

Borrower	na	File No.	3337
Property Address	1838 Springtime Ave		
City	Clearwater	County	Pinellas
		State	FL
		Zip Code	33755
Lender/Client	City of Clearwater		

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Appraisal of Real Property

LOCATED AT:

1838 Springtime Ave
See attached addenda.
Clearwater, FL 33755

FOR:

City of Clearwater
100 S. Myrtle Avenue, Clearwater, FL 33756

AS OF:

07/24/2025

BY:

Jeffrey A. Canino - Cert Res RD7743
AmeriPRIDE Appraisal Corp.

(561) 827-8588
JCanino@AmeriPRIDEappraisal.com



Appraisal Report

**1838 Springtime Ave
Clearwater, FL 33755**

AmeriPRIDE Appraisal Corp.
(561) 827-8588
www.AmeriPRIDEappraisal.com

Appraised Value as of:	07/24/2025
\$	385,000

FEATURES

Style/Design:	Single Family House	Lot Size:	8,638 Sq.Ft.
Living Area (Sq.Ft.):	845	Neighborhood:	Sunset Point/Harbor Vista
Total Bedrooms:	2	Total Baths:	1
Year Built:	1953	Effective Age:	10
Condition:	Avg/Updated Roof, HVAC	Date of Report:	07/31/2025

PREPARED FOR

Client: **City of Clearwater**

Address: **100 S. Myrtle Avenue**

City: **Clearwater** State: **FL** Zip: **33756**

Phone: **(727) 444-8219** Fax:

E-mail: **Robert.Kasmer@myclearwater.com**

PREPARED BY

Appraiser's Signature

Name: **Jeffrey A. Canino - Cert Res RD7743**

Designation: **Cert Res RD7743**

Certification or License #: **Cert Res RD7743**

Expiration Date: **11/30/2026** ST: **FL**

E-mail: **JCanino@AmeriPRIDEappraisal.com**

FILING

Client File #: **1838 Springtime Ave** Appraiser File #: **3337**

The value opinion expressed above is only valid in conjunction with the attached appraisal report. This value opinion may be subject to Hypothetical Conditions and/or Extraordinary Assumptions as indicated in the body of the report. A true and complete copy of this Summary Appraisal Report contains 44 pages.

RESIDENTIAL APPRAISAL REPORT

SUBJECT PROPERTY IDENTIFICATION

Property Address: 1838 Springtime Ave City: Clearwater
State: FL Zip Code: 33755 County: Pinellas
Legal Description of Real Property: See attached addenda.
Tax Assessor's Parcel #: 03-29-15-88110-006-0390 R.E. Taxes: \$ 501.46 Tax Year: 2024
Special Assessments: \$ unknown Current Owner of Record: Randall Windham
Occupancy: ☐ Owner ☐ Tenant ☒ Vacant Current Occupant (if occupied): Vacant
Project Type (if applicable): ☐ Planned Unit Development ☐ Condominium ☐ Cooperative ☒ Subject is NOT located in a PUD
Home Owners' Association Membership Fees (if applicable): \$ 0 ☐ per year ☐ per month
Market Area Name: Sunset Point/Harbor Vista Map Reference: 41304 Census Tract: 0261.02

ASSIGNMENT

The purpose of this appraisal is to develop a Current opinion of Market Value (as defined elsewhere in this report).

Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe) _____

Intended Use: The intended use of this appraisal is to estimate current market value of the subject property.

Intended User(s) (by name or type): Client

Client: City of Clearwater Address: 100 S. Myrtle Avenue, Clearwater, FL 33756

Appraiser: Jeffrey A. Canino - Cert Res RD7743 Address: _____

MARKET AREA DESCRIPTION

Location: ☐ Urban ☒ Suburban ☐ Rural Built Up: ☒ Over 75% ☐ 25-75% ☐ Under 25%
Growth Rate: ☐ Rapid ☒ Stable ☐ Slow Property Values: ☐ Increasing ☒ Stable ☐ Declining
Demand/Supply: ☐ Shortage ☒ In Balance ☐ Over Supply Marketing Time: ☐ Under 3 Mos. ☒ 3-6 Mos. ☐ Over 6 Mos.
Typical One-Unit Housing Ranges: Price: (\$) Low 125,000 High 1,650,000 Predominant 400,000
Age: (yrs.) Low 0 High 107 Predominant 65
Present Land Use: One-Unit: 75 % 2-4 Unit: 5 % Multi-Unit: 5 % Comm'l: 15 %
Change in Land Use: ☒ Not Likely ☐ Likely * ☐ Is Changing * * To: _____

Market Area Comments:

The data shown in this section pertains to detached single family houses located within the subject's 37755 zip code. Overall market area boundaries are Union Street to the North; Hwy-FL60 to the South; Keene Road to the East; Clearwater Harbor to the West. See attached map labeled "Subject's Overall Market Area Boundaries" for illustration. No other filters applied. See attached addendum for additional comments.

SALE / TRANSFER / LISTING HISTORY OF SUBJECT PROPERTY

My research: ☐ Did ☒ 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): Pinellas County Property Appraiser ("PCPAO") Records, REAList and iMap

	1st Prior Sale / Transfer	2nd Prior Sale / Transfer	3rd Prior Sale / Transfer
Date of Prior Sale / Transfer:	<u>08/25/2012</u>		
Price of Prior Sale / Transfer:	<u>10</u>		
Source(s) of Prior Sale / Transfer Data:	<u>"PCPAO"</u>		

Analysis of sale / transfer history, any current agreements of sale or listing, and listing history (if relevant):

No prior sales/transfers of the subject property within three years prior to the effective date of this appraisal.

Client: City of Clearwater Client File No.: 1838 Springtime Ave Appraiser File No.: 3337

SITE DESCRIPTION

RESIDENTIAL APPRAISAL REPORT

SALES COMPARISON APPROACH TO VALUE

For the Sales Comparison Approach, the appraiser selects comparable sales that they consider the best matches to the subject in terms of physical characteristics, physical proximity, and time of sale. The appraiser then makes adjustments to the known sale price of each comparable sale to account for differences that are recognized by the market. For example, if the subject has a single bathroom but a comparable has 2, the comparable's sale price would be reduced by the attributable value given to the extra bathroom based on the market's reaction. Likewise, if a comparable sale has a smaller square footage than the subject, its sale price would be adjusted upward in the same manner. By weighting and reconciling these adjusted sales prices together, an opinion of value for the subject can be determined.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	1838 Springtime Ave Clearwater, FL 33755	1843 Springtime Ave Clearwater, FL 33755		1524 Stevensons Dr Clearwater, FL 33755		1768 Overbrook Ave Clearwater, FL 33755	
Proximity to Subject		0.05 miles NE		0.52 miles SE		0.16 miles S	
Sale Price	\$ na	\$ 350,000		\$ 274,000		\$ 350,000	
Sale Price / GLA	\$ /Sq.Ft.	\$ 383.77/Sq.Ft.		\$ 253.94/Sq.Ft.		\$ 357.14/Sq.Ft.	
Data Source(s)	PB CTY TAX REC/RMLS	PCPAO Tax Rec/Off-Mkt Sale		MLS/PCPAO Tax Rec/LP\$310,000		MLS/PCPAO Tax Rec/LP\$350,000	
ADJUSTMENT ITEMS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.
Sales or Financing	n/a	Arms Length		Arms Length		Arms Length	
Concessions	n/a	Cash		Conventional		Conventional	
Date of Sale / Time	n/a	CD: unk; SD: 5/25		CD: 4/25; SD: 5/25		CD: 7/25; SD: 7/25	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Residential	Residential		Residential		Residential	
Site	8,638 Sq.Ft.	9,967 Sq.Ft.	0	8,786 Sq.Ft.	0	6,943 Sq.Ft.	0
View	Creekside	Creekside		Creekside		Residential/Inf	+25,000
Design (Style)	Single Family House	Single Family House		Single Family House		Single Family House	
Quality of Construction	Good	Good/Similar		Average/Inferior	+50,000	Good/Similar	
Age	72	49	0	56	0	66	0
Condition	Average/Upgraded	Average/Inferior	+35,000	Poor/Inferior	+75,000	Average/Inferior	+25,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	5 2 1	5 2 1		7 3 2	-20,000	5 2 1	
Gross Living Area	845 Sq.Ft.	912 Sq.Ft.	0	1,079 Sq.Ft.	-23,400	980 Sq.Ft.	-13,500
Basement Total Area	none	none		none		none	
Basement Finish Area	none	none		none		none	
Functional Utility	Conforming	Conforming		Conforming		Conforming	
Heating / Cooling	Central HVAC	Central HVAC		Central HVAC		Central HVAC	
Energy Efficient Items	Conforming	Conforming		Conforming		Conforming	
Garage / Carport	None	None		None		None	
Porch / Patio / Deck	Uncvrd Patios	Uncvrd Patio	0	Uncvrd Patio	0	None	+5,000
Days on Mkt (DOM))	na	DOM: unk/Non-MLS	0	DOM: 362	0	DOM: 91	0
SP/LP ratio	na	SP/LP ratio % unk	0	SP/LP ratio 88%	0	SP/LP ratio 100%	0
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 35,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 81,600	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 41,500
Adjusted Sale Price of Comparables			\$ 385,000		\$ 355,600		\$ 391,500

Comments on the Sales Comparison Approach:

A '0' (zero) displayed in the sales comparison grid indicates that the appraiser has acknowledged that the associated line item differs from that of the subject property's line item, yet no adjustment is deemed warranted following the appraiser's research and analysis of the associated item.

Acronyms; Abbreviations: CD=Contract Date; SD=Sale Date; DOM=Days on Market; Sim=Similar; Sup=Superior; Inf.=Inferior; SP/LP ratio = Sale Price/List Price ratio. Refer to the attached Addendum for comments regarding the subject property as well as the comparables along with the adjustments derived and applied.

- Sale Comparable 1 is the best indicator of value because it is located approximately one lot away from the subject property; Backs to/has Access to the same creek (Stevenson's Creek) as the subject property; and Sold to the City of Clearwater approximately 2 months ago.

Appraiser's Indicated Value by the Sales Comparison Approach: \$ 385,000

Client: City of Clearwater

Client File No.: 1838 Springtime Ave

Appraiser File No.: 3337



ADDITIONAL COMPARABLE SALES

SALES COMPARISON APPROACH TO VALUE

FEATURE	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Address 1838 Springtime Ave Clearwater, FL 33755		1822 N Washington Ave Clearwater, FL 33755		
Proximity to Subject		0.13 miles W		
Sale Price	\$ na	\$ 420,000	\$	\$
Sale Price / GLA	\$ /Sq.Ft.	\$ 391.79/Sq.Ft.	\$ /Sq.Ft.	\$ /Sq.Ft.
Data Source(s)	PB CTY TAX REC/RMLS	MLS/PCPAO Tax Rec/LP\$425,000		
ADJUSTMENT ITEMS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION + (-) \$ Adjust.
Sales or Financing	n/a	Arms Length		
Concessions	n/a	Conventional		
Date of Sale / Time	n/a	CD: 2/25; SD: 3/25		
Rights Appraised	Fee Simple	Fee Simple		
Location	Residential	Residential		
Site	8,638 Sq.Ft.	2,653 Sq.Ft.	+12,000	
View	Creekside	Residential/Inf	+25,000	
Design (Style)	Single Family House	Single Family House		
Quality of Construction	Good	Good/Similar		
Age	72	95	0	
Condition	Average/Upgraded	Good/Superior	-40,000	
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	5 2 1	6 2 2	-10,000	
Gross Living Area	845 Sq.Ft.	1,072 Sq.Ft.	-22,700	Sq.Ft.
Basement Total Area	none	none		
Basement Finish Area	none	none		
Functional Utility	Conforming	Conforming		
Heating / Cooling	Central HVAC	Central HVAC		
Energy Efficient Items	Conforming	Conforming		
Garage / Carport	None	None		
Porch / Patio / Deck	Uncvr'd Patios	None	+5,000	
Days on Mkt (DOM))	na	DOM: 37	0	
SP/LP ratio	na	SP/LP ratio 99%	0	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -30,700	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Adjusted Sale Price of Comparables		\$ 389,300	\$	\$

Comments: Refer to the attached Addendum for comments regarding the subject property, along with the comments regarding adjustments derived and applied to the comparables.

Client: City of Clearwater Client File No.: 1838 Springtime Ave Appraiser File No.: 3337



Location Map of Subject & Comparable Sales

Borrower	na						
Property Address	1838 Springtime Ave						
City	Clearwater	County	Pinellas	State	FL	Zip Code	33755
Lender/Client	City of Clearwater						



Comparable Photo Page

Borrower	na					
Property Address	1838 Springtime Ave					
City	Clearwater	County	Pinellas	State	FL	Zip Code 33755
Lender/Client	City of Clearwater					



Comparable 1

1843 Springtime Ave
 Prox. to Subject 0.05 miles NE
 Sale Price 350,000
 Gross Living Area 912
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Residential
 View Creekside
 Site 9,967 Sq.Ft.
 Quality Good/Similar
 Age 49



Comparable 2

1524 Stevensons Dr
 Prox. to Subject 0.52 miles SE
 Sale Price 274,000
 Gross Living Area 1,079
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2
 Location Residential
 View Creekside
 Site 8,786 Sq.Ft.
 Quality Average/Inferior
 Age 56



Comparable 3

1768 Overbrook Ave
 Prox. to Subject 0.16 miles S
 Sale Price 350,000
 Gross Living Area 980
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Residential
 View Residential/Inf
 Site 6,943 Sq.Ft.
 Quality Good/Similar
 Age 66

Comparable Photo Page

Borrower	na					
Property Address	1838 Springtime Ave					
City	Clearwater	County	Pinellas	State	FL	Zip Code 33755
Lender/Client	City of Clearwater					



Comparable 4

1822 N Washington Ave
 Prox. to Subject 0.13 miles W
 Sale Price 420,000
 Gross Living Area 1,072
 Total Rooms 6
 Total Bedrooms 2
 Total Bathrooms 2
 Location Residential
 View Residential/Inf
 Site 2,653 Sq.Ft.
 Quality Good/Similar
 Age 95

Comparable 5

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Subject Photo Page

Borrower	na					
Property Address	1838 Springtime Ave					
City	Clearwater	County	Pinellas	State	FL	Zip Code 33755
Lender/Client	City of Clearwater					



Subject Front

1838 Springtime Ave
Sales Price na
Gross Living Area 845
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1
Location Residential
View Creekside
Site 8,638 Sq.Ft.
Quality Good
Age 72



Subject Rear



Subject Street Scene

Subject Photograph Addendum

Borrower	na				
Property Address	1838 Springtime Ave				
City	Clearwater	County	Pinellas	State	FL Zip Code 33755
Lender/Client	City of Clearwater				



Subject address verification



Subject address verification



additional Front photo of Subject



additional Front photo of Subject



additional Street Scene



additional Street Scene

Subject Photograph Addendum

Borrower	na				
Property Address	1838 Springtime Ave				
City	Clearwater	County	Pinellas	State	FL Zip Code 33755
Lender/Client	City of Clearwater				



Springtime Avenue going over Stevenson's Creek bridge



View of Subject Property from Stevenson's Creek Bridge



View of Subject Property's Access to Stevenson's Creek



add'l View of Subject Property's Access to Stevenson's Creek



View of Subject Property Seawall/Retaining Wall



View of Subject Property Yard

Subject Photograph Addendum

Borrower	na				
Property Address	1838 Springtime Ave				
City	Clearwater	County	Pinellas	State	FL Zip Code 33755
Lender/Client	City of Clearwater				



North side of Subject



View of Subject Property Yard & Gas Fire Pit

no photograph

no photograph

no photograph

no photograph

RESIDENTIAL APPRAISAL REPORT

RECONCILIATION

Final Reconciliation of the Approaches to Value:

In developing this appraisal, the appraiser has incorporated the Sales Comparison approach only. The appraiser has excluded the Cost and Income approaches. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible.

This appraisal is made ☒ "as is"; ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed; ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed; ☐ subject to the following required inspection(s) based on the Extraordinary Assumption that the following condition or deficiency does not require alteration or repair:

Appraisal is made as is. See attached limiting conditions and attached addendum for additional comments.

☐ This report is also subject to other Hypothetical Conditions or Extraordinary Assumptions as specified elsewhere in this report.

ATTACHMENTS

A true and complete copy of this report contains 44 pages, including all 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./Certification | <input checked="" type="checkbox"/> Narrative Addendum | <input checked="" type="checkbox"/> Photograph Addenda |
| <input checked="" type="checkbox"/> Sketch Addendum | <input checked="" type="checkbox"/> Map Addenda | <input type="checkbox"/> Cost Addendum | <input checked="" type="checkbox"/> Flood Addendum |
| <input checked="" type="checkbox"/> Additional Sales | <input type="checkbox"/> Additional Rentals | <input type="checkbox"/> Income/Expense Analysis | <input type="checkbox"/> Hypothetical Conditions |
| <input checked="" type="checkbox"/> Extraordinary Assumptions | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

OPINION OF VALUE

This Opinion of Value may be subject to other Hypothetical Conditions and / or Extraordinary Assumptions, if so indicated above. Based on the degree of inspection of the subject property as indicated below; the defined Scope of Work for this appraisal assignment; the attached Statement of Assumptions and Limiting Conditions; and the attached Appraiser's Certifications, my (our) Current Opinion of the Market Value (or value range), as defined elsewhere in this report, of the real property that is the subject of this report is: \$ 385,000, as of: 07/24/2025, which is both the Inspection Date and the Effective Date of this appraisal.

SIGNATURES

APPRAISER

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)



Appraiser Name: Jeffrey A. Canino - Cert Res RD7743
Company: AmeriPRIDE Appraisal Corp.
Phone: (561) 827-8588 Fax: _____
E-mail: JCanino@AmeriPRIDEappraisal.com
Date of Report (Signature): 07/31/2025
License or Certification #: Cert Res RD7743 State: FL
Designation: Cert Res RD7743
Expiration Date of License or Certification: 11/30/2026
Inspection of Subject: ☐ Interior & Exterior ☒ Exterior Only ☐ None
Date of Inspection: 07/24/2025

Supervisory or
Co-Appraiser Name: _____
Company: _____
Phone: _____ Fax: _____
E-mail: _____
Date of Report (Signature): _____
License or Certification #: _____ State: _____
Designation: _____
Expiration Date of License or Certification: _____
Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: _____

Client: City of Clearwater Client File No.: 1838 Springtime Ave Appraiser File No.: 3337

General Text Addendum

File No. 3337

Borrower	na					
Property Address	1838 Springtime Ave					
City	Clearwater	County	Pinellas	State	FL	Zip Code 33755
Lender/Client	City of Clearwater					

GENERAL TEXT ADDENDUM

Scope of Work

The intended use: To estimate the subject property's current market value for a possible purchase.

Intended User: The Intended User of this appraisal report is the mentioned client known to be the City of Clearwater and its representatives. No other intended users are identified in this assignment.

The engaged appraiser acknowledges a full understanding of the competency provisions and ethics provision set forth in USPAP. Subject to the scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value.

- The subject property is currently listed for sale in "Stellar Multiple Listing Service" ("StellarMLS"). MLS# TB8407829; Currently shows "ACTIVE" status; List Date 07/17/2025; Days on Market (DOM) 13; Original List Price \$399,900; Current List Price \$399,900.
- The subject's MLS listing is attached within this report.
- The appraiser has no knowledge of any current sale agreement.

Due to inability to obtain access into the dwelling, an exterior-only site visit was performed on 7/24/2025. The subject's attached MLS listing within this report contains forty five (45) interior and exterior photographs for insight into the subject's features, components and condition. The report will include a Sales Comparison Approach which is the most reliable for this property type. The extent of my research includes the Pinellas County Property Appraiser's records and data, REAList, iMapp, StellarMLS data, and various internet home search sources. The market area to include two proximate subdivisions Sunset Point 1st Addition and Harbor Vista, immediate surrounding area and the 33755 zip code containing creeks and waterways.

Appraisal Effective Date: 07/24/2025

Acronyms; abbreviations shown within this report mean the following:

- Accordions = accordion style hurricane impact protection shutters
- A/C = air conditioning
- Adq = adequate
- Alum = aluminum (typically in connection with gutters)
- Asph = asphalt
- Asph shngl = asphalt shingle (roofing)
- Avg = average
- Comp shngl = composite shingle (roofing)
- Cvr'd & Scrnd = refers to patio that is covered & screened
- DOM = days on market
- Encl = enclosure (i.e. Screen enclosure over pool)
- Enclosed = refers to patio that has either windows or sliding glass doors around part of the perimeter of the patio
- GLA = gross living area (air conditioned living square footage)
- HVAC = heating/ventilation/air conditioning
- MLS = multiple listing service
- PB Cnty Tax Rec = palm beach county public tax record
- Res = residential
- Sgl hung = single hung windows
- Shngl = shingle
- So. FL RMLS = south florida regional multiple listing service

Index for abbreviations/Acronyms displayed in the Sale Comparison Grid:

- So.FL RMLS= South Florida Regional Multiple Listing Service
- DOM= Days on Market
- PB Cnty Tax Rec= Palm Beach County Public Tax Record
- CD= CONTACT DATE (the month & year that the buyer & seller signed a contract on the comparable)
- SD= SALE DATE (the month & year that the sale of comparable closed)
- sf= Square Feet
- Sim= Similar
- Inf= Inferior
- Sup= Superior
- HVAC= Heating; Ventilation; and Air Conditioning
- SP / LP Ratio= Sale Price-to-List Price Ratio. (Sale Price divided by List Price). For example: the sp / lp ratio for a property with an actual sale price of \$95,000 and a list price of \$100,000 is 95%. Therefore, the property sold for 5% less than its list price (discount of 5%).

Extraordinary Assumptions

Definition: An Extraordinary Assumption is an assumption which if found to be false could alter the resulting opinion or conclusion.

Extraordinary assumptions are made that the items listed below are true and correct. If any extraordinary assumption is found to be false, it could alter the resulting opinion or conclusion:

- There are no physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property
- The information on the subject's public tax record is true and correct

Hypothetical Condition/s

Definition: A Hypothetical Condition is an assumption made contrary to fact, but which is assumed for the purpose of discussion, analysis, or formulation of opinions.

Entries:

0 (zero) displayed in the sales comparison grid indicates that the appraiser has acknowledged the associated line item differs from that of the subject property's item, yet no adjustment was deemed warranted following the appraiser's research and analysis of the associated item.

Neighborhood - description

The subject is situated in Pinellas County, Florida. It is located in an area predominantly comprised of single family homes which are mostly similar in terms of age and value. The homes within this area have been built up in a series of subdivisions of similar sizes and styles. The subjects neighborhood is located in close proximity to most market preferred amenities such as schools, hospitals, shopping, public arteries of transportation. Commercial properties in the area consist mainly of neighborhood shopping and services, and have no adverse effect on the area.

General Text Addendum

File No. 3337

Borrower	na					
Property Address	1838 Springtime Ave					
City	Clearwater	County	Pinellas	State	FL	Zip Code 33755
Lender/Client	City of Clearwater					

Neighborhood - market conditions

Currently, the market is in balance with the supply and demand of available properties. Current values support market stability. Governmental and conventional forms of financing are typical in the area. Typical marketing time is 3-6 months, although some noted sales are under 3 months, and some over 9 months. The Predominant value is the value at which most homes in the area have sold for, and does not affect or influence the market value or marketability of the subject property. Many homes have sold above and below the predominant value. The predominant value serves as an indication of the range of values existing within the subject's neighborhood and within which the subject property falls.

Exposure Time vs. Marketing time:

As defined in statement no. 6, reasonable exposure time in real property and personal property market value opinions exposure time is: the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. Based on the opinion of market value, the appraiser's opinion of reasonable exposure time is 3-6 months.

Code of conduct

No employer, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner in which is prohibited by section 1(b) of the appraiser independence requirements, effective 10/15/2010.

Certification: prior services history disclosure statement

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Highest & Best Use

The reasonably probable and legal use of the subject property as an improved residential dwelling is physically possible, appropriately supported, financially feasible, and results in its highest value.

Subject - Legal Description

Lot 39, Block F, of Sunset Point First Addition, according to the Plat thereof, recorded in Plat Book 5, Page 95, of the public records of Pinellas County.

Subject Site Description

The subject's site is situated along the West bank of Stevenson's Creek, a shallow brackish tidal creek (ebbs and flows with the tides) waterway. The creek can currently accommodate a canoe, jet-ski, or a jon boat. The subject's seawall is immediately adjacent to Stevenson's Creek Bridge. See attached photographs for illustration.

Subject - overall condition of the property

The subject dwelling structural and mechanical components are in overall Good/Updated condition. These components include:

- Metal Roof: 2024
- Impact-Resistant Windows & Doors: 2022
- Fiber-cement Hardy Board Siding: 2022
- Updated Electrical Panel: 2024
- On-Demand Tankless Water Heater: 2024
- Central HVAC: 2024
- Water Softener/Filtration System for entire house: date unknown

Interior finishes and fixtures considered to be in overall average condition include:

- Kitchen: Original cabinetry has been painted, mica countertops, dated range/stove, updated stainless steel refrigerator & built-in microwave, no dishwasher, dated vinyl sheet flooring. Appears clean and well-maintained.
- Bathroom: Original wainscott tile walls/tub/shower walls/tile floor. Appears clean and well-maintained.
- Flooring: Carpet (avg condition) in bedrooms, living & dining rooms. Vinyl sheet in kitchen.
- Updated stackable front-load clothes washer and dryer. Appears clean and well-maintained.

Additional features include:

- Brick paved patio next to the creek
- Permanent attached canoe/jon boat davit-style lift at creekside
- Gasline fed 12-person outdoor fire pit with custom built-in decorative brick bench seating and custom paver patio
- Two skylights

Improvements - physical deficiencies or adverse conditions

No obvious physical deficiencies or adverse conditions were noted during routine observation of openly accessible areas that would affect the overall livability or structural integrity of the subject dwelling. The appraiser is not a home or environmental inspector. The appraiser does not guarantee that the subject property is free of defects and/or environmental problems. The appraiser performs an observation of visible and accessible areas only. Mold may be present in areas the appraiser cannot see. A professional home inspection and/or environmental inspection is always recommended, if so desired. No locational inadequacies noted

• GP Consumer Short Form: Sales Comparison Analysis - summary of sales comparison approach

The subject's dominant features are: Site that is situated along a shallow brackish waterway leading to Clearwater Harbor; Gross Living Area (GLA); Bedroom/Bathroom utility; Condition.

The best available most recent similar comparables were used in this assignment.

Data Sources: "StellarMLS" is the abbreviation for "Stellar Multiple Listing Service". This MLS serves the Central to West Florida areas.

Site:

Comparable 4 Site Size adjustment is based on match pair sales analysis among comparables shown, as well as those not shown in report. Site Size adjustment was applied at approximately \$2/sf. Although this comparable has small site, it is used because it is a recent sale in close proximity to the subject, and has similar utility.

View (Situated along a shallow brackish waterway)

View adjustments are based on match pair sales analysis among comparables shown, as well as those not shown in report.

Quality of Construction:

Quality of Construction refers to structural and mechanical components such as roof, windows, door openings, HVAC, Electrical system, exterior siding, etc. The Quality of Construction adjustments are based on match pair sales analysis among comparables shown, as well as those not shown in report.

General Text Addendum

File No. 3337

Borrower	na					
Property Address	1838 Springtime Ave					
City	Clearwater	County	Pinellas	State	FL	Zip Code 33755
Lender/Client	City of Clearwater					

Age:

No Age adjustments supported & deemed necessary based on match pair sales analysis among comparables shown, as well as those not shown in report.

Condition:

Condition Adjustments are based on cost as well as match pair sales analysis among comparables shown, as well as those not shown in report. Some comparables may be rated in the same overall condition as the subject and/or each other, yet still receive an adjustment for condition. This is due to the associated comparable having received a different degree/level from that of the subject. While these comparables may be rated in the same overall condition label (i.e. "Average/Inferior"; "Average/Superior"), the difference in updates/upgrades may still warrant an adjustment, but not a change in overall condition rating. Based each comparable's own state of condition vs that of the subject.

Total Room count:

No total room count adjustments supported & deemed necessary based on match pair sales analysis among comparables shown, as well as those not shown in report. Total room square footages are accounted for within GLA adjustments.

Bedroom utility:

Bedroom utility adjustment is based on match pair sales analysis among comparables shown, as well as those not shown in report.
- Bedroom utility is adjustment is applied at \$10,000 per Bedroom.

Bathroom utility:

Bathroom utility adjustment is based on match pair sales analysis among comparables shown, as well as those not shown in report.
- Bathroom utility is adjustment is applied at \$10,000 per Full Bathroom.

Gross Living Area (GLA):

No GLA adjustments applied to comparables within 100sf of subject's GLA. GLA adjustments are based on match pair sales analysis among comparables shown, as well as those not shown in report. GLA adjustment is applied at \$100/sf.

Patio:

Patio adjustments are based on match pair sales analysis among comparables shown, as well as those not shown in report.

Most weight is placed on Sale Comparable 1. It is the best indicator of value because it is located approximately one lot away from the subject property; Backs to/has Access to the same creek (Stevenson's Creek) as the subject property; and Sold to the City of Clearwater approximately 2 months ago.

• Reconciliation and Final Value Conclusion

The subject's estimated final opinion of value is above the neighborhood predominant price because neighborhood data includes all property types (i.e. Condominiums, attached villas, attached townhomes, etc.) within the neighborhood. However, the subject is not considered to be an over-improvement.

The subject's estimated final opinion of value is below the neighborhood predominant price because neighborhood data includes all property types and higher price-points within the neighborhood. However, the subject is not considered to be an under-improvement.

The subject's estimated final opinion of value is in line with the neighborhood predominant price.

=====

- Most Emphasis is placed on the Sales Comparison Approach to value as it most closely reflects current trends and future expectations of buyers and sellers in the marketplace.

The cost approach has not been included due to the difficulty in credibly developing and supporting estimates of cost new and accrued depreciation. Due to the scarcity of vacant lot/site/land sales.

Appraiser does not assume responsibility for misuse of data and conclusions by others. Use of this data, in whole or in part for other purposes is not intended by the appraiser. Nothing set forth in this appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. The appraiser recommends that an insurance professional be consulted.

The income approach has not been included for the following reason:

- Single family homes like the subject are not typically purchased as income producing properties within the subject's immediate market. With insufficient data for a credible and reliable income approach, the GRM (Gross Rent Multiplier) is not considered a reliable indicator of value .

* I certify to the best of my knowledge and belief, the reported analysis, opinions and conclusions were developed, and that this report has been prepared , in conformity with the requirements of the code of professional ethics and the standards of professional practice of the USPAP.

Appraiser Independence:

No employee, director, officer, or agent of the seller, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the seller and/or buyer has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner.

I represent and warrant that, as of the date of this report, I have had no contact with anyone that would in any way be construed as a violation of the appraiser independence requirements; the only individuals with whom I have had any contact regarding my preparation of this report have been limited to representatives of the appraisal management company and the designated individual required for entry into the subject property for purposes of property observation. No agent or representative of lender/client whose name appears on the first page of this report has contacted me directly and I am obligated to and would report any such unauthorized contact, whether in person, by phone, or electronically, to the appraisal management company immediately.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.


CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED:

1838 Springtime Ave, Clearwater, FL 33755

APPRAISER:

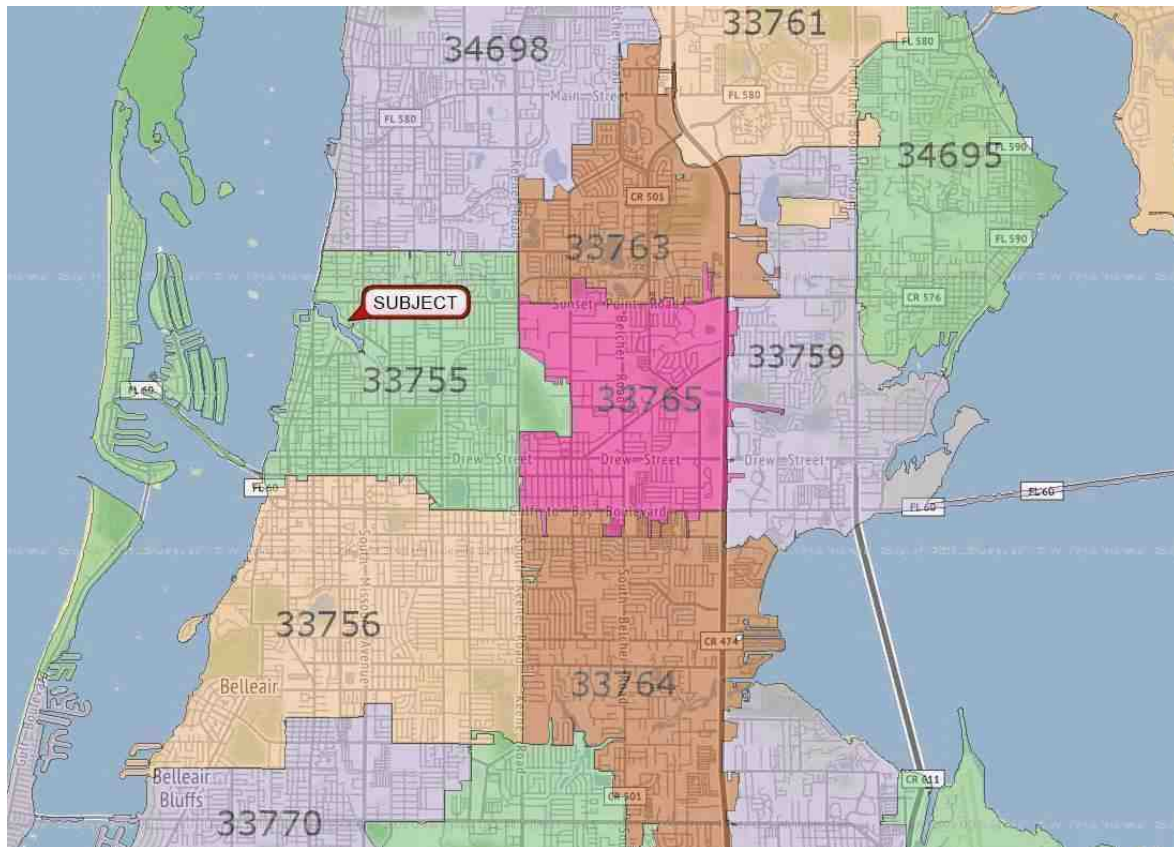
Signature: 
Name: Jeffrey A. Canino - Cert Res RD7743
Designation: Cert Res RD7743
State Certification #: Cert Res RD7743
or State License #:
State: FL Expiration Date of Certification or License: 11/30/2026
Date Signed: 07/31/2025

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____
Designation: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date Signed: _____
☐ Did ☐ Did Not Inspect Property

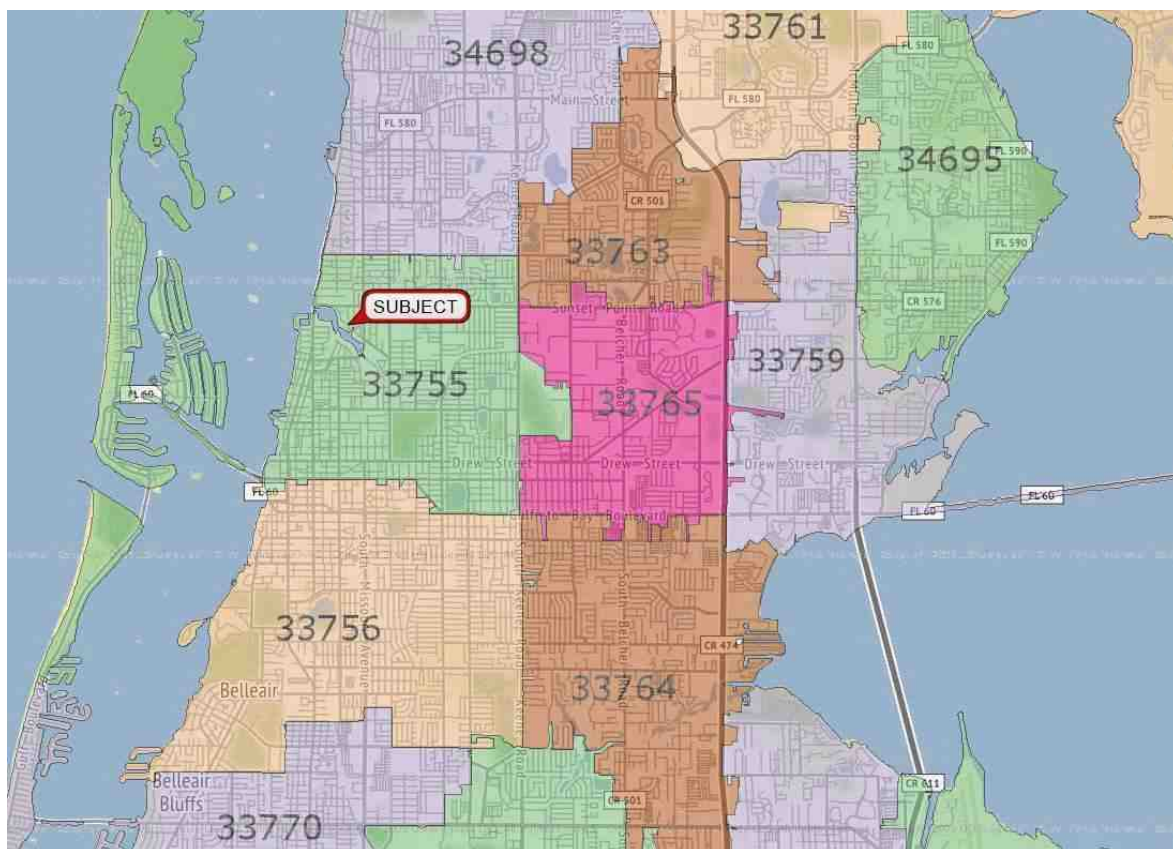
Subject's Overall Market Area Boundaries (zip code 33755)(as described on page 2)

Borrower	na						
Property Address	1838 Springtime Ave						
City	Clearwater	County	Pinellas	State	FL	Zip Code	33755
Lender/Client	City of Clearwater						

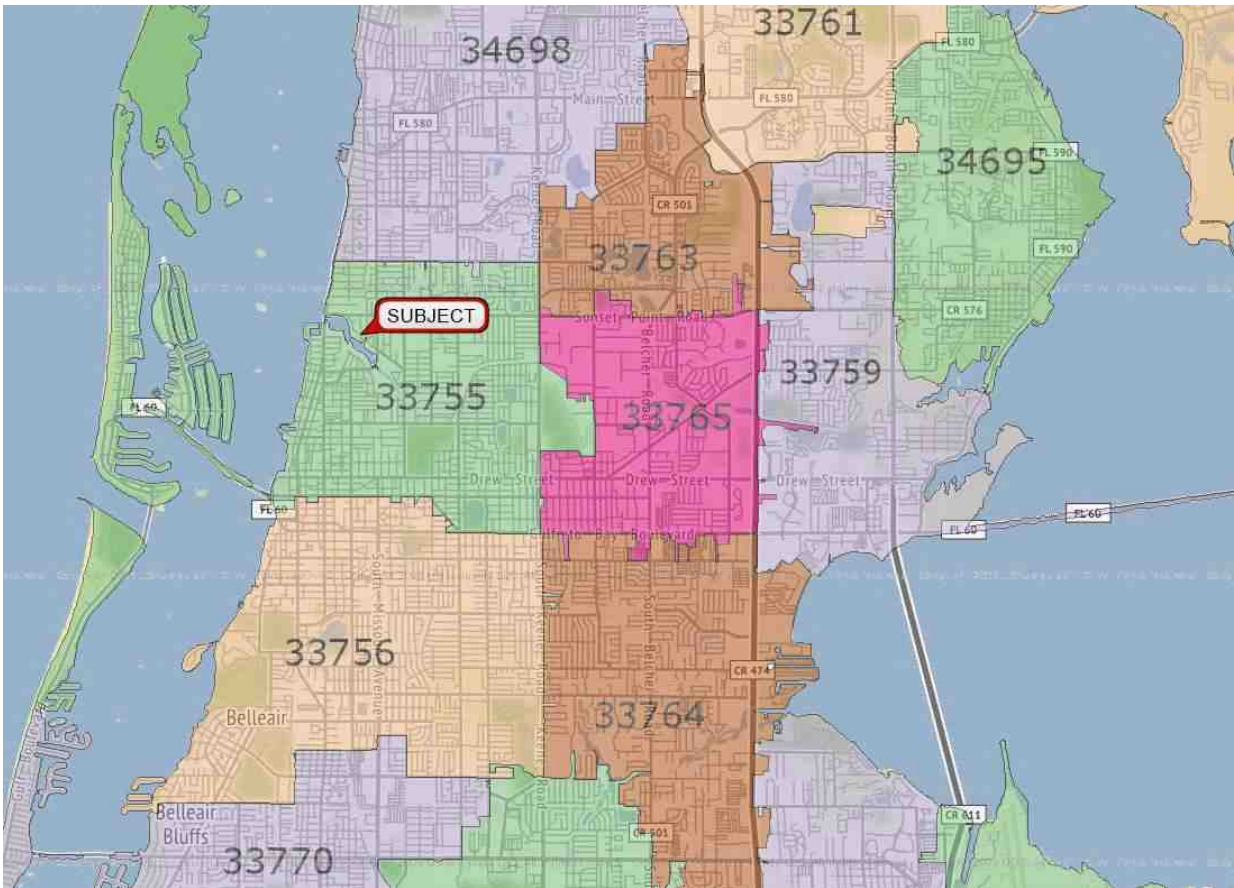


Subject's Immediate Area (zip code 33755) for Selection of Comparable Sales

Borrower	na					
Property Address	1838 Springtime Ave					
City	Clearwater	County	Pinellas	State	FL	Zip Code 33755
Lender/Client	City of Clearwater					



Zip Code 33755 for Market Conditions Data



Market Conditions for Zip Code 33755

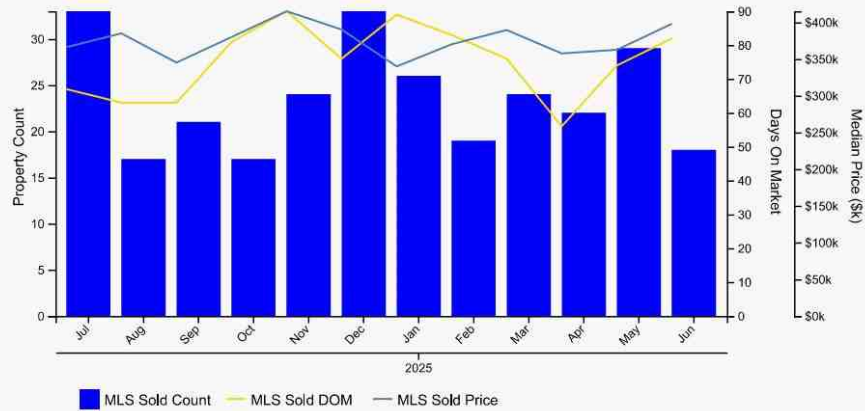


IMAPP - StellarMLS

MLS Statistics - Sold Listings in Zip Code 33755 Over The Last 12 Months For Single Family Properties Including All Price Ranges

Sold Listings in Zip Code 33755 Over The Last 12 Months

For Single Family Properties Including All Price Ranges



Month	Count	Sold Listings	
		Median Price	DOM
7/2024	33	\$366,000	67
8/2024	17	\$385,000	63
9/2024	21	\$345,000	63
10/2024	17	\$380,000	81
11/2024	24	\$415,000	90
12/2024	33	\$390,000	76
1/2025	26	\$340,000	89
2/2025	19	\$370,000	83
3/2025	24	\$389,500	76
4/2025	22	\$357,500	56
5/2025	29	\$362,500	74
6/2025	18	\$398,000	82

Notes:
DOM: Median Days On Market

Inventory for Zip Code 33755

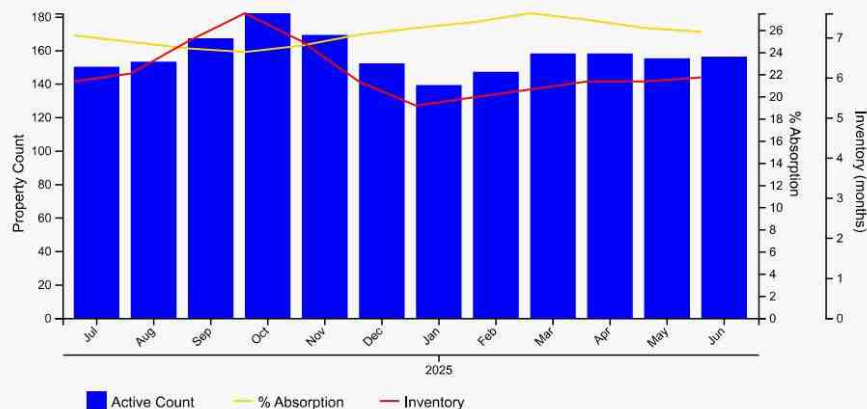


IMAPP - StellarMLS

MLS Statistics - Inventory in Zip Code 33755 Over The Last 12 Months For Single Family Properties Including All Price Ranges

Inventory in Zip Code 33755 Over The Last 12 Months

For Single Family Properties Including All Price Ranges



Month	Count	Median Price	Active Listings		Months Supply
			DOM	Absorption	
7/2024	150	\$415,000	60	26 (17.33 %)	5.8
8/2024	153	\$418,000	75	25 (16.34 %)	6.1
9/2024	167	\$399,900	77	24 (14.37 %)	7
10/2024	182	\$394,950	80	24 (13.19 %)	7.6
11/2024	169	\$407,000	88	25 (14.79 %)	6.8
12/2024	152	\$399,950	111	26 (17.11 %)	5.8
1/2025	139	\$395,000	100	26 (18.71 %)	5.3
2/2025	147	\$379,999	83	27 (18.37 %)	5.4
3/2025	158	\$418,750	64	28 (17.72 %)	5.6
4/2025	158	\$399,450	72	27 (17.09 %)	5.9
5/2025	155	\$393,000	73	26 (16.77 %)	6
6/2025	156	\$390,000	82	26 (16.67 %)	6

Notes:

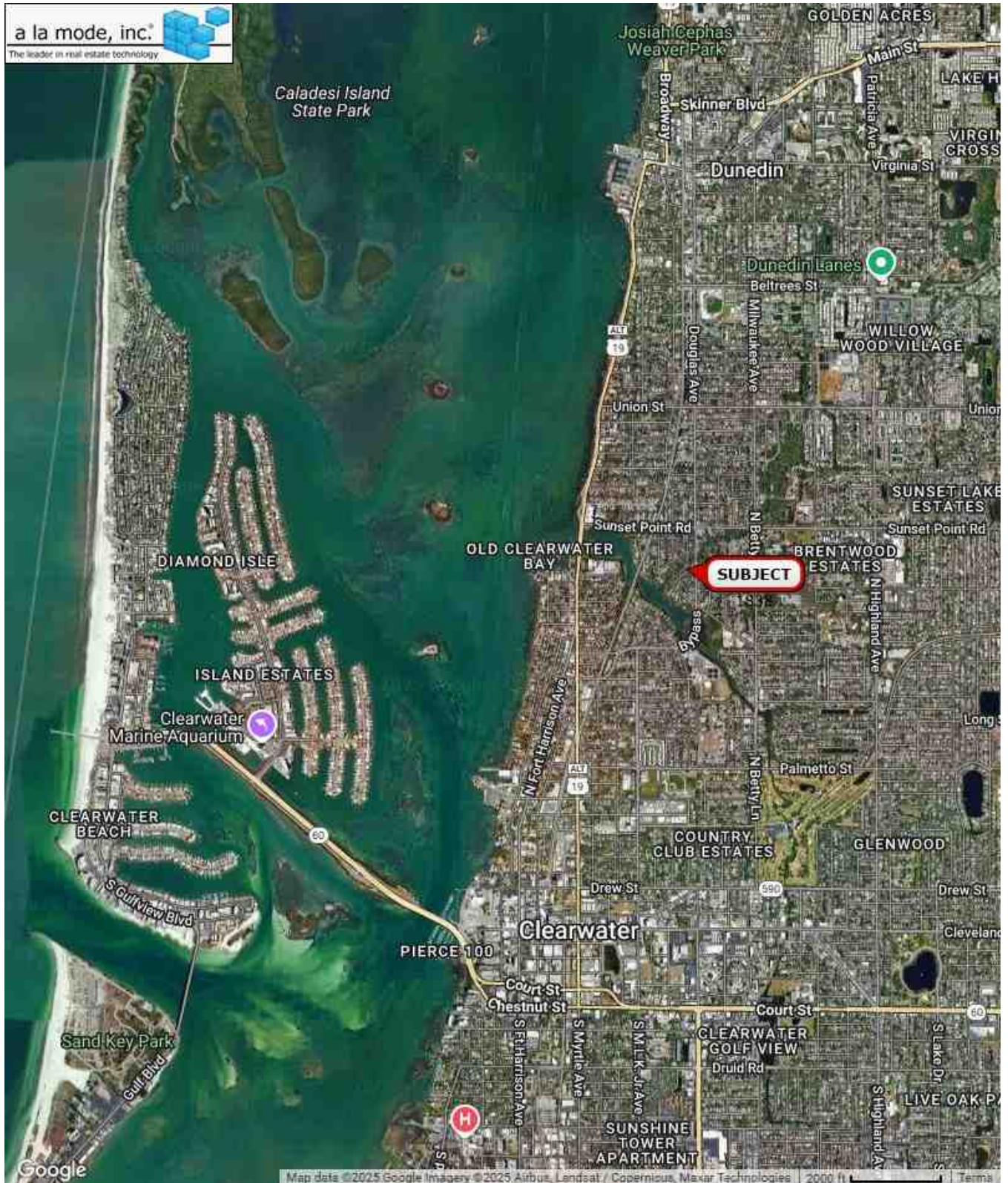
DOM: Median Days On Market

Months Supply: The number of months it would take to clear the market if no more houses were listed based on a 12-month rolling average of sales rates

Absorption: Average number of properties sold per month based on 12-month rolling average, both as count and percent of active supply.

Aerial Map

Borrower	na			
Property Address	1838 Springtime Ave			
City	Clearwater	County	Pinellas	State FL Zip Code 33755
Lender/Client	City of Clearwater			



Aerial Map

Borrower	na				
Property Address	1838 Springtime Ave				
City	Clearwater	County	Pinellas	State	FL Zip Code 33755
Lender/Client	City of Clearwater				



Aerial Map

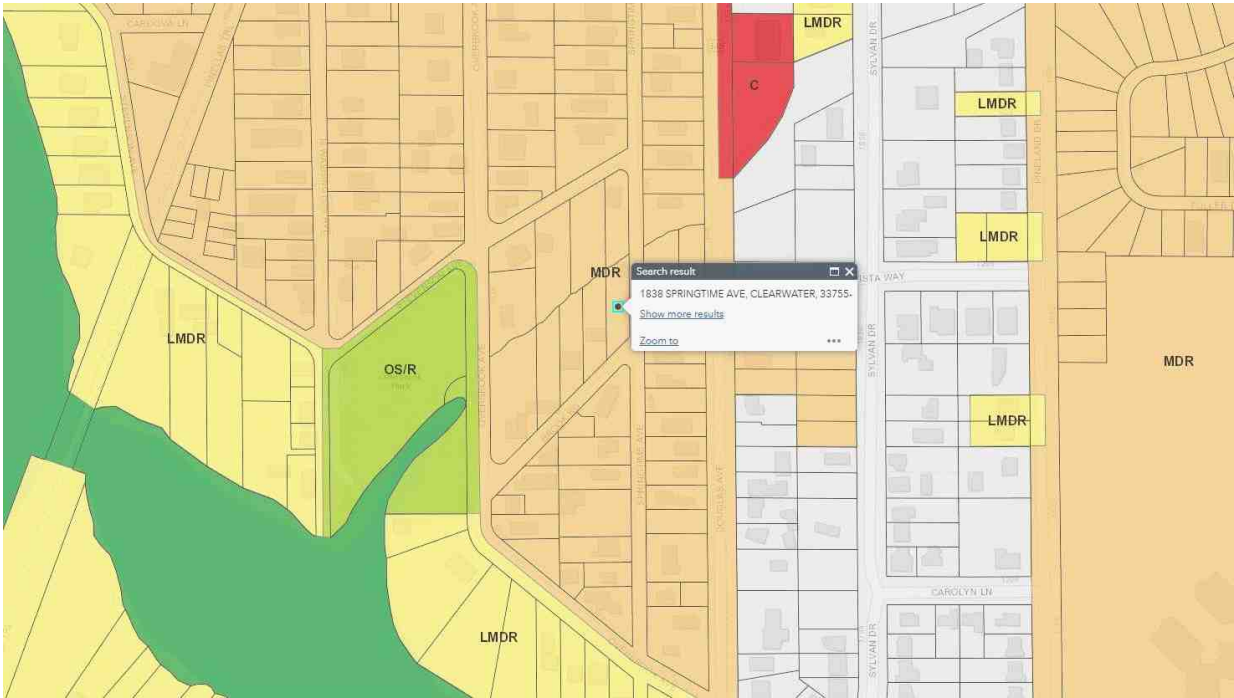
Borrower	na				
Property Address	1838 Springtime Ave				
City	Clearwater	County	Pinellas	State	FL Zip Code 33755
Lender/Client	City of Clearwater				



Borrower	na						
Property Address	1838 Springtime Ave						
City	Clearwater	County	Pinellas	State	FL	Zip Code	33755
Lender/Client	City of Clearwater						



Zoning Map



Zoning Map



Flood Map

1838 SPRINGTIME AVENUE, CLEARWATER, Florida 33755

View C

[Listing](#) [Tax](#) [Photos](#) [History](#) [Parcel Map](#) [Flood Map](#) [Foreclosure](#)

Flood Zone Code: X500

Flood Zone Date: 08/24/2021

Flood Zone Panel: 12103C0106J

Flood Code Description: Zone X (500-Year)-An Area Inundated By 500-Year Flooding; An Area Inundated By 100-Year Flooding With Average Depths Of Less Than 1 Foot Or With Drainage Areas Less Than 1 Square Mile; Or An Area Protected By Levees From 100-Year Flooding.

Special Flood Hazard Area (SFHA): Out

Within 250 Feet of Multiple Flood Zone: Yes (AE,X500,X)

Flood Community Name: CLEARWATER



Coastal 100-Year Floodway **Coastal 100-year Floodplain** **100-year Floodway** **100-year Floodplain**
Undetermined **500-year Floodplain incl. levee protected area** **Out of Special Flood Hazard Area**

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Flood Map

Borrower	na				
Property Address	1838 Springtime Ave				
City	Clearwater	County	Pinellas	State	FL
Lender/Client	City of Clearwater			Zip Code	33755



Flood Map





Pinellas County Property Appraiser - www.pcpao.gov

Generated on 07/21/2025 16:31 PM

Parcel Summary (as of 21-Jul-2025)				Parcel Map
Parcel Number 03-29-15-88110-006-0390				
Owner Name WINDHAM, RANDALL				
Property Use 0110 <i>Single Family Home</i>				
Site Address 1838 SPRINGTIME AVE CLEARWATER, FL 33755				
Mailing Address 1838 SPRINGTIME AVE CLEARWATER, FL 33755-1850				
Legal Description SUNSET POINT 1ST ADD BLK F, LOT 39				
Current Tax District CLEARWATER (CW)				
Year Built 1953				
Living SF	Gross SF	Living Units	Buildings	
845	875	1	1	

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.	
2025	Yes	100%		
2024	Yes	100%		

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
17702/2338	\$278,800	261.02	A	Current FEMA Maps	Check for EC	Zoning Map	5/95

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$236,710	\$71,041	\$20,000	\$41,041	\$20,000

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$209,614	\$68,972	\$20,000	\$38,972	\$20,000
2022	Y	\$140,777	\$66,963	\$20,000	\$36,963	\$20,000
2021	Y	\$133,190	\$65,013	\$20,000	\$35,013	\$20,000
2020	Y	\$100,903	\$64,115	\$20,000	\$34,115	\$20,000
2019	Y	\$77,511	\$61,027	\$20,000	\$31,027	\$20,000

2024 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	18.9481	(CW)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
25-Aug-2012	\$0	U	I	WINDHAM RAYMOND SR	WINDHAM RANDALL	17702/2338
16-Jun-1999	\$43,000	U	I	WINDHAM HEWELL PR	WINDHAM, RAYMOND A SR	10554/0747

2024 Land Information

Land Area: \cong 8,638 sf \cong 0.19 acres		Frontage and/or View: Canal/River			Seawall: Yes	
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	50x142	\$2,850	50.00	FF	1.2198	\$173,822
Rivers And Lakes	50x38	\$1,000	0.0400	AC	1.0000	\$40

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	734	734
Floor System	Slab On Grade	Base Semi-finished (BSF)	111	111
Exterior Walls	Frame/Custom Wood	Open Porch (OPF)	0	21
Unit Stories	1	Utility Unfinished (UTU)	0	9
Living Units	1	Total Area SF	845	875
Roof Frame	Gable Or Hip			
Roof Cover	Concrete Tile/Metal			
Year Built	1953			
Building Type	Single Family			
Quality	Fair			
Floor Finish	Carpet/ Vinyl/Asphalt			
Interior Finish	Drywall/Plaster			
Heating	Unit/Space/Wall/Floor			
Cooling	None			
Fixtures	3			
Effective Age	28			

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$14.00	270.0	\$3,780	\$2,457	2012

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
BCP2024-090232	PLUMBING	09/16/2024	\$9,000
BCP2024-070029	ELECTRICAL	07/01/2024	\$2,450
BCP2024-030459A	ADDITION/REMODEL/RENOVATION	04/22/2024	\$0
BCP2024-030459	ROOF	03/15/2024	\$25,195
BCP2022-040416	WINDOWS/DOORS	04/14/2022	\$22,442
BCP2022-040045	SIDING/EXTERIOR WALL	04/05/2022	\$29,980
BCP2013-08455	ROOF	08/22/2013	\$3,962

Cross Property 360 Property View

1838 SPRINGTIME AVENUE, CLEARWATER, Florida 33755

Listing

TB8407829 1838 SPRINGTIME AVE, CLEARWATER, FL 33755



County: Pinellas
Subdiv: SUNSET POINT 1ST ADD
Subdiv/Condo:
Beds: 2
Baths: 1/0
Pool: None
Property Style: Single Family Residence
Lot Features: Corner Lot, Drainage Canal
Total Acreage: 0 to less than 1/4
Minimum Lease Period: 1 Month
Garage: No **Atch:** **Spes:**
Garage/Parking Features:
Assigned Spcs:
LP/SqFt: \$473.25
New Construction: No
Total Annual Assoc Fees: \$0.00
Average Monthly Fees: \$0.00
Flood Zone Code: X500

Status: Active
On Market Date: 07/17/2025
List Price: \$399,900
Year Built: 1953
Special Sale: None
ADOM: 13
CDOM: 13

Pets: Cats OK, Dogs OK, Yes
Max Times per Yr:
Carport: No **Spes:**

Heated Area: 845 SqFt / 79 SqM
Total Area: 845 SqFt / 79 SqM

Looking for a white picket fence AND water access with no flood insurance required? This charming bungalow in Clearwater is ready and waiting for you! Built in 1953, this home has been well maintained and recently upgraded with an aluminum roof (2024), hurricane rated windows and doors (2022), fiber-cement hardyboard siding (2022), new 200-amp electrical panel (2024), tankless water heater (2024), a whole house water softener with filtration system, and a new HVAC system! All the hard work has been done! Once through the front door, old Florida beauty shines through from the original blue tile bathroom to the galley kitchen. Natural light streams through the newly installed skylights in the living and dining rooms, giving this home a warm glow! Boasting two generous bedrooms, the storage space in this home is impressive! Both bedrooms have ample closets, the primary being a large walk-in closet. But the closet is just one perk of the primary bedroom; tray ceiling lighting really sets off the whole space! Situated on a brackish canal, this property boasts outdoor living to the max! There are two designated entertainment spaces: the gorgeous 12-person, gas fed firepit, and the paved patio on the water. There is access to open water for a kayak, jet skis, or small boat. All furniture is negotiable. All red and brown Adirondack chairs convey with purchase. This home has been inspected and is ready to sell! Call today for a private showing!

Land, Site, and Tax Information

Legal Desc: SUNSET POINT 1ST ADD BLK F, LOT 39
SE/TP/RG: 03-29-15
Subdivision #:
Between US 1 & River:
Tax ID: [03-29-15-88110-006-0390](#)
Taxes: \$501
Homestead: Yes
Alt Key/Folio #: 032915881100060390

Ownership: Fee Simple
Flood Zone: X500
Floors in Unit/Home: One
Book/Page: 5-95
Total # of Floors: 1
Land Lease Y/N: No **Land Lease Fee:**
Lot Dimensions: 50x142
Water Frontage: Yes-Canal - Brackish
Water Frontage Lengths (in feet):
Brackish Water 54
Riparian Rights 54
Water Access: Yes-Canal - Brackish
Water View: Yes-Canal

Zoning:
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2024
AG Exemption YN:

Block/Parcel: F
Front Exposure: East
Lot #: 39
Other Exemptions:

CDD: No **Annual CDD Fee:**
Complex/Comm Name:
Flood Zone Date: 08/24/2021
Floor #:
Census Block: 1
Bldg Name/#:

Flood Zone Panel: 12103C0106J
Planned Unit Dev:
Census Tract: 026102

Lot Size Acres: 0.20 **Lot Size:** 8,638 SqFt / 802 SqM

Water Extras: Yes-Bridges - Fixed, Davits, Seawall - Other

Interior Information

A/C: Central Air
Heat/Fuel: Central
Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Water Connected
Sewer: Public Sewer
Water: Public
Furnishings: Optional
Fireplace: No
Heated Area Source: Public Records

Appliances Incl: Dryer, Electric Water Heater, Microwave, Other, Range, Refrigerator, Tankless Water Heater, Washer, Water Purifier, Water Softener
Flooring Covering: Carpet, Ceramic Tile, Linoleum
Interior Feat: Ceiling Fans(s), Crown Molding

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	15x11	Carpet		Ceiling Fan(s)
Dining Room	First	8x7	Carpet		Ceiling Fan(s)
Primary Bedroom	First	13x10	Carpet	Walk-in Closet	Ceiling Fan(s)
Bedroom 2	First	10x9	Carpet	Built-in Closet	
Office	First	9x8	Carpet		
Kitchen	First	8x7	Linoleum		

Exterior Information

Ext Construction: Cement Siding, Wood Frame
Roof: Other **Garage Dim:**

Property Description: Walk-Up

Architectural Style:Bungalow

Ext Features: Other

Pool: None

Pool Dimensions:

Spa:

Pool Features:

Patio And Porch Features:

Foundation: Slab

Garage/Parking Features:

Road Surface Type: Paved

Horse Amenities:

Fencing: Vinyl

Green Features

Disaster Mitigation: Hurricane Shutters/Windows

Green Water Features: Whole House Water Purification

Indoor Air Quality: HVAC UV/Elec. Filtration

Green Landscaping:

Green Energy Generation:

Green Energy Generation Y/N: No

Community Information

HOA Pmt Sched:

Mo Maint\$(add HOA):

Master Assn/Name: No

Master Assn Fee:

Master Assn Ph:

Condo Fee:

Other Fee:

Housing for Older Per: No

Max Pet Wt:

Pet Restrictions: Buyer must verify pet restrictions with the City of Clearwater and County of Pinellas

Elementary School: [Sandy Lane Elementary-PN](#)

Middle School: [Dunedin Highland Middle-PN](#) **High School:** [Dunedin High-PN](#)

Lease Restrictions: Yes

Approval Process: Owner must obtain a Residential Rental Business Tax Receipt from the City of Clearwater.

Additional Lease Restrictions: Buyer must verify lease restriction. City of Clearwater code states that if you are going to rent short term, one must rent it for 31 days or 1 calendar month, that way you could rent it in February and the other months that only have 30 days.

Realtor Information

List Agent: [Millie Jackson](#)

List Agent ID: 260039678

List Agent Direct: 828-337-9468

List Agent E-mail: milliejackson01@gmail.com

List Agent Fax: 727-240-4437

List Agent Cell: 828-337-9468

List Office: [FLORIDA PREMIERE REALTY](#)

Original Price: \$399,900

On Market Date: 07/17/2025

List Office Fax: 727-240-4437

Call Center #:

Seller Representation: Single Agent w/ Consent to Transition

Occupant Type: Vacant

Listing Service Type: Full Service

Owner: OWNER OF RECORD

Financing Avail: Cash, Conventional, FHA, VA Loan

Owner Phone:

Realtor Info: As-Is, Docs Available, See Attachments

Listing Type: Exclusive Right To Sell

Confidential Info:

Showing Instructions: Appointment Only, Lockbox - Other, See Remarks

Showing Considerations:Security System, See Remarks

Driving Directions: From Sunset Point and Douglas Avenue, turn West onto Sunset Point, turn South onto Springtime Ave, home is on the right.

Realtor Remarks: Call or text Millie Jackson at 828-337-9468 for appointment. Code is required. Information is believed to be accurate but should be verified by Buyer. Measurements are estimated and should be verified by Buyer. Submit offers on FARBAR AS IS, please provide mortgage preapproval or proof of funds with offer.

Seller's Preferred Closing Agent

Closing Agent Name: Johnny Lantz

Phone: 7275440304

Email: johnny@greatclosings.com

Fax:

Address: 9823 Seminole Blvd Seminole, Florida 33706

Closing Company Name: Title Exchange

Photos



12 Person Gas Firepit

Canal side paved patio



Canal side paved patio



Canal side paved patio



Canal side paved patio



Canal side paved patio



12 Person Gas Firepit





Primary Bed w/tray lighting and walk-in closet



Primary Bed w/tray lighting and walk-in closet



Primary Bed w/tray lighting and walk-in closet



Primary Bed w/tray lighting and walk-in closet



Primary Bed w/tray lighting
and walk-in closet



Primary Bed w/tray lighting
and walk-in closet



Bedroom 2



Bedroom 2



Bedroom 2





History

Listing History from MLS

MLS#: [TB8407829](#)
Active

[1838 Springtime Ave CLEARWATER 33755](#)
Tax ID: 03-29-15-88110-006-0390

PropType: RESI
LO: FLORIDA PREMIERE REALTY
LA: Millie Jackson



Eff Date
07/17/2025

Change Type
New Listing

Change Info
->ACT

Current Price
\$399,900

DOM

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Document Type	Multi/Split	Buyer Name(s)	Buyer Name(s)2	Seller Name(s)	Title Company	Doc. #
09/04/12	08/25/12		Y	Quit Claim Deed		Windham Randall		Windham Raymond Sr		17702-2338
06/16/99	05/25/99	\$43,000		Personal Representative's Deed		Windham Raymond A Sr		McAlesher Eunice L		10554-747

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

CANINO, JEFFREY ALLAN

4248 GROVE PARK LN
BOYNTON BEACH FL 33436

LICENSE NUMBER: RD7743

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/04/2024

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