

# **APPRAISAL OF REAL PROPERTY**

## **LOCATED AT**

2998 Lake Vista Dr  
Clearwater, FL 33759  
See report for Legal Description

## **FOR**

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

## **OPINION OF VALUE**

450,000

## **AS OF**

01/16/2025

## **BY**

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

(561) 827-8588  
JCanino@AmeriPRIDEappraisal.com

Client	City of Clearwater	File No.	3330
Property Address	2998 Lake Vista Dr		
City	Clearwater	County	Pinellas
		State	FL
		Zip Code	33759
Appraiser	Jeffrey A. Canino - Cert Res RD7743		

**TABLE OF CONTENTS**



Cover Page ..... 1

GP Land ..... 2

Additional Comparables 4-6 ..... 4

Supplemental Addendum ..... 5

December 2024 StellarMLS Florida Market Report ..... 7

StellarMLS Market Metric Florida Overview ..... 8

StellarMLS Market Metric Tampa Stats ..... 9

GP Land Certifications Addendum ..... 10

USPAP Compliance Addendum ..... 12

Subject Photos ..... 13

Subject Photograph Addendum ..... 14

Subject Photograph Addendum ..... 15

Subject Photograph Addendum ..... 16

Subject Photograph Addendum ..... 17

Comparable Photos 1-3 (Page 1 of 2) ..... 18

Comparable Photos 4-6 (Page 2 of 2) ..... 19

Comparables Photograph Addendum - additional illustrations ..... 20

Comparables Photograph Addendum - additional illustrations ..... 21

Location Map of Subject & Comparables ..... 22

Aerial Map of Kapok Park ..... 23

Aerial Map of Neighboring Parcel (Park-owned by City of Clearwater) ..... 24

Subject Property Plat/Parcel Map ..... 25

Aerial Map ..... 26

Aerial Map ..... 27

Zoning Map ..... 28

Zoning Legend ..... 29

FEMA Flood Map ..... 30

Flood Map ..... 31

Flood Zone Determination ..... 32

Subject's Pinellas County Property Appraiser Tax Record - Page 1 ..... 33

Subject's Pinellas County Property Appraiser Tax Record - Page 2 ..... 34

Subject's Pinellas County Tax Collector Paid Tax Bill ..... 35

Subject's 08/28/2024 recorded Deed Transfer - Page 1 ..... 36

Subject's 08/28/2024 recorded Deed Transfer - Page 2 ..... 37

Appraiser License/Certification ..... 38

# LAND APPRAISAL SUMMARY REPORT

File No.: 3330

Property Address: **2998 Lake Vista Dr** City: **Clearwater** State: **FL** Zip Code: **33759**  
 County: **Pinellas** Legal Description: **PART OF NE 1/4 OF SE 1/4 OF SEC 8-29-16 DESC AS FROM NE COR OF SE 1/4 OF SEC TH S00D14'20"W 363FT FOR POB TH S00D 14'20"W 230FT TH N89D 20'32"W 283FT TH N27D 17'14"E 257.28FT TH S89D 20'32"E 166FT TO POB CONT 1.2 AC (C)**  
 Assessor's Parcel #: **08-29-16-00000-410-0100** Tax Year: **2024** R.E. Taxes: \$ **7,846.25** Special Assessments: \$ **0**  
 Market Area Name: **Clearwater** Map Reference: **41304** Census Tract: **0268.18**  
 Current Owner of Record: **Rachael Anne Brinson** Borrower (if applicable): **n/a**  
 Project Type (if applicable):  PUD  De Minimis PUD  Other (describe) Subject is NOT located in a PUD HOA: \$ **0**  per year  per month  
 Are there any existing improvements to the property?  No  Yes If Yes, indicate current occupancy:  Owner  Tenant  Vacant  Not habitable  
 If Yes, give a brief description: **Vacant land. No occupants on the site.**

The purpose of this appraisal is to develop an opinion of:  Market Value (as defined), or  other type of value (describe)  
 This report reflects the following value (if not Current, see comments):  Current (the Inspection Date is the Effective Date)  Retrospective  Prospective  
 Property Rights Appraised:  Fee Simple  Leasehold  Leased Fee  Other (describe)  
 Intended Use: **Assist the client in the development/estimation of the subject property's as-is market value for the purpose of possible acquisition.**  
 Intended User(s) (by name or type): **Client (City of Clearwater). No other intended users are identified by the client or appraiser.**  
 Client: **City of Clearwater** Address: **100 S. Myrtle Avenue, Clearwater, FL 33756**  
 Appraiser: **Jeffrey A. Canino - Cert Res RD7743** Address:

Characteristics			Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location:	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	PRICE	One-Unit	<input checked="" type="checkbox"/> Not Likely
Built up:	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	AGE	2-4 Unit	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	120 Low 1	Multi-Unit	* To: _____
Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	11,500 High 125	Comm'l	20%
Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	750 Pred 45		
Marketing time:	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.			

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: **Market area search parameters for the data within this report section include detached single family houses located within Pinellas County with lot size between 1/4 acre to 2 acres. No other filters applied. The subject is situated in central Pinellas County, Florida. It is located in an area predominantly comprised of single family homes. The homes within this area have been built up in a series of subdivisions of similar sizes and styles. The subject's 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.**

Dimensions: **Irregular** Site Area: **51,527 Sq.Ft.**  
 Zoning Classification: **LDR** Description: **Low Density Residential**  
 Do present improvements comply with existing zoning requirements?  Yes  No  No Improvements  
 Uses allowed under current zoning: **Current allowed use is Residential.**

Are CC&Rs applicable?  Yes  No  Unknown Have the documents been reviewed?  Yes  No Ground Rent (if applicable) \$ \_\_\_\_\_ /  
 Comments: **Subject is NOT located within a Planned Unit Development (PUD).**  
 Highest & Best Use as improved:  Present use, or  Other use (explain) **The subject's Highest & Best use in connection with its current zoning designation of Low Density Residential is RESIDENTIAL "as improved".**  
 Actual Use as of Effective Date: **Vacant land/lot/site** Use as appraised in this report: **Vacant residential lot/site**  
 Summary of Highest & Best Use: **The subject's Highest & Best use is RESIDENTIAL in connection with its current zoning designation.**

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Residential
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	<b>Asphalt</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	<b>Level</b>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<b>None</b>	Width	<b>Conforming</b>			Size	<b>1+ acre</b>
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Surface	<b>Asphalt</b>			Shape	<b>Irregular</b>
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	<b>Concrete</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	<b>Appears Adequate</b>
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	<b>None</b>	<input type="checkbox"/>	<input type="checkbox"/>	View	<b>Kapok City Park &amp; Kapok Lake</b>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	<b>Municipal Posts</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Cable</b>	Alley	<b>None</b>	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements:  Inside Lot  Corner Lot  Cul de Sac  Underground Utilities  Other (describe) **Located at the end of a Dead-end street.**  
 FEMA Spec'l Flood Hazard Area  Yes  No FEMA Flood Zone **AE** FEMA Map # **12103C0127H** FEMA Map Date **08/24/2021**  
 Site Comments: **No survey was supplied to the appraiser. Site boundaries are ascertained from public tax records. The subject's site is situated/located within Flood Zones 'AE' and 'X'. The majority of the site is situated/located within Flood Zone 'AE'. Flood Zone 'AE' is designated by FEMA as being "WITHIN" a Flood Hazard Area/Zone. Flood Zone 'X' is designated by FEMA as "NOT within" a Flood Hazard Area/Zone. Site and flood area information was obtained from public records. Refer to the attached Flood Maps and Aerial Maps for illustration.**



# LAND APPRAISAL SUMMARY REPORT

File No.: 3330

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 Public Records**

TRANSFER HISTORY	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <b>The most recent prior transfer of the</b>		
	Date: 08/28/2024	subject appeared to have been via 'Deed of Distribution' that occurred on 08/28/2024 (Official records		
	Price: 100	indicate that the deed was Recorded on 09/04/2024; Book/Page 22911/2161; Instrument #		
	Source(s): Pinellas County Public Records	2024223529). The recorded deed transfer is attached within this report. No other transfers of the		
	2nd Prior Subject Sale/Transfer	subject property indicated within the 36 months prior to this appraisal's effective date of 01/16/2025.		
Date:				
Price:				
Source(s): Pinellas County Public Records				

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	2998 Lake Vista Dr Clearwater, FL 33759	Vacant Lot 1 - 1st St E Clearwater, FL 33759	2164 Woods Ct Palm Harbor, FL 34683	Vacant Lot 3 - 113th Avenue Largo, FL 33774
Proximity to Subject		2.40 miles NW	5.97 miles NW	10.68 miles SW
Sale Price	\$ n/a	\$ 620,000	\$ 265,000	\$ 682,500
Price/ Sq.Ft.	\$	\$ 7.92	\$ 12.17	\$ 8.28
Data Source(s)	Stellar MLS	StellarMLS# T3548632	StellarMLS# U8249460	StellarMLS# U8209533
Verification Source(s)	Tax Records	Tax Records/DOM 74	Tax Records/DOM 67	Tax Records/DOM 379
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing	n/a	Cash	Cash	Cash
Concessions	n/a	None	None	None
Date of Sale/Time	n/a	12/24/2024	10/01/2024	09/20/2024
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Residential Area	Residential Area	Residential Area	Residential Area
Site Area (in Sq.Ft.)	51,527	78,325	21,780	82,472
View	Lake & Muni Park View	Lake View-Similar	Residential View-Inf	Residential View-Inf
Site Attributes	Typical	Typical-Similar	Typical-Similar	Dense Trees-Inf
Flood Zone	'AE'	Flood Zone 'A,X'-Sim	Flood Zone 'X'-Sup	Flood Zone 'AE'-Sim
Zoning	Residential	Residential-Sim	Residential-Sim	Residential-Sim
SP/LP ratio	n/a	SP/LP ratio 99%	SP/LP ratio 90%	SP/LP ratio 83%
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -170,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 168,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -166,000
Adjusted Sale Price (in \$)		\$ 450,000	\$ 433,000	\$ 516,500

Summary of Sales Comparison Approach Acronyms; Abbreviations: 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, the comparables along with the adjustments derived and applied.

**PROJECT INFORMATION FOR PUDs (if applicable)**  The Subject is part of a Planned Unit Development.

Legal Name of Project: n/a

Describe common elements and recreational facilities: n/a

Indicated Value by: Sales Comparison Approach \$ 450,000

Final Reconciliation Because the subject property is a vacant residential site/lot, the subject's final opinion of market value is based on the sales comparison approach to value only.

This appraisal is made  "as is", or  subject to the following conditions:

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 450,000, as of: 01/16/2025, which is the effective date of this appraisal.

If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

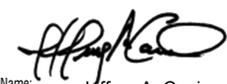
A true and complete copy of this report contains 38 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:  Scope of Work

Limiting cond./Certifications  Narrative Addendum  Location Map(s)  Flood Addendum  Additional Sales

Photo Addenda  Parcel Map  Hypothetical Conditions  Extraordinary Assumptions

Client Contact: Robert Kasmer Client Name: City of Clearwater

E-Mail: Robert.Kasmer@myClearwater.com Address: 100 S. Myrtle Avenue, Clearwater, FL 33756

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

Appraiser Name: Jeffrey A. Canino - Cert Res RD7743 Supervisory or Co-Appraiser Name:

Company: AmeriPRIDE Appraisal Corp. Company:

Phone: (561) 827-8588 Fax: Phone: Fax:

E-Mail: JCanino@AmeriPRIDEappraisal.com E-Mail:

Date of Report (Signature): 01/21/2025 Date of Report (Signature):

License or Certification #: Cert Res RD7743 State: FL License or Certification #: State:

Designation: Designation:

Expiration Date of License or Certification: 11/30/2026 Expiration Date of License or Certification:

Inspection of Subject:  Did Inspect  Did Not Inspect (Desktop) Inspection of Subject:  Did Inspect  Did Not Inspect

Date of Inspection: 01/16/2025 Date of Inspection:



# ADDITIONAL COMPARABLE SALES

File No.: 3330

FEATURE		SUBJECT PROPERTY		COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address		2998 Lake Vista Dr Clearwater, FL 33759		12653 74th Ave Seminole, FL 33776		Vacant Lot 11 - Wolford Rd Clearwater, FL 33760		2144 Meadow Brook Dr Clearwater, FL 33759	
Proximity to Subject				11.05 miles SW		3.24 miles S		1.79 miles N	
Sale Price		\$ n/a		\$ 399,000		\$ 479,000		\$ 750,000	
Price/ Sq.Ft.		\$		11.85		11.42		10.54	
Data Source(s)		Stellar MLS		StellarMLS# T3548954		StellarMLS# U8191104		StellarMLS# TB8319604	
Verification Source(s)		Tax Records		Tax Records/DOM 81		Folio 29-16-29-00000-440-1100		Tax Records/DOM 6	
VALUE ADJUSTMENT		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION	
				+(-) \$ Adjust		+(-) \$ Adjust		+(-) \$ Adjust	
Sales or Financing		n/a		Seller Financing		Active Listing		Pending Sale	
Concessions		n/a		None		SP/LP adjustment		SP/LP adjustment	
Date of Sale/Time		n/a		11/25/2024		n/a		n/a	
Rights Appraised		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Location		Residential Area		Residential Area		Residential Area		Residential Area	
Site Area (in Sq.Ft.)		51,527		33,681		41,953		71,129	
View		Lake & Muni Park View		Residential View-Inf		Residential View-Inf		Residential View-Inf	
Site Attributes		Typical		Dense Trees-Inf		Dense Trees-Inf		Typical-Similar	
Flood Zone		'AE'		Flood Zone 'X'-Sup		Flood Zone 'AE'-Sim		Flood Zone 'X'-Sup	
Zoning		Residential		Residential-Sim		R-4=Multi-Resid-Sup		Residential-Sim	
SP/LP ratio		n/a		SP/LP ratio 100%		Folio 291629000044011		0 n/a	
Net Adjustment (Total, in \$)				<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 82,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 9,100		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -203,000	
Adjusted Sale Price (in \$)				\$ 481,000		\$ 488,100		\$ 547,000	
<p>Summary of Sales Comparison Approach</p> <p>The Active Listing and Pending Sale comparables are adjusted/reduced by 10% to account for SP/LP discount and applied on the line displayed as "SP/LP adjustment". No weight is given to active listings and pending sales as they are not closed sales, and only reflect market direction and trend.</p> <p>Refer to the attached Addendum for comments regarding the subject property, the comparables along with the adjustments derived and applied.</p>									

SALES COMPARISON APPROACH

# Supplemental Addendum

File No. 3330

Client	City of Clearwater						
Property Address	2998 Lake Vista Dr						
City	Clearwater	County	Pinellas	State	FL	Zip Code	33759
Appraiser	Jeffrey A. Canino - Cert Res RD7743						

## SUPPLEMENTAL ADDENDUM

• Acronyms; abbreviations shown within this report mean the following:

- Comp = Comparable
- DOM = Days on Market
- sf = square feet
- SF = Square Feet
- ED = Effective Date
- Sim = Similar
- Sup = Superior
- Inf = Inferior
- adq= adequate
- SP/LP ratio = Sale Price / List Price ratio

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:

- No environmental issues nor hazards exist on or near the subject property
- The information on the subject's public tax record is true and correct

### Scope of Work

This appraisal uses the land sales comparison approach to value only. The sales comparison approach is the most reliable methodology for valuing vacant land. Vacant residential lots/sites between ½ acre to 2 acres within Pinellas County were researched and analyzed. MLS information was reconciled against public tax records and verified when possible. The subject and its surrounding area were field inspected and photographed.

### Description of the Subject Property

The subject is located at the end of Lake Vista Drive in central Pinellas County. The property is a 1.18 acre vacant site that is zoned LDR (Low Density Residential) and is situated at the very end of a dead-end residential street (Lake Vista Drive). The subject is situated with detached single family houses around the East side and "Kapok Park" on its West boundary. Kapok Park is an existing City of Clearwater park. The majority of the nearby houses were built between 1955-1970; Situated on .20 acre lots; and are currently valued between the low \$400,000s to the mid \$600,000s. The subject site appears level with a moderate density of trees and brush.

- No locational inadequacies exist
- No man-made structures or improvements on the subject site noted

### Market Conditions

Due to limited vacant land data, the market condition data included within this report (within and following this addendum) is for residential dwelling properties which would be suitable for comparable vacant site/lot properties without improvements built on the site.

Market data for the Tampa/Clearwater/St. Petersburg area during the prior twelve month period indicates stable median sales price, stable number of closed sales year-over-year, stable median sale price to list price ratio, and stable number of new listings. Housing supply appears to have increased slightly and is typically between 4-to-6 months of inventory.

### Sales Comparison Approach

This appraisal uses the land sales comparison approach to value only. The sales comparison approach is the most reliable methodology for valuing vacant land. Vacant residential lots/sites between ½ acre to 2 acres within Pinellas County were researched and analyzed.

The subject's dominant features are: Property type (vacant residential lot/site); Lot/Site size; Zoning designation and Land Use; View; Flood Zone designation.

Comparable search parameters: Vacant residential lots/sites between ½ acre to 2 acres within Pinellas County.

Data Sources: "StellarMLS" (Stellar Multiple Listing Service) and Matrix.

### Entries:

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.

\* Comparables 1, 2 & 3 are displayed on the sales comparison grid in chronological order according to closed sale dates. Closed sale comparable 4 was sold with partial owner financing and was included for additional support. The Best available most recent similar comparables were used in this assignment.

### Proximity:

Due to the limited number of recent (within the prior 365 days) similar closed sales within one mile of the subject property, it was necessary to utilize similar comparables that are located more than 1 mile from subject, yet still located within the subject's market area.

### Sales or Financing Concessions:

Comparable 4 was sold with favorable seller financing. The loan amount was \$284,000 (71% LTV); Down payment of \$115,000 (29% down); Balloon payment due in 24 months from origination; Interest rate of 6% (interest only). The adjustment applied is based on match pair sales analysis among comparables shown, as well as those not shown in this report. Comparable 4 was included because it is a recent sale and brackets the subject's site area.

### Date Of Sale/Time:

All sales comparables used in this assignment closed within 4 months of effective date.

## Supplemental Addendum

File No. 3330

Client	City of Clearwater						
Property Address	2998 Lake Vista Dr						
City	Clearwater	County	Pinellas	State	FL	Zip Code	33759
Appraiser	Jeffrey A. Canino - Cert Res RD7743						

### Site Area:

Site Area adjustments are based on match pair sales analysis among comparables shown, as well as those not shown in this report. Site size adjustments are applied at approximately \$6/sf and rounded to the nearest thousand. The subject's site area has been bracketed.

### View:

The subject property backs to the City of Clearwater "Kapok Municipal Park". The subject does not have a lake or body of water on its site. The subject has a view of the Kapok Park's lake and grounds. View adjustments are based on match pair sales analysis among comparables shown, as well as those not shown in this report.

### Site Attributes:

Site Attributes are in reference to the level/degree of site work needed in order to construct a dwelling on the site. Additional costs are involved with clearing a site that has a dense population of trees; Dirt fill needed for low lying ground or marsh areas; Additional excavation needed for uneven sites. Comparables 3, 4 & 5 appear to be more densely populated with trees than the subject property.

### Flood Zone:

The subject property is located within two separate flood zones. Part of the subject is situated in Zone 'AE' & the other part of the site is situated in Zone 'X'. Because the majority of the subject site is in Zone 'AE', it is considered to be IN a flood zone. A property being IN a flood zone will most likely require flood insurance, thereby causing increased insurance costs. Refer to the attached Flood Maps for illustration.

Flood Zone 'X' - An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains

Flood Zone 'A' - An Area Inundated By 100-Year Flooding

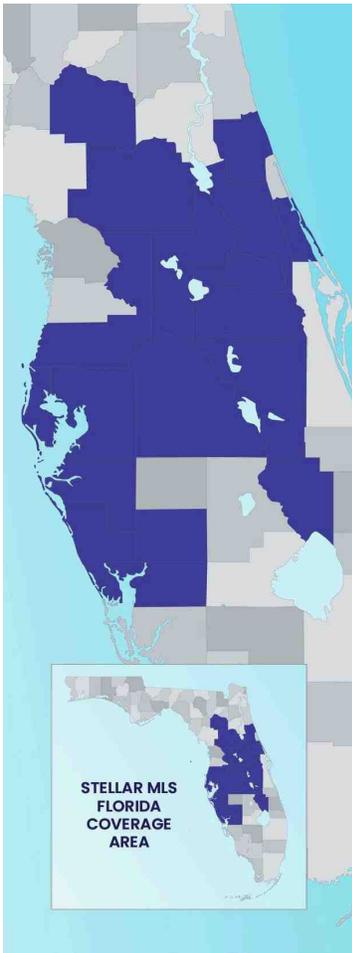
Flood Zone 'AE' - An Area Inundated By 100-Year Flooding

### Zoning:

The subject property zoning designation by the City of Clearwater is 'LDR' (Low Density Residential). The subject and the comparables used in this report, with the exception of comparable 5 (Active Listing) are zoned for residential use. Comparable 5 is zoned 'R-4', residential zoning which allows multiple units on the site. Therefore, an adjustment is applied to comparable 5 and is based on match pair sales analysis among comparables shown, as well as those not shown in this report. Refer to the attached Zoning Map for illustration.

Balanced weight is placed on all comparables used because they capture and/or bracket the subject's dominant features.

Because the subject property is a vacant site/lot, the subject's final opinion of market value is based on the sales comparison approach to value only. Due to the limited number of vacant residential lots/sites within the size range of .5 acre to 2 acres that are located within the subject's market area, the overall value reliability is reduced.



# DEC. 2024

## MONTHLY STELLAR MLS FLORIDA MARKET REPORT

This report includes residential listings across Stellar MLS in Florida, covering multiple counties, based on CoreLogic data as of 1/7/25.

		A MONTH AGO	A YEAR AGO
Active Listings	<b>68,174</b>	<b>+1%</b>	<b>+24%</b>
New Listings	<b>16,418</b>	<b>-17%</b>	<b>+11%</b>
Pending Sales	<b>13,032</b>	<b>-13%</b>	<b>+1%</b>
Listings Sold	<b>13,999</b>	<b>+21%</b>	<b>+9%</b>
ADOM	<b>66</b>	<b>+3%</b>	<b>+38%</b>
Total Sales Volume	<b>\$6.49 B</b>	<b>+24%</b>	<b>+8%</b>
Avg. Sales Price	<b>\$463,655</b>	<b>+2%</b>	<b>-1%</b>
Mos. of Inventory	<b>4.9</b>	<b>-17%</b>	<b>+14%</b>

# FLORIDA OVERVIEW

**THE STATEWIDE UNEMPLOYMENT RATE IN FLORIDA** for August was 3.3%, well below the national rate of 4.2% and rising, like the rest of the nation. **The April 2023 rate of 2.7% had been the lowest statewide rate since October 2006**, at the end of the housing boom and the pandemic; the peak was 14.2% in May 2020. Inflation-adjusted real GDP for the state in Quarter 2 of 2024 was an estimated \$1.33 trillion, a new record, and a nearly a 0.75% gain over last quarter.



**WHILE HURRICANES HELENE AND MILTON** have caused billions of dollars in damage and destroyed or damaged many homes, studies of post-disaster communities show a surge in economic activity during the recovery phase, boosting GDP. Unfortunately, there will be spikes in rental costs, coupled with labor and building materials shortages. However, in the long term, new homes, condos, and infrastructure will be built to higher standards and will be more storm-resistant, thus making them more attractive to buyers and insurers.

**IN TERMS OF THE STATEWIDE HOUSING MARKET**, we may well be at the end of the post-pandemic run-up in housing prices as the **median sale price of a single-family home (SFH) during Quarter 3 of 2024 remained almost unchanged at \$414,990**, while the townhome and condo median sale price declined 2.0% to \$314,000. Compared to last year, closed sales and dollar volume of single-family homes were down 2.6%. In the townhome and condo market, sales were down 12.3%, and dollar volume declined by 12.1%. Statewide, there were **95,943 active listings of single-family homes at the end of September, an increase of 39.6% over last year**, representing 4.6 months of inventory. Inventories of townhomes and condos were 65.3% higher than last year, and the 60,132 active listings represent 7.4 months of inventory. The median percentage of list price received at sale statewide is 96.1% for single-family homes and 94.1% for townhomes and condos. **The median time to contract for single-family homes is 42 days**, up from 27 days last year, and is 57 days, compared to 31 days last year, for townhomes and condos.

**\$414,990**

Median sales price for SFHs

**39.6%**

Increase of active listings of SFHs at the end of September, compared to 2023

**42 DAYS**

Median time to contract for SFHs

KEY HOUSING MARKET INDICATORS AND TAKEAWAYS:

TAMPA



Indicator	SINGLE FAMILY HOMES			TOWNHOMES & CONDOS		
	24Q3	23Q3	% Change	24Q3	23Q3	% Change
Median Sales Price	\$413,990	\$415,000	-0.2%	\$291,000	\$305,000	-4.6
Closed Sales	9,363	10,136	-7.6%	2,682	3,311	-19.0%
Median SP to LP	96.0%	97.0%	-1.0%	95.0%	97.0%	-2.1%
New Listings	12,533	12,867	-2.6%	4,141	4,378	-5.4%
Months of Inventory	3.4	3.0	13.3%	5.6	3.0	86.7%

TAKEAWAYS

- The median sale price of a single-family home of \$413,990, while only 0.2% below last year, **declined meaningfully** compared to the last quarter's record median price of \$422,168.
- The townhome/condo median price of \$291,000 was 4.6% below the \$305,000 of both last quarter and last year. The peak multifamily price was in 23Q4 at \$310,000.
- Sales of both types of properties are trending well below historical levels, even pre-pandemic levels.
- Single-family inventories are the tightest in Tampa and are increasing slower than elsewhere across the region.
- The median time to contract for single-family properties is 28 days in Tampa, **the lowest in the region.**

# Assumptions, Limiting Conditions & Scope of Work

File No.: 3330

Property Address: 2998 Lake Vista Dr	City: Clearwater	State: FL	Zip Code: 33759
Client: City of Clearwater	Address: 100 S. Myrtle Avenue, Clearwater, FL 33756		
Appraiser: Jeffrey A. Canino - Cert Res RD7743	Address:		

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- 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 appraised on the basis of it being under responsible ownership.

- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because

the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- 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.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, 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. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- 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.

- 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.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.

- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

# Certifications & Definitions

File No.: 3330

Property Address: 2998 Lake Vista Dr	City: Clearwater	State: FL	Zip Code: 33759
Client: City of Clearwater	Address: 100 S. Myrtle Avenue, Clearwater, FL 33756		
Appraiser: Jeffrey A. Canino - Cert Res RD7743	Address:		

## APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of 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.
- 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.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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.
- 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.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

## DEFINITION OF MARKET VALUE \*:

Market value means 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 and 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 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.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Robert Kasmer	Client Name: City of Clearwater
E-Mail: Robert.Kasmer@myClearwater.com	Address: 100 S. Myrtle Avenue, Clearwater, FL 33756
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 Report Signed: 01/21/2025 License or Certification #: Cert Res RD7743 State: FL Designation: _____ Expiration Date of License or Certification: 11/30/2026 Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: 01/16/2025	Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date Report Signed: _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect Date of Inspection: _____

SIGNATURES



USPAP Compliance Addendum

Loan #  
File # 3330

Client	City of Clearwater		
Property Address	2998 Lake Vista Dr		
City	County	State	Zip Code
Clearwater	Pinellas	FL	33759
Appraiser	Jeffrey A. Canino - Cert Res RD7743		

**APPRAISAL AND REPORT IDENTIFICATION**

This Appraisal Report is one of the following types:

Appraisal Report      This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report      This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b), and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.

**ADDITIONAL CERTIFICATIONS**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

**PRIOR SERVICES**

I have NOT performed 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.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

**PROPERTY INSPECTION**

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

**APPRAISAL ASSISTANCE**

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

**ADDITIONAL COMMENTS**

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

**MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY**

A reasonable marketing time for the subject property is 30-180 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is \_\_\_\_\_ day(s).

**APPRAISER      SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature 	Signature _____
Name Jeffrey A. Canino - Cert Res RD7743	Name _____
Date of Signature 01/21/2025	Date of Signature _____
State Certification # Cert Res RD7743	State Certification # _____
or State License # _____	or State License # _____
State FL	State _____
Expiration Date of Certification or License 11/30/2026	Expiration Date of Certification or License _____
Effective Date of Appraisal 01/16/2025	Supervisory Appraiser Inspection of Subject Property <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior

# Subject Photograph Addendum

Client	City of Clearwater						
Property Address	2998 Lake Vista Dr						
City	Clearwater	County	Pinellas	State	FL	Zip Code	33759
Appraiser	Jeffrey A. Canino - Cert Res RD7743						



## Subject Front

2998 Lake Vista Dr



## Subject Rear

(Looking South/SW)



## Subject Rear

(Looking NW/North)

# Subject Photograph Addendum

Client	City of Clearwater						
Property Address	2998 Lake Vista Dr						
City	Clearwater	County	Pinellas	State	FL	Zip Code	33759
Appraiser	Jeffrey A. Canino - Cert Res RD7743						



**Subject address verification**



**Subject Street Scene  
(Driving West on Lake Vista Drive - leading to Subject Property)**



**Subject Street Scene  
(Driving West on Lake Vista Drive - leading to Subject Property)**



**Subject Street Scene  
(Driving West on Lake Vista Drive - leading to Subject Property)**



**Entry to Subject Site**



**Entry to Subject Site**

## Subject Photograph Addendum

Client	City of Clearwater						
Property Address	2998 Lake Vista Dr						
City	Clearwater	County	Pinellas	State	FL	Zip Code	33759
Appraiser	Jeffrey A. Canino - Cert Res RD7743						



**Rear section of Subject  
(looking NW at Kapok Park walking bridge)**



**North section of Subject site**



**Middle section of Subject site**



**South section of Subject site**



**Rear section of Subject site  
Lake View  
(looking SW)**



**Rear section of Subject site  
Lake View  
(looking NW)**

**Subject Photograph Addendum**

Client	City of Clearwater						
Property Address	2998 Lake Vista Dr						
City	Clearwater	County	Pinellas	State	FL	Zip Code	33759
Appraiser	Jeffrey A. Canino - Cert Res RD7743						



**Panoramic Photos  
(looking West at Subject)  
Photos taken left-to-right**



**Panoramic Photos  
(looking W/NW at Subject)  
Photos taken left-to-right**



**Panoramic Photos  
(looking North at Eastern property line)  
Photos taken left-to-right**



**Panoramic Photos  
(looking NE toward neighboring house)  
Photos taken left-to-right**



**Panoramic Photos  
(looking East on Lake Vista Drive)  
Photos taken left-to-right**



**Panoramic Photos  
(looking East on Lake Vista Drive)  
Photos taken left-to-right**

### Subject Photograph Addendum

Client	City of Clearwater						
Property Address	2998 Lake Vista Dr						
City	Clearwater	County	Pinellas	State	FL	Zip Code	33759
Appraiser	Jeffrey A. Canino - Cert Res RD7743						



**Panoramic Photos  
(looking SE toward neighboring house)  
Photos taken left-to-right**



**Panoramic Photos  
(looking South at neighboring vacant site)  
Photos taken left-to-right**



**Panoramic Photos  
(looking SW at neighboring vacant site)  
Photos taken left-to-right**



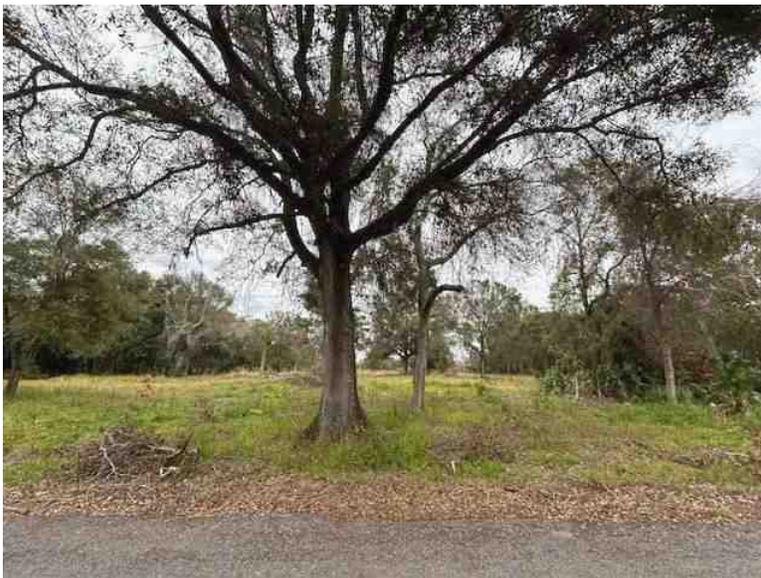
**Panoramic Photos  
(looking SW at neighboring vacant site)  
Photos taken left-to-right**

**no photo**

**no photo**

## Comparable Photos 1-3 (Page 1 of 2)

Client	City of Clearwater						
Property Address	2998 Lake Vista Dr						
City	Clearwater	County	Pinellas	State	FL	Zip Code	33759
Appraiser	Jeffrey A. Canino - Cert Res RD7743						



### Comparable 1

Vacant Lot 1 - 1st St E



### Comparable 2

2164 Woods Ct



### Comparable 3

Vacant Lot 3 - 113th Avenue

**Comparable Photos 4-6 (Page 2 of 2)**

Client	City of Clearwater						
Property Address	2998 Lake Vista Dr						
City	Clearwater	County	Pinellas	State	FL	Zip Code	33759
Appraiser	Jeffrey A. Canino - Cert Res RD7743						



**Comparable 4**

12653 74th Ave  
 Prox. to Subject 11.05 miles SW  
 Sale Price 399,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Residential Area  
 View  
 Site 33,681  
 Quality  
 Age



**Comparable 5**

Vacant Lot 11 - Wolford Rd  
 Prox. to Subject 3.24 miles S  
 Sale Price 479,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Residential Area  
 View  
 Site 41,953  
 Quality  
 Age



**Comparable 6**

2144 Meadow Brook Dr  
 Prox. to Subject 1.79 miles N  
 Sale Price 750,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Residential Area  
 View  
 Site 71,129  
 Quality  
 Age

**Comparables Photograph Addendum - additional illustrations for the Comparables Used**

Client	City of Clearwater						
Property Address	2998 Lake Vista Dr						
City	Clearwater	County	Pinellas	State	FL	Zip Code	33759
Appraiser	Jeffrey A. Canino - Cert Res RD7743						



**Aerial of Closed Sale Comparable #1  
Lot 1**



**Aerial of Closed Sale Comparable #2**



**Aerial of Closed Sale Comparable #3**



**Aerial of Closed Sale Comparable #4**

**Comparables Photograph Addendum - additional illustrations for the Comparables Used**

Client	City of Clearwater						
Property Address	2998 Lake Vista Dr						
City	Clearwater	County	Pinellas	State	FL	Zip Code	33759
Appraiser	Jeffrey A. Canino - Cert Res RD7743						



**Closed Sale Comparable #4**

Visual outline of the property's site situated behind a house along with its unpaved accessway with Ingress/Egress easement for the site.  
(highlighted in red)



**Aerial of ACTIVE LISTING Comparable #5**



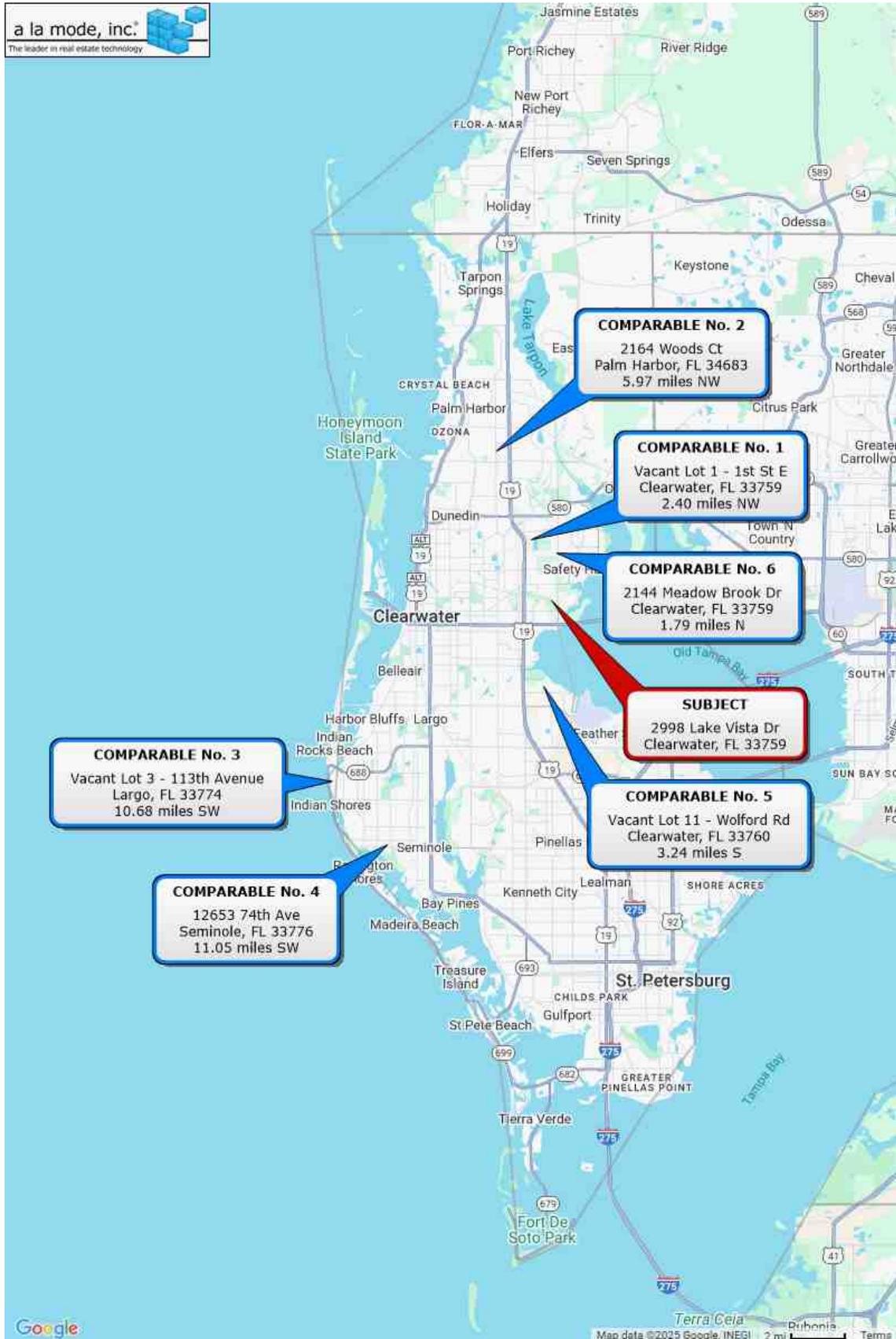
**Aerial of PENDING SALE Comparable #6**



**Aerial/Site Outline of PENDING SALE Comparable #6**

## Location Map of Subject & Comparables

Client	City of Clearwater						
Property Address	2998 Lake Vista Dr						
City	Clearwater	County	Pinellas	State	FL	Zip Code	33759
Appraiser	Jeffrey A. Canino - Cert Res RD7743						



# Aerial Map of Kapok Municipal Park



**Aerial Map of Neighboring Parcel (Park-owned by City of Clearwater)**



**Subject Property Plat/Parcel Map**



# Aerial Map



**Aerial Map - from different angle**



# Zoning Map



# Zoning Legend

## Legend



### Parcels

Parcels (Clearwater)



### Zoning

Zoning



C



D



HDR



HDR-NCOD Island Est.



I



I-NCOD Island Est.



IRT



LDR



LDR-NCOD Coachman R



LMDR



LMDR-NCOD Coachman R



LMDR-NCOD Island Est.



MDR



MDR-NCOD Island Est.



MHDR



MHDR-NCOD Island Est.



MHP



O



OS/R



P



T



US 19

### Service Area

Enclave



Unincorporated

Service Area



City of Clearwater Service Area

# FEMA Flood Map



# FEMA Flood Map

Client	City of Clearwater				
Property Address	2998 Lake Vista Dr				
City	Clearwater	County	Pinellas	State	FL
Appraiser	Jeffrey A. Canino - Cert Res RD7743				
				Zip Code	33759



# Flood Zone Determination



REALIST

Dashboard Search

2998 Lake Vista Dr, Clearwater, FL 33759-3411, Pinellas County ☆

APN 08-29-16-00000-410-0100

CLIP 4316122622

< BACK

PROPERTY DETAILS

COMPARABLES

MARKET TRENDS

NEIGHBORS

NEIGHBORHOOD PROFILE

FLOOD MAP

STANDARD FLOOD MAP

UPGRADE FLOOD MAP REPORT

Standard Flood Map

## Flood Zone Determination ⓘ

Flood Zone Determination

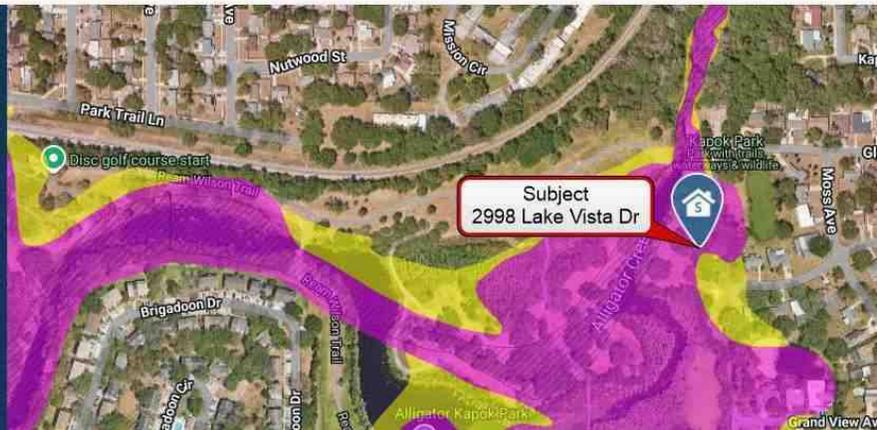
# IN

Flood Zone Legend ⓘ

● X500 or BZone

● A Zone

● V Zone

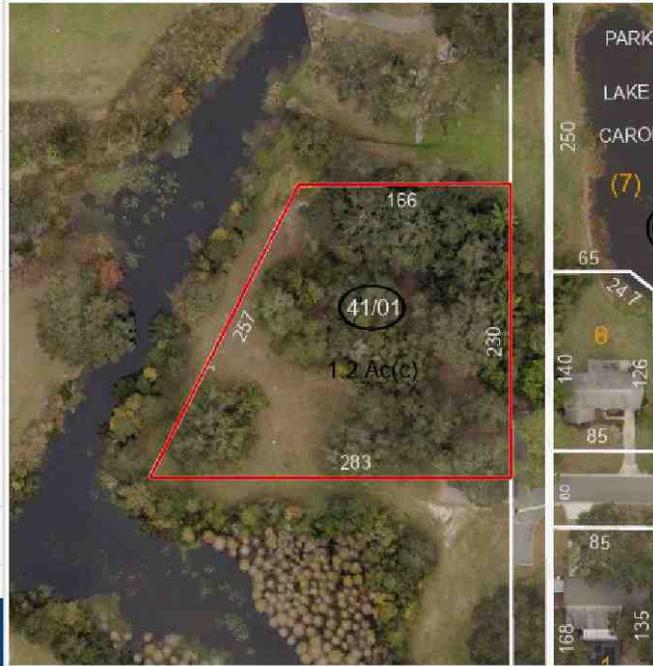




Pinellas County Property Appraiser - [www.pcpao.gov](http://www.pcpao.gov)

Generated on 01/15/2025 00:38 AM

Parcel Summary (as of 15-Jan-2025)			Parcel Map
Parcel Number <b>08-29-16-00000-410-0100</b>			
Owner Name BRINSON, RACHAEL ANNE			
Property Use 0090 Vacant Residential Land w/XFSB			
Site Address 2998 LAKE VISTA DR CLEARWATER, FL 33759			
Mailing Address 720 5TH ST S SAFETY HARBOR, FL 34695-3929			
Legal Description PART OF NE 1/4 OF SE 1/4 OF SEC 8-29-16 DESC AS FROM NE COR OF SE 1/4 OF SEC TH S00D14'20"W 363FT FOR POB TH S00D 14'20"W 230FT TH N89D 20'32"W 283FT			
Current Tax District CLEARWATER (CW)			
Year Built			
<b>Living SF</b>	<b>Gross SF</b>	<b>Living Units</b>	<b>Buildings</b> 0



Exemptions				Property Exemptions & Classifications No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
Year	Homestead	Use %	Status	
2026	No	0%		
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22911/2161	\$510,400	<a href="#">268.18</a>	<a href="#">C</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	/

2024 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$434,665	\$429,873	\$429,873	\$434,665	\$429,873

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	N	\$521,565	\$390,794	\$390,794	\$521,565	\$390,794
2022	N	\$501,240	\$355,267	\$355,267	\$501,240	\$355,267
2021	N	\$424,011	\$322,970	\$322,970	\$424,011	\$322,970
2020	N	\$293,609	\$293,609	\$293,609	\$293,609	\$293,609
2019	N	\$232,307	\$79,878	\$79,878	\$232,307	\$79,878

**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
<a href="#">View 2024 Tax Bill</a>	18.9481	(CW)

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
28-Aug-2024	\$100	<u>U</u>	V	BRINSON FRANK D EST	BRINSON RACHAEL ANNE	22911/2161
06-Sep-2019	\$100	<u>U</u>	V	BRINSON DON A	BRINSON STACEY ANN PERSONAL REP	20685/0855
30-May-2017	\$100	<u>U</u>	V	BRINSON STACEY ANN	BRINSON FRANK D	19654/0234
10-Apr-2015	\$0	<u>U</u>	V	BRINSON VENIE W	BRINSON VENIE W	18789/1675
19-Nov-2007	\$100	<u>U</u>	I	BRINSON VENIE W	BRINSON, VENIE W	16057/2289

**2024 Land Information**

Land Area: $\cong$ 51,527 sf   $\cong$ 1.18 acres	Frontage and/or View: Park/Cons/Pres	Seawall: No
---	--------------------------------------	-------------

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant	257x224	\$2,325	257.00	FF	.8680	\$518,652

**2024 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	0.00	595.0	\$0	\$0	1995
SHED	0.00	100.0	\$0	\$0	1965

**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
<a href="#">BCP2013-09399</a>	DEMOLITION	09/23/2013	\$5,500

**Subject's Pinellas County Tax Collector Paid Tax Bill**

**Adam Ross, Pinellas County Tax Collector**  
 P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2024 REAL ESTATE TAX**

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)  
 • E-check - \$1.50 • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2024			
Pay this Amount	\$7846.25			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R88351		CW

BRINSON, RACHAEL ANNE  
 720 5TH ST S  
 SAFETY HARBOR, FL 34695

PARCEL NO.: 08/29/16/00000/410/0100  
 SITE ADDRESS: 2998 LAKE VISTA DR, CLEARWATER  
 PLAT: UNREC  
 LEGAL:  
 PART OF NE 1/4 OF SE 1/4  
 OF SEC 8-29-16 DESC AS  
 FROM NE COR OF SE 1/4  
 OF SEC TH S00D1  
 SEE ADDITIONAL LEGAL ON TAX ROLL

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5947	429,873	0	429,873	1,975.14
HEALTH DEPARTMENT	0.0713	429,873	0	429,873	30.65
EMS	0.8050	429,873	0	429,873	346.05
SCHOOL-STATE LAW	3.0740	434,665	0	434,665	1,336.16
SCHOOL-LOCAL BD.	2.7480	434,665	0	434,665	1,194.46
CLEARWATER	5.8850	429,873	0	429,873	2,529.80
SW FLA WTR MGMT.	0.1909	429,873	0	429,873	82.06
PINELLAS COUNTY PLN.CNCL.	0.0200	429,873	0	429,873	8.60
JUVENILE WELFARE BOARD	0.8250	429,873	0	429,873	354.65
SUNCOAST TRANSIT AUTHORITY	0.7342	429,873	0	429,873	315.61
<b>TOTAL MILLAGE</b>	<b>18.9481</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$8,173.18</b>

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
<b>GROSS NON-AD VALOREM ASSESSMENTS</b>	<b>\$0.00</b>

**TAXES BECOME DELINQUENT APRIL 1ST**      **COMBINED GROSS TAXES AND ASSESSMENTS**      **\$8,173.18**

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**Adam Ross, Pinellas County Tax Collector**  
 Pay in U.S. funds to **Pinellas County Tax Collector**  
 P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2024 REAL ESTATE TAX**

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)  
 • E-check - \$1.50 • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2024			
Pay this Amount	\$7846.25			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R88351		CW

BRINSON, RACHAEL ANNE  
 720 5TH ST S  
 SAFETY HARBOR, FL 34695

PARCEL NO.: 08/29/16/00000/410/0100  
 SITE ADDRESS: 2998 LAKE VISTA DR, CLEARWATER  
 PLAT: UNREC  
 LEGAL:  
 PART OF NE 1/4 OF SE 1/4  
 OF SEC 8-29-16 DESC AS  
 FROM NE COR OF SE 1/4  
 OF SEC TH S00D1  
 SEE ADDITIONAL LEGAL ON TAX ROLL

Duplicate N/A 01/15/2025  
 Paid 11/25/2024    Receipt # 952-24-TAX-070174    \$7,846.25

**Subject's 08/28/2024 recorded Deed Transfer - Page 1**

I#: 2024223529 BK: 22911 PG: 2161, 09/04/2024 at 11:32 AM, RECORDING 2 PAGES  
\$18.50 D DOC STAMP COLLECTION \$0.70 KEN BURKE, CLERK OF COURT AND  
COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLK102878

This Instrument was prepared by and returned to:  
Christina Green Rankin, Esquire  
1010 Drew Street  
Clearwater, FL 33755

Property Appraiser's  
Parcel Identification No: 08-29-16-00000-410-0100

**PERSONAL REPRESENTATIVE'S RELEASE AND CERTIFICATE OF  
DISTRIBUTION OF REAL PROPERTY AND PERSONAL  
REPRESENTATIVE'S DISTRIBUTIVE DEED  
(Single Individual Personal Representative)**

**THIS INDENTURE** is made this 28<sup>th</sup> day of August, 2024 by and between STACEY ANN KEYS, f/k/a STACEY ANN BRINSON, 720 5th Street South, Safety Harbor, Florida 34695, the duly qualified and acting Personal Representative of the Estate of FRANK DAVID BRINSON, a/k/a FRANK D. BRINSON, deceased, party of the first part, and RACHAEL ANNE BRINSON, a single woman, whose post office address is 720 5<sup>th</sup> Street South, Safety Harbor, FL 34695, party of the second part.

WITNESSETH:

**WHEREAS**, FRANK DAVID BRINSON, a/k/a FRANK D. BRINSON, died intestate as a resident of Pinellas County, Florida on July 12, 2017, seized and possessed of the real property hereinafter described, or received the same from other persons through deeds conveyed to the said estate during administration thereof; and

**WHEREAS**, title to said property owned by the decedent at death vested by operation of law in the party of the second part as of the date of said decedent's death, as sole intestate heir pursuant to the provisions of Sections 732.101, et seq., Florida Statutes, as will more fully appear from the proceedings in Circuit Court for Pinellas County, Florida, Probate Division in File No. 17-009498-ES, subject only to the right of the party of the first part under Florida Statutes section 733.607 and 733.608 to take possession or control of the property and to use, sell, encumber or otherwise exercise control over the Property for the payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of administration; to enforce contribution and equalize advancement; and for distribution; and

**WHEREAS**, title to the said property received by the decedent's estate is now also ready for distribution to the party of the second part as the sole heir entitled to the estate as provided under the said Statutes and pursuant to Section 733.612; and

**WHEREAS**, the party of the first part has determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the said party of the second part and wishes to evidence the release of the property from all rights and powers of the personal representative and acknowledge that the Property is vested in RACHAEL ANNE BRINSON free of all rights of the personal representative;

**NOW, THEREFORE**, in consideration of the foregoing and in connection with the distribution of the Estate of said decedent, the party of the first part has released to the party of the second part all rights and powers of the personal representative and hereby grants, conveys, releases, and confirms unto RACHAEL ANNE BRINSON, the party of the second part, her heirs and assigns forever, all of the interest of said decedent and of the said decedent's estate in and to the real property situated in Pinellas County, Florida, more particularly described as follows:

That part of the NE 1/4 of the SE 1/4 of Section 8, Township 29 S., Range 16E., described as follows:

From the NE corner of the SE 1/4 of Section 8, Township 29 S., Range 16 E., run thence S 0° 14' 20" W., along the section line, 363.0

Subject's 08/28/2024 recorded Deed Transfer - Page 2

PINELLAS COUNTY FL OFF. REC. BK 22911 PG 2162

feet for the Point of Beginning: thence continue S 0°14' 20" W., along the section line, 230.0 feet; thence N 89°20' 32" W., 283.0 feet; thence N 27° 17' 14" E., 257.28 feet; thence S 89° 20' 32" E., 166.0 feet to the Point of Beginning.

Property Appraiser Parcel Identification #08-29-16-00000-410-0100  
Property Address: 2998 Lake Vista Drive, Clearwater, Florida 33759

**TOGETHER** with all and singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to that real property which the decedent had during his lifetime and received by the estate after his death, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year.

**TO HAVE AND TO HOLD** all and singular the above granted premises, together with the appurtenances and every part thereof, unto the part of the second part, her successors or assigns forever.

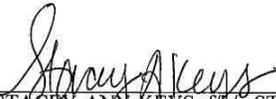
Because this Deed is given to evidence the distribution of assets of a decedent's Estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

**IN WITNESS WHEREOF**, the undersigned, as Personal Representative of the Estate of said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed, and delivered in the presence of:

  
Witness: Karen DiLeone  
1010 Drew Street  
Clearwater, Florida 33755

  
Witness: Nicole Creamer  
1010 Drew Street  
Clearwater, Florida 33755

  
STACEY ANN KEYS, f/a STACEY ANN BRINSON, as Personal Representative of the Estate of FRANK DAVID BRINSON a/k/a FRANK D. BRINSON  
720 5<sup>TH</sup> Street South  
Safety Harbor, Florida 34695

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of x physical presence or    online notarization, this 28 day of August, 2024 by STACEY ANN KEYS f/k/a STACEY ANN BRINSON, as Personal Representative of the Estate of FRANK DAVID BRINSON, a/k/a FRANK D. BRINSON, who is personally known to me or has produced Florida house type of identification.

Christina Maria Rankin  
Comm.: HH 188694  
Expires: Jan. 9, 2026  
Notary Public - State of Florida

  
NOTARY PUBLIC STATE OF FLORIDA

# Appraiser License/Certification



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](http://MyFloridaLicense.com)

ISSUED: 12/04/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

