

OUR HOUSE IS FOR SALE

2551 Barcelona Ave, Fort Myers, FL 33905

For a property showing call Terry Donovan at 239-935-7789

The appraised value is \$350,000

The current list price is \$332,500

We are moving to Indonesia so we will negotiate the price



If you would like to take a look at this home, you can call Terry between 10:00 am and 6:30 pm to arrange a showing or contact Andrew Darda, the listing agent of the property at 239-849-3883 for a convenient appointment to see it. We will consider every offer.

1,800 square feet, four bedrooms, two full baths, and AC service contract



The \$4,500.00 custom bedroom furniture from Levitz can be negotiated





This page shows the \$350,000 value with the red arrow

SUMMARY APPRAISAL REPORT		09242551R
File No: 00242551R		
TRANSFER HISTORY	My research <input checked="" type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): PUBLIC RECORDS	
	1st Prior Subject Sale/Transfer	
	Analysis of sale/transfer history and/or any current agreement of sale/transfer:	
MARKET	Date: 07/14/2022	
	Price: 505,000	
	Source(s): PUBLIC RECORDS	
	2nd Prior Subject Sale/Transfer	
SITE	Date: _____	
	Price: _____	
	Source(s): PUBLIC RECORDS	

IMPROVEMENTS	Subject Market Area and Marketability: THERE ARE A NUMBER OF RECENT SALES AND LISTINGS WITHIN THE SUBJECT'S IMMEDIATE MARKET AREA. FINANCING TRENDS ARE TOWARDS CASH TO SELLER AND CONVENTIONAL FINANCING WITH FIXED AND ADJUSTABLE RATES AVAILABLE. INTEREST BUYDOWNS AND DISCOUNTS ARE NOT PREVALENT AT THIS TIME. HOMES IN THE SUBJECT NEIGHBORHOOD ARE OF AVERAGE TO GOOD QUALITY. SUPPORTING SERVICES (I.E. SCHOOLS, SHOPPING, EMPLOYMENT CENTERS) ARE LOCATED IN CLOSE PROXIMITY TO THE SUBJECT. NO ADVERSE MARKETING CONDITIONS WERE NOTED.	
	Site Area: 13721 SF Site View: RESIDENTIAL Topography: LEVEL Drainage: APPEARS ADEQUATE	
	Zoning Classification: RS1 Description: SINGLE FAMILY RESIDENTIAL	
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
RECONCILIATION	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain): _____	
	Actual Use as of Effective Date: RESIDENTIAL Use as appraised in this report: RESIDENTIAL	
	Opinion of Highest & Best Use: RESIDENTIAL	
	FEMA Special Flood Hazard Area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No FEMA Flood Zone: AE FEMA Map #: 12071C0303G FEMA Map Date: 11/17/2022	
ATTACHMENTS	Site Comments: ADEQUATE WITH NO ADVERSE CONDITIONS EASEMENTS OR ENCROACHMENTS NOTED OR SEEN.	
	Improvements Comments: THE SUBJECT PROPERTY IS IN WELL MAINTAINED AVERAGE CONDITION.	
	Indicated Value by: Sales Comparison Approach \$ 350,000	
	Indicated Value by: Cost Approach (if developed) \$ 0 Indicated Value by: Income Approach (if developed) \$ 0	
SIGNATURES	Final Reconciliation: AFTER EXTENSIVE RESEARCH AND LOCAL MARKET KNOWLEDGE THE SUBJECT IS RECONCILED AT \$350,000.	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 350,000, as of: 09/17/2024, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
SIGNATURES	A true and complete copy of this report contains 16 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits:	
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum	
	<input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input checked="" type="checkbox"/> Road Addendum <input type="checkbox"/> Manuf. House Addendum	
SIGNATURES	<input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>	
	Client Contact: DONOVAN TERRY L & AGUSTIN K Client Name: DONOVAN TERRY L & AGUSTIN K	
	E-Mail: TERRYDONOVAN1@YAHOO.COM Address: 2551 BARCELONA AVE, FORT MYERS, FL 33905	
	APPRaiser	
SIGNATURES	SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)	
	Appraiser Name: BRIAN P. GIZZI	
	Company: BRIAN P. GIZZI	
	Phone: 239-210-8970 Fax: _____	
SIGNATURES	E-Mail: BRIANPGIZZI@GMAIL.COM	
	Date of Report (Signature): 09/18/2024	
	License or Certification #: RD3650 State: FL	
	Designation: ST CERT REA	
SIGNATURES	Expiration Date of License or Certification: 11/30/2024	
	Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
	Date of Inspection: 09/17/2024	
	Supervisory or Co-Appraiser Name: _____	
SIGNATURES	Company: _____	
	Phone: _____ Fax: _____	
	E-Mail: _____	
	Date of Report (Signature): _____	
SIGNATURES	License or Certification #: _____ State: _____	
	Designation: _____	
	Expiration Date of License or Certification: _____	
	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
SIGNATURES	Date of Inspection: _____	

GP RESTRICTED

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5/2010

The 24 feet by 10 feet insulated shed with full electric, AC, and shelving

