

Parcel 350
Littleton Road Widening
North Fort Myers

Executive Summary

Project Name and Parcel No.: Littleton Road Widening - Corbett Road to U.S. 41,
(Project No. 5028) – Parcel 350

Folio Number(s): 10147439

Owner of Record: Six Lakes Country Club, Inc.

Strap Number(s): 33-43-24-01-00001.00CE

Assessed Value (2020): NA. The assessed value of the common areas of Six
Lakes Country Club is included in the assessment of the
individual 594 lot owners.

5 Year Sales History: There have been no market transfers of the subject in the
last 5 years.

Location: The property is located on the south side of Littleton
Road, 640± feet east of Hutto Road, North Fort Myers,
in unincorporated Lee County. The street address is
9151 Littleton Road, North Fort Myers

Land Area Parcel 350:

Whole Property	126± acres
Part Taken Fee Simple	-0-
Part Taken Temp. Const. Easement	2,369 square feet
Remainder	126± acres

Improvements: The parent tract is the common area for a 594 unit mobile
home park known as Six Lakes Country Club that was
constructed in 1972.

Zoning/Future Land Use: MH-2, Mobile Home Residential/ Central Urban

Highest and Best Use as Vacant: Residential Acreage

Date of Valuation: September 29, 2021

Estimate of Value – Cost Approach: NA
Estimate of Value – Market Approach: \$6,681,500 (Land and Affected Improvements Only)
Estimate of Value – Income Approach: NA

Interest Appraised: Fee Simple

Final Value Estimate: \$6,681,500 (Land and Affected Improvements Only)

Value of Land as Vacant:	\$6,678,000
Per Unit Value	\$53,000 per acre or \$1.22 per square foot
Value as Improved:	N/A

Appraiser: David J. Loss, MAI

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State-Certified General Real Estate Appraiser RZ371

Hypothetical Condition:

According to the Uniform Standards of Professional Appraisal Practice, a Hypothetical Condition is defined as follows: “a condition directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis”. Hypothetical conditions relied upon in this appraisal are for purposes of reasonable analysis and are listed as follows:

The appraisal of the remainder is made under the hypothetical condition that the proposed road widening project has been completed according to the construction plans and in use. **The use of this hypothetical condition was used for reasonable analysis and may have affected the assignment results.**

Extraordinary Assumptions:

None

Compensation

	350A	350B	350C	Total
Land	\$500	\$300	\$200	\$1,000
Improvements	\$3,500	\$0	\$0	\$3,500
Total Part Taken	\$4,000	\$300	\$200	\$4,500
Damages	\$0	\$0	\$0	\$0
Net Cost to Cure (Minor)	\$1,000	\$0	\$0	\$1,000
TOTAL COMPENSATION	\$5,000	\$300	\$200	\$5,500