

Description of the Site

The major objective of site analysis is to gather all of the facts pertinent to an evaluation and commentary of it Highest and Best Use. Other objectives include use as the basis for an analysis of comparable sales and allocation of value in the Cost Approach. The examination of these facts is an important step in assessing the appropriateness of the subject site for its intended use. Further, its location and physical attributes are significant factors in determining its likelihood of economic feasibility for this use.

The following description was prepared after a physical inspection of the site on March 29, 2023, a review of the deed, and reference to County assessment records. We have assumed that the dimensions obtained from these sources and relied upon in this report are essentially correct. No current survey was provided.

Summary

County Identification Number	05D-028A-0000
Frontage	275 Front Feet
Size	1.84 acres - 100.00% useable
Dimensions/Shape	Irregular
Access	Average
Visibility	Average
Zoning	Business
Flood Hazard Area	2501630001B
Topography	Mostly level
Parking Spaces	56
Easements	None noted from a physical inspection
Utilities	Gas, Electric, Water, Sewer
Lot Improvements	Lot improvements consist of a 14,412 SF building and a parking lot.

Description of the Improvements

The subject is improved with a 2 story General Retail building. It is known as the Sam's Outdoor Outfitters. The following description was made after a physical inspection of the building on March 29, 2023. Overall, the construction most closely resembles the basic construction features of a building defined by Marshall Valuation Service as follows:

Class C buildings are characterized by masonry or reinforced concrete (including tilt-up construction). The walls may be load bearing, i.e, supporting roof and upper floor loads, or non-bearing with concrete, steel, or wood columns, bents or arches supporting the load. Floors and roofs are supported on wood or steel joists or trusses, or the floor may be a concrete slab on the ground. Upper floors may be of concrete plank, steel deck, or wood. Bearing walls are frequently strengthened by concrete bond beams and pilasters.¹²

In addition, we have determined that the building is of "average" construction, defined by Marshall Valuation Service as follows:

Average Quality buildings constitute the largest group of buildings constructed, approximately fifty percent of all buildings. These are generally buildings designed for maximum economic potential without some of the pride of ownership or prestige amenities of higher quality construction. They are of good standard code construction with simple ornamentation and finishes.¹³

¹² Marshall Valuation Service, Section 1, p.4 and 8

¹³ Marshall Valuation Service, Quality of Construction, Section 1, p.11