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May 15, 1964

Honorable Chairman  
Board of County Commissioners  
Escambia County, Florida  
c/o Mr. Jack H. Greenhut  
Escambia County Attorney  
Pensacola, Florida

Dear Sir:

At your request, we have made an inspection of the parcels of property hereinafter described as being the proposed Four-Year College Site, for the purpose of estimating the market value of the real estate that is to be acquired. Consideration has also been given to possible damage to remainders where partial takings were evident,

Market value, as understood by your appraisers, is defined and the limiting conditions that apply to this appraisal are set forth, in the introduction section of this report.

Conclusions of value are set forth both in the individual parcel appraisals, and on the summary sheet in this report. The total market value of all the parcels taken is estimated to be:

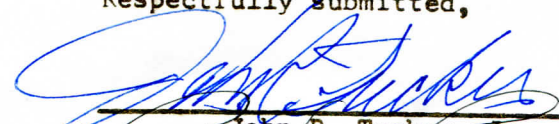
NINE HUNDRED TWENTY THOUSAND, FIVE HUNDRED THIRTY AND NO/100 DOLLARS

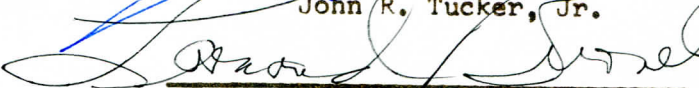
(\$920,530.00)

These appraisals were made during the months of February, March, April and May of 1964.

We are pleased to include herewith our appraisal report, consisting of approximately 240 pages, plus 22 exhibits, which includes data gathered in our investigation of the properties, and which sets forth our reasoning in arriving at the reported value estimate.

Respectfully submitted,

  
\_\_\_\_\_  
John R. Tucker, Jr.

  
\_\_\_\_\_  
Leonard Burrell

## DISCUSSION OF APPROACHES TO VALUE

In estimating the value of the properties involved in this appraisal, the appraisers have utilized approved methods and recognized procedures. In order to familiarize the reader with these steps in approved appraisal practice, so that he may more easily understand the appraisal process used in this report, a brief discussion of each valuation technique used is given here.

### LAND VALUATION:

In estimating the value of the land itself in each property appraised, the appraisers have relied on the indications of value given by actual sales of other properties. The often-stated theory is that land is worth what can be gotten for it on the open market. So the appraisers have made a careful investigation to determine just what properties have sold for. The resulting indications of value have been diligently adjusted for passage of time, differences in location, variance in physical makeup, and for any other factors that would affect the price. The processing of data in this manner gives substantial evidence of the price that could be obtained from the property under appraisement. After several comparisons have been made and considered, a final estimate of value of the land is reached.

### COST APPROACH TO VALUE: (Also known as Summation Method)

The "cost approach" requires an estimate of the current cost to reproduce or replace an improvement to land. It also requires a skilled estimate of the extent to which the improvement has depreciated.

In applying this method, the appraisers have used their own knowledge of construction costs, and have availed themselves of information furnished by construction engineers and building contractors. In the application of judgment factors, all available pertinent information has been considered and carefully weighed.

Reproduction or replacement costs, less depreciation, plus land value (obtained from the market), gives an indication of the value of the whole property, usually this approach tends to set the upper limit on parcel valuation. This is because of the difficulty of selling real estate for a price more than the amount for which it can be replaced or reproduced.

### INCOME APPROACH: (Also known as the Capitalization Method)

This method of estimating value is based on the theory that a property's worth depends on the income it is capable of earning its owner. This approach considers the stream of income which the property is likely to produce for an investor or user during its economic life, as compared with income derived from similar properties, and compares the return on the investment with the return on other types of investments. The income stream is then capitalized into an indication of value, using a rate commensurate with the amount of risk, management, and interest return which the typical investor would require.

MARKET DATA APPROACH: (Also known as Comparison Method)

This approach has been explained in the earlier section dealing with "Land Valuation", As it pertains to the parcels having major improvements, however, its application differs slightly.

An attempt to find improvements of a similar nature that have sold on the open market is made, and the "package", that is land and buildings, are then compared as integral real estate. By this method, market reaction to the subject property and its improvements, as a "wedded" pair, is established.

DEVELOPMENT APPROACH: (Also known as the Anticipated Use Method)

This theory of valuation affirms that value is created by anticipated benefits to be derived in the future. It is a process that is applicable chiefly to undeveloped land which is "ripe" for subdivision. In application it calls for the appraiser to estimate, by market indications, the total value if the land were subdivided and sold, then to subtract the development costs, interest and profits, the remainder being the amount that a reasonable prudent developer could pay for the raw, unsubdivided land.

CORRELATIONS AND CONCLUSIONS:

Whenever possible, the market, cost and income approaches have all been utilized by the appraisers in making their final estimate of value. The one approach or method deemed most reliable has been given more weight than the others. All facets of the process have been given careful consideration, and unjustified or unsubstantiated opinion has not been injected into the appraisal.

LEGAL DESCRIPTIONS

In each appraised property covered by this report, the legal description thereto was furnished to the appraisers by the Escambia County Attorney and the Escambia County Engineer.

PROPERTY RIGHTS APPRAISED

Each property has been appraised as a fee simple ownership. It has been assumed that the ownership of each is competent and the property has been appraised as though free from all liens and/or encumbrances. In the case of easements, it is assumed that title will be taken subject to the existing liens, and they have therefore been considered only insofar as they affect market value.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the fair market value of each property included in this report. Fair market value has been defined by a court, and is understood by the appraisers as being:

"The highest price, estimated in terms of money, which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used."

This definition implies a fully informed buyer and seller, both willing parties, and neither under any type of duress.

ASSUMPTIONS AND LIMITING CONDITIONS

The legal description used on each parcel was furnished to the appraisers by their employer, and was assumed to be correct.

No responsibilities for matters legal in nature are assumed, nor do the appraisers render any opinion as to title of the appraised properties.

All existing liens and/or encumbrances, if any, have been disregarded and the property has been appraised as though free and clear, and under responsible ownership.

The appraisers have used boundary and topographical surveys furnished them by the Escambia County Engineering Department, and the appraisers assume no responsibility for their accuracy, though they have relied upon them as being correct. The absolute accuracy of sketches and drawings in this report are not guaranteed, and the photographs which are included are for the sole purpose of assisting the reader in visualizing the property reported on.

Possession of this report, or any copy thereof, does not carry with it the right of publication, in whole or in part, without the express consent of the appraisers.

Information identified in this report as having been furnished by others is believed to be reliable, but no responsibility is assumed for its truthfulness or accuracy.

Attendance or testimony in any court by reason of this appraisal, is not required unless separate arrangements have been or will be made therefor.

This report is to be used only in its entirety and any part thereof is not to be used in conjunction with any other appraisal, nor is any statement or group of statements to be taken out of context and used in any manner whatsoever.

QUALIFICATIONS OF THE APPRAISER

LEONARD BURRELL

EDUCATIONAL BACKGROUND:

Graduate, Richland County High School, Olney, Illinois.

Graduate, Pensacola Junior College, Pensacola, Florida -  
Holder of Associate in Arts Award.

Graduate, Pensacola Junior College, Pensacola, Florida  
A. I. R. E. A. Basic Appraisal Course, 1959,  
General Lines Insurance Agents' Course, 1961.

Graduate of the American Institute of Real Estate Appraisal Course I,  
University of Florida, 1962,

Graduate of the American Institute of Real Estate Appraisal Course II,  
University of Georgia, 1963,

LICENSES AND REGISTRATIONS:

This appraiser holds, or has held in good standing, the following licenses  
and registrations:

Registered Real Estate Broker of Florida  
Licensed General Lines Insurance Agent of Florida  
Registered Mortgage Broker of Florida

PROFESSIONAL ASSOCIATIONS:

This appraiser is now, or has been in good standing, a member in the following  
professional associations:

National Association of Real Estate Boards  
Florida Association of Realtors  
Pensacola Board of Realtors  
Pensacola Independent Agents' Association  
American Right of Way Association

PROFESSIONAL EXPERIENCE:

This appraiser entered the general field of real estate in 1955, and has had  
experience since that time in the following types of appraisals:

Qualifications of Appraiser Continued:

Undeveloped Lands  
Single Family Residential  
Multi-Family Residential  
Commercial Properties  
Industrial Sites  
Farms and Timberlands

Condemnation Appraisals for;

1. Primary Highway System Needs.
2. Secondary Highway System Needs.
3. Limited Access Interstate System Needs.
4. School Board Needs.
5. Defendants in Eminent Domain Proceedings.
6. Court Appointee in Eminent Domain Proceedings.
7. Diversified Easement Requirements.

In addition, he has appraised to estimate fire losses as well as for purposes of establishing maximum fire and casualty coverages.

He has had experience in construction and cost-estimating of both residential and commercial buildings.

Many appraisals for mortgagees have been completed by this appraiser, and he has had considerable experience in appraising diversified estates for tax and/or inheritance purposes.

The appraiser is an approved appraiser for, or has completed appraisal assignments for the following:

Federal Housing Administration  
Escambia County School Board  
State Road Department of Florida  
Federal Bureau of Public Roads  
Circuit Court of Escambia County  
Board of Commissioners of Escambia County  
The First Bank and Trust Company of Pensacola  
Liberty National Life Insurance Company, Birmingham, Alabama



QUALIFICATIONS OF THE APPRAISER

JOHN R. TUCKER  
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The Appraiser, with offices located at Nineteen Fourth Street, East Pensacola Heights, Pensacola, Florida, has been actively engaged in the general real estate practice of buying, selling and appraising real estate since 1946,

Member;                   PENSACOLA BOARD OF REALTORS  
                          FLORIDA ASSOCIATION OF REAL ESTATE BOARDS  
                          NATIONAL ASSOCIATION OF REAL ESTATE BOARDS  
                          NATIONAL INSTITUTE OF REAL ESTATE BROKERS (NAREB)  
                          AMERICAN RIGHT OF WAY ASSOCIATION

He has served four years on appraisal committee for Pensacola Board of Realtors and is past chairman.

He has served on the Board of Tax Equalization for the City of Pensacola, Pensacola, Florida.

Has instructed special courses in Real Estate at Pensacola Junior College, Pensacola, Florida.

Has made appraisals for use in Eminent Domain proceedings and litigation for:

STATE ROAD DEPARTMENT OF FLORIDA, PRIMARY AND SECONDARY ROADS  
AND ON INTERSTATE HIGHWAY PROJECTS  
GULF POWER COMPANY - COUNTY OF ESCAMBIA  
COUNTY OF SANTA ROSA - CITY OF PENSACOLA  
ESCAMBIA COUNTY SCHOOL BOARD  
COURT APPOINTED APPRAISER  
MUTUAL FEDERAL SAVINGS & LOAN  
ASSOCIATION  
APPRAISER FOR ESTATES, INDIVIDUALS  
AND CORPORATIONS

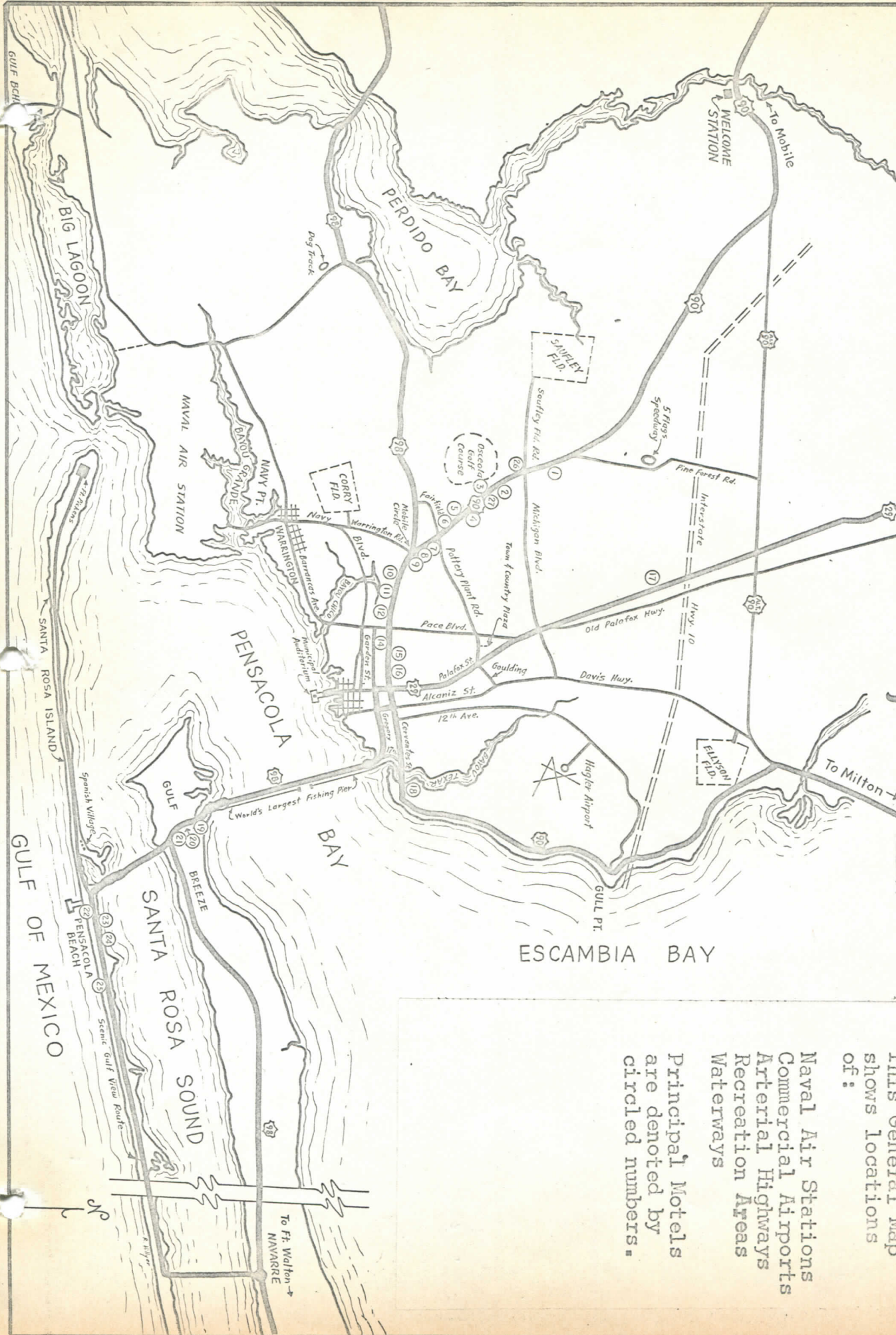
Has qualified as expert witness in:

CIRCUIT COURT IN ESCAMBIA COUNTY  
CIRCUIT COURT IN SANTA ROSA COUNTY  
U. S. DISTRICT COURT

The Appraiser has attended various lectures and seminars pertaining to real estate problems, including conferences held at the University of Alabama and other meetings held throughout the Southeastern States, and has attended AIREA Course I at University of Missouri.

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# Greater Pensacola Map



This General Map shows locations of:

- Naval Air Stations
- Commercial Airports
- Arterial Highways
- Recreation Areas
- Waterways

Principal Motels are denoted by circled numbers.

GENERAL AREA DATA AND ECONOMIC FACTORS

## GEOGRAPHIC LOCATION:

The Westerly counties of the North half of the State of Florida are commonly known as "The Panhandle". Escambia County is the most Westerly one of this group. Its West boundary is formed by Perdido River and Perdido Bay, which separate the States of Florida and Alabama. The State of Alabama also borders Escambia County on its North boundary. To the East lie Escambia River and Escambia Bay, which separate the two Florida Counties of Santa Rosa and Escambia. A peninsula of Santa Rosa County, which projects Westward into Pensacola Bay, separates the mainland of Escambia County from Santa Rosa Island, which is a part of it, and on which Pensacola Beach is located. Santa Rosa Sound, which is a part of the Intracoastal Waterway, lies between the peninsula, known as Gulf Breeze, and the island,

Pensacola is located within a range of 500 miles of many major United States Cities, among which are New Orleans, Biloxi, Mobile, Montgomery, Birmingham, Nashville, Memphis, Chattanooga, Atlanta, Jacksonville, Tallahassee and Tampa.

## TRADE AREA:

Pensacola is the largest city in the panhandle of Northwest Florida, having an estimated population of 140,000 in the area of "Greater Pensacola". This includes those citizens living in Warrington, Brownsville, Brent, and other unincorporated areas adjacent to the city.

The metropolitan area, which includes the areas from which primary trade is drawn, has a population of approximately 216,000, though Escambia County itself has only about 185,000. This county has contributed greatly to the 211% general population increase in the state during the last 15 years.

The actual trade area is composed of Baldwin County in Alabama, and of Escambia, Santa Rosa, Okaloosa and Walton Counties in Florida. It is estimated that this area includes a population of approximately 340,000. The purchasing power of this population is estimated to be in excess of Four Hundred Fifty Million Dollars.

## CLIMATE:

Escambia County's climate is known as "warm temperate". There is an average of 343 days during each year on which the sun shines. During the three winter months, the average daily sunshine is 5.7 hours, while during the three summer months the average is 9.4 hours. Rainfall is fairly well distributed throughout the year. A considerable part of the rainfall occurring during the summer months is in the form of brief but heavy thunder showers. In the winter, rains are not as heavy, but extend over a longer period.

The average winter temperature for the months of December, January and February is 54.3 degrees, the average maximum temperature for these months being 61.5.

degrees and the average minimum being 47.0 degrees. Since the keeping of county records began, the temperature has fallen below 15 degrees on only seven occasions, while freezing temperatures usually occur on fewer than eight days a year. The average summer temperature for the months of June, July and August, is 80.5 degrees, with an average daily range of 12.2 degrees.

GOVERNMENT;

Escambia County has a County Commission form of Government with five elected commissioners; the Pensacola City Government is a Council-Manager form, with 10 commissioners.

TAX STRUCTURE;

The State of Florida has no local income tax, ad valorem tax, nor personal property tax. The county tax rate for 1963 is \$ 26.95 per thousand dollars of assessed valuation. The assessed value is based on about 60% of actual value, a "full cash value" reassessment having been completed in 1960. The city tax rate for 1963 is 11 mills, based on an assessment of about 50% of fair market value. Of the county taxes assessed, 65.84% is spent on the School Fund, 9.45% goes to Road Funds, and only 12.74% supports the General Fund.

POPULATION AND LABOR AVAILABILITY:

The seemingly small population of Pensacola is due to the small corporate perimeter, which encloses less than 25 square miles, half of which has been annexed within the past twelve years. For the previous 100 years, the corporate perimeter had remained practically unchanged. A unique characteristic of Pensacola is that the population of its immediately adjacent but unincorporated communities exceeds that within the corporate limits.

As has been stated, the area from which Escambia County draws trade, has a population of approximately 340,000. Generally speaking, employees of Escambia County's industries are drawn from among this large number.

Pensacola has never had a general strike. A vote of the employees affected is required before a strike may be called, and jurisdictional strikes are prohibited by law. Union officials must be elected by secret ballot. Florida was one of the first states to adopt "Right to Work" legislation.

It is estimated that the area has about 3,000 production workers immediately available. It is reported that the turnover in technical personnel is less than 1%, giving some indication of the reliable character of both industry and labor in this locality.

TRANSPORTATION:

Eight steamship lines furnish regular service between Pensacola and other ports, both foreign and domestic. In addition, several other lines serve the port on an irregular basis. The Intracoastal Waterway passes through Pensacola Bay, making transportation through barge facilities readily available.

This county will benefit greatly from construction of the proposed Cross-Florida Barge Canal. This canal, when completed, will unite traffic from the Atlantic Seaways with the Mississippi River Complex and will funnel a great deal more traffic through Pensacola. The project will also put Pensacola on a route from recreational boats moving from the midwest regions to the Atlantic Coast.

Limited rail transportation is available to the area. Two major railroad trunk lines, the Louisville and Nashville and the St. Louis-San Francisco lines, provide service between Pensacola and other cities. The L & N operates three North bound and two East and West bound passenger trains to New Orleans and Jacksonville, as well as having regular freight and express service.

Air service is provided by Eastern and National Air Lines. A new and modern terminal complex has recently been completed at the municipal airport. Several commercial charter service operations are located in the county.

Other transportation is available over the Greyhound, Tamiami Trailways, and Monroeville Trailways Bus Lines. Trailways Lines has recently completed a new and modern terminal in the city. Pensacola Transit Company provides city bus service on regularly scheduled routes to all points in Greater Pensacola.

Escambia County is well provided with a network of state and federal highways. The main route North from the city is U. S. Highway 29, which is a continuation of North Palafox, the city's main street. The main route East and West is U. S. Highway 90, which extends from Mobile and points West, to Tallahassee, Jacksonville and the Southeastern United States. An alternate route of U. S. 90 allows through traffic to bypass the city, U. S. Highway 98, which is the coastal route from the West through Pensacola to Panama City and the interior of Florida, runs through the city on Cervantes and Gregory Streets. At the East end of Gregory Street is the three mile long Pensacola Bay Bridge, which is a portion of U. S. Highway 98, and is the main route to Pensacola Beach. At the time of this appraisal a new routing of U. S. Highway 98 is being planned which will relieve some of the present congestion of West Cervantes in the Brownsville area.

Interstate Highway 10, a limited access national defense thoroughfare, has been completed from the Nine Mile Road East to the Ferry Pass Highway, and South to Goulding Road.

The State Road Department plans to begin construction on the unfinished portion of I-10 in Escambia County during 1964.

The most frequently travelled local roads include the Ferry Pass Highway, Goulding Road, Pottery Road, Barrancas Avenue, New Warrington Road, and Navy Boulevard,

#### UTILITIES:

An abundant supply of both surface and ground water is available in the Pensacola area. A source of great pride to the county is the fact that the purity and softness of its ground water is not surpassed anywhere in the United States, and it has less dissolved solids per gallon than that of any other area.

The city water department distributes water to all parts of the city and to some suburban areas. The cost to individual, commercial and industrial users is favorably

compared with that of other cities of Pensacola's size. Several state franchised utility companies serve various areas outside the corporate city limits. An adequate supply of pure water is available to individual systems at well depths of less than 100 feet, in almost every part of Escambia County.

Electricity is supplied by Gulf Power Company, a member of the Southern Company System, which provides adequate low-cost service to all sizes and classes of loads with an extremely high degree of reliability. Rates for electric service in Escambia County are below the Florida average.

The gas distribution system is municipally owned, and the system has been expanded into most metropolitan areas of the South part of the county. The natural gas is provided to the city for distribution by the United Gas Pipe Line Company of Jackson, Mississippi through a large underground transmission line.

Telephone service is provided by the Southern Bell Telephone and Telegraph Company, and almost the entire county has telephone service readily available.

Pensacola has a modern sewerage treatment plant, which has recently been expanded. Sewerage disposal outside the city is provided, for the most part, by individual septic systems, though there are several areas under franchise to privately owned utility companies.

Garbage scavenger service inside the city of Pensacola is provided by the city. Other areas are served by private contractors, under area service agreement with the county commissioners.

Fire and police protection in the City of Pensacola is provided by large and modern departments. A well staffed and well equipped sheriff's department serves the other areas of the county. One of the state's newest and most modern jails was completed in this county less than ten years ago. Fire protection in the suburban areas is provided by eight volunteer departments, and fire-fighting units of the U. S. Navy voluntarily assist in fighting major fires.

#### PUBLIC COMMUNICATIONS:

Pensacola is served by six AM radio stations, one FM radio station, and one VHF television station. There are two daily newspapers and five weekly newspapers.

#### EDUCATION, MEDICAL AND CULTURE FACILITIES:

In Escambia County there are approximately 70 public schools, including three senior high and five junior high schools, as well as a number of denominational and parochial schools. Special classes are provided for exceptional and handicapped children, and for the retarded. A vocational and trade school is also maintained by the county school system. In addition, two state-operated junior colleges are located in Pensacola. A senior college for Northwest Florida has been authorized and will be located in Escambia County.

Four general hospitals serve the area, one of which is less than five years old, and a completely new and expanded facility will soon replace another.

There are more than 150 physicians and dentists in the Pensacola vicinity. Several private medical centers and clinics provide treatment by specialists in every field. The U. S. Navy's School of Aviation Medicine brings many of the

nation's finest physicians and surgeons to the area, some of whom remain to serve the local populace in civilian capacity.

A new 2.5 million dollar Escambia County Health Center has been added to the area in the last few years, and is one of the most modern in the state. Many public health programs are carried out by the staff of this health center.

A widely diversified cultural program is offered through the facilities of the large municipal auditorium, which has a seating capacity of 3,000. Productions of the Greater Pensacola Symphony Orchestra and the Pensacola Little Theatre are viewed here, as are many other cultural pursuits and programs. An art center has been built from the old county jail building. A new public library contains more than 30,000 volumes. Escambia County's rich history has contributed greatly to a historical museum and tours of the county's many points of historical interests are provided during the summer season.

Approximately 200 churches in Greater Pensacola represent nearly every faith and creed.

#### TOURISM AND RECREATION:

With the development of Santa Rosa Island, the tourist industry in Escambia County is one of the fastest growing economic factors in the area. The sport fishing and the beaches attract visitors from many states. Forty-four public parks, thirteen indoor and drive-in motion picture theatres and five 18-hole golf courses provide other recreational facilities in the area.

A growing effect on the economy is that of conventions and other large gatherings, which are being staged in Pensacola in increasing numbers. A progressive convention and visitors' bureau is maintained.

#### HOTEL AND MOTEL ACCOMODATIONS:

It is reported by the convention and visitors' bureau that Pensacola and the surrounding area has more than 2,500 accomodations available year round, Beach motels and summer cottages will greatly increase this number. The San Carlos Hotel, located in downtown Pensacola, has approximately 500 rooms and the Town House, located ten blocks North of the business district, has over 100 rooms. Both of these provide public and private dining rooms for large groups, The Travel Lodge chain has recently completed a new and modern downtown motel which has about 60 rooms.

#### THE INDUSTRY OF THE COUNTY:

The economy of the area is widely diversified. The Naval Air Basic Training Command was the largest single income factor in Pensacola for many years, and is still a very strong force in the economy of the county, with expenditures of over seven million dollars every month. The Naval Air Station and its auxiliary fields employ over 6,000 civilian workers, in addition to the large force of military men present at all times.

In addition, support of the economy for many years has been from such large industrial developments as Heydon-Newport Chemical Corporation, Armstrong Cork

Company, Weis-Fricke Mahogany Company, and St. Regis Paper Company. The past fifteen years have brought many new industries to the area, as well as expansions to the older ones mentioned here. A brief resume of the economic impact of some of the local industries follows:

Newport has been extracting naval stores for about fifty years. Their products are also used in pharmaceuticals. The annual payroll of this plant is about two million dollars, for 500 employees.

Armstrong Cork Company uses residues from the Newport Industry to make insulation and building materials. Their 400 employees share an annual payroll of about one million dollars.

Archer-Daniels-Midland uses this same residue to produce synthetic chemicals that go into the production of paints and plastics, as well as coatings for textiles and paper.

Weis-Fricke Mahogany Company imports millions of mahogany logs from as far away as Africa and Asia. These logs are processed for domestic use in furniture and other fine finishes.

The largest single industry in Florida, the Chemstrand Corporation, with an investment of more than one hundred million dollars, is located twelve miles North of Pensacola. This is one of the few integrated nylon plants in the world. This huge plant employs over 6,500 people, with an annual payroll in excess of thirty million dollars. Further expansion is currently underway.

St. Regis Paper Company produces pulp, paper, paper board and paper bags. It employs about 2,300 people, and has a payroll of approximately twelve million dollars annually. In addition, an average of seven and one-half million dollars are spent each year for pulpwood and more than nine million dollars in local purchases of supplies, services and taxes. Extensive new programs are now being embarked upon that will add to the capacity of the Pensacola Mill and give it still more impact upon the local economy.

The American Cyanamid Company plant produces an acrylic synthetic fabric. This plant has a total employment of 375, and an annual payroll of about one and five-tenths million dollars.

Other industries located in the area are the Escambia Chemical Corporation (250 employees, annual payroll of two million dollars), International Mineral and Chemical Company, Southern Cotton Oil Company, American Agricultural and Chemical Company, Florida Drum Company, Southern Plywoods, Inc., and Escambia Treating Company.

As of the date of this appraisal the vicinity of Pensacola has 52 manufacturing firms, of the estimated 55,000 employed persons in Escambia County, approximately 12,000 are connected with these industries.

It has been reliably reported that over 3,000 production workers are immediately available in the vicinity and many prime industrial sites are available in the vicinity. These range from five and ten acre railroad siding sites to 3,000 acre tracts. Many have deep water frontage and gas, power, highways and an abundance of water are all available to nearly all sites.



## AGRICULTURAL DEVELOPMENT AND FISHING INDUSTRY:

Residents of Escambia County did not turn to agriculture until forest resources were nearly exhausted, or about 1900. Farming got off to a slow start, partly because much of the soil was naturally unproductive and did not respond readily to the efforts of the farmers. The main crops grown in the early days were corn, cotton, oats, hay, sugar cane and sweet potatoes. Minor acreages were used for pecans and peaches,

The farming now practiced is diversified. Under good management, the soils having a heavy sandy loam or sandy clay loam subsoil can be brought to and maintained at a high level of productivity. The principal crops are now corn, soybeans, Irish potatoes, cotton and small grains. The raising of hogs and beef cattle and dairying are major enterprises. Forests, however, occupy about three-fourths of the county and are still an important source of income,

Over 40,000 acres of land are under cultivation with a yield of over three million dollars from crops sold. The forest products and dairying industries each account for an additional one million dollars income.

Commercial fisheries have an annual estimated production of one and one-half million dollars,

## HARBOR DEVELOPMENT:

Although Escambia County has one of the finest natural deepwater harbors in the world, it has never been developed to its fullest capacity. A recent report indicated that port tonnage for general cargo almost doubled in the five years between 1950 and 1955, from 104,000 tons to 205,000 tons. The greatest years the port has had were 1957, with a total tonnage of 275,000, and 1959, with tonnage of 241,000. In 1961 the total tonnage was 200,000, in 1962 it dropped to 161,000. Much of this later decline is a result of interrupted shipping with the Republic of Cuba.

A new three and one-half million dollar terminal, dedicated in 1963, replaced two earlier piers which were destroyed by a major fire. This construction includes five warehouses, four deep-sea berths, unloading facilities for bulk fertilizers and large paved areas for outdoor storage of non-perishable cargoes,

This port is served by over 100 steamship lines, eight truck lines, four steamship agents, two major railroads and freight forwarders. Side effect employments from the port include stevedores, ship chandlers, marine repair ways and marine surveyors.

## SUMMARY

The economy of Escambia County is widely diversified and is apparently on a sound basis. The area is strategically located in the central Gulf Coast Area and is within one day's driving time of the ten largest cities of the Southeast.

A number of areas exist in which expansion is expected.

## GENERAL NEIGHBORHOOD DATA

This tract of land lies approximately ~~two~~ three miles Northerly of the City of Pensacola, North of Highway 90-A and South of the Escambia River.

The immediate area to the East, along U. S. 90, is improved with highway commercial establishments such as liquor store, service station and restaurant. Neighborhood commercial improvements are limited, but include a laundromat, neighborhood bar and lounge, and sundry store.

Utilities available to the general area are electric power, natural gas and telephone. A franchise to provide water and sewerage service to most of this area has been granted to the Scenic Hills Utility Company, but as of the date of this appraisal, service is limited to water, and that not to all sections. Garbage scavenger service is available from a private contractor.

The Pensacola Transit Company provides regular bus service to the area from the city.

Police protection is by the Escambia County Sheriff's office. There is no municipal fire protection, but the Ferry Pass Volunteer Fire Department serves the area, and a modern navy fire-fighting facility is based at Ellyson Field.

The area is thinly populated with the exception of the highway frontage properties, where moderate priced homes on small acreage sites predominate. No urban characteristics are present and there is ample room for residential expansion. The exception to these conclusions is the Scenic Hills Country Club Estates, which border the subject area on the West. It is a highly concentrated, upper class subdivision, developed around recreational facilities for residents.

Among the industries that affect this area is the Gulf Power Company Steam Plant which adjoins the subject property at the Northwest corner. The Chemstrand plant and the St. Regis Pulp and Paper Company are to the Northwest, and some of their employees reside in this general area. This is also true of American Cyanamid and Escambia Chemical, both of which are about five miles away to the East across Escambia River, in Santa Rosa County. Ellyson Field, a U. S. Navy installation where helicopter pilots and crewmen are trained, is about one mile South, and also influences the economy of the area.

Aerial Photograph

The above photograph is a reduced reproduction of a large scale composite aerial photograph in the office of the County Engineer of Escambia County.

This photograph affords an overall view of the general area of the subject property, with the Riverview intersection and Turner Bridge at the upper right corner, Escambia River across the top, Thompson's Bayou on the left above the Nine Mile Road, and Highway U. S. 90-A on the **bottom**.



XIX

DESCRIPTION OF THE PROPERTY APPRAISED

This report embraces thirteen individual ownerships, each of which is described separately under individual caption in this report.

The general area in which these properties are located begins on the West side of U. S. Highway 90 at a point approximately 900 feet South of the Southerly end of the Escambia River Bridge.

The perimeter line then runs in a Westerly direction approximately 4,000 feet; thence Northeasterly to Escambia River approximately 2,400 feet; thence Northwesterly along the Southerly banks of Escambia River approximately 3,900 feet to the mouth of Thompson Bayou. The line then runs Southerly along the Easterly banks of the bayou for a distance of 800 feet along the Gulf Power Company Steam Plant property to said company railroad right of way; thence Southwesterly along the right of way approximately 800 feet. The perimeter line then runs South 6,200 feet to a point on the line between Sections 5 and 6, Township 1 South, Range 30 West; thence Southeasterly 8,600 feet, more or less, to the Northwest corner of Lot 49 of Hillside Subdivision; thence Southeasterly along the Northeasterly line of said subdivision to the right of way of State Highway 10 (U. S. 90-A); thence Northeasterly along the West line of U. S. 90 and 90-A 2,200 feet, more or less, to the Point of Beginning.