

GROWDON & ASSOCIATES, PLLC

COMMERCIAL & RESIDENTIAL REAL ESTATE APPRAISERS

CERTIFICATE OF VALUE

This is to certify that upon request from Ms. Lonora Smith, Hernando County Public Works Department, 1525 E. Jefferson Street, Brooksville, Florida 34601, that I have personally inspected, collected and analyzed various data and appraised the land and improvements, physically located at 657-699 S. Broad Street, Brooksville, Florida 34601.

Based on the data and opinions presented in the attached report, it is our opinion that, as of January 8, 2026, the "as is" market value of the improvements is as follows:

"AS IS" VALUE RANGE
657-699 S. Broad Street
AS OF JANUARY 8, 2026
FIVE MILLION THREE HUNDRED FIFTY THOUSAND DOLLARS
(\$5,350,000)

I have no personal interest in the property either present or contemplated and employment in and compensation for making this report is in no manner contingent upon the value reported.


Theodore G. Growdon
State-Certified General
Real Estate Appraiser, RZ2918