



Valbridge
PROPERTY ADVISORS

Appraisal Report

Proposed School Sites
County Road 315
Green Cove Springs, Clay County, Florida 32043

Report Date: December 22, 2014



FOR:
School Board of Clay County
900 Walnut Street
Green Cove Springs, FL 32043

**Valbridge Property Advisors |
Broom, Moody, Johnson & Grainger, Inc.**

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Valbridge File Number:
FL03-14-0290-000

Summary of Salient Facts

Owner of Record

Parcel A	Peters Creek Investments, LLP
Parcel B	School Board of Clay County

Location

Parcel A	West side of CR 315
Parcel B	East Side fo CR 315

Parcel Number

Parcel A	31-05-26-014455-000-00
Parcel B	32-05-26-014462-001-00

Zoning

Parcel A	PUD- Planned Unit Developemnt
Parcel B	AR - Agricultural/Residential

Land Area

Parcel A	20.90 Acres
Parcel B	20.78 Acres

Highest and Best Use

Future school or single-family residential development

Date of Inspection

November 4, 2014

Date of Report

Dececmber 10, 2014

Value Indications

Approach to Value	Parcel A - As Is	Parcel B - As Is
Sales Comparison	\$481,000	\$477,940
Cost	N/A	N/A
Income Capitalization		
Direct Capitalization	N/A	N/A

Value Conclusions

	Parcel A - As Is	Parcel B - As Is
Value Type	Market Value	Market Value
Property Rights Appraised	Fee Simple	Fee Simple
Date of Value	November 4, 2014	November 4, 2014
Value Conclusion	\$481,000	\$477,940