

**Lee County Board of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20031433

1. REQUESTED MOTION:

ACTION REQUESTED: Approve Purchase Agreement for acquisition of Parcel 207, Three Oaks Parkway South Extension Project No. 4043, in the amount of \$89,500.00; authorize payment of costs to close and the Division of County Lands to handle all documentation necessary to complete transaction.

WHY ACTION IS NECESSARY: The Board must accept all real estate conveyances to Lee County.

WHAT ACTION ACCOMPLISHES: The Board avoids Eminent Domain.

2. DEPARTMENTAL CATEGORY: 06
COMMISSION DISTRICT #: 3 **CF**

3. MEETING DATE: 12-16-2003

4. AGENDA: <input checked="" type="checkbox"/> CONSENT <input type="checkbox"/> ADMINISTRATIVE <input type="checkbox"/> APPEALS <input type="checkbox"/> PUBLIC <input type="checkbox"/> WALK ON TIME REQUIRED:	5. REQUIREMENT/PURPOSE: (Specify) <input checked="" type="checkbox"/> STATUTE 125 <input type="checkbox"/> ORDINANCE <input type="checkbox"/> ADMIN. <input type="checkbox"/> OTHER	6. REQUESTOR OF INFORMATION A. B. DEPARTMENT Independent C. DIVISION County Lands BY Karen L. W. Forsvth, Director <i>[Signature]</i>
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7. BACKGROUND:

Negotiated for: Department of Transportation

Interest to Acquire: Fee simple, improved with a single-family mobile home.

Property Details

Owner: Paulino Nieto and Francisca Nieto
 Address: 26682 Nomad Drive, Bonita Springs
 STRAP No.: 25-47-25-B4-00201.0410

Purchase Details

Purchase Price: \$89,500.00 (Price is inclusive of moving expenses.)
 Costs to Close: Approximately \$1,500 (The seller is responsible for attorney fees and real estate broker fees, if any.)

Appraisal Information

Company: Carlson, Norris & Associates, Inc.
 Appraised Value: \$87,000.00

Staff Recommendation: County staff recommends that the Board approve the Requested Motion.

Account: 20404318808.506110

20 - CIP; 4043 - Three Oaks Parkway South Extension; 18808 - Road Impact Fees, Bonita; 506110 - Land

Attachments: Purchase Agreement; Appraisal (Location Map Included); Letter from City of Bonita Springs; Title Data; 5-Year Sales History

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services			G County Manager
<i>[Signature]</i>			<i>[Signature]</i> 12/1/03	<i>[Signature]</i> 12-4-03	OA <i>[Signature]</i> 12-4-03	OM <i>[Signature]</i> 12/6/03	RISK <i>[Signature]</i> 12/4/03	<i>[Signature]</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
 Date: 12/2/03
 Time: 2PM

RECEIVED BY
 COUNTY ADMIN: *[Signature]*
 12/4/03
 900 am SEC
 COUNTY ADMIN
 FORWARDED TO: *[Signature]*
 12/4/03

Forwarded To:
 Co. Admin.
 12/4/03 9AM

Summary Appraisal Report
Property Description

UNIFORM RESIDENTIAL APPRAISAL REPORT

Project No. 4043
File No. 02-78-55

Property Address 26882 Nomad Drive		Parcel 207**		City Bonita Springs		State FL		Zip Code 34135-5345																																																																																																																																																																																																																																					
Legal Description Lot 41, Leitner Creek Manor Unit 2, Blk 1, PB 30, PG 80		County Lee		Assessor's Parcel No. 25-47-25-B4-00201.0410		Tax Year 2002		R.E. Taxes \$ 1,142.95																																																																																																																																																																																																																																					
Special Assessments \$ 197/Yr		Borrower NIETO, Paulino + Francisca		Current Owner Paulino + Francisca Nieto		Occupant: <input checked="" type="checkbox"/> Owner		<input type="checkbox"/> Tenant <input type="checkbox"/> Vacant																																																																																																																																																																																																																																					
Property rights appraised <input checked="" type="checkbox"/> Fee Simple		Leasehold		Project Type <input type="checkbox"/> PUD		Condominium (HUD/VA only)		HOA \$ N/A																																																																																																																																																																																																																																					
Neighborhood or Project Name Leitner Creek Manor		Map Reference 25-47-25		Census Tract 0504.00		Sale Price \$ Not a Sale		Date of Sale																																																																																																																																																																																																																																					
Lender/Client Lee County - County Lands		Address P.O. Box 398, Fort Myers, FL 33902-0398		Appraiser Phil Benning, Associate		Address 1919 Courtney Drive, Suite 14, Fort Myers, FL 33901		Description and \$ amount of loan charges/concessions to be paid by seller N/A																																																																																																																																																																																																																																					
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant occupancy <input type="checkbox"/> Owner		Single family housing PRICE (\$000) 35		Present land use % 100		Land use change <input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely																																																																																																																																																																																																																																					
Built up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Growth rate <input checked="" type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Slow		Property values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		Demand/supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply		Marketing time <input type="checkbox"/> Under 3 mos. <input checked="" type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.																																																																																																																																																																																																																																					
Vacant (0-5%) <input checked="" type="checkbox"/>		Vac. (over 5%) <input type="checkbox"/>		100+ High 28		2-4 family		To: **Three Oaks Parkway Extension Project																																																																																																																																																																																																																																					
40-80+		15-20		Vacant 0																																																																																																																																																																																																																																									
<p>Note: Race and the racial composition of the neighborhood are not appraisal factors.</p> <p>Neighborhood boundaries and characteristics: The market area is bordered by South Carolina Drive (N), I-75 (E), US Business 41 (W), E.Terry Street (S). Maturely developed with predominately single family and manufactured homes.</p> <p>Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): There were no unfavorable marketing conditions observed in this single family residential neighborhood. The area consists of average-good quality homes that are adequately maintained and that have average-good appeal in the market. Service facilities (schools, parks, shopping, and employment centers) are located nearby. Stable to increasing employment and property values are prevalent.</p> <p>Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): No unusual marketing concessions are necessary for this market area. Resales are sold with conventional financing and cash. Fixed, adjustable rate and purchase money mortgages are available. Rates are currently in the 5% to 7.5% range. Supply & demand are in balance, with typical marketing time 4-6 months, with some sales taking more or less time depending on seller motivation (pricing). Sales concessions are not prevalent.</p>																																																																																																																																																																																																																																													
<p>Project Information for PUDs (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Approximate total number of units in the subject project N/A Approximate total number of units for sale in the subject project N/A</p> <p>Describe common elements and recreational facilities: N/A</p>																																																																																																																																																																																																																																													
<p>SITE</p> <p>Dimensions 80' x 139' per County Records</p> <p>Site area 8,340 S.F.</p> <p>Specific zoning classification and description MH-1, Mobile Home Conservation</p> <p>Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning</p> <p>Highest & best use as improved: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain)</p> <table border="1"> <tr> <td>Utilities</td> <td>Public</td> <td>Other</td> <td>Off-site improvements</td> <td>Type</td> <td>Public</td> <td>Private</td> <td>Topography</td> <td colspan="2">Level</td> </tr> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td></td> <td>Street</td> <td>Asphalt paved</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Size</td> <td colspan="2">Larger than Typical</td> </tr> <tr> <td>Gas</td> <td><input type="checkbox"/></td> <td></td> <td>Curb/gutter</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Shape</td> <td colspan="2">Rectangular</td> </tr> <tr> <td>Water</td> <td><input type="checkbox"/></td> <td></td> <td>Sidewalk</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Drainage</td> <td colspan="2">Appears Adequate</td> </tr> <tr> <td>Sanitary sewer</td> <td><input checked="" type="checkbox"/></td> <td></td> <td>Street lights</td> <td>Pole lights</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>View</td> <td colspan="2">Residential</td> </tr> <tr> <td>Storm sewer</td> <td><input type="checkbox"/></td> <td></td> <td>Alley</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Landscaping</td> <td colspan="2">Above Average</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Driveway Surface</td> <td colspan="2">Concrete</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Apparent easements</td> <td colspan="2">Standard Utility</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>FEMA Special Flood Hazard Area</td> <td colspan="2"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>FEMA Zone</td> <td colspan="2">X Map Date 7/20/1998</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>FEMA Map No.</td> <td colspan="2">1206800510D</td> </tr> </table> <p>Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): No adverse site conditions observed; no site survey provided. The site is a larger than typical building lot. Site Improvements: Fill/prep/landscaping/sod \$2,500, impact fee \$3,200, water/sewer \$4,000, concrete driveway \$1,500.</p>										Utilities	Public	Other	Off-site improvements	Type	Public	Private	Topography	Level		Electricity	<input checked="" type="checkbox"/>		Street	Asphalt paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Larger than Typical		Gas	<input type="checkbox"/>		Curb/gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular		Water	<input type="checkbox"/>		Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate		Sanitary sewer	<input checked="" type="checkbox"/>		Street lights	Pole lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential		Storm sewer	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>	Landscaping	Above Average									Driveway Surface	Concrete									Apparent easements	Standard Utility									FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									FEMA Zone	X Map Date 7/20/1998									FEMA Map No.	1206800510D																																																																																																																							
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Ft.</td> <td>None</td> <td>Roof</td> <td><input type="checkbox"/></td> </tr> <tr> <td>No. of Stories</td> <td>One</td> <td>Exterior Walls</td> <td>MH/Metal</td> <td>Crawl Space</td> <td>Yes</td> <td>% Finished</td> <td>N/A</td> <td>Ceiling</td> <td>*Adeq. <input checked="" type="checkbox"/></td> </tr> <tr> <td>Type (Det./Att.)</td> <td>Detached</td> <td>Roof Surface</td> <td>Metal</td> <td>Basement</td> <td>None</td> <td>Ceiling</td> <td>N/A</td> <td>Walls</td> <td>*Adeq. <input checked="" type="checkbox"/></td> </tr> <tr> <td>Design (Style)</td> <td>Doublewide</td> <td>Gutters & Dwnspits</td> <td>Aluminum</td> <td>Sump Pump</td> <td>None</td> <td>Walls</td> <td>N/A</td> <td>Floor</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Existing/Proposed</td> <td>Existing</td> <td>Window Type</td> <td>Alum. SH</td> <td>Dampness</td> <td>N/A</td> <td>Floor</td> <td>N/A</td> <td>None</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Age (Yrs.)</td> <td>22/1981</td> <td>Stormy/Screens</td> <td>No/Yes</td> <td>Settlement</td> <td>N/A</td> <td>Outside Entry</td> <td>N/A</td> <td>Unknown</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Effective Age (Yrs.)</td> <td>9 years</td> <td>Manufactured House</td> <td>YES</td> <td>Infestation</td> <td>N/A</td> <td></td> <td></td> <td>*Assumed Adeq.</td> <td><input type="checkbox"/></td> </tr> </table> <table border="1"> <tr> <td>ROOMS</td> <td>Foyer</td> <td>Living</td> <td>Dining</td> <td>Kitchen</td> <td>Den</td> <td>Family Rm.</td> <td>Rec. Rm.</td> <td>Bedrooms</td> <td># Baths</td> <td>Laundry</td> <td>Other</td> <td>Area Sq. Ft.</td> </tr> <tr> <td>Basement</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>None</td> </tr> <tr> <td>Level 1</td> <td>Area</td> <td>1</td> <td>Area</td> <td>1</td> <td></td> <td></td> <td></td> <td>2</td> <td>2</td> <td>1</td> <td></td> <td>1,152</td> </tr> <tr> <td>Level 2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> <p>Finished area above grade contains: 5 Rooms; 2 Bedroom(s); 2 Bath(s); 1,152 Square Feet of Gross Living Area</p> <table border="1"> <tr> <td colspan="2">INTERIOR</td> <td colspan="2">HEATING</td> <td colspan="2">KITCHEN EQUIP.</td> <td colspan="2">ATTIC</td> <td colspan="2">AMENITIES</td> <td colspan="2">CAR STORAGE</td> </tr> <tr> <td>Floors</td> <td>Carpet/Tile/Vinyl</td> <td>Type</td> <td>FWA</td> <td>Refrigerator</td> <td><input type="checkbox"/></td> <td>None</td> <td><input checked="" type="checkbox"/></td> <td>Fireplace(s) #</td> <td>0</td> <td>None</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Walls</td> <td>Paneling</td> <td>Fuel</td> <td>Elec.</td> <td>Range/Oven</td> <td><input checked="" type="checkbox"/></td> <td>Stairs</td> <td><input type="checkbox"/></td> <td>Patio</td> <td></td> <td>Garage</td> <td># of cars</td> </tr> <tr> <td>Trim/Finish</td> <td>Clamshell</td> <td>Condition</td> <td>Avg.</td> <td>Disposal</td> <td><input checked="" type="checkbox"/></td> <td>Drop Stair</td> <td><input type="checkbox"/></td> <td>Deck</td> <td></td> <td>Attached</td> <td></td> </tr> <tr> <td>Bath Floor</td> <td>Vinyl/Tile</td> <td>COOLING</td> <td>Adeq.</td> <td>Dishwasher</td> <td><input checked="" type="checkbox"/></td> <td>Scuttle</td> <td><input type="checkbox"/></td> <td>Porch</td> <td>Scr/249sf</td> <td>Detached</td> <td></td> </tr> <tr> <td>Bath Wainscot</td> <td>Molded Fiberglass</td> <td>Central</td> <td>Yes</td> <td>Fan/Hood</td> <td><input checked="" type="checkbox"/></td> <td>Floor</td> <td><input type="checkbox"/></td> <td>Fence</td> <td></td> <td>Built-In</td> <td></td> </tr> <tr> <td>Doors</td> <td>MH Wood</td> <td>Other</td> <td>Fans</td> <td>Microwave</td> <td><input type="checkbox"/></td> <td>Heated</td> <td><input type="checkbox"/></td> <td>Pool</td> <td></td> <td>Carport</td> <td>1 Car</td> </tr> <tr> <td>All in good condition</td> <td></td> <td>Condition</td> <td>Avg.</td> <td>Washer/Dryer</td> <td><input type="checkbox"/></td> <td>Finished</td> <td><input type="checkbox"/></td> <td>Utility Shed/75sf</td> <td><input checked="" type="checkbox"/></td> <td>Driveway</td> <td>1 Car</td> </tr> </table> <p>Additional features (special energy efficient items, etc.): Metal siding & roof, vinyl master bath floor, tile in kitchen and hall bath, carpeted bedrooms, wood cabinets and counters, ceiling fans, window treatments, 249sf screened porch, and a 75sf utility shed.</p> <p>Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: No physical, functional or external obsolescence was noted. The improvements are of above average quality, and have been maintained in well above average condition relative to actual age. Due to the subject's above average manufactured home quality, physical depreciation is based on a total economic life of 40 years.</p> <p>Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: No adverse environmental conditions noted on the subject site or in the immediate vicinity.</p>										GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION		No. of Units	One	Foundation	Concrete Piers	Slab	None	Area Sq. Ft.	None	Roof	<input type="checkbox"/>	No. of Stories	One	Exterior Walls	MH/Metal	Crawl Space	Yes	% Finished	N/A	Ceiling	*Adeq. <input checked="" type="checkbox"/>	Type (Det./Att.)	Detached	Roof Surface	Metal	Basement	None	Ceiling	N/A	Walls	*Adeq. <input checked="" type="checkbox"/>	Design (Style)	Doublewide	Gutters & Dwnspits	Aluminum	Sump Pump	None	Walls	N/A	Floor	<input type="checkbox"/>	Existing/Proposed	Existing	Window Type	Alum. SH	Dampness	N/A	Floor	N/A	None	<input type="checkbox"/>	Age (Yrs.)	22/1981	Stormy/Screens	No/Yes	Settlement	N/A	Outside Entry	N/A	Unknown	<input type="checkbox"/>	Effective Age (Yrs.)	9 years	Manufactured House	YES	Infestation	N/A			*Assumed Adeq.	<input type="checkbox"/>	ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.	Basement												None	Level 1	Area	1	Area	1				2	2	1		1,152	Level 2													INTERIOR		HEATING		KITCHEN EQUIP.		ATTIC		AMENITIES		CAR STORAGE		Floors	Carpet/Tile/Vinyl	Type	FWA	Refrigerator	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Fireplace(s) #	0	None	<input type="checkbox"/>	Walls	Paneling	Fuel	Elec.	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Age (Yrs.)	22/1981	Stormy/Screens	No/Yes	Settlement	N/A	Outside Entry	N/A	Unknown	<input type="checkbox"/>																																																																																																																																																																																																																																				
Effective Age (Yrs.)	9 years	Manufactured House	YES	Infestation	N/A			*Assumed Adeq.	<input type="checkbox"/>																																																																																																																																																																																																																																				
ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.																																																																																																																																																																																																																																	
Basement												None																																																																																																																																																																																																																																	
Level 1	Area	1	Area	1				2	2	1		1,152																																																																																																																																																																																																																																	
Level 2																																																																																																																																																																																																																																													
INTERIOR		HEATING		KITCHEN EQUIP.		ATTIC		AMENITIES		CAR STORAGE																																																																																																																																																																																																																																			
Floors	Carpet/Tile/Vinyl	Type	FWA	Refrigerator	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Fireplace(s) #	0	None	<input type="checkbox"/>																																																																																																																																																																																																																																		
Walls	Paneling	Fuel	Elec.	Range/Oven	<input checked="" type="checkbox"/>	Stairs	<input type="checkbox"/>	Patio		Garage	# of cars																																																																																																																																																																																																																																		
Trim/Finish	Clamshell	Condition	Avg.	Disposal	<input checked="" type="checkbox"/>	Drop Stair	<input type="checkbox"/>	Deck		Attached																																																																																																																																																																																																																																			
Bath Floor	Vinyl/Tile	COOLING	Adeq.	Dishwasher	<input checked="" type="checkbox"/>	Scuttle	<input type="checkbox"/>	Porch	Scr/249sf	Detached																																																																																																																																																																																																																																			
Bath Wainscot	Molded Fiberglass	Central	Yes	Fan/Hood	<input checked="" type="checkbox"/>	Floor	<input type="checkbox"/>	Fence		Built-In																																																																																																																																																																																																																																			
Doors	MH Wood	Other	Fans	Microwave	<input type="checkbox"/>	Heated	<input type="checkbox"/>	Pool		Carport	1 Car																																																																																																																																																																																																																																		
All in good condition		Condition	Avg.	Washer/Dryer	<input type="checkbox"/>	Finished	<input type="checkbox"/>	Utility Shed/75sf	<input checked="" type="checkbox"/>	Driveway	1 Car																																																																																																																																																																																																																																		

ESTIMATED SITE VALUE Unimproved site = \$ 18,000		Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): See attached for floor plan and area calculations. Subject site is developed to its highest and best use. No apparent functional or locational obsolescence noted. See attached for comments on land value. Costs are supported by local known builder's costs & completed appraisals retained in the appraiser's office files.
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:		
Dwelling 1,152 Sq. Ft. @ \$ 53.00 = \$ 61,056 ✓		
Screened Porch, 249 Sq. Ft. @ \$ 16.00 = 3,984 ✓		
Utility shed, 75sf @ \$16.00/sf = 1,200 ✓		
Garage/Carport 738 Sq. Ft. @ \$ 12.00 = 8,856 ✓		
Total Estimated Cost New = \$ 75,096 ✓		
Less Physical Functional External		
Depreciation 16,897 = \$ 16,897 ✓		
Depreciated Value of Improvements = \$ 58,199 ✓	Depreciation - Economic Age/Life Method	
"As-Is" Value of Site Improvements = \$ 11,200 ✓	Estimated remaining economic life = 31 years. ✓	
INDICATED VALUE BY COST APPROACH = \$ 87,399		

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	28682 Normad Drive	28676 Calypso Way ✓	11106 Torchfire Trail ✓	26788 Stardust Drive ✓
Proximity to Subject	25-47-25-B4-00201.0410	0.33 mile west ✓	0.28 mile west ✓	0.12 mile southwest ✓
Sales Price	\$ Not a Sale	\$ 95,000 ✓	\$ 89,900 ✓	\$ 70,000 ✓
Price/Gross Living Area	\$ 74.22 ✓	\$ 75.55 ✓	\$ 60.76 ✓	
Data and/or Verification Source	Inspection Pub. Records	ORB 3979 PG 3974 ✓ MLS/FARES/Lee County	ORB 3943 PG 2601 ✓ MLS/FARES/Lee County	ORB 3768 PG 1453 ✓ MLS/FARES/Lee County
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.
Sales or Financing Concessions		Conventional \$93,600	FHA \$89,200 ✓	Conventional \$69,000
Date of Sale/Time		07/02/03 ✓	05/27/03 ✓	11/05/02 ✓
Location	LeitnerCrkManor	LeitnerCrkManor	LeitnerCrkManor	LeitnerCrkManor
Leasehold/Fee Simple	Fee	Fee	Fee	Fee
Site	8,340sf	7,930sf ✓	8,100sf ✓	5,700sf ✓ +2,000
View	Residential	Residential	Residential	Residential
Design and Appeal	Doublewide	Doublewide	Singlwide +	Doublewide
Quality of Construction	MH/Above Avg. ✓	MH/Superior -4,400	MH/Above Avg. ✓	MH/Inferior +3,300
Age	Eff=9, A=22 ✓	Eff=12, A=26 +2,800	Eff=9, A=10	Eff=11, A=27 +1,800
Condition	Good	Inferior +2,800	Good	Inferior +1,800
Above Grade Room Count	Total Bdrms: Baths 5 2 2	Total Bdrms: Baths 7 5 2	Total Bdrms: Baths 5 2 2	Total Bdrms: Baths 6 4 2
Gross Living Area	1,152 Sq. Ft.	1,280 Sq. Ft. ✓ -4,100	1,190 Sq. Ft. ✓ -1,200	1,152 Sq. Ft. ✓
Basement & Finished Rooms Below Grade	None	None	None	None
Functional Utility	Average	Average	Average	Average
Heating/Cooling	Central/Central	Central/Central	Central/Central	Central/Central
Energy Efficient Items	Typical	Typical	Typical	Typical
Garage/Carport	1 Carport	1 Carport ✓	1 Carport ✓	Driveway +2,000
Porch, Patio, Deck, Fireplaces(s), etc.	249sf Scr.Porch ✓	240sf Encl.Porch ✓ -400	None +2,000	None +2,000
Fence, Pool, etc.	None	124sf Sheds ✓ -1,000	192sf Shed ✓ -1,500	None
Other Features	75sf Shed	Fenced -1,500	None	Fenced -1,500
		289sf Sun Deck ✓	196sf MH Utility ✓ -1,000	None +600
Net Adj. (total)		+ - \$ 5,800	+ - \$ 1,700	+ - \$ 12,000
Adjusted Sales Price of Comparable		Net 6.1% Gross 17.9% \$ 89,200 ✓	Net 6.1% Gross 17.9% \$ 88,200 ✓	Net 6.1% Gross 17.9% \$ 82,000 ✓

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): See attached comments. Sale #3 recorded over 6 months prior to the appraisal date is among the most recent of an adequately sized doublewide manufactured home in Leitner Creek Manor. Net adjustments for Sale #3 slightly exceeded recommended parameters due to the lack of covered parking and screened porch, and the smaller lot. However, the adjustments are believed to be market supported and do not adversely affect the final value estimate.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	No prior sale per Public Rec. in last 12 months	No prior sale noted other than above in past twelve months	No prior sale noted other than above in past twelve months	No prior sale noted other than above in past twelve months
Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: The subject property is not listed in the regional MLS.				

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 87,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier = \$

This appraisal is made "as is" subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans & specifications.

Conditions of Appraisal: No special comments or conditions affect this appraisal. THIS IS A SUMMARY APPRAISAL REPORT. See attached Special Limiting Conditions.

Final Reconciliation: The Sales Comparison Analysis typically best reflects the actions and attitudes of participants in the marketplace. The Cost Approach is supportive. Insufficient market data is available for a reliable GRM.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 87,000

September 6, 2003

APPRaiser: Phil Benning, Associate
Signature: *Phil Benning*
Name: Phil Benning, Associate
Date Report Signed: October 2, 2003
State Certification #: 0001220 St. Cert. Res. REA State FL
Or State License # State

SUPERVISORY APPRAISER (ONLY IF REQUIRED): J. Lee Norris, MAI, SRA
Signature: *J. Lee Norris*
Name: J. Lee Norris, MAI, SRA
Date Report Signed: October 2, 2003
State Certification #: 0000643 St. Cert. Gen. REA State FL
Or State License # State



NOV 26 2003
LEE COUNTY LAND

*City of
Bonita Springs*

9220 BONITA BEACH ROAD
SUITE 111
BONITA SPRINGS, FL 34135
TEL: (239) 390-1000
FAX: (239) 390-1004
www.cityofbonitasprings.org

Paul D. Pass
Mayor

Wayne P. Edsall
Councilman
District One

Jay Arend
Councilman
District Two

R. Robert Wagner
Councilman
District Three

John C. Warfield
Councilman
District Four

David T. Piper, Jr.
Councilman
District Five

Ben L. Nelson, Jr.
Councilman
District Six

~

Gary A. Price
City Manager

Audrey E. Vance
City Attorney

November 24, 2003

Mr. J. Keith Gomez
Property Acquisition Agent
Lee County
PO Box 398
Fort Myers, FL 33902

RE: Purchase Agreement – Three Oaks Parkway Extension
Project No. 4043
Parcel 207, Nieto

Dear Mr. Gomez:

The agreed upon purchase conditions for the aforementioned parcel are reasonable and purchase is recommended by my office.

If you need further authorization, feel free to contact me.

Respectfully,

Gary A. Price
City Manager

GAP/kw

Division of County Lands**Ownership and Easement Search**

Search No. 25-47-25-B4-00201.0410

Date: November 17, 2003

Parcel: 207

Project: Three Oaks Parkway South Extension
Project #4043 (E. Terry St. to N. Leitner Creek)To: J. Keith Gomez
Property Acquisition AgentFrom: Kenneth Pitt 
Real Estate Title Examiner

STRAP: 25-47-25-B4-00201.0410

Effective Date: October 16, 2003, at 5:00 p.m.

Subject Property: Lot 41, Block 1, Leitner Creek Manor, Unit 2, as recorded in Plat Book 30, Page 79, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Paulino Nieto and Francisca Nieto, husband and wife

By that certain instrument dated November 30, 1998, recorded December 4, 1998, in Official Record Book 3044, Page 3989, Public Records of Lee County, Florida.

Easements:

1. Subject to Deed Restrictions recorded in Official Record Book 575, Page 808, which rights were assigned in Official Record Book 2603, Page 3024, Public Records of Lee County, Florida.
2. Subject to a 60 foot rear setback line established on the plat "Leitner Creek Manor, Unit 2," recorded in Plat Book 30, Page 79, Public Records of Lee County, Florida.
3. Subject to a six foot utilities easement dedicated on the plat "Leitner Creek Manor, Unit 2" and recorded in Plat Book 30, Page 79, Public Records of Lee County, Florida.

NOTE 1) Subject to a mortgage in the original sum of \$35,120.00 recorded in Official Record Book 3044, Page 3990, Public Records of Lee County, Florida.

NOTE 2) Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

Tax Status: \$1,154.73 paid on January 3, 2003 for tax year 2002.*(The end user of this report is responsible for verifying tax and/or assessment information.)***The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.**

5-Year Sales History

Parcel No. 207

Three Oaks Parkway South Extension
Project No. 4043

NO SALES in PAST 5 YEARS

This document prepared by:

Lee County

County Lands Division

Project: Three Oaks Parkway South Extension, No. 4043

Parcel: 207/Nieto

STRAP No.: 25-47-25-B4-00201.0410

BOARD OF COUNTY COMMISSIONERS

LEE COUNTY

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT for purchase and sale of real property is made this ____ day of _____, 20__ by and between **PAULINO NIETO and FRANCISCA NIETO**, husband and wife, whose address is 26682 Nomad Drive, Bonita Springs, Florida 34135, Owner, hereinafter referred to as **SELLER**, and **LEE COUNTY**, a political subdivision of the State of Florida, hereinafter referred to as **BUYER**.

WITNESSETH:

1. **AGREEMENT TO PURCHASE AND TO SELL:** SELLER agrees to sell and BUYER agrees to purchase, subject to the terms and conditions set forth below, a parcel of land consisting of .191 acres more or less, and located at 26682 Nomad Drive, Bonita Springs, Florida 34135 and more particularly described as Lot 41, Block 1, LEITNER CREEK MANOR, Unit 2, a subdivision according to the plat or map thereof, recorded in Plat Book 30, Pages 79 and 80, of the Public Records of Lee County, Florida, hereinafter called "the Property." This property will be acquired for the Three Oaks Parkway South Extension Project, hereinafter called "the Project."

2. **PURCHASE PRICE AND TIME OF PAYMENT:** The total purchase price ("Purchase Price") will be Eighty-Nine Thousand Five Hundred and No/100 (\$89,500.00), payable at closing by County Warrant.

3. **EVIDENCE OF TITLE:** BUYER will obtain at BUYER'S expense an American Land Title Association Form B Title Commitment and provide title insurance Owner's Policy in the amount of the Purchase Price,

from a title company acceptable to BUYER. The commitment will be accompanied by one copy of all documents that constitute exceptions to the title commitment. The commitment will also show title to be good and marketable with legal access, subject only to real estate taxes for the current year, zoning and use restrictions imposed by governmental authority, and restrictions and easements common to the area.

4. CONDITION OF PROPERTY; RISK OF LOSS: BUYER has inspected the Property and, except as is otherwise provided herein, accepts the Property in the condition inspected. Any loss and/or damage to the Property occurring between the date of this offer and the date of closing or date of possession by BUYER, whichever occurs first, will be at SELLER's sole risk and expense. However, BUYER may accept the damaged property and deduct from the purchase price any expenses required to repair the damage, or BUYER may cancel this Agreement without obligation.

5. SELLER'S INSTRUMENTS AND EXPENSES: SELLER will pay for and provide:

- (a) A statutory warranty deed, and an affidavit regarding liens, possession, and withholding under FIRPTA in a form sufficient to allow "gap" coverage by title insurance;
- (b) documentary stamps on deed;
- (c) utility services up to, but not including the date of closing;
- (d) taxes or assessments for which a bill has been rendered on or before the date of closing;
- (e) payment of partial release of mortgage fees, if any;
- (f) SELLER's attorney fees, if any.

6. BUYER'S INSTRUMENTS AND EXPENSES: BUYER will pay for:

- (a) Recording fee for deed;
- (b) survey, (if desired by BUYER).

7. **TAXES:** SELLER will be charged for Real Estate taxes and personal property taxes (if applicable) up to, but not including the date of closing.

8. **DEFECTS IN TITLE AND LEGAL ACCESS:** Prior to closing, BUYER will have a reasonable time to examine the title and documents establishing legal access to the property. If title or legal access is found to be defective, BUYER will notify SELLER in writing of the defects and SELLER will make a prompt and diligent effort to correct such defects. If SELLER fails to make corrections within 60 days after notice, BUYER may elect to accept the Property in its existing condition with an appropriate reduction to the purchase price, or may terminate this Agreement without obligation.

9. **SURVEY:** BUYER may order the Property surveyed at BUYER's expense. SELLER agrees to provide access to the Property for the survey to be performed. If the survey shows a discrepancy in the size or dimensions of the Property, or shows encroachments onto the Property or that improvements located on the Property encroach onto adjacent lands, or if the survey identifies violations of recorded covenants or covenants of this Agreement, upon notice to the SELLER, the BUYER may elect to treat those discrepancies, violations or encroachments as a title defect.

10. **ENVIRONMENTAL AUDIT:** BUYER may perform or have performed, at BUYER's expense, an environmental audit of the Property. If the audit identifies environmental problems unacceptable to the BUYER, BUYER may elect to accept the Property in its existing condition with an appropriate abatement to the purchase price or BUYER may terminate this Agreement without obligation.

11. ABSENCE OF ENVIRONMENTAL LIABILITIES: The SELLER hereby warrants and represents that the Property is free from hazardous materials and does not constitute an environmental hazard under any federal, state or local law or regulation. No hazardous, toxic or polluting substances have been released or disposed of on the Property in violation of any applicable law or regulation. The SELLER further warrants that there is no evidence that hazardous, toxic or polluting substances are contained on or emitting from the property in violation of applicable law or regulation. There are no surface impoundments, waste piles, land fills, injection wells, underground storage areas, or other man-made facilities that have or may have accommodated hazardous materials. There is no proceeding or inquiry by any governmental agency with respect to production, disposal or storage on the property of any hazardous materials, or of any activity that could have produced hazardous materials or toxic effects on humans, flora or fauna. There are no buried, partially buried, or above-ground tanks, storage vessels, drums or containers located on the Property. There is no evidence of release of hazardous materials onto or into the Property.

The SELLER also warrants that there have been no requests from any governmental authority or other party for information, notices of claim, demand letters or other notification that there is any potential for responsibility with respect to any investigation or clean-up of hazardous substance releases on the property. All warranties described herein will survive the closing of this transaction.

In the event the SELLER breaches the warranties as to environmental liability, SELLER agrees to indemnify and hold the BUYER harmless from all fines, penalties, assessments, costs and reasonable attorneys' fees resulting from contamination and remediation of the property.

12. TIME AND BINDING AGREEMENT: Time is of the essence for closing this transaction. The BUYER's written acceptance of this offer will constitute an Agreement for the purchase and sale of the Property and will bind the parties, their successors and assigns. In the

event the BUYER abandons this project after execution of this Agreement, but before closing, BUYER may terminate this Agreement without obligation.

13. DATE AND LOCATION OF CLOSING: The closing of this transaction will be held at the office of the insuring title company on or before ninety (90) days from the date this Agreement is made. The time and location of closing may be changed by mutual agreement of the parties.

14. ATTORNEYS' FEES: The prevailing party in any litigation concerning this Agreement will be entitled to recover reasonable attorneys' fees and costs.

15. REAL ESTATE BROKERS: SELLER hereby agrees to indemnify and hold the BUYER harmless from and against any claims by a real estate broker claiming by or through SELLER.

16. POSSESSION: SELLER warrants that there are no parties in possession other than SELLER unless otherwise stated herein. SELLER agrees to deliver possession of Property to BUYER at time of closing unless otherwise stated herein.

17. TYPEWRITTEN/HANDWRITTEN PROVISIONS: Typewritten and handwritten provisions inserted herein or attached hereto as addenda, and initialed by all parties, will control all printed provisions in conflict therewith.

18. SPECIAL CONDITIONS: Any and all special conditions will be attached to this Agreement and signed by all parties to this Agreement.

WITNESSES:

Hortencia Aguilar
Signature of Witness

HORTENCIA AGUILAR
Print Name of Witness

Dionicio Aguilar
Signature of Witness

DIONICIO AGUILAR
Print Name of Witness

SELLER:

Paulino Nieto 11-19-03
PAULINO NIETO (DATE)

WITNESSES:

Hortencia Aguilar
Signature of Witness

HORTENCIA AGUILAR
Print Name of Witness

Dionicio Aguilar
Signature of Witness

DIONICIO AGUILAR
Print Name of Witness

SELLER:

Francisca Nieto 11-19-03
FRANCISCA NIETO (DATE)

BUYER:

CHARLIE GREEN, CLERK

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

BY: _____
DEPUTY CLERK (DATE)

BY: _____
CHAIRMAN OR VICE CHAIRMAN

APPROVED AS TO LEGAL FORM
AND SUFFICIENCY

COUNTY ATTORNEY (DATE)

SPECIAL CONDITIONS

BUYER: Lee County

SELLER: Nieto

PARCEL NO.: 207

BUYER and SELLER hereby covenant that the Purchase Price recited herein, except as noted below, includes payment for attorney and appraiser fees and costs, moving expenses, the manufactured home (Referenced as 1980 mobile home with ID Numbers 03650629AN & 03650329BN), additions, improvements, carport(s), shed(s), landscaping and for all fixtures, including but not limited to, built-in-appliances, air conditioning unit(s), hot water heater(s), ceiling fans, screen enclosure(s), windows, awnings, doors and floor covering, as of the date of the BUYER'S appraisal.

BUYER'S authorized agent will inspect the house and all other real property and improvements prior to closing. Removal of any fixture(s) by SELLER may cause a delay in closing and a reduction in the Purchase Price. All additional costs associated with any breach of this covenant will be paid by the SELLER. This covenant shall survive closing.

Upon the BUYER'S written acceptance of this Agreement, SELLER hereby gives permission allowing entry to the premises by County Representatives, upon first receiving 48 hours prior notice, in order for the premises to be inspected to determine if asbestos is present in the improvements or if relocating any or all real estate improvements is feasible subsequent to closing and the County taking possession of the Property.

WITNESSES:

SELLER:

Hortencia Aguilar
Signature of Witness

Paulino Nieto 11-19-03
PAULINO NIETO (DATE)

HORTENCIA AGUILAR
Print Name of Witness

Dionicio Aguilar
Signature of Witness

DIONICIO AGUILAR
Print Name of Witness

WITNESSES:

SELLER:

Hortencia Aguilar
Signature of Witness

Francisca Nieto 11-19-03
FRANCISCA NIETO (DATE)

HORTENCIA AGUILAR
Print Name of Witness

Dionicio Aguilar
Signature of Witness

DIONICIO AGUILAR
Print Name of Witness

BUYER:

CHARLIE GREEN, CLERK

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

BY: _____
DEPUTY CLERK (DATE)

BY: _____
CHAIRMAN OR VICE CHAIRMAN

APPROVED AS TO LEGAL FORM
AND SUFFICIENCY

COUNTY ATTORNEY (DATE)