

Executive Summary

File No. 271730

Borrower	N/A				
Property Address	1828 Corbett Rd				
City	Cape Coral	County	Lee	State	FL Zip Code 33909
Lender/Client	Lee County - Department of County Lands				

EXECUTIVE SUMMARY

PROJECT NAME: Kismet/Littleton Realignment Project No. 200611

PARCEL NUMBER: 33-43-24-00-00002.0040

OWNER OF RECORD: Eyster, Michael + Rose Marie

STRAP NUMBER(S): 33-43-24-00-00002.0040

5 YEAR SALES HISTORY: A deed transfer (Corrective, Quit Claim or Tax Deed) was recorded on 05/21/2014 for \$0.

LOCATION: NE Cape Coral, SE corner of Littleton Rd. and Corbett Rd. intersection.

LAND AREA: 1.36 acres, rear is partially wooded, small creek in rear

IMPROVEMENTS: 2180sf single family home with an attached 2-car garage, rear & entry porch, caged concrete pool, 47' x 25' pole barn with an extended 13' portion.

DEVELOPMENT PERMITS: N/A

ALLOWABLE DEVELOPMENT UNIT(S): N/A

ZONING/LAND USE: AG-2, Agricultural

HIGHEST AND BEST USE: Single Family Residential

DATE OF VALUATION: August 2, 2018

ESTIMATE OF VALUE-COST APPROACH:

ESTIMATE OF VALUE-MARKET APPROACH:

ESTIMATE OF VALUE-INCOME APPROACH:

INTEREST APPRAISED: Fee Simple

FINAL VALUE ESTIMATE: \$265,000

VALUE OF LAND AS VACANT: \$75,000

PER UNIT VALUE (ACRE, SQ. FT.): \$55,000/ac

VALUE AS IMPROVED: \$265,000

APPRAISER: Tara M. Galeoti, Trainee RI12086 / J. Lee Norris, Cert Gen RZ643

EXTRAORDINARY ASSUMPTIONS: None

HYPOTHETICAL CONDITION: None