

**Tree Appraisal Methodology Exhibit**  
NW Corner Retail Development  
03/02/2022

BLACK OLIVE #102			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	18. in	\$7,500	\$800
x condition	60%	\$4,500	\$1,200

BLACK OLIVE #104			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	18. in	\$7,500	\$800
x condition	65%	\$4,875	\$1,200

BLACK OLIVE #111			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	18. in	\$7,500	\$800
x condition	65%	\$4,875	\$1,200

BLACK OLIVE #112			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	18. in	\$7,500	\$800
x condition	60%	\$4,500	\$1,200

BLACK OLIVE #113			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	18. in	\$7,500	\$800
x condition	65%	\$4,875	\$1,200

BLACK OLIVE #120.05			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	23. in	\$9,583	\$800
x condition	35%	\$3,354	\$1,200

BLACK OLIVE #124			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	20. in	\$8,333	\$800
x condition	65%	\$5,417	\$1,200

BLACK OLIVE #125			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	35. in	\$14,583	\$800
x condition	60%	\$8,750	\$1,200

BLACK OLIVE #133			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	22. in	\$9,167	\$800
x condition	20%	\$1,833	\$1,200

BLACK OLIVE #141			
avg (\$)		\$900 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,250	(6. in)
<b>trunk area of repl tree</b> (sq in)	6. cal	28.26 sq.in	\$850
cost / (trunk area of repl tree)		\$79.62 /sq.in	\$900
<b>trunk area of removed tree</b> (sq in)	42. dbh	1,384.74 sq.in	\$950
x trunk area of removed tree		\$110,250	
x condition	10%	\$11,025	



BLACK OLIVE #143			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	31. in	\$12,917	\$800
x condition	10%	\$1,292	\$1,200

LIVE OAK #145			
avg (\$)		\$900 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,250	(6. in)
/(cal)	6. in	\$375. /inch	\$850
xDBH	26. in	\$9,750	\$900
x condition	70%	\$6,825	\$950

LIVE OAK #150			
avg (\$)		\$900 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,250	(6. in)
/(cal)	6. in	\$375. /inch	\$850
xDBH	29. in	\$10,875	\$900
x condition	70%	\$7,613	\$950

BLACK OLIVE #152			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	21. in	\$8,750	\$800
x condition	35%	\$3,063	\$1,200

BLACK OLIVE #153			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	28. in	\$11,667	\$800
x condition	55%	\$6,417	\$1,200

BLACK OLIVE #154			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	30. in	\$12,500	\$800
x condition	60%	\$7,500	\$1,200



BLACK OLIVE #155			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	18. in	\$7,500	\$800
x condition	40%	\$3,000	\$1,200

BLACK OLIVE #160			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	21. in	\$8,750	\$800
x condition	60%	\$5,250	\$1,200

BLACK OLIVE #161			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	28. in	\$11,667	\$800
x condition	65%	\$7,583	\$1,200

BLACK OLIVE #168			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	26. in	\$10,833	\$800
x condition	60%	\$6,500	\$1,200

BLACK OLIVE #172			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	34. in	\$14,167	\$800
x condition	35%	\$4,958	\$1,200



BLACK OLIVE #199			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	20. in	\$8,333	\$800
x condition	50%	\$4,167	\$1,200

LIVE OAK #200			
avg (\$)		\$900 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,250	(6. in)
<b>trunk area of repl tree</b> (sq in)	6. cal	28.26 sq.in	\$850
cost / (trunk area of repl tree)		\$79.62 /sq.in	\$900
<b>trunk area of removed tree</b> (sq in)	42. dbh	1,384.74 sq.in	\$950
x trunk area of removed tree		\$110,250	
x condition	70%	\$77,175	

LIVE OAK #200.04			
avg (\$)		\$900 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,250	(6. in)
/(cal)	6. in	\$375. /inch	\$850
xDBH	31. in	\$11,625	\$900
x condition	65%	\$7,556	\$950

SEAGRAPE #203			
avg (\$)		\$900 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,250	(6. in)
/(cal)	6. in	\$375. /inch	\$850
xDBH	18. in	\$6,750	\$900
x condition	65%	\$4,388	\$950

LIVE OAK #218			
avg (\$)		\$900 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,250	(6. in)
/(cal)	6. in	\$375. /inch	\$850
xDBH	30. in	\$11,250	\$900
x condition	70%	\$7,875	\$950



FICUS NITIDA #220			
avg (\$)		\$408 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$1,021	(3. in)
/(cal)	3. in	\$340.28 /inch	\$325
xDBH	50. in	\$17,014	\$400
x condition	65%	\$11,059	\$500

FICUS NITIDA #221			
avg (\$)		\$408 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$1,021	(3. in)
/(cal)	3. in	\$340.28 /inch	\$325
xDBH	50. in	\$17,014	\$400
x condition	65%	\$11,059	\$500

FICUS NITIDA #222			
avg (\$)		\$408 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$1,021	(3. in)
/(cal)	3. in	\$340.28 /inch	\$325
xDBH	24. in	\$8,167	\$400
x condition	65%	\$5,308	\$500

FICUS NITIDA #223			
avg (\$)		\$408 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$1,021	(3. in)
/(cal)	3. in	\$340.28 /inch	\$325
xDBH	50. in	\$17,014	\$400
x condition	65%	\$11,059	\$500

FICUS NITIDA #232			
avg (\$)		\$408 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$1,021	(3. in)
/(cal)	3. in	\$340.28 /inch	\$325
xDBH	22. in	\$7,486	\$400
x condition	70%	\$5,240	\$500

FICUS NITIDA #233			
avg (\$)		\$408 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$1,021	(3. in)
/(cal)	3. in	\$340.28 /inch	\$325
xDBH	24. in	\$8,167	\$400
x condition	70%	\$5,717	\$500

FICUS NITIDA #234			
avg (\$)		\$408 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$1,021	(3. in)
/(cal)	3. in	\$340.28 /inch	\$325
xDBH	38. in	\$12,931	\$400
x condition	70%	\$9,051	\$500



FICUS NITIDA #236			
avg (\$)		\$408 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$1,021	(3. in)
/(cal)	3. in	\$340.28 /inch	\$325
xDBH	24. in	\$8,167	\$400
x condition	70%	\$5,717	\$500

FICUS NITIDA #237			
avg (\$)		\$408 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$1,021	(3. in)
/(cal)	3. in	\$340.28 /inch	\$325
xDBH	22. in	\$7,486	\$400
x condition	70%	\$5,240	\$500

FICUS NITIDA #238			
avg (\$)		\$408 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$1,021	(3. in)
/(cal)	3. in	\$340.28 /inch	\$325
xDBH	24. in	\$8,167	\$400
x condition	70%	\$5,717	\$500

PONGAM #242			
avg (\$)		\$233 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$583	(3. in)
/(cal)	3. in	\$194.44 /inch	\$175
xDBH	22. in	\$4,278	\$250
x condition	60%	\$2,567	\$275

BLACK OLIVE #289			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	20. in	\$8,333	\$800
x condition	75%	\$6,250	\$1,200

BLACK OLIVE #297			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	22. in	\$9,167	\$800
x condition	75%	\$6,875	\$1,200



BLACK OLIVE #301			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	18. in	\$7,500	\$800
x condition	75%	\$5,625	\$1,200

BLACK OLIVE #303			
avg (\$)		\$1,000 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$2,500	(6. in)
/(cal)	6. in	\$416.67 /inch	\$1,000
xDBH	19. in	\$7,917	\$800
x condition	75%	\$5,938	\$1,200

FICUS NITIDA #311			
avg (\$)		\$408 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$1,021	(3. in)
/(cal)	3. in	\$340.28 /inch	\$325
xDBH	25. in	\$8,507	\$400
x condition	50%	\$4,253	\$500

EUCALYPTUS #312			
avg (\$)		\$408 avg	NURSERY COST
<b>cost</b> = (avg nursery cost x 2.5)	2.5	\$1,021	(3. in)
/(cal)	3. in	\$340.28 /inch	\$325
xDBH	20. in	\$6,806	\$400
x condition	25%	\$1,701	\$500



**Sincerely,**



Michael J. Phillips  
Landscape Architect  
**For Keith & Associates, Inc.**  
ISA Certified Arborist # FL – 9346A

