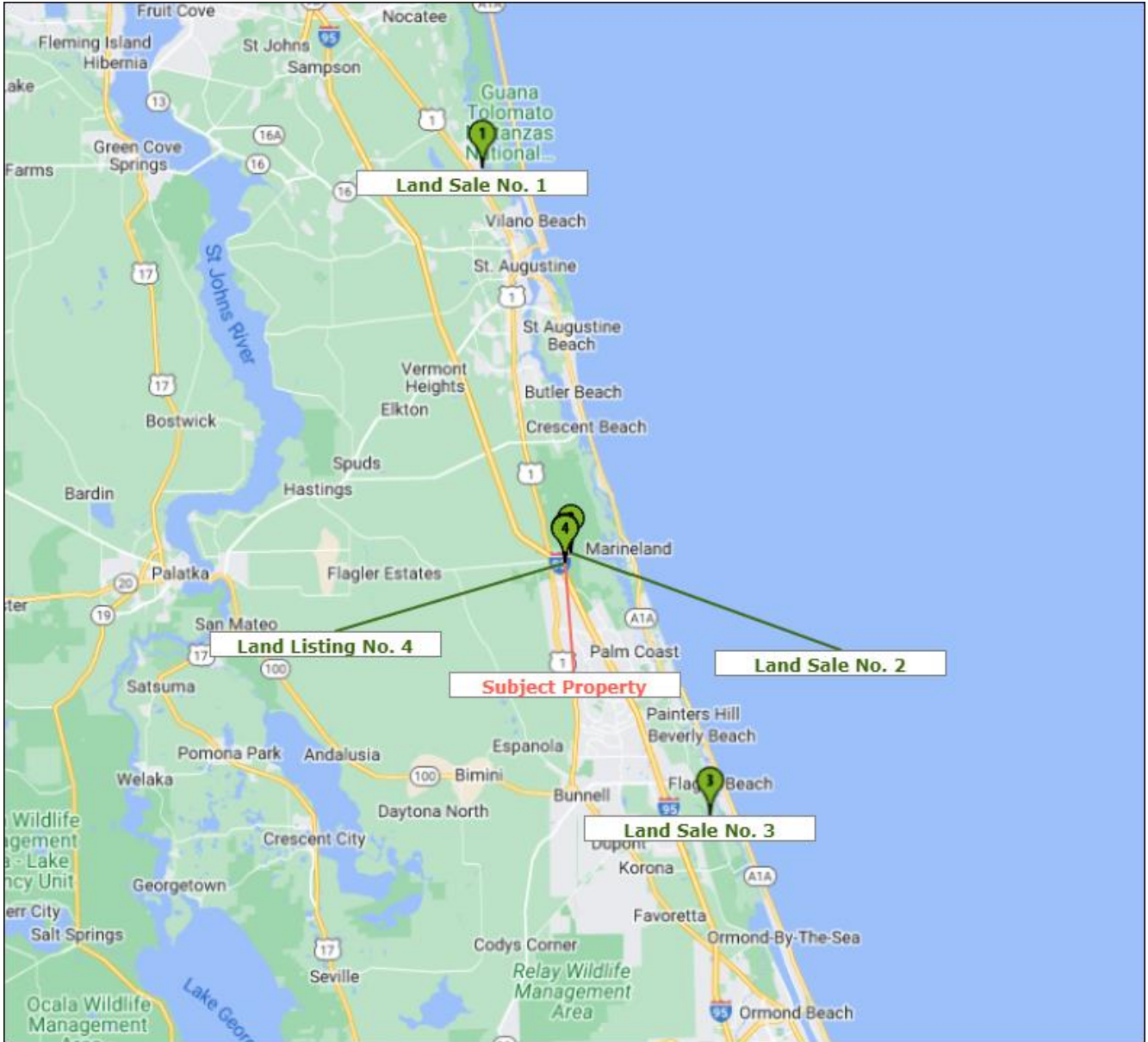
Comparable 3

Property 3 Information			
	105 BRIDLE RIDGE COURT, FLAGLER BEACH, FL 32136		
	Price:	\$235,000	MLS Listing ID: FC276375
	Status:	Sold (05/26/2022)	MLS Association: Stellar MLS
	Type:	Vacant Land	MLS Area: 32136 - Flagler Beach
	Beds:		City: Flagler Beach
	Full Baths:		County: Flagler
	Half Baths:		Community: FLAGLER BEACH POLO CLUB EAST
	Year Built:		Acres: 1.21
	Living Sq Ft:		Lot Sqft: 52,700
	Virtual Tour:	tour.usamls.net/105-Bridle-Ridge-Court-Flagler-Beach-FL-32136/unbranded	
Property Description			
Public Remarks:	This could be your last chance to own a waterfront lot in a gated community surrounded by nature's beauty. Stunning lot on Bulow Creek with observation dock. One of a kind lot and location inside Polo Club East right off of John Anderson. Build your dream home on this amazing lot nestled on a cul de sac which is high and dry. Use your builder of choice and enjoy a tranquil setting in one of Florida's hidden gems in a secret gated community. Close to beaches, shopping, restaurants and schools.		
Driving Directions:	100 To John Anderson to Polo Club East - West of Intracoastal call listing agent for gate code		
Legal Description:	FLAGLER BEACH POLO CLUB SUBD MB 34 PG 37 LOT 24 1.21 AC OR 1090 PG 930-DONALD L DEAL JR TRUST 50% INT, PULIN DON G & CONNIE A H&W 12.5% INT, MESSICK ROBERT A & JULIA B H&W 12.5% INT, BURDETTE CHARLES A JR & KAREN H&W 12.5% INT & MICHAEL E FRUTH 12.5%		
Features			
Water Features:	Waterfront property, Waterview		
Community:	Gated community		
Lot:	Wooded		
Utilities:	Septic sewer system, Water supply from well(s)		
Property Information			
Lot:	Zoning:	PUD PUD	Elem School:
Block:	APN:	38-12-31-2200-00000-0240	Middle School:
Unit:	Lot Dimensions:		High School:
Financial Information			
HOA Fee:	\$540	Maintenance Fee:	Terms:
HOA Freq:		Maintenance Freq:	Possession:
Taxes:	\$1,246	Tax Year:	2019
			Homestead:

Comparable 4

Property 4 Information																																						
	<p>600 FAVER DYKES RD, SAINT AUGUSTINE, FL 32086</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Price:</td> <td style="width: 33%;">\$290,000</td> <td style="width: 33%;">MLS Listing ID:</td> <td>1218112</td> </tr> <tr> <td>Status:</td> <td>Active</td> <td>MLS Association:</td> <td>Northeast Florida MLS (MLSA)</td> </tr> <tr> <td>Type:</td> <td>Vacant Land</td> <td>MLS Area:</td> <td></td> </tr> <tr> <td>Beds:</td> <td></td> <td>City:</td> <td>Saint Augustine</td> </tr> <tr> <td>Full Baths:</td> <td></td> <td>County:</td> <td>Saint Johns</td> </tr> <tr> <td>Half Baths:</td> <td></td> <td>Community:</td> <td>HANSENS UNREC</td> </tr> <tr> <td>Year Built:</td> <td></td> <td>Acres:</td> <td>0.63</td> </tr> <tr> <td>Living Sq Ft:</td> <td></td> <td>Lot Sqft:</td> <td></td> </tr> <tr> <td>Virtual Tour:</td> <td></td> <td></td> <td></td> </tr> </table>		Price:	\$290,000	MLS Listing ID:	1218112	Status:	Active	MLS Association:	Northeast Florida MLS (MLSA)	Type:	Vacant Land	MLS Area:		Beds:		City:	Saint Augustine	Full Baths:		County:	Saint Johns	Half Baths:		Community:	HANSENS UNREC	Year Built:		Acres:	0.63	Living Sq Ft:		Lot Sqft:		Virtual Tour:			
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Year Built:		Acres:	0.63																																			
Living Sq Ft:		Lot Sqft:																																				
Virtual Tour:																																						
<p>Property Description</p> <p>Public Remarks: Imagine living herein a SPORTSMAN PARADISE. High and dry 0.63 acre homesite on the Pellicer Creek - home of the Pellicer Creek Aquatic Preserve and close to Faver Dykes State Park. This riverfront lot is navigable to the Intercoastal Waterway and to the Atlantic Ocean. Property being sold for new home site (old mobile home not for renovation. Value is land. MH is unsafe. DO NOT ENTER). There is also a concrete block equipment shed and covered boat/carport on site.Has well/septic which is subject to buyer's due diligence. A combination of new custom built brick homes and manufactured homes exist on this serene meandering bend of the Pellicer Creek.Access easement shown on Survey.</p>																																						
<p>Features</p> <p>Water Features: Waterfront property Lot Size: Lot size is between 1/2 and 1 acre</p>																																						
<p>Property Information</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Lot:</td> <td style="width: 33%;">Zoning:</td> <td style="width: 33%;">Elem School:</td> </tr> <tr> <td>Block:</td> <td>APN: 1877300000</td> <td>Middle School:</td> </tr> <tr> <td>Unit:</td> <td>Lot Dimensions:</td> <td>High School:</td> </tr> </table>			Lot:	Zoning:	Elem School:	Block:	APN: 1877300000	Middle School:	Unit:	Lot Dimensions:	High School:																											
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HOA Freq:	Maintenance Freq:	Possession:																																				
Taxes:	Tax Year:	Homestead:																																				

Location Map



Comparison Analysis

The sales have been analyzed and compared with the subject property. I have considered adjustments for differences in the most pertinent areas summarized on the following page:

Land Sales Grid					
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Address	605 Faver Dykes Road	139 Istoria Drive	901 Faver Dykes Road	105 Bridle Ridge Court	600 Faver Dykes Road
City	Saint Augustine	Saint Augustine	Saint Augustine	Flagler Beach	Saint Augustine
Sale Price	N/A	\$315,000	\$275,000	\$235,000	\$290,000
Sale Price/ SF		\$10.63	\$2.57	\$4.46	\$10.57
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		0%	0%	0%	0%
Financing	N/A	Cash	Cash	Cash	N/A
Adjustment		0%	0%	0%	0%
Conditions of Sale	N/A	Arm's Length	Arm's Length	Arm's Length	N/A
Adjustment		0%	0%	0%	0%
Market Conditions	6/15/2023	6/22/2022	2/9/2023	5/25/2022	Listing
Adjustment		0%	0%	0%	-10%
Adj Price		\$315,000	\$275,000	\$235,000	\$261,000
Location	Rural - Saint Augustine	Subdivision - Saint Augustine	Rural - Saint Augustine	Flagler Beach	Rural - Saint Augustine
Access Rating	Fair	Average	Similar	Gated	Similar
Comparison		Superior	Similar	Bulow Creek	Similar
% Adjustment		-10%	0%	-10%	0%
\$ Adjustment		-\$31,500.00	\$0.00	-\$23,500.00	\$0.00
Gross Land Size (SF)	46,086	29,621	107,158	52,707	27,443
Comparison		No adj.	No adj.	No adj.	Smaller
% Adjustment		0%	0%	0%	20%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$52,200.00
Waterfront frontage	125	100	155	100	315
Comparison		Similar	Similar	Similar	Shallow Lot; No adj.
% Adjustment		0%	0%	0%	0%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Utilities	Available	Available	Available	Available	Available
Comparison		No adj.	No adj.	No adj.	No adj.
% Adjustment		0%	0%	0%	0%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Zoning	OR	PUD	OR	PUD	OR
Comparison		No adj.	No adj.	No adj.	No adj.
% Adjustment		0%	0%	0%	0%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00
Topography	Steep Slope	Level	Level	Level	Level
Comparison		Superior	Superior	Superior	Superior
% Adjustment		-5%	-5%	-5%	-5%
\$ Adjustment		-\$15,750.00	-\$13,750.00	-\$11,750.00	-\$13,050.00
Final Adjusted Price		\$267,750	\$261,250	\$199,750	\$300,150
Net Adjustments		-15.00%	-5.00%	-15.00%	15.00%

Comparable Land Sale Adjustments

Property Rights

Rights conveyed may be leased fee, fee simple, leasehold, or partial interests. Unless noted otherwise, the property interests conveyed are similar. No adjustments made for property rights.

Financing

Seller financing or assumption of existing financing at non-market terms may have influenced the purchase price. No adjustments made for financing.

Conditions of Sale

Extraordinary motivations on the part of the seller or buyer may influence the sale price. No adjustments were necessary for conditions of sale.

Market Conditions

This considers changes in the economic environment of time that affect value. These include local, national, and worldwide economies. Comparable 4 is a listing and a downward adjustment was applied.

Location/Access

This considers influences in the market or submarket area and surrounding land uses. Sales 1 and 3 were adjusted downward for superior access.

Land Size

Generally an inverse relationship exists between land size and unit value. Sale 4 was adjusted upward for being smaller.

Zoning

Zoning determines the allowable density and use of the property. In certain zones the cities may offer incentives for new development. No adjustments were made for zoning.

Topography

The subject has a significant slope downward from the access point. The comparables are more generally level and were adjusted downward for this superior characteristic.

Sales Comparison Approach Conclusion

The adjusted values of the comparable properties used in this analysis is shown in the chart below. All of the value indications have been considered, and in the final analysis, comparable(s) 1 and 4 have been given most weight in arriving at my conclusions as follows:

Range of Value: \$260,000 - \$325,000

My Recommendation

Market Value Conclusion	
Land Value	\$ 275,000
Contributory Value	
Site Improvements*	\$ 25,000
Market Value	\$ 300,000

***well, electric, dock**

Exposure Time

Terminology abounds in the real estate appraisal profession. Two related but different concepts that are often confused are Exposure Time and Marketing Time. USPAP specifically addresses the confusion.

Term	Definition	Explanation
Exposure Time (Statement 6)	<i>"... the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal".</i>	Backward looking; ends on the effective value date. Based on factual, past events.
Marketing Time (Advisory Opinion 7)	<i>"... an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value during the period immediately after the effective date of the appraisal".</i>	Forward looking; starts on the effective value date. A forecast based on expectancies of future occurrences.

USPAP Standard rule 1-2(c)(iv) requires an opinion of exposure time, not marketing time, when the purpose of the appraisal is to estimate market value. Based on some of our comparable sales and the time they were on the market we estimate an "As Is" exposure time of approximately 3-6 Months.

Certification Statement

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

- The statements of fact contained in this report are true and correct.
- 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 future interest in the property that is the subject of this report, and have no 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 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 estimate, 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 conclusion were developed, and this report has been prepared in conformity with the requirements of the Code of Profession Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the Uniform Standards of Professional Appraisal Practice.
- Use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- T. James Cooksey is a designated member of the Appraisal Institute and has completed the continuing education program prior to this preparation date.
- Dylan T. Cooksey, State-Registered Trainee Appraiser RI25570, assisted in the creation of this report, including initial research, file set up, co-inspection of the subject property, comparable research, report writing and reconciliation totaling 8 hours.
- I, the supervisory appraiser(s) of a registered trainee appraiser who contributed to the development or communication of this appraisal, hereby accept full and complete responsibility for any work performed by the registered trainee appraiser named in this report as if it were my own work.
- I certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- The appraiser has 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.
- T. James Cooksey has personally inspected the subject property.



T. James Cooksey, MAI, CCIM
State-Certified General Real Estate Appraiser
RZ343

Addenda

Property Card



St. Johns County, FL

Apply for Exemptions

2022 TRIM Notice

Summary

No Image Available

Parcel ID 187500000
Location Address 605 FAVER DYKES RD
SAINT AUGUSTINE 32086-0000
Neighborhood M&B Faver Dykes/Hansens CRKFR (SF & MH) (7001.25)
Tax Description* (1) PART OF GOVT LOT 3 PARCEL 1-A OF HANSENS UNREC PLAT OR2430/1059
**The Description above is not to be used on legal documents.*
Property Use Code Vacant Residential (0000)
Subdivision Hansens Unplatted
Sec/Twp/Rng 3-10-30
District County (District 300)
Millage Rate 12.7978
Acreage 1.170
Homestead N

Owner Information

Owner Name Laquidara James Martin Trust 100%
Laquidara James Martin 100%
Laquidara Hala 100%
Mailing Address 8851 A1A S
SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$256,133
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$256,133
Total Deferred	\$44,018
Assessed Value	\$212,115
Total Exemptions	\$0
Taxable Value	\$212,115

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$256,133	\$0	\$0	\$256,133	\$192,832	\$63,301	\$192,832
2021	\$0	\$0	\$214,830	\$0	\$0	\$214,830	\$175,302	\$39,528	\$175,302
2020	\$0	\$0	\$159,365	\$0	\$0	\$159,365	\$159,365	\$0	\$159,365
2019	\$0	\$0	\$159,365	\$0	\$0	\$159,365	\$159,365	\$0	\$159,365
2018	\$0	\$0	\$159,365	\$0	\$0	\$159,365	\$159,365	\$0	\$159,365
2017	\$0	\$0	\$159,365	\$0	\$0	\$159,365	\$153,130	\$6,235	\$153,130
2016	\$0	\$0	\$159,365	\$0	\$0	\$159,365	\$139,209	\$20,156	\$139,209
2015	\$0	\$0	\$126,554	\$0	\$0	\$126,554	\$126,554	\$0	\$126,554
2014	\$0	\$0	\$126,554	\$0	\$0	\$126,554	\$126,554	\$0	\$126,554
2013	\$0	\$0	\$133,585	\$0	\$0	\$133,585	\$133,585	\$0	\$133,585
2012	\$0	\$0	\$133,585	\$0	\$0	\$133,585	\$133,585	\$0	\$133,585
2011	\$0	\$0	\$133,585	\$0	\$0	\$133,585	\$133,585	\$0	\$133,585
2010	\$0	\$0	\$148,428	\$0	\$0	\$148,428	\$148,428	\$0	\$148,428

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	166	280	168	EF	\$256,133

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/3/2005	\$225,000.00	WARRANTY DEED	2430	1059	Q	V	HUNT JAMES B & MARY JANE	LAQUIDARA, JAMES MARTIN & HALA TRUSTEES
	10/18/1994	\$100.00	WARRANTY DEED	1029	587	U	V	HUNT J B, MARY JANE ***	HUNT JAMES B, MARY JANE
	8/1/1985	\$0.00		281	3	U	V		HUNT J B, MARY JANE ***
	10/1/1981	\$13,500.00		515	194	U	V		

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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[GDPR Privacy Notice](#)

Last Data Upload: 6/14/2023 11:42:08 PM



Qualifications of Appraiser

T. James Cooksey, MAI, CCIM, AI-GRS
State-Certified General Real Estate Appraiser RZ343
Licensed Real Estate Broker

Education

Bachelor of Arts Degree, Behavioral Science, University of South Florida, 1973 with minor studies in accounting & economics

Partial List of Specialized Appraisal & Real Estate Education:

Course 101 - Introduction to Appraising Real Property, 1976
Course 102 - Applied Residential Property Valuation, 1984
Course 201 - Principles of Income Property Appraising, 1984
Course 202 - Applied Income Property Valuation, 1985
Appraisal Regulations of the Federal Banking Agencies Seminar, 1991
Case Studies, University of San Diego, Appraisal Institute, June 1991
Litigation Valuation, University of Colorado, Appraisal Institute, June 1992
Business Valuation Parts I & II, Appraisal Institute, 1996
Market Analysis of Commercial Real Estate, CIREA, 1997
Eminent Domain – September 27, 1998
Partial Interest Valuation, Divided – Appraisal Institute, September 8, 2000
Marina Valuation – International Marina Institute, January 2002
Separating Real & Personal Property from Intangible Business Assets, May 2002
Subdivision Analysis, November 2003
Analyzing Distressed Real Estate, December 2007
Ad Valorem Tax Consultation, 2010
Small Hotel/Motel Valuation, Appraisal Institute, 2010
Feasibility, Market Value, Investment Timing: Option Value, Appraisal Institute, 2010
Review Theory – General, Appraisal Institute, July 2014
Real Estate Damages, Appraisal Institute, Randall Bell, MAI, PhD, April 2018
Advanced Land Valuation – Sound Solutions – Appraisal Institute, January 2018
Transferred Value – Appraisal Institute, June 2020
Trial Components – Appraisal Institute, July 2020
Valuation of Donated Real Estate Including Conservation Easement, June 2020
Appraisal of Medical Office Buildings – Appraisal Institute, 2022
USPAP and Florida Law Update, Appraisal Institute, 2022

Employment History

Military	1968-1970 USAF, Weather Observer
Banking	1974 – 1976 Florida National Bank, St. Petersburg, Fl Credit Analyst 1976 – 1981 Ellis Banking Corporation, Bradenton, Flagler County and Ormond Beach, Fl; Holding Company Staff Auditor, Bank Operations & Vice President, Commercial Lending
Appraisal	1981 – Present. Cooksey & Associates, f/k/a Massie Appraisal Company acquired after retirement of founder E.R. Massie, Jr. MAI, JD in 1987
Teaching	Adjunct professor Daytona Beach Community College, Real Estate Appraisal State Certification (AB1) 1989 - 1992

Appraisal Experience

Vacant land and acreage, subdivisions, farms, single family residences, mobile home parks, condominiums, motels, timeshare projects, banking facilities, warehouses, industrial facilities, apartment projects, retail stores, neighborhood and community shopping centers, office buildings, gas station/convenience stores, restaurants, right of way, litigation support, diminution of value analyses.

Partial List of Clients:

In addition to area law and accounting firms we serve the following institutions:

Bank of America	Florida Community Bank	City of Port Orange
Fifth Third	PNC	City of Daytona Beach
National City Bank	Main Street Bank	Florida Power & Light
Wells Fargo	Regions Bank	Dept. of Natural Resources
Barwick Bank	BB&T	International Speedway Corp
PNC	Halifax Health	City of Flagler Beach
Main Street Bank	Flagler County Commission	Daytona State College
VyStar Credit Union	Volusia County Public Works	Embry Riddle University
Volusia County	Florida Hospital – Adventist Health	Bethune-Cookman University

Qualified Expert Witness

District Courts in Volusia, Flagler and Alachua Counties. Federal Bankruptcy Courts in Jacksonville and Tampa.

Professional Memberships

- MAI - Member of the Appraisal Institute
- CCIM, Certified Commercial Investment Member - Commercial Investment Real Estate Institute
- AI-GRS, Appraisal Institute - General Review Appraiser
- State of Florida Certified General Real Estate Appraiser #0000343
- Licensed Real Estate Broker, Member of Daytona Beach Board of Realtors
- Past President - Appraisal Institute, Volusia/Flagler Chapter, 1991
- Past President - Ormond Beach Rotary Club

Continuing Education Requirement

The Appraisal Institute conducts a program of continuing education for its designated members. Members who meet the minimum standards of this program are awarded periodic educational certification. I have completed the requirements under the continuing education program of the Appraisal Institute.



Ron DeSantis, Governor

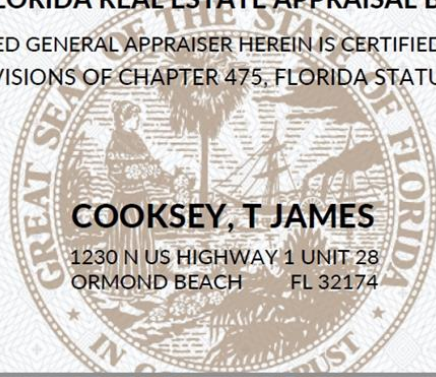
Melanie S. Griffin, Secretary



**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



COOKSEY, T JAMES

1230 N US HIGHWAY 1 UNIT 28
ORMOND BEACH FL 32174

LICENSE NUMBER: RZ343

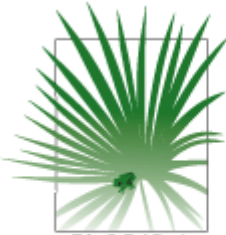
EXPIRATION DATE: NOVEMBER 30, 2024

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FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 2/12/2024

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
 kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 48873

	<p>Descriptions</p> <p>DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.</p> <p>DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.</p> <p>LIKELY - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because:</p> <div style="border: 1px solid black; padding: 5px;"> <ol style="list-style-type: none"> 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; <i>or</i> 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. </div> <p>POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.</p>
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Matrix Unit ID: 48873

1 Documented Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Crotalus adamanteus Eastern Diamondback Rattlesnake	G3	S3	N	N

0 Documented-Historic Elements Found

6 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST

<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Mycteria americana</i> Wood Stork	G4	S2	T	FT
<i>Sandhill</i>	G3	S2	N	N
<i>Scrubby flatwoods</i>	G2	S2?	N	N

Matrix Unit ID: 48873

19 Potential Elements for Matrix Unit 48873

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Acipenser oxyrinchus oxyrinchus</i> Atlantic Sturgeon	G3T3	S1	E	FE
<i>Alligator mississippiensis</i> American Alligator	G5	S4	SAT	FT(S/A)
<i>Calopogon multiflorus</i> many-flowered grass-pink	G2G3	S2S3	N	T
<i>Centrosema arenicola</i> sand butterfly pea	G2Q	S2	N	E
<i>Corynorhinus rafinesquii</i> Rafinesque's Big-eared Bat	G3G4	S1	N	N
<i>Gymnopogon chapmanianus</i> Chapman's skeletongrass	G3	S3	N	N
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2S3	N	N
<i>Lechea cernua</i> nodding pinweed	G3	S3	N	T
<i>Lechea divaricata</i> pine pinweed	G2	S2	N	E
<i>Litsea aestivalis</i> pondspice	G3?	S2	N	E
<i>Lythrum curtissii</i> Curtiss' loosestrife	G1	S2	N	E
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Monotropsis reynoldsiae</i> pygmy pipes	G2	S2	N	E
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Neovison vison lutensis</i> Atlantic Salt Marsh Mink	G5T3	S3	N	N
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Salix floridana</i> Florida willow	G2G3	S2S3	N	E
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N

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Unofficial Report

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CONFIRMATION LETTERS

COMMENTS

Application Number: CLTR 2022000044

Submittal #: 1

Project Name: 605 Faver Dykes Rd (Laquidara Property 187500-0000)

Applicant: Justin Fink

Project Description: I am inquiring about 605 Faver Dykes Rd, St Augustine FL, 32086, in order to confirm the Zoning and allowed uses. I would like to build a 2200 sq ft main house. And next to it a detached garage with a mother in law apartment above it. The garage would be 800 sq ft and the mother in law apartment would be 800 sq ft above the garage.

When design changes are made to subsequent submittals that are not the result of comments from a previous review, they must be brought to the attention of county staff. Failure to do so may result in additional submittals or possible delays during construction.

Notice: Please read staff comments carefully as they may individually cite to specific provisions in the law or local regulations denying your development permit as defined in Chapter 163.3164 and pursuant to Chapter 125.022, Florida Statutes.

DEPARTMENTS**APPLICATION REVIEW SUPERVISOR****Information Only:**

The subject property appears to be in the same configuration as shown on the deed found in OR 515, PG 194, recorded 11/12/1981.

Information Only:

Please be aware, the proposed lots must comply with all applicable provisions of the Land Development Code and Comprehensive Plan, as well as the regulations of any other governmental agency, local, state, or federal, which may have jurisdiction.

Information Only:

If septic is proposed, please contact the Department of Health to ensure compliance with their regulations prior to moving forward.

904-506-6081
SJCHD.EH@flhealth.gov

Information Only:

Kelly Schley, Application Review Supervisor, Growth Management, 904-209-0720 | kschley@sjcfl.us

PLANNING AND ZONING

Application reviewed and signed off.

HISTORIC PRESERVATION PLANNING

Information Only:

Archaeological review is complete. However, in the event that archaeological and historical resources are encountered during ground disturbing activities, all work shall halt and the St. Johns County Environmental Division, Historic Resource Management office shall be contacted immediately (Objective A.1.4.6, St. Johns County Comprehensive Plan).

Information Only:

Application reviewed by Jan Brewer, Growth Management- Environmental, (904) 209-0617
jbrewer@sjcfl.us

TECHNICAL/TRANSPORTATION DEVELOPMENT

Information Only:

Access is through ROW from the Hansen's unrecorded plat. Existing facilities will allow for the use of non-standard roadway for access. A majority of the property is within AE 6 flood zone.

Information Only:

Reviewed by Dick D'Souza, P.E. Phone: 904-209-0792, email: ddsouza@sjcfl.us

ENVIRONMENTAL HEALTH DEPARTMENT

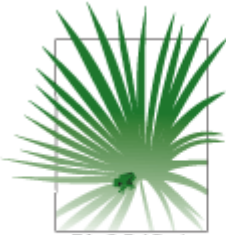
Information Only:

The submitted information is not sufficient for the Department of Health-St. Johns County to provide a definitive response. At a minimum, an application (DH FORM 4015) and site plan drawn to a scale, showing the pertinent features outlined on the application, must be submitted. The application must also indicate if the two dwelling units (main house and garage apartment) will share one onsite sewage treatment and disposal system (e.g. septic tank system) or if there will be a separate septic tank system for each dwelling. Please consider the following general guidance: (1) Properties platted, divided, re-platted, re-oriented, etc., on after January 1, 1972, that propose development with an onsite sewage treatment and disposal system (OSTDS), such as a septic tank system and private potable well, must have a minimum area of at least one-half acre and either a minimum dimension of 100 feet or a mean of at least 100 feet of the side bordering the street and the distance formed by a line parallel to the side bordering the street drawn between the two most distance points of the remainder of the lot. Please note that the authorized sewage flow is 1500 gallons per acre per day (or the pro rata share) and the minimum area is exclusive of all paved areas, prepared road beds within public rights-of-way or easements, and surface water bodies. Since you have indicated that you intend to divide the property into a one acre parcel and a 1.5 acre parcel, the property size and authorize sewage flow requirements appear to be

compliant; however, please ensure that both parcels are compliant with the minimum frontage requirement as previously indicated. All required minimum setbacks must be met. (2) Some of the minimum setbacks include (a) 75ft from private potable wells and surface water. Please note that while the Department does not have any specific setback requirements to designated wetlands, some of the indicators used to determine a wetland are also used to determine surface water, (b) 15ft from a swale or dry retention area, (c) 10ft from potable waterlines, (d) 5ft from building foundations and property lines. If surface water is present, a mean annual flood line (MAFL) or a mean high water line (MHWL) must be determined (whichever is applicable); the 75ft setback is assessed based on this determination. While there is not a setback from an easement, no part of the OSTDS may be placed into the easement, unless the easement is specifically designated for the placement of an OSTDS. (3) Please note that OSTDS/septic tank system permits may only be issued where sewer is determined to be unavailable. Once an OSTDS construction permit is issued, it is valid for 18 months; if construction has begun on the property, a 90 day extension may be requested; however, the OSTDS must receive final approval prior to the expiration of the permit. (4) If the property will use water from a utility service, the authorized sewage flow is 2500 gallons per day and the density requirements allow no more than 4 lots per acre (there is no minimum dimension). Ric Mathis Department of Health in St. Johns County Environmental Public Health Section 4040 Lewis Speedway-physical address 200 San Sebastian View (mailing address) St. Augustine, FL 32084 (904) 506-6214

ENVIRONMENTAL DIVISION

Application reviewed and signed off.



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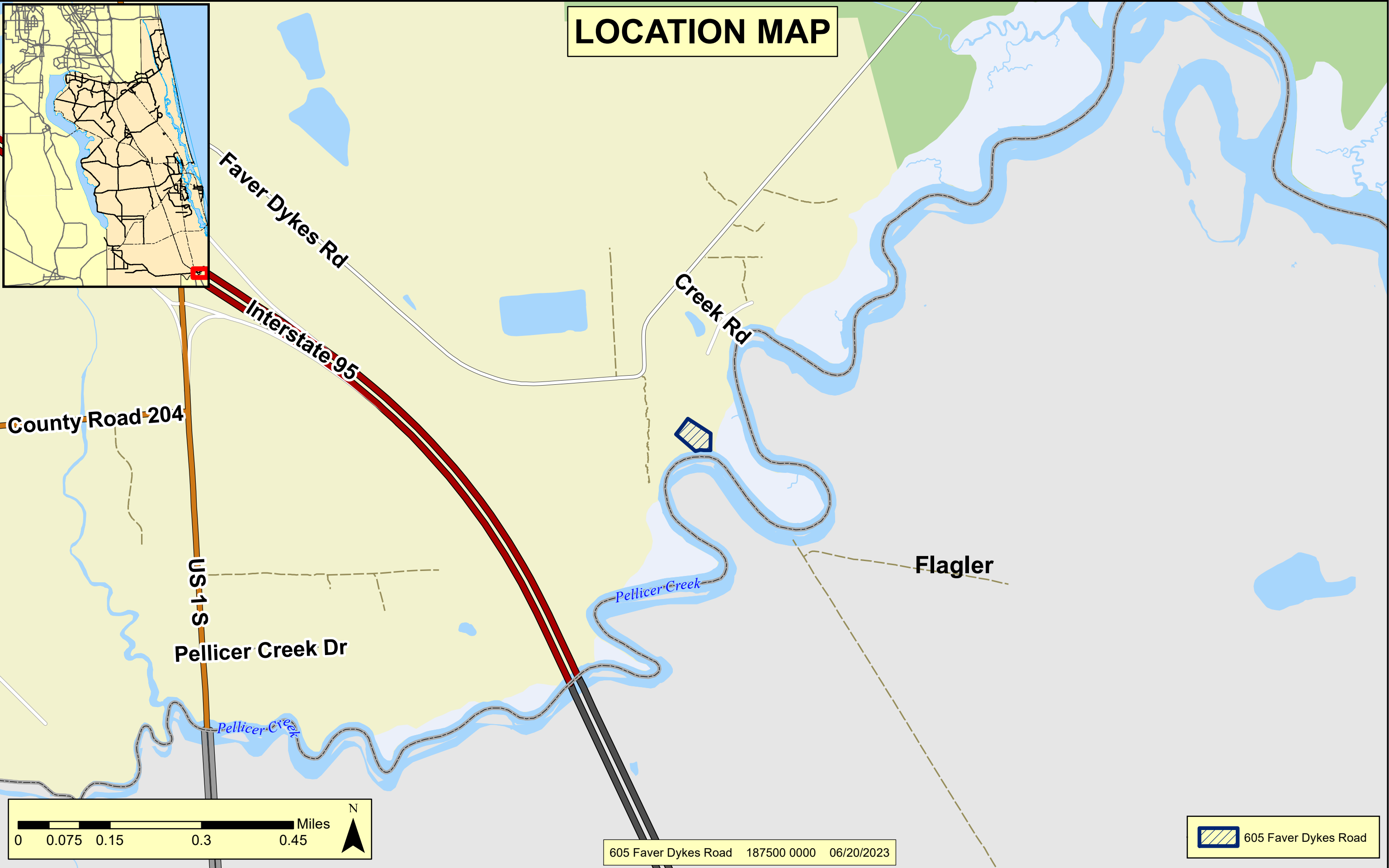
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LOCATION MAP



Faver Dykes Rd

Interstate 95

County Road 204

US 1 S


Pellicer Creek Dr

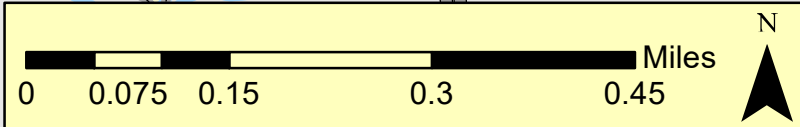
Creek Rd

Flagler

Pellicer Creek

Pellicer Creek

 605 Faver Dykes Road



605 Faver Dykes Road 187500 0000 06/20/2023

AERIAL MAP

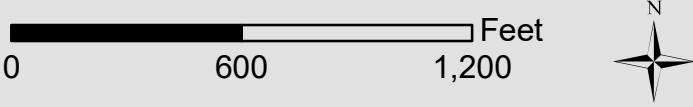
Faver Dykes Rd

Creek Rd

Interstate 95

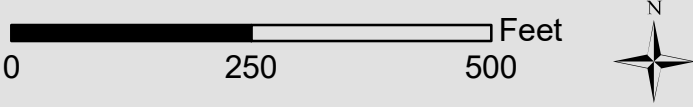
605 Faver Dykes Road 187500 0000 06/20/2023

605 Faver Dykes Rd

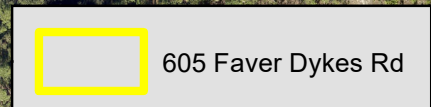


AERIAL MAP

Faver Dykes Rd



605 Faver Dykes Road 187500 0000 06/20/2023



MIXED USE DISTRICT

MIXED USE DISTRICT

MIXED USE DISTRICT

MIXED USE DISTRICT

FLU MAP

CONSERVATION

CONSERVATION

CONSERVATION

RUR/SYLV

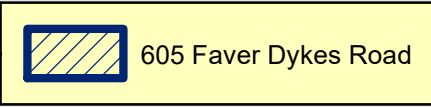
Interstate 95

Faver Dykes Rd

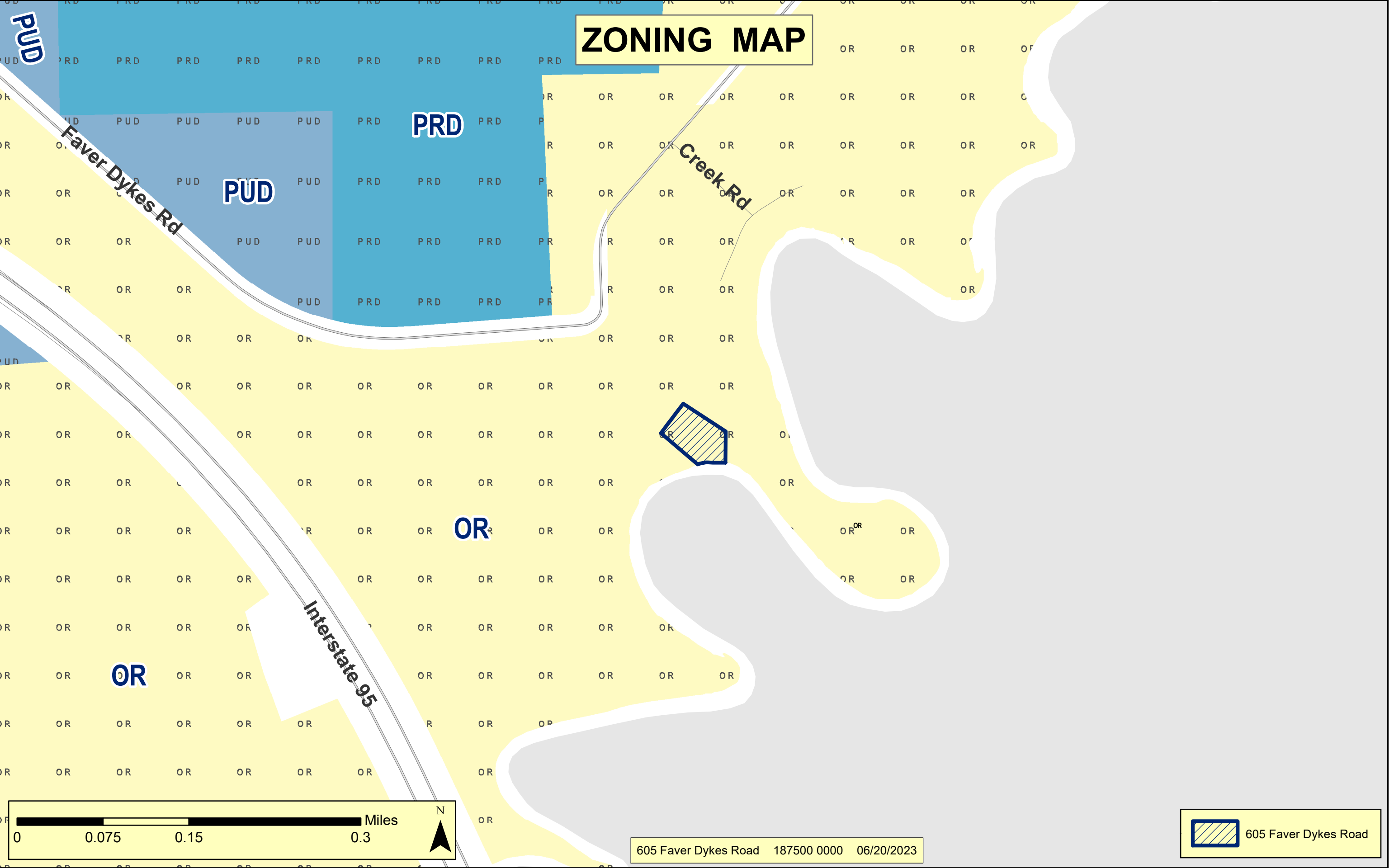
**Creek Rd
Hansen Rd**



605 Faver Dykes Road 187500 0000 06/20/2023



ZONING MAP



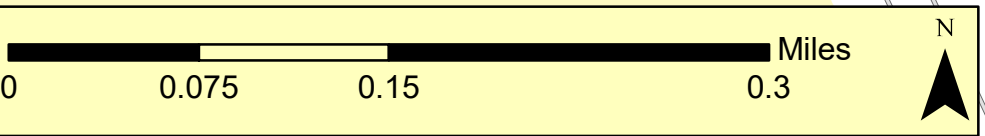
PUD

PRD

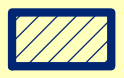
PUD

OR

OR



605 Faver Dykes Road 187500 0000 06/20/2023

 605 Faver Dykes Road

CONSERVATION EASEMENT MAP



ConEase (SJRWMD)

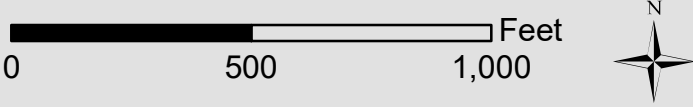
ConEase (SJRWMD)

Faver Dykes Rd

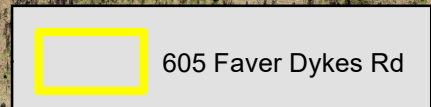
Creek Rd

Pallicar Creek

Interstate 95



605 Faver Dykes Road 187500 0000 06/20/2023



PARK MAP

Faver-Dykes State Park

Interstate 95

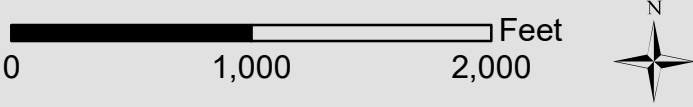
Faver Dykes Rd

Creek Rd


Peltier Creek

US 1 S

Dancing Horse Dr

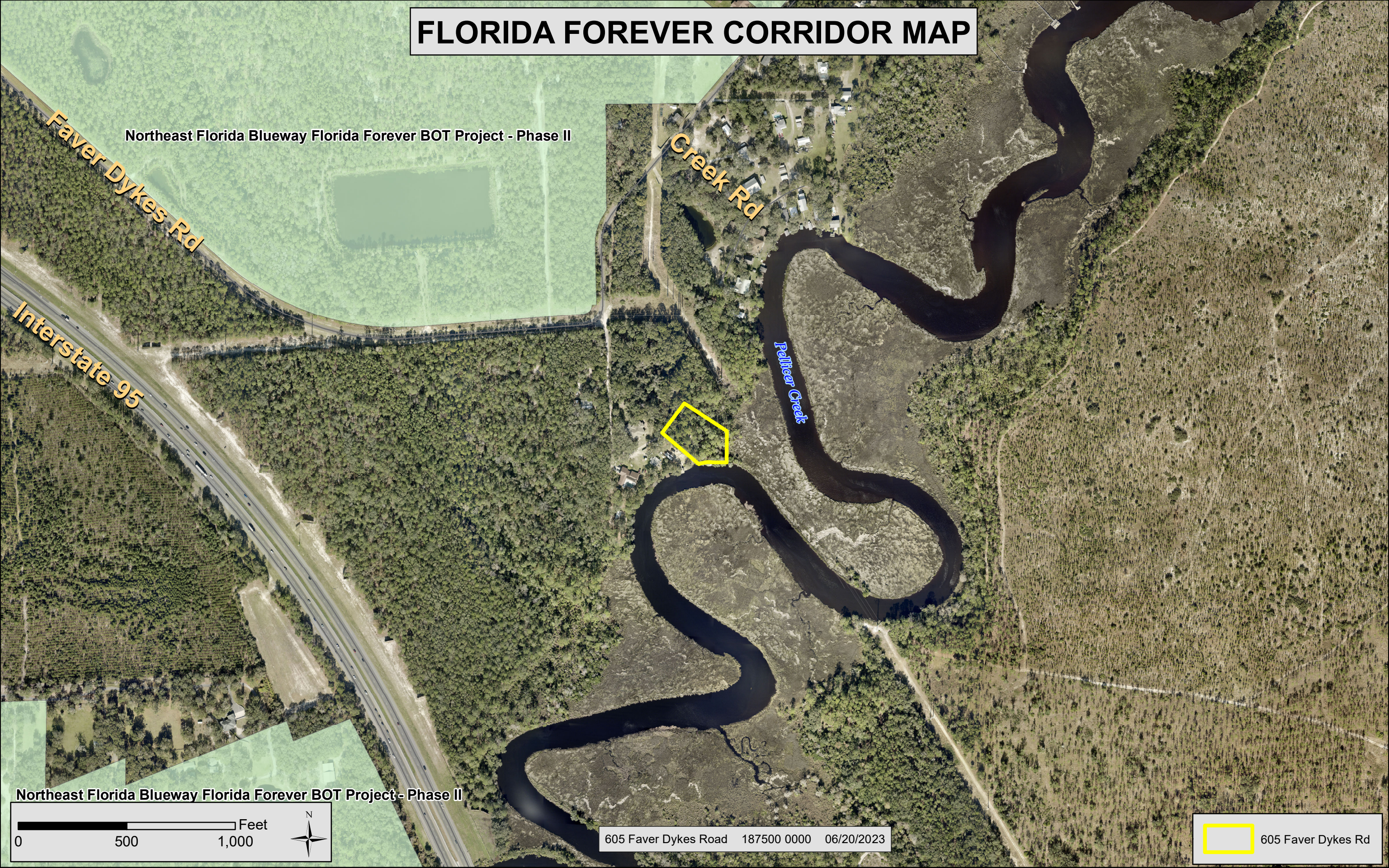


605 Faver Dykes Road 187500 0000 06/20/2023

 605 Faver Dykes Rd

FLORIDA FOREVER CORRIDOR MAP

Northeast Florida Blueway Florida Forever BOT Project - Phase II



Faver Dykes Rd

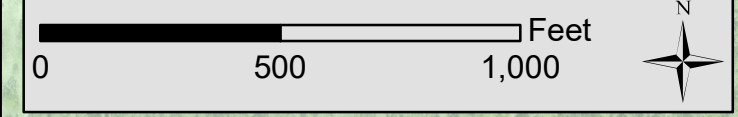
Creek Rd

Peltier Creek

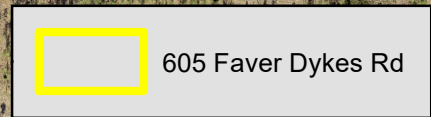
Interstate 95



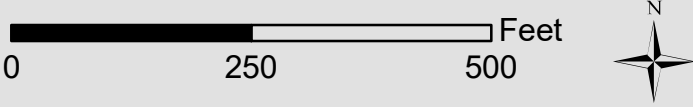
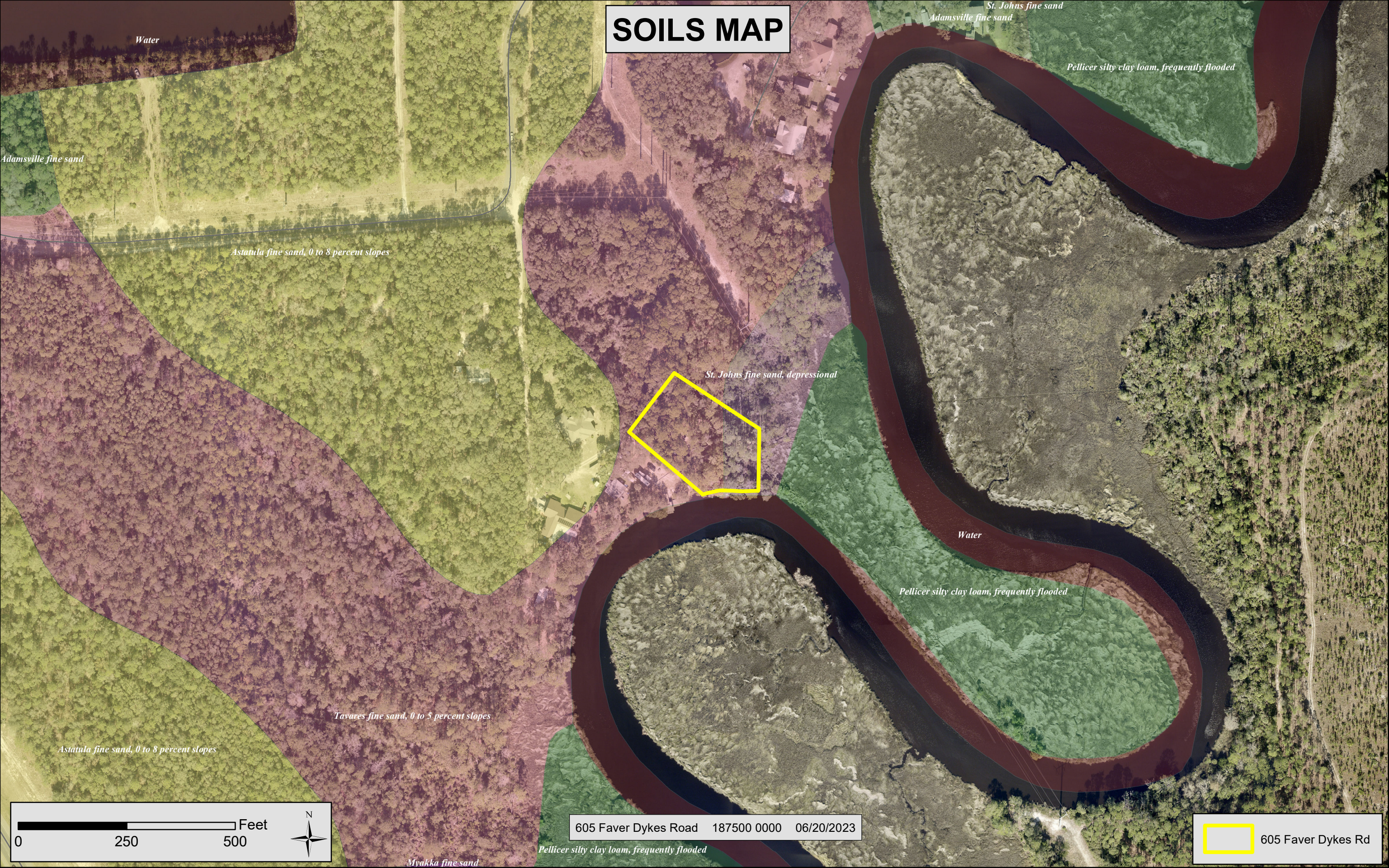
Northeast Florida Blueway Florida Forever BOT Project - Phase II



605 Faver Dykes Road 187500 0000 06/20/2023



SOILS MAP



605 Faver Dykes Road 187500 0000 06/20/2023

605 Faver Dykes Rd

FLUCCS MAP

5300: Reservoirs - pits, retention ponds, dams

Faver Dykes Rd

4110: Pine flatwoods

1100: Residential, low density - less than 2 dwelling units/acre

4340: Upland mixed coniferous/hardwood
8320: Electrical power transmission lines

6460: Mixed scrub-shrub wetland

6420: Saltwater marshes

4340: Upland mixed coniferous/hardwood

1100: Residential, low density - less than 2 dwelling units/acre

Peltier Creek

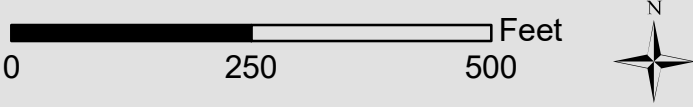
5100: Streams and waterways

6250: Hydric pine flatwoods

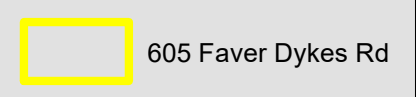
6420: Saltwater marshes

4410: Pine plantation

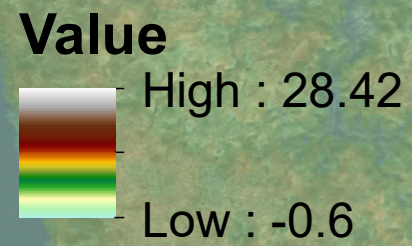
6420: Saltwater marshes



605 Faver Dykes Road 187500 0000 06/20/2023

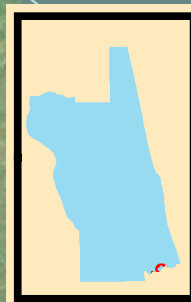
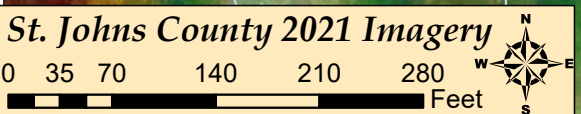


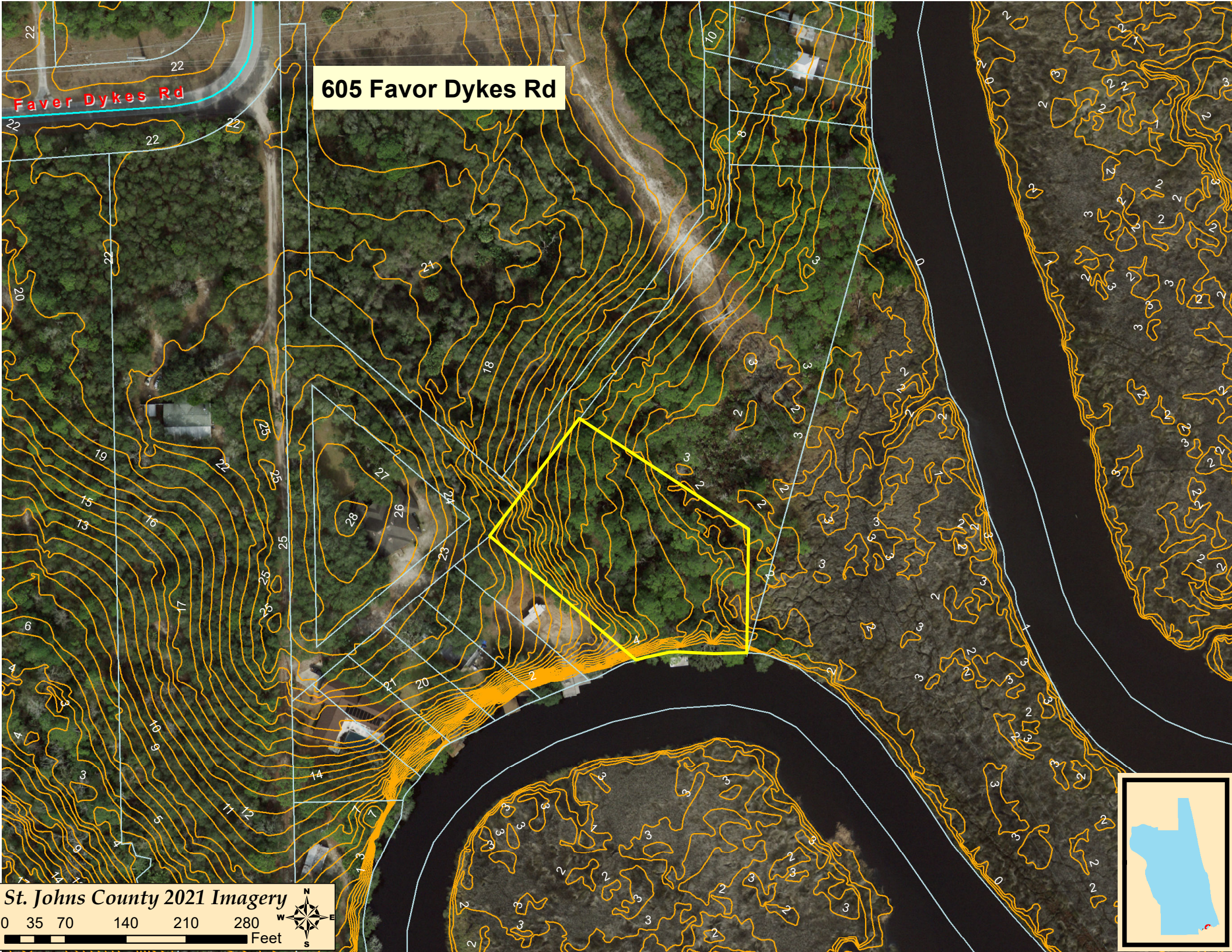
Terrain 2013



605 Favor Dykes Rd

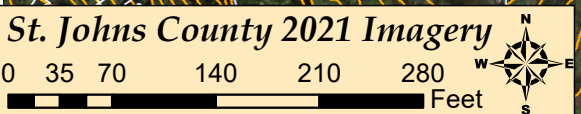
Faver Dykes Rd



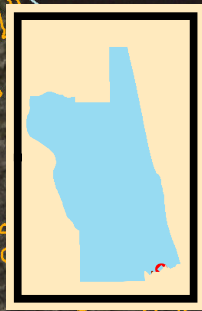


605 Favor Dykes Rd

Faver Dykes Rd



St. Johns County 2021 Imagery

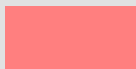


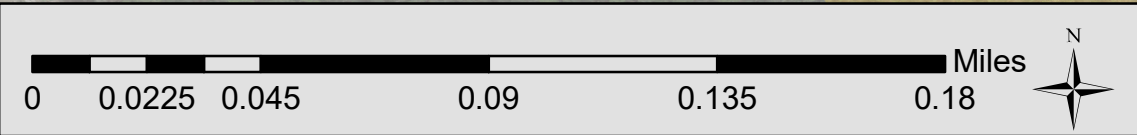
FLOOD ZONE MAP

Faver Dykes Rd X

Hansen Rd X

AE

	605 Faver Dykes Road
	A
	AE
	AH
	AO
	VE
	X



ARCHAEOLOGICAL PROBABILITY MAP

Faver Dykes Rd

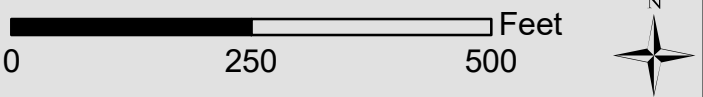
Pelthear Creek



605 Faver Dykes Rd

Archaeological Model

- High Probability
- Medium Probability
- Low Probability



605 Faver Dykes Road 187500 0000 06/20/2023

ARCHAEOLOGICAL SITE MAP

Faver Dykes Rd

RHOTAN MIDDEN

RHOTAN MIDDEN

Peltbear Creek

