



APPRAISAL DEVELOPMENT INTERNATIONAL, INC

PO Box 1212, Tampa FL 33601  
Tel: Pinellas (727) 726-8811 Hillsborough (813) 258-5827  
Toll Free 1-888-683-7538 Fax: (813) 258-5902

[www.appraisaldevelopment.com](http://www.appraisaldevelopment.com)

**RESTRICTED  
APPRAISAL REPORT  
Of  
558 28<sup>th</sup> STREET SOUTH  
& VACANT LAND  
ST. PETERSBURG, FL 33712  
PINELLAS COUNTY**



FOR:

**BY THE WORD OF FAITH CHURCH INC**

St Petersburg, Florida

EFFECTIVE DATE

January 23<sup>rd</sup>, 2019

Our File # 19010



APPRAISAL DEVELOPMENT INTERNATIONAL, INC

PO Box 1212, Tampa FL 33601  
Tel: Pinellas (727) 726-8811 Hillsborough (813) 258-5827  
Toll Free 1-888-683-7538 Fax: (813) 258-5902

[www.appraisaldevelopment.com](http://www.appraisaldevelopment.com)

January 30<sup>th</sup>, 2019

Bishop Willie Sands  
By the Word of Faith Church Inc  
558 28<sup>th</sup> St S  
St. Petersburg, FL 33712

**RE: CHURCH PROPERTY, 558 28<sup>TH</sup> ST S, ST.PETERSBURG FL 33712**

OUR FILE # 19010

Dear Bishop Sands,

Thank you for the opportunity to provide appraisal services for the above referenced property. It is my understanding that I am appraising the real estate in a **Restricted Appraisal Report** format for establishing the *"As Is" Market Value in Fee Simple* for listing purposes as of my inspection of January 23<sup>rd</sup>, 2019.

A statement of Scope, Limiting Conditions and Certification can be found in the addenda. Since this is a Restricted Appraisal Report, we are obligated to remind you that the report cannot be understood properly without additional information in our work files. Following therefore is a brief outline of our findings.

Sincerely,

A handwritten signature in blue ink, appearing to read 'P. Willies', with a stylized flourish extending to the right.

Paul T. Willies,  
State-Certified General Real Estate Appraiser # RZ2762

<b>Client/Intended users:</b>	Bishop Willie Sands By the Word of Faith Church Inc 558 28 <sup>th</sup> St S St. Petersburg, FL 33712
<b>Intended use:</b>	For the sole use by the client in establishing the <i>“As Is” Market Value in Fee Simple</i> of the subject real estate for listing purposes as of the day of inspection on January 23 <sup>rd</sup> , 2019. This report is not intended for any other use. The appraiser is not responsible for unauthorized use of this report.
<b>Competency of the Appraiser:</b>	The Appraisers’ specific qualifications are included within this report. These qualifications serve as evidence of competence for the completion of this appraisal assignment in compliance with the competency provision in USPAP. The appraisers’ knowledge and experience, combined with his professional qualifications, are commensurate with the complexity of the assignment. The appraiser has previously provided consultation and value estimates for similar properties in Brevard, Miami-Dade, Collier, Monroe, Manatee, Sarasota, Highland, Hillsborough, Pinellas, and Pasco Counties.
<b>Disclosure of previous interest (if any) in the prior three years:</b>	I have had no interest in the property in the prior three years or been involved in any aspect of marketing, consultancy, or any position of ownership or management regarding the subject of this appraisal.
<b>Type of Appraisal:</b>	This report is a Restricted Appraisal Report in accordance with Standard Rule 2-2 (b) of the Uniform Standards of Professional Appraisal Practice 2018-2019 edition. As such, it presents no discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser’s opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser’s file.
<b>Objective of the Assignment:</b>	To develop an opinion of the <i>“As Is” Market Value in Fee Simple</i> of the subject real estate as set forth in this appraisal report.
<b>Effective date:</b>	January 23 <sup>rd</sup> , 2019
<b>Date of inspection:</b>	January 23 <sup>rd</sup> , 2019
<b>Date of report:</b>	January 30 <sup>th</sup> , 2019

**Scope of work:** Refer to the attached Scope and Limiting Conditions.

**Identification of real estate:** 558 28<sup>th</sup> St S  
St. Petersburg, FL 33712

Pinellas County Parcel # 23-31-16-17298-008-0090

Vacant Parcels

Pinellas County Parcel # 23-31-16-17298-010-00140  
# 23-31-16-17298-010-00130  
# 23-31-16-17298-010-00120  
# 23-31-16-17298-010-00110  
# 23-31-16-17298-010-00100  
# 23-31-16-17298-010-00090

**Jurisdiction:** City of St. Petersburg

**Property Type:** Church/Vacant Land

**Ownership:** According to Pinellas County Property Appraiser the property is owned by:

By the Word of Faith Church, Inc  
558 28<sup>th</sup> St S  
St. Petersburg, FL 33712

**Site Description:**



The following is a brief description of the property, please see photographs and county records for more detail. The property has not been currently surveyed.

The subject property consists of two sections. The north section bordered to the north by Emerson Ave S to the east by a city alleyway, and to the south 6<sup>th</sup> Ave S consists of 21,600 Sq. Ft. (.49 acres) with 270 feet frontage on 28<sup>th</sup> Street S. – the property is flat, at street grade, and cleared – the northern portion (lots 12-14) improved with the church building.

The second section is comprised of 6 individual lots between 6<sup>th</sup> Ave S to the north, City Alleyway to the east, and Terminal Drive South to the south with 270 feet frontage on 28<sup>th</sup> St S with a total of 21,600 Sq. Ft. (0.49 acres). The property is flat, at street grade and cleared with some mature palms along the east boundary.

At the time of inspection there was no unusual soil or subsoil condition or any noticeable or obvious signs of the presence of hazardous substances. However, we are not experts in the detection and analysis of such conditions and should not be relied upon for such determinations.

#### **Improvements:**



The property is improved with a 1956 built 6,415 GSF (5,875 leasable SF) masonry frame and stucco church building with new metal gabled roof on a cement slab foundation. The building is divided between the main sanctuary that can seat 200, supporting offices, nursery, men's and women's 2-stall restrooms, and fellowship hall with kitchen. The building is considered in average condition.

<b>Ingress/Egress:</b>	Vehicle access to the property is available from 28 <sup>th</sup> Street S and adjoining roads.
<b>Parking:</b>	14 + 1 handicapped marked spaces – plus additional grass parking.
<b>Floor Area Ratio (FAR):</b>	0.30
<b>Neighborhood:</b>	The subject is located in South St Petersburg in the Dome Industrial Park Community Redevelopment Area (DIP) in the City's 5.5- square mile Midtown district. The 158.6-acre DIP area is bounded roughly by I-275 on the east and south, 1st Avenue South on the north and 34th Street South on the west. It includes the bulk of the area designated in March 1999 by the City Council as the "Dome Industrial Park Plan," with the exception of the DIP Pilot Project Site because it has already been designated as a community redevelopment area. It also extends the DIP boundaries south of Fairfield Avenue South from 28th Street South to 31st Street South and west to 34th Street South.
<b>Utilities:</b>	Water, sewer, waste and emergency services by City of St. Petersburg. Electric, Cable readily available.
<b>Zoning/Land Use:</b>	IT – Industrial Traditional.
<b>Census Tract:</b>	Tract 218 Block Group 2057 Block 2
<b>Flood Zone:</b>	Zone X City of St. Petersburg FIRM Map Number 12103C0218G Effective Date September 3, 2003
<b>Legal Description:</b>	<p>Lots 9, 10, 11, 12, 13 and 14, Block "H", COLONIAL ANNEX, according to the Plat thereof, as recorded in Plat Book 4, Page 65, Public Records of Pinellas County, Florida.</p> <p>Lots 9, 10, 11, 12, 13 and 14, all in Block "J", of COLONIAL ANNEX, according to the Plat thereof, as recorded in Plat Book 4, Page 65, Public Records of Pinellas County, Florida.</p>

**Tax Value:**

Parcel # 23-31-16-17298-008-0090

	2018	%	2017	%	2016	%	2015	%	2014
Market Value:	\$447,758	10.00%	\$407,053	10.00%	\$370,048	-0.32%	\$371,223	10.73%	\$335,259
Assessed Value:	\$447,758	10.00%	\$407,053	10.00%	\$370,048	0.34%	\$368,785	10.00%	\$335,259
Exempt:	\$447,758	10.00%	\$407,053	10.00%	\$370,048	0.34%	\$368,785	10.00%	\$335,259
Millage Rate:	21.7154	-1.36%	22.0150	-1.37%	22.3213	-2.04%	22.7869	-0.38%	22.8749
Ad Valorem:	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00
Non Ad Valorem:	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00
Total:	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00
Paid/Due:	NA		NA		NA		NA		NA

**6 vacant Parcels**

	2018	%	2017	%	2016	%	2015	%	2014
Market Value:	\$275,400	7.14%	\$257,040	143.48%	\$105,570	4.55%	\$100,980	22.22%	\$82,620
Assessed Value:	\$120,966	10.00%	\$109,968	10.00%	\$99,972	10.00%	\$90,882	10.00%	\$82,620
Exempt:	\$109,968	0.00%	\$109,968	10.00%	\$99,972	10.00%	\$90,882	10.00%	\$82,620
Millage Rate:	21.7154	-1.36%	22.0150	-1.37%	22.3213	-2.04%	22.7869	-0.38%	22.8749
Ad Valorem:	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00
Non Ad Valorem:	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00
Total:	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00
Paid/Due:	NA		NA		NA		NA		NA

**Sales History:**

There have been no sales in the previous five years. The main parcel was purchased Jan 9, 1998 for a recorded \$45,800. The 6 parcels to the south purchased July 24, 2001 for \$75,000.

**Extraordinary assumptions:**

None.

**Hypothetical conditions:**

None

**Real property interest valued:**

Fee Simple.

**Highest and Best Use:**

Hold for future development.

**Estimated Exposure Time****And Marketing Period:**

6-9 months.



### **Opinion of Value**

Based on the Sales Approach to value, it is my opinion that the Market Value in Fee Simple of the subject real estate as of January 23<sup>rd</sup>, 2019 for listing purposes was:

558 28<sup>th</sup> Street S - Lots 9, 10, 11, 12, 13 and 14, Block "H"

**SEVEN HUNDRED & ELEVEN THOUSAND DOLLARS ®  
( \$711,000 )**

6 vacant industrial parcels - Lots 9, 10, 11, 12, 13 and 14, Block "J"

**THREE HUNDRED & TWENTY-FOUR THOUSAND DOLLARS ®  
( \$324,000 )**

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'P. Willies', with a stylized flourish extending to the right.

Paul T. Willies  
State-Certified General Real Estate Appraiser #RZ2762



## **ADDENDA**

- Scope of Work
- Limiting Conditions
- Certification
- Definitions
- Subject Photos
- County Records
- Zoning
- Improved Sales Summary
- Vacant Industrial Land Summary
- Census Data
- Flood Map
- Comparison of Appraisal Formats
- Qualifications of Appraiser

## Scope of the Appraisal

The scope of work applied to this specific appraisal assignment is summarized below.

In the preparation of this report, the appraisal problem was identified; that being the client, intended use, intended users, type and definition of value opinion, effective date of the opinion and conclusion, subject of the assignment and relevant characteristics about that subject, and the assignment conditions. A solution to the appraisal problem (scope of work) was planned, and then implemented so as to arrive at a credible result.

This report utilizes the Sales Approach to valuation.

I have been engaged by Bishop Willie Sands on behalf of By the Word of Faith Church Inc. to prepare a Restricted Appraisal Report to value the *"As Is" Market Value in Fee Simple* of the subject real estate for listing purposes.

I personally inspected the property January 23<sup>rd</sup>, 2019 for condition and location.

I have reviewed county records in Pinellas County.

I have taken extensive photographs to illustrate the overall condition of the property, a selection of which are presented in the addenda.

I have valued the property based on the sales approach, researching sales and listings of similar industrial buildings and vacant land in the district.

I have further researched the five-year tax history, flood zone, and census tract.

As owner occupied, we have not developed the income approach, nor considered the cost approach due to the age of the building.

The final estimate and reconciliation of the approaches used, has been produced for my client to estimate the *"As Is" Market Value* for listing purposes.

## General Assumptions and Limiting Conditions

This report has been prepared under the following general assumptions and limiting conditions:

1. Information furnished by others is assumed to be true, factually correct and reliable. No effort has been made to verify such information and I assume no responsibility for its accuracy. Should there be any material error in the information provided to me; the results of this report are subject to review and revision.
2. All mortgages, liens and encumbrances have been disregarded unless specified within this report. The subject property is analyzed as though under responsible ownership and competent management. It is assumed in this analysis that there were no hidden or unapparent conditions of the property, subsoil or structures, including hazardous waste conditions, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that may be required to discover them. No responsibility is assumed for legal matters existing or pending, nor is opinion rendered as to title, which is assumed to be good.
3. I have assumed that no hazardous waste exists on or in the subject property unless otherwise stated in this report. I did not observe the existence of hazardous material, which may or may not be present on the property. I have no knowledge of the existence of such materials on or in the subject property. I however, am not qualified to detect such substance or detrimental environmental conditions. The value estimate rendered in this report is predicated upon the assumption that there is no such material on or affecting the property that would cause a diminution in value. I assume no responsibility or environmental engineering knowledge required to discover it. You are urged to retain an expert in the field if so desired.
4. It is assumed that there is full compliance with all applicable federal, state and local environmental regulation and laws unless non-compliance is noted.
5. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and or analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more elements of the ADA. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of the ADA in estimating the value of the subject property.
6. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined and considered in the analysis.
7. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimated contained in this report is based.
8. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all nor any part of the contents of this report (especially on conclusions as to value,

my identity or the identity of the firm with which I am connected) shall be disseminated to the public through advertising, public relations, news, sales or other media without my prior written consent and approval. This appraisal report is intended for use in its entirety. Individual pages or sections of the report should not be used separately from the rest of the report.

9. Unless prior arrangements have been made, I, by reason of this report, are not required to give further consultation or testimony, or to be in attendance in court with reference to the property that is the subject of this report without prior financial arrangements.
10. This report constitutes a Complete Appraisal presented in a Restricted Appraisal Report format.
11. We have made no legal survey nor have we commissioned one to be prepared. Therefore, reference to a sketch, plat, diagram or previous survey appearing in the report is only for the purpose of assisting the reader to visualize the property.
12. The Bylaws and Regulations of the Appraisal Institute cover disclosure of the contents of this report.
13. The authentic copies of this report are signed in ink and are printed on white paper. Electronic signatures may also be utilized in this report. The Uniform Standards Board state that electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper report (the term "Written Records" includes information stored on electronic, magnetic or other media). Any copy that does not have the above is unauthorized and may have been altered.
14. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise noted.
15. The property is appraised as if free and clear of any or all liens or encumbrances unless otherwise stated.
16. Responsible ownership and competent property management are assumed.
17. It is assumed that the use of the land and improvements are confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
18. By the receipt and implied acceptance of this report, the addressee recognizes the obligation for timely remittance of associated professional fees in full. Furthermore, any claims against me, for whatever reason, are limited to the amount of said fees. My responsibility is limited to **By the Word of Faith Church Inc** and does not extend to any third party.

## Certification

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

- the statements of fact contained in this report are true and correct.
- the reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
- 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
- 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 requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant appraisal, appraisal review, or appraising consulting assistance to the person signing this certification.



Paul T Willies  
State-Certified General Real Estate Appraiser #RZ2762

Date: January 30<sup>th</sup>, 2019

## **Definitions**

### **MARKET VALUE**

The *market value* is described herein as defined by agencies that regulate federal financial institutions as:

“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 consummation of a sale as of a specified date and 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 think is their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States 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.” <sup>(1)</sup>

### **FEE SIMPLE**

*Fee Simple Estate* is defined as the “absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.”<sup>(1)</sup>

### **EXTRAORDINARY ASSUMPTION**

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions. <sup>(2)</sup>

*Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.*

### **HYPOTHETICAL CONDITION**

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. <sup>(2)</sup>

*Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.*

(1) 7 Title XI - Financial Institutions Reform, Recovery and Enforcement Act of 1989 ("FIRREA"), (Pub.L.No.101-73, Title XI, 103 Stat. 511 (1989); 12 U.S.C. 3310, 3331-3351, as subsequently amended; Interagency Appraisal and Evaluation Guidelines dated December 2, 2010; The Appraisal of Real Estate, Appraisal Institute, 14th Edition, 2013, Page 59.

(2) USPAP 2018-2019 Definition

## Subject Photos



28<sup>th</sup> Street looking south



28<sup>th</sup> Street looking north





Looking NE from SW corner of property



Looking east from SW corner of property



Looking west from SE corner of property



Looking NW from SE corner of property





Looking north along alleyway from SE corner of property



Looking south along alleyway from NE corner of property



Looking SW from NE corner of property



Looking west from NE corner of property





Looking east from NW corner of property



Looking SE from NW corner of property



Subject building looking NE



Subject building looking NW





Air-handlers on east side of building



Additional air-handlers





Utility meter



Foyer



View across sanctuary





Stage



Sound control room



Women's two-stall restroom



Men's two-stall restroom





Central corridor



Utility room



Meeting room



Additional utility room



Storage/office



Nursery





Fellowship hall



Kitchen



Administration office



Pastor's office



28<sup>th</sup> Street looking south



28<sup>th</sup> Street looking north





Looking NE from SW corner of vacant parcels



Looking east from SW corner of vacant parcels



Looking west from SE corner of vacant parcels



Looking NW from SE corner of vacant parcels





Looking north along alleyway from SE corner of vacant parcels



Looking south from NE corner of vacant parcels



Looking SW from NE corner of vacant parcels



Looking west from NE corner of vacant parcels





Looking east from NW corner of vacant parcels



Looking SE from NW corner of vacant parcels

23-31-16-17298-008-0090

[Compact Property Record Card](#)[Tax Estimator](#)**Updated January 26, 2019**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address <a href="#">Change Mailing Address</a>	Site Address
BY THE WORD OF FAITH CHURCH INC 558 28TH ST S ST PETERSBURG FL 33712-1569	558 28TH ST S ST PETERSBURG



[Property Use:](#) 7153 (Church, Church School, Church Owned Building  
(Parsonage code 0110), Salvation Army, Missions)

Total Heated SF:  
5,875

Total Gross SF:  
6,415

[click here to hide] [Legal Description](#)

COLONIAL ANNEX BLK H, LOTS 9 THRU 14 INCL

<a href="#">File for Homestead Exemption</a>			2019 Parcel Use
Exemption	2019	2020	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	Yes	Yes	Classified Agricultural: No
Historic:	No	No	

**Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)**

Most Recent Recording	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
09958/2624	<a href="#">Sales Query</a>	121030218002	NON EVAC	<a href="#">Compare Preliminary to Current FEMA Maps</a>	4/65

**2018 Interim Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value / Non-HX Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2018	\$544,479	\$447,758	\$0	\$0	\$0

**[click here to hide] Value History as Certified (yellow indicates correction on file)**

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2017	No	\$526,240	\$407,053	\$0	\$0	\$0
2016	No	\$370,048	\$370,048	\$0	\$0	\$0
2015	No	\$371,223	\$368,785	\$0	\$0	\$0
2014	No	\$335,259	\$335,259	\$0	\$0	\$0
2013	No	\$319,736	\$319,736	\$0	\$0	\$0
2012	No	\$306,782	\$306,782	\$0	\$0	\$0
2011	No	\$306,582	\$305,194	\$0	\$0	\$0
2010	No	\$277,449	\$277,449	\$0	\$0	\$0
2009	No	\$321,257	\$321,257	\$0	\$0	\$0
2008	No	\$353,400	\$353,400	\$0	\$0	\$0
2007	No	\$351,400	\$351,400	\$0	N/A	\$0
2006	No	\$177,800	\$177,800	\$0	N/A	\$0
2005	No	\$101,900	\$101,900	\$0	N/A	\$0
2004	No	\$89,300	\$89,300	\$0	N/A	\$0
2003	No	\$73,100	\$73,100	\$0	N/A	\$0
2002	No	\$66,200	\$66,200	\$0	N/A	\$0
2001	No	\$53,900	\$53,900	\$0	N/A	\$0
2000	No	\$53,900	\$53,900	\$0	N/A	\$0
1999	No	\$51,700	\$51,700	\$0	N/A	\$0
1998	No	\$62,900	\$62,900	\$62,900	N/A	\$62,900
1997	No	\$56,300	\$56,300	\$56,300	N/A	\$56,300
1996	No	\$71,200	\$71,200	\$71,200	N/A	\$71,200

<b>2018 Tax Information</b>		<b>Ranked Sales</b> <a href="#">(What are Ranked Sales?)</a> <a href="#">See all transactions</a>																								
<a href="#">2018 Tax Bill</a> 2018 Final Millage Rate: 21.7154 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 new <a href="#">Tax Estimator</a> to estimate taxes under new ownership.		Tax District: <a href="#">SP</a> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr> <td>09 Jan 1998</td> <td>09958 / 2624</td> <td>\$45,800</td> <td>U</td> <td>I</td> </tr> <tr> <td>23 Jan 1997</td> <td>09588 / 1403</td> <td>\$64,000</td> <td>Q</td> <td>I</td> </tr> <tr> <td>23 Jun 1988</td> <td>06773 / 1395</td> <td>\$86,600</td> <td>M</td> <td></td> </tr> </tbody> </table>					Sale Date	Book/Page	Price	Q/U	V/I	09 Jan 1998	09958 / 2624	\$45,800	U	I	23 Jan 1997	09588 / 1403	\$64,000	Q	I	23 Jun 1988	06773 / 1395	\$86,600	M	
Sale Date	Book/Page	Price	Q/U	V/I																						
09 Jan 1998	09958 / 2624	\$45,800	U	I																						
23 Jan 1997	09588 / 1403	\$64,000	Q	I																						
23 Jun 1988	06773 / 1395	\$86,600	M																							


<b>2018 Land Information</b>						
Seawall: No		Frontage: None		View:		
<a href="#">Land Use</a>	<a href="#">Land Size</a>	<a href="#">Unit Value</a>	<a href="#">Units</a>	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a>	<a href="#">Method</a>
Churches (71)	270x80	15.00	21600.0000	1.0000	\$324,000	SF

[click here to hide] **2019 Building 1 Structural Elements** [Back to Top](#)

Site Address: 558 28TH ST S

Building Type: **Offices**  
 Quality: **Average**  
 Foundation: **Continuous Footing**  
 Floor System: **Slab On Grade**  
 Exterior Wall: **Concrete Blk/Stucco**  
 Roof Frame: **Gable Or Hip**  
 Roof Cover: **Composition Shingle**  
 Stories: **1**  
 Living units: **0**  
 Floor Finish: **Carpet Combination**  
 Interior Finish: **Dry Wall**  
 Fixtures: **6**  
 Year Built: **1956**  
 Effective Age: **46**  
 Cooling: **Heat & Cooling Pkg**



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information		
Description	Building Heated SF	Gross Area SF
<a href="#">Open Porch</a>	0	540
<a href="#">Base</a>	5,875	5,875
Total Building Heated SF: <b>5,875</b>		Total Gross SF: <b>6,415</b>

[click here to hide] 2019 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
CONC PAVE	\$6.00	3,250.00	\$19,500.00	\$19,500.00	0

[click here to hide] 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="#">17-06000511</a>	SPECIAL USE	09 Jun 2017	\$100
<a href="#">16-03000486</a>	SPECIAL USE	09 Mar 2016	\$800
<a href="#">12-12000761</a>	PARTIAL DEMO	28 Dec 2012	\$2,000
<a href="#">03-3001591</a>	ROOF	17 Apr 2003	\$4,000
<a href="#">02-02001385</a>	ROOF	22 Mar 2002	\$25,000





[illegible]

23-31-16-17298-010-0140

[Compact Property Record Card](#)

[Tax Estimator](#)

**Updated January 26, 2019**

[Email](#) [Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address <a href="#">Change Mailing Address</a>	Site Address
BY THE WORD OF FAITH CHURCH INC 558 28TH ST S ST PETERSBURG FL 33712-1569	28TH ST S ST PETERSBURG



[Property Use:](#) 4000 (Vacant Industrial Land)

Total Heated SF:

Total Gross SF:

[click here to hide] **Legal Description**

COLONIAL ANNEX BLK J, LOT 14

<a href="#">File for Homestead Exemption</a>			2019 Parcel Use
Exemption	2019	2020	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	Yes	Yes	Classified Agricultural: No
Historic:	No	No	

**Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)**

Most Recent Recording	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
11490/2418		121030218002	NON EVAC	<a href="#">Compare Preliminary to Current FEMA Maps</a>	4/65

**2018 Interim Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value / Non-HX Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2018	\$45,900	\$20,161	\$0	\$0	\$0

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2017	No	\$42,840	\$18,328	\$0	\$0	\$0
2016	No	\$17,595	\$16,662	\$0	\$0	\$0
2015	No	\$16,830	\$15,147	\$0	\$0	\$0
2014	No	\$13,770	\$13,770	\$0	\$0	\$0
2013	No	\$13,770	\$13,770	\$0	\$0	\$0
2012	No	\$13,770	\$13,770	\$0	\$0	\$0
2011	No	\$13,770	\$13,770	\$0	\$0	\$0
2010	No	\$15,300	\$15,300	\$0	\$0	\$0
2009	No	\$18,360	\$18,360	\$0	\$0	\$0
2008	No	\$22,800	\$22,800	\$0	\$0	\$0
2007	No	\$23,600	\$23,600	\$0	N/A	\$0
2006	No	\$18,400	\$18,400	\$0	N/A	\$0
2005	No	\$6,900	\$6,900	\$0	N/A	\$0
2004	No	\$5,400	\$5,400	\$0	N/A	\$0
2003	No	\$3,800	\$3,800	\$0	N/A	\$0
2002	No	\$3,100	\$3,100	\$0	N/A	\$0
2001	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
2000	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1999	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1998	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1997	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1996	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100



2018 Tax Information		Ranked Sales <a href="#">(What are Ranked Sales?)</a> <a href="#">See all transactions</a>			
<a href="#">2018 Tax Bill</a>	Tax District: <b>SP</b>	<b>Sale Date</b>	<b>Book/Page</b>	<b>Price</b>	<b>Q/U</b> <b>V/I</b>
2018 Final Millage Rate	21.7154	24 Jul 2001	11490 / 2418	\$75,000	U V
<p>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 new <a href="#">Tax Estimator</a> to estimate taxes under new ownership.</p>					
2018 Land Information					
Seawall: No	Land Size		Frontage: None	View:	
<a href="#">Land Use</a>		Unit Value	Units	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a> <a href="#">Method</a>
Vacant Industrial (40)	45x80	15.00	3600.0000	1.0000	\$54,000 SF
[click here to hide] 2019 Extra Features					
Description	Value/Unit	Units	Total Value as New		Depreciated Value Year
No Extra Features on Record					
[click here to hide] Permit Data					
<p>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.</p>					
Permit Number	Description	Issue Date	Estimated Value		
No Permit Data Found					



23-31-16-17298-010-0130

[Compact Property Record Card](#)[Tax Estimator](#)**Updated January 26, 2019**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address <a href="#">Change Mailing Address</a>	Site Address
BY THE WORD OF FAITH CHURCH INC 558 28TH ST S ST PETERSBURG FL 33712-1569	28TH ST S ST PETERSBURG

[Property Use:](#) 4000 (Vacant Industrial Land)

Total Heated SF: Total Gross SF:

[click here to hide] **Legal Description**

COLONIAL ANNEX BLK J, LOT 13

<a href="#">File for Homestead Exemption</a>			2019 Parcel Use
Exemption	2019	2020	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	Yes	Yes	Classified Agricultural: No
Historic:	No	No	

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

Most Recent Recording	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
11490/2418		121030218002	NON EVAC	<a href="#">Compare Preliminary to Current FEMA Maps</a>	4/65

**2018 Interim Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value / Non-HX Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2018	\$45,900	\$20,161	\$0	\$0	\$0

**[click here to hide] Value History as Certified (yellow indicates correction on file)**

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2017	No	\$42,840	\$18,328	\$0	\$0	\$0
2016	No	\$17,595	\$16,662	\$0	\$0	\$0
2015	No	\$16,830	\$15,147	\$0	\$0	\$0
2014	No	\$13,770	\$13,770	\$0	\$0	\$0
2013	No	\$13,770	\$13,770	\$0	\$0	\$0
2012	No	\$13,770	\$13,770	\$0	\$0	\$0
2011	No	\$13,770	\$13,770	\$0	\$0	\$0
2010	No	\$15,300	\$15,300	\$0	\$0	\$0
2009	No	\$18,360	\$18,360	\$0	\$0	\$0
2008	No	\$22,800	\$22,800	\$0	\$0	\$0
2007	No	\$23,600	\$23,600	\$0	N/A	\$0
2006	No	\$18,400	\$18,400	\$0	N/A	\$0
2005	No	\$6,900	\$6,900	\$0	N/A	\$0
2004	No	\$5,400	\$5,400	\$0	N/A	\$0
2003	No	\$3,800	\$3,800	\$0	N/A	\$0
2002	No	\$3,100	\$3,100	\$0	N/A	\$0
2001	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
2000	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1999	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1998	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1997	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1996	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100

2018 Tax Information		Ranked Sales <a href="#">(What are Ranked Sales?)</a> <a href="#">See all transactions</a>			
<a href="#">2018 Tax Bill</a>	Tax District: <a href="#">SP</a>	Sale Date	Book/Page	Price	<a href="#">Q/U</a> <a href="#">V/I</a>
2018 Final Millage Rate	21.7154	24 Jul 2001	11490 / 2418	\$75,000	U V
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 new <a href="#">Tax Estimator</a> to estimate taxes under new ownership.					

2018 Land Information						
Seawall: No	Land Size		Frontage: None		View:	
<a href="#">Land Use</a>	Land Size	Unit Value	Units	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a>	<a href="#">Method</a>
Vacant Industrial (40)	45x80	15.00	3600.0000	1.0000	\$54,000	SF

[click here to hide] 2019 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[click here to hide] 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
No Permit Data Found			





23-31-16-17298-010-0120

Compact Property Record Card

[Tax Estimator](#)**Updated January 26, 2019**[Email](#)[Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address <a href="#">Change Mailing Address</a>	Site Address
BY THE WORD OF FAITH CHURCH INC 558 28TH ST S ST PETERSBURG FL 33712-1569	28TH ST S ST PETERSBURG

[Property Use:](#) 4000 (Vacant Industrial Land)

Total Heated SF: Total Gross SF:

[click here to hide] **Legal Description**

COLONIAL ANNEX BLK J, LOT 12

<a href="#">File for Homestead Exemption</a>			2019 Parcel Use	
Exemption	2019	2020		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	Yes	Yes	Classified Agricultural: No	
Historic:	No	No		

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**


Most Recent Recording	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
12244/1863		121030218002	NON EVAC	<a href="#">Compare Preliminary to Current FEMA Maps</a>	4/65

**2018 Interim Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value / Non-HIX Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2018	\$45,900	\$20,161	\$0	\$0	\$0

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2017	No	\$42,840	\$18,328	\$0	\$0	\$0
2016	No	\$17,595	\$16,662	\$0	\$0	\$0
2015	No	\$16,830	\$15,147	\$0	\$0	\$0
2014	No	\$13,770	\$13,770	\$0	\$0	\$0
2013	No	\$13,770	\$13,770	\$0	\$0	\$0
2012	No	\$13,770	\$13,770	\$0	\$0	\$0
2011	No	\$13,770	\$13,770	\$0	\$0	\$0
2010	No	\$15,300	\$15,300	\$0	\$0	\$0
2009	No	\$18,360	\$18,360	\$0	\$0	\$0
2008	No	\$22,800	\$22,800	\$0	\$0	\$0
2007	No	\$23,600	\$23,600	\$0	N/A	\$0
2006	No	\$18,400	\$18,400	\$0	N/A	\$0
2005	No	\$6,900	\$6,900	\$0	N/A	\$0
2004	No	\$5,400	\$5,400	\$0	N/A	\$0
2003	No	\$3,800	\$3,800	\$0	N/A	\$0
2002	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
2001	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
2000	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1999	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1998	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1997	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1996	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100

2018 Tax Information				Ranked Sales (What are Ranked Sales?) See all transactions			
<a href="#">2018 Tax Bill</a>		Tax District: SP		Sale Date		Book/Page Price Q/U V/I	
2018 Final Millage Rate		21.7154		No recent sales on record			
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 new <a href="#">Tax Estimator</a> to estimate taxes under new ownership.							
2018 Land Information							
Seawall: No		Frontage: None		View:			
<a href="#">Land Use</a>	<a href="#">Land Size</a>	<a href="#">Unit Value</a>	<a href="#">Units</a>	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a>	<a href="#">Method</a>	
Vacant Industrial (40)	45x80	15.00	3600.0000	1.0000	\$54,000	SF	
[click here to hide] 2019 Extra Features							
Description	Value/Unit	Units	Total Value as New		Depreciated Value	Year	
No Extra Features on Record							
[click here to hide] 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	
No Permit Data Found							
							

23-31-16-17298-010-0110

[Compact Property Record Card](#)[Tax Estimator](#)**Updated January 26, 2019**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address <a href="#">Change Mailing Address</a>	Site Address
BY THE WORD OF FAITH CHURCH INC 558 28TH ST S ST PETERSBURG FL 33712-1569	28TH ST S ST PETERSBURG

[Property Use:](#) 4000 (Vacant Industrial Land)

Total Heated SF: Total Gross SF:

[\[click here to hide\] Legal Description](#)

COLONIAL ANNEX BLK J, LOT 11

<a href="#">File for Homestead Exemption</a>			2019 Parcel Use
Exemption	2019	2020	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	Yes	Yes	Classified Agricultural: No
Historic:	No	No	

**Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)**

Most Recent Recording	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
11490/2418		121030218002	NON EVAC	<a href="#">Compare Preliminary to Current FEMA Maps</a>	4/65

**2018 Interim Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value / Non-HX Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2018	\$45,900	\$20,161	\$0	\$0	\$0

**[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)**

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2017	No	\$42,840	\$18,328	\$0	\$0	\$0
2016	No	\$17,595	\$16,662	\$0	\$0	\$0
2015	No	\$16,830	\$15,147	\$0	\$0	\$0
2014	No	\$13,770	\$13,770	\$0	\$0	\$0
2013	No	\$13,770	\$13,770	\$0	\$0	\$0
2012	No	\$13,770	\$13,770	\$0	\$0	\$0
2011	No	\$13,770	\$13,770	\$0	\$0	\$0
2010	No	\$15,300	\$15,300	\$0	\$0	\$0
2009	No	\$18,360	\$18,360	\$0	\$0	\$0
2008	No	\$22,800	\$22,800	\$0	\$0	\$0
2007	No	\$23,600	\$23,600	\$0	N/A	\$0
2006	No	\$18,400	\$18,400	\$0	N/A	\$0
2005	No	\$6,900	\$6,900	\$0	N/A	\$0
2004	No	\$5,400	\$5,400	\$0	N/A	\$0
2003	No	\$3,800	\$3,800	\$0	N/A	\$0
2002	No	\$3,100	\$3,100	\$0	N/A	\$0
2001	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
2000	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1999	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1998	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1997	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1996	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100



2018 Tax Bill Tax District: SP  
2018 Final Millage Rate 21.7154

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 new [Tax Estimator](#) to estimate taxes under new ownership.

Sale Date	Book/Page	Price	Q/U	V/I
24 Jul 2001	11490 / 2418	\$75,000	U	V

Seawall: No		Frontage: None		View:	
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u> <u>Method</u>
Vacant Industrial (40)	45x80	15.00	3600.0000	1.0000	\$54,000   SF

Description	Value/Unit	Units	Total Value as New No Extra Features on Record	Depreciated Value	Year
-------------	------------	-------	---	-------------------	------

	<p>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.</p>	
--	--	--

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			





23-31-16-17298-010-0100

[Compact Property Record Card](#)[Tax Estimator](#)**Updated January 26, 2019**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address <a href="#">Change Mailing Address</a>	Site Address
BY THE WORD OF FAITH CHURCH INC 558 28TH ST S ST PETERSBURG FL 33712-1569	28TH ST S ST PETERSBURG

[Property Use:](#) 4000 (Vacant Industrial Land)

Total Heated SF: Total Gross SF:

[\[click here to hide\] Legal Description](#)

COLONIAL ANNEX BLK J, LOT 10

<a href="#">File for Homestead Exemption</a>			2019 Parcel Use	
Exemption	2019	2020		
Homestead:	No	No		
Government:	No	No	Homestead Use Percentage: 0.00%	
Institutional:	Yes	Yes	Non-Homestead Use Percentage: 100.00%	
Historic:	No	No	Classified Agricultural: No	

**Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)**

Most Recent Recording	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
11490/2418		121030218002	NON EVAC	<a href="#">Compare Preliminary to Current FEMA Maps</a>	4/65

**2018 Interim Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value / Non-HX Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2018	\$45,900	\$20,161	\$0	\$0	\$0

**[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)**

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2017	No	\$42,840	\$18,328	\$0	\$0	\$0
2016	No	\$17,595	\$16,662	\$0	\$0	\$0
2015	No	\$16,830	\$15,147	\$0	\$0	\$0
2014	No	\$13,770	\$13,770	\$0	\$0	\$0
2013	No	\$13,770	\$13,770	\$0	\$0	\$0
2012	No	\$13,770	\$13,770	\$0	\$0	\$0
2011	No	\$13,770	\$13,770	\$0	\$0	\$0
2010	No	\$15,300	\$15,300	\$0	\$0	\$0
2009	No	\$18,360	\$18,360	\$0	\$0	\$0
2008	No	\$22,800	\$22,800	\$0	\$0	\$0
2007	No	\$23,600	\$23,600	\$0	N/A	\$0
2006	No	\$18,400	\$18,400	\$0	N/A	\$0
2005	No	\$6,900	\$6,900	\$0	N/A	\$0
2004	No	\$5,400	\$5,400	\$0	N/A	\$0
2003	No	\$3,800	\$3,800	\$0	N/A	\$0
2002	No	\$3,100	\$3,100	\$0	N/A	\$0
2001	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
2000	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1999	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1998	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1997	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1996	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100

2018 Tax Information

2018 Tax Bill

2018 Final Millage Rate

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 new Tax Estimator to estimate taxes under new ownership.

Tax District: SP

21.7154

Ranked Sales (What are Ranked Sales?)

See all transactions

Sale Date

Book/Page

Price

Q/U

V/I

24 Jul 2001

11490 / 2418

\$75,000

U

V

2018 Land Information

Seawall: No

Frontage: None

View:

Land Use

Land Size

Unit Value

Units

Total Adjustments

Adjusted Value

Method

Vacant Industrial (40)

45x80

15.00

3600.0000

1.0000

\$54,000

SF

[click here to hide] 2019 Extra Features

Description

Value/Unit

Units

Total Value as New

Depreciated Value

Year

No Extra Features on Record

[click here to hide] 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

No Permit Data Found



23-31-16-17298-010-0090

[Compact Property Record Card](#)

[Tax Estimator](#)

**Updated January 26, 2019**

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address <a href="#">Change Mailing Address</a>	Site Address
BY THE WORD OF FAITH CHURCH INC 558 28TH ST S ST PETERSBURG FL 33712-1569	28TH ST S ST PETERSBURG



[Property Use:](#) 1090 (Vacant Commercial Land w/XFSB)

Total Heated SF:

Total Gross SF:

[click here to hide] **Legal Description**

COLONIAL ANNEX BLK J, LOT 9

<a href="#">File for Homestead Exemption</a>			2019 Parcel Use
Exemption	2019	2020	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	Yes	Yes	Classified Agricultural: No
Historic:	No	No	

<b>Parcel Information</b> <a href="#">Latest Notice of Proposed Property Taxes (TRIM Notice)</a>					
Most Recent Recording	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
11490/2418		121030218002	NON EVAC	<a href="#">Compare Preliminary to Current FEMA Maps</a>	4/65

**2018 Interim Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value / Non-HX Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2018	\$45,900	\$20,161	\$0	\$0	\$0

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2017	No	\$42,840	\$18,328	\$0	\$0	\$0
2016	No	\$17,595	\$16,662	\$0	\$0	\$0
2015	No	\$16,830	\$15,147	\$0	\$0	\$0
2014	No	\$13,770	\$13,770	\$0	\$0	\$0
2013	No	\$13,770	\$13,770	\$0	\$0	\$0
2012	No	\$13,770	\$13,770	\$0	\$0	\$0
2011	No	\$13,770	\$13,770	\$0	\$0	\$0
2010	No	\$15,300	\$15,300	\$0	\$0	\$0
2009	No	\$18,360	\$18,360	\$0	\$0	\$0
2008	No	\$22,800	\$22,800	\$0	\$0	\$0
2007	No	\$23,600	\$23,600	\$0	N/A	\$0
2006	No	\$18,400	\$18,400	\$0	N/A	\$0
2005	No	\$6,900	\$6,900	\$0	N/A	\$0
2004	No	\$5,400	\$5,400	\$0	N/A	\$0
2003	No	\$3,800	\$3,800	\$0	N/A	\$0
2002	No	\$3,100	\$3,100	\$0	N/A	\$0
2001	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
2000	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1999	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1998	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1997	No	\$3,100	\$3,100	\$3,100	N/A	\$3,100
1996	No	\$38,000	\$38,000	\$38,000	N/A	\$38,000

<b>2018 Tax Information</b> <a href="#">2018 Tax Bill</a> 2018 Final Millage Rate 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 new <a href="#">Tax Estimator</a> to estimate taxes under new ownership.		<b>Ranked Sales</b> ( <a href="#">What are Ranked Sales?</a> ) <a href="#">See all transactions</a> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr> <td>24 Jul 2001</td> <td>11490 / 2418</td> <td>\$75,000</td> <td>U</td> <td>V</td> </tr> </tbody> </table>		Sale Date	Book/Page	Price	Q/U	V/I	24 Jul 2001	11490 / 2418	\$75,000	U	V					
Sale Date	Book/Page	Price	Q/U	V/I														
24 Jul 2001	11490 / 2418	\$75,000	U	V														
<b>2018 Land Information</b> <table border="1"> <thead> <tr> <th>Land Use</th> <th>Land Size</th> <th>Unit Value</th> <th>Units</th> <th>Total Adjustments</th> <th>Adjusted Value</th> <th>Method</th> </tr> </thead> <tbody> <tr> <td>Vacant Commercial (10)</td> <td>45x80</td> <td>15.00</td> <td>3600.0000</td> <td>1.0000</td> <td>\$54,000</td> <td>SF</td> </tr> </tbody> </table>					Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method	Vacant Commercial (10)	45x80	15.00	3600.0000	1.0000	\$54,000	SF
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method												
Vacant Commercial (10)	45x80	15.00	3600.0000	1.0000	\$54,000	SF												
<b>[click here to hide] 2019 Extra Features</b> <table border="1"> <thead> <tr> <th>Description</th> <th>Value/Unit</th> <th>Units</th> <th>Total Value as New</th> <th>Depreciated Value</th> <th>Year</th> </tr> </thead> <tbody> <tr> <td colspan="6">No Extra Features on Record</td> </tr> </tbody> </table>					Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year	No Extra Features on Record							
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year													
No Extra Features on Record																		
<b>[click here to hide] Permit Data</b> <div>         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.       </div>																		
<table border="1"> <thead> <tr> <th>Permit Number</th> <th>Description</th> <th>Issue Date</th> <th>Estimated Value</th> </tr> </thead> <tbody> <tr> <td colspan="4">No Permit Data Found</td> </tr> </tbody> </table>					Permit Number	Description	Issue Date	Estimated Value	No Permit Data Found									
Permit Number	Description	Issue Date	Estimated Value															
No Permit Data Found																		



## Zoning

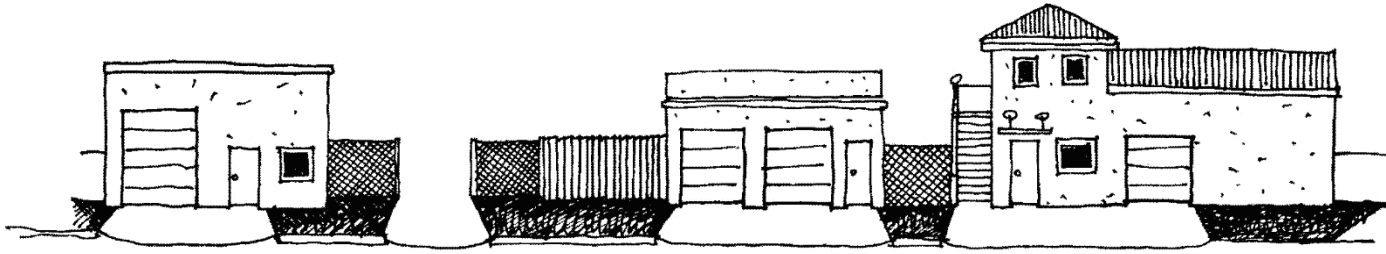


IT – Industrial Traditional

Overlay District

South St. Petersburg CRA/TEC Target Employment Center

## SECTION 16.20.100. - INDUSTRIAL TRADITIONAL DISTRICT ("IT")



### Industrial Traditional

#### 16.20.100.1. - Composition of industrial traditional.

Many of the City's older industrial areas were developed along the two railroad lines which brought goods and services into the City. These industrial lands create a string of industrial property that runs throughout the City instead of being concentrated within a defined industrial park. Businesses in these industrial areas provided needed goods and services and this district is the only opportunity for certain uses to locate. These industrial uses and surrounding residential areas have grown towards one another, in some cases creating tension between uses and limiting the ability for industrial redevelopment.

(Code 1992, § 16.20.100.1)

#### 16.20.100.2. - Purpose and intent.

The purpose of the IT district regulations is to permit rehabilitation, improvement and redevelopment in a manner that is consistent with the character of the neighborhood and respects adjacent residential uses. Traditional industrial areas consist of external areas which border residential or other uses, where buffering may be an issue, and internal areas which border only other industrial uses. Necessary buffering and transition differs between these two. This section:

- (1) Creates buffers and transitional zones between industrial corridors and abutting neighborhoods;
- (2) Provides standards and incentives for design including site planning, architectural design, signage and lighting; and
- (3) Establishes guidelines to shield storage areas, walls and fences to provide a better visual environment.

Flexibility is provided to encourage high quality economic development.

(Code 1992, § 16.20.100.2)

#### 16.20.100.3. - Permitted uses.

- A. Uses in this district shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.
- B. The size of an accessory use which is related to the principal use is subject to any size limits set forth in the plan.

(Code 1992, § 16.20.100.3)

#### 16.20.100.4. - Development potential.

Achieving maximum development potential will depend upon market forces, such as minimum desirable size, and development standards, such as minimum lot size, parking requirements, height restrictions and building setbacks.

##### Minimum Lot Size, Maximum Density and Maximum Intensity

	IT
Minimum lot area (sq. ft.)	N/A
Minimum lot width	60 ft.
Maximum nonresidential intensity (floor area ratio)	0.75
Maximum impervious surface (surface area ratio)	0.95
Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area, and impervious surface.	

(Code 1992, § 16.20.100.4)

#### 16.20.100.5. - Building envelope: Maximum height and building setbacks.

##### Maximum Building Height

		IT	
Maximum Height		Lot abutting a nonindustrial zoned property or abutting a major street	Lot abutting industrial zoned property only and not abutting a major street
All buildings		35 ft.	50 ft.
Outdoor storage yard	Within all required yards adjacent to streets	6 ft.	6 ft.
	Within building envelope	6 ft.	50 ft.
Refer to technical standards regarding measurement of building height and height encroachments.			

##### Minimum Building Setbacks

<b>Building Setbacks</b>	<b>IT</b>	
	<b>Lot abutting a non-industrial zoned property or abutting a major street</b>	<b>Lot abutting an industrial zoned property</b>
Yard adjacent to street	10	0
Interior yards	20	0
Additional criteria may affect setback requirements including design standards and building or fire codes. Refer to technical standards for yard types and setback encroachment.		

(Code 1992, § 16.20.100.5; Ord. No. 876-G, § 10, 2-21-2008)

#### **16.20.100.6. - Buffer requirements.**

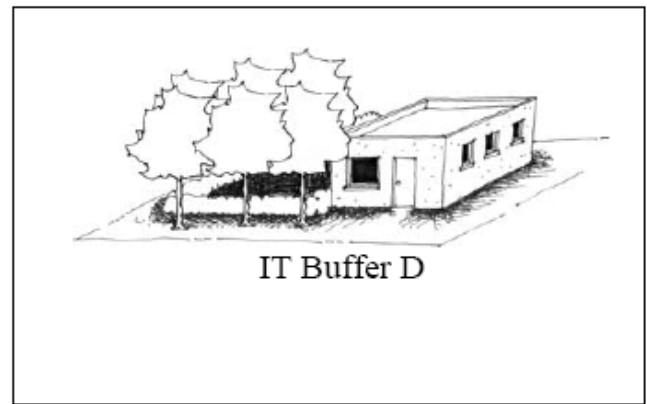
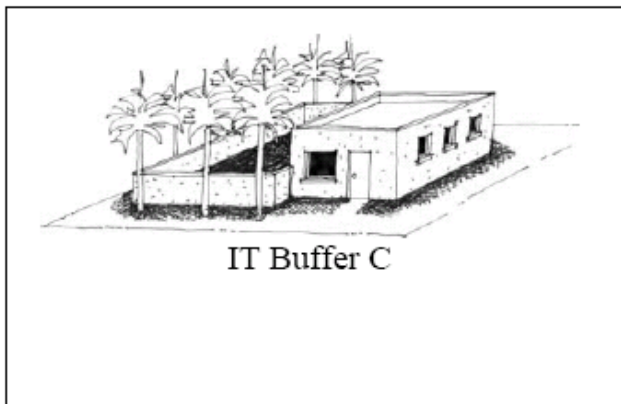
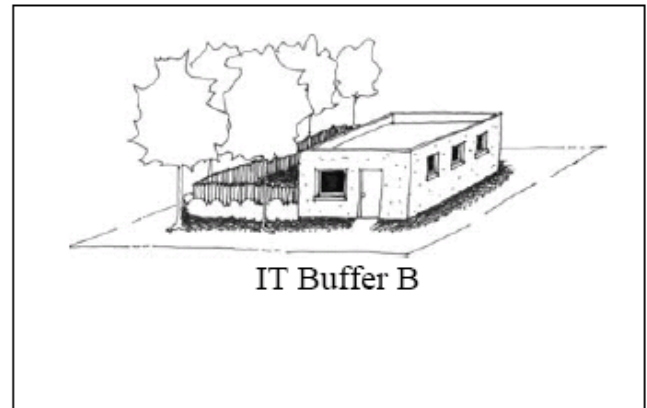
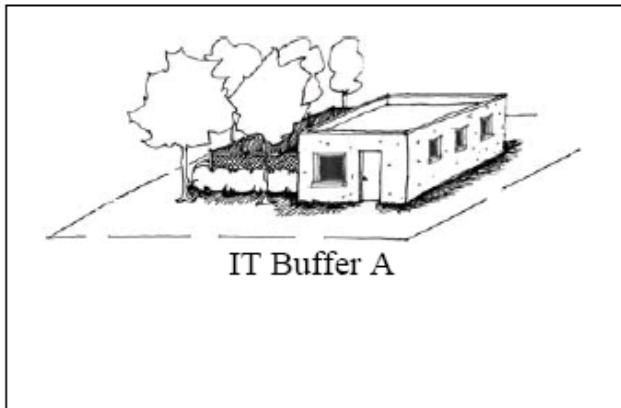
As development and redevelopment occurs within the district, industrial land uses shall be shielded from view from non-industrial zoned property or major streets through the utilization of buffers. The buffer width required is determined by the type of fence or wall installed and maintained on the industrial-zoned property. Flexibility is provided based upon the type of fence utilized to create the required buffer. Such buffers shall be landscaped and not used for off-street parking or off-street loading or unloading of trucks. The required landscaping shall be provided and maintained on the exterior side of any fence or wall used to create the required buffer.

##### **Buffer Requirements**

<b>Type of Fence</b>	<b>Buffer Width Required</b>	<b>Landscaping Required</b>
Vinyl-coated, chain link fence	20 ft.	Trees: One shade tree per 50 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); and Shrubs: Shall measure a minimum 24 in. tall with branches touching
Solid wood or solid vinyl fence	15 ft.	Trees: One shade tree per 50 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); and Shrubs: Shall measure a minimum 24 in. tall with branches touching
Masonry wall	10 ft.	Palms: One palm tree per 20 linear ft. measuring a minimum 10 ft. tall clear trunk (ct)
No fence; landscaping only	10 ft.	Trees: One shade tree per 40 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); Palms: One palm tree per 20 linear ft. measuring a minimum 10 ft. tall clear trunk (ct); and



		Shrubs: Shall measure a minimum 24 in. tall with branches touching
--	--	--



(Code 1992, § 16.20.100.6)

#### **16.20.100.7. - Building design.**

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian. For a more complete introduction, see [section 16.10.010](#).

*Site layout and orientation.* The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

*Building and parking layout and orientation.*

1. All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principle structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principle structure.

*Building and architectural design standards.* All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

*Building style.* New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

1. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

*Building materials.* Building material standards protect neighboring properties by holding the building's value longer thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the project.







*Accessory structures and equipment.* Accessory structures should reinforce the pedestrian character of the City. Above-ground utility and service features shall be located and designed to reduce their visual impact upon the streetscape.

1. Outdoor storage shall not be visible from any non-industrially zoned property or major street. This can be accomplished through the construction of walls, fences or landscaping in accordance with the Code.
2. Solid waste containers shall not be located within the public rights-of-way. Solid waste containers shall be fully enclosed within a solid, opaque fence or wall that is architecturally compatible with the principal structure and includes shielding gates. Chain link fencing with inserted slats is prohibited.
3. Solid waste container enclosures located within the front yard shall be landscaped in accordance with the Code.
4. Mechanical equipment that is visible from the right-of-way, an adjacent neighborhood zoning district or adjacent residential use shall be screened with material compatible with the architecture of the principal structure.

(Code 1992, § 16.20.100.7; Ord. No. 1029-G, § 23, 9-8-2011)

## Improved Sales Summary

As of January 23<sup>rd</sup>, 2018

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
						
Sale Date		5/18/18	12/15/17	9/27/16	8/12/16	3/31/16
Key#	233116172980080090	233116386280010090	233116172980080060	233116280260000010	233116172980070090	233116172980060160
Address	558 28th St S	516 23rd St S	2727 6th Ave S	2338 Emerson Ave S	2655 6th Ave S	2500 Emerson Ave S
	St Perersburg, FL	St Petersburg, FL	St. Petersburg, FL	St. Petersburg, FL	St. Petersburg, FL	St. Petersburg, FL
Sale \$		\$314,500	\$630,000	\$540,000	\$420,000	\$391,000
Type:	Church	Warehouse	Warehouse	Warehouse	Warehouse	Warehouse
Built:	1956	1945	1950	1982	1951	1956
Effective age:	30	30	26	26	26	22
Construction:	CB	CB	CB	CB	CB	CB
GSF	6,415	2,510	8,060	1,984	5,772	4,875
GLA:	5,875	2,510	7,800	1,984	5,772	4,875
ESF:	6,055	2,510	7,887	1,984	5,772	4,875
Land SF	21,600	4,200	19,050	42,576	11,000	12,065
Land Acres:	0.50	0.10	0.44	0.98	0.25	0.28
FAR:	0.30	0.60	0.42	0.05	0.52	0.40
Assessed 2018	\$447,758	\$45,980	\$430,500	\$260,000	\$358,750	\$370,000
Assessed GSF	\$69.80	\$18.32	\$53.41	\$131.05	\$62.15	\$75.90
Zoning:	IT	IT	IT	IT	IT	IT
GLA Price:		\$125.30	\$80.77	\$272.18	\$72.77	\$80.21
Transaction Adjustments						
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
		0.00%	0.00%	0.00%	0.00%	0.00%
Financing		Conventional	Conventional	Private	Conventional	Conventional
		0.00%	0.00%	-50.00%	0.00%	0.00%
Condition of Sale		Cash	Cash	Cash	Cash	Cash
		0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted GLA Price		\$125.30	\$80.77	\$136.09	\$72.77	\$80.21
Market Trends	Months	8	13	28	29	34
	8% per annum	5.33%	8.67%	18.67%	19.33%	22.67%
Adjusted		\$131.98	\$87.77	\$161.49	\$86.83	\$98.38
Location		0.00%	0.00%	0.00%	0.00%	0.00%
Condition		0.00%	0.00%	0.00%	0.00%	0.00%
Construction		0.00%	0.00%	0.00%	0.00%	0.00%
Age		0.00%	0.00%	0.00%	0.00%	0.00%
Size/FAR		30.00%	12.00%	-25.00%	22.00%	10.00%
Zoning		0.00%	0.00%	0.00%	0.00%	0.00%
Misc		0.00%	0.00%	0.00%	0.00%	0.00%
Total % Adjust		30.00%	12.00%	-25.00%	22.00%	10.00%
Adjusted GLA Price		\$171.58	\$98.30	\$121.12	\$105.94	\$108.22
Net Adjustments		35.33%	20.67%	-6.33%	41.33%	32.67%

Value Range & Reconciled Value				
Comparables		Unadjusted	Adjusted	%
	Low:	\$72.77	\$98.30	35.09%
	High:	\$272.18	\$171.58	-36.96%
	Average:	\$126.24	\$121.03	-4.13%
	Median:	\$80.77	\$108.22	33.99%
Reconciled Value/Value Unit:			\$121.00	
Subject Size:			5,875	
Indicated Value:			\$710,875	
Reconciled Final Value:			\$711,000	
Seven Hundred Eleven Thousand Dollars				



# Vacant Industrial Land Sales Summary

As of January 23<sup>rd</sup>, 2018

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
						
Sale Date:		11/7/18	10/16/18	9/26/18	4/16/18	12/20/17
Parcel #:	233116172980080090	143116714600000100	233116172980010140	233116241380020040	233116172980110030	233116241380020070
Address:	558 28th St S St Petersburg, FL	1855 32nd St N St Petersburg, FL	5th Ave S St. Petersburg, FL	5th Ave S St. Petersburg, FL	26th St S St. Petersburg, FL	5th Ave N St. Petersburg, FL
Sale \$:		\$1,500,000	\$125,000	\$140,000	\$65,000	\$115,000
Type:	Vacant Ind	Vacant Ind	Vacant Ind	Vacant Ind	Vacant Ind	Vacant Ind
Land SF:	21,600	77,870	18,095	11,430	5,000	5,715
Land Acres:	0.50	1.79	0.42	0.26	0.11	0.13
Assessed 2018:	\$120,966	\$264,936	\$111,472	\$66,794	\$28,002	\$37,782
Assessed GSF:	\$5.60	\$3.40	\$6.16	\$5.84	\$5.60	\$6.61
Market Value:	\$274,400	\$264,936	\$133,521	\$68,008	\$63,790	\$37,782
Market Value PSF:	\$12.70	\$3.40	\$7.38	\$5.95	\$12.76	\$6.61
Zoning:	IT	IT	IT	IT	IT	IT
GLA Price:		\$19.26	\$6.91	\$12.25	\$13.00	\$20.12
Transaction Adjustments						
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
		0.00%	0.00%	0.00%	0.00%	0.00%
Financing		Conventional	Conventional	Conventional	Conventional	Conventional
		0.00%	0.00%	0.00%	0.00%	0.00%
Condition of Sale		Cash	Cash	Cash	Cash	Cash
		0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted GLA Price		\$19.26	\$6.91	\$12.25	\$13.00	\$20.12
Market Trends	Months	2	3	4	9	13
	8% per annum	1.33%	2.00%	2.67%	6.00%	8.67%
Adjusted		\$19.52	\$7.05	\$12.58	\$13.78	\$21.87
Location		0.00%	0.00%	0.00%	0.00%	0.00%
Size/FAR		0.00%	0.00%	0.00%	0.00%	0.00%
Zoning		0.00%	0.00%	0.00%	0.00%	0.00%
Misc		0.00%	0.00%	0.00%	0.00%	0.00%
Total % Adjust		0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted GLA Price		\$19.52	\$7.05	\$12.58	\$13.78	\$21.87
Net Adjustments		1.33%	2.00%	2.67%	6.00%	8.67%

Value Range & Reconciled Value				
Comparables		Unadjusted	Adjusted	%
	Low:	\$6.91	\$7.05	2.00%
	High:	\$20.12	\$21.87	8.67%
	Average:	\$14.31	\$14.96	4.54%
	Median:	\$13.00	\$13.78	6.00%
Reconciled Value/Value Unit:			\$15.00	
Subject Size:			21,600	
Indicated Value:			\$324,000	
Reconciled Final Value:			\$324,000	
Three Hundred Twenty Four Thousand Dollars				

## Census Data

Geography Name	Geography Type
South Region	Region
South Atlantic Division	Division
Florida	State
Pinellas County, Florida	County
St. Petersburg CCD, Pinellas County, Florida	County Subdivision
Block 2057, Block Group 2, Census Tract 218, Pinellas County, Florida	Block
Census Tract 218, Pinellas County, Florida	Census Tract
Block Group 2, Census Tract 218, Pinellas County, Florida	Block Group within Census Tract
St. Petersburg city, Florida	Place within State
Tampa-St. Petersburg-Clearwater, FL Metro Area	Metro/Micro Statistical Area
St. Petersburg city, FL; Tampa-St. Petersburg-Clearwater, FL Metro Area	Principal City (or part) within State within Metro/Micro Statistical Area
Tampa--St. Petersburg--Clearwater, FL MSA	MSA/CMSA
Tampa--St. Petersburg, FL Urbanized Area (2010)	Urban Area
Congressional District 13 (115th Congress), Florida	Congressional District
State Senate District 19 (2016), Florida	State Legislative District (Upper)
State House District 70 (2016), Florida	State Legislative District (Lower)
Voting Districts not defined, Pinellas County, Florida	Voting District/Remainder
Pinellas County (Southeast)--St. Petersburg City (East) PUMA, Florida	Public Use Microdata Area (PUMA)
ZCTA5 33712	5-Digit ZCTA
ZIP 33712 (Saint Petersburg, FL)	5-Digit ZIP Code
Pinellas County School District, Florida	School District (Unified)/Remainder
St. Petersburg city, Florida	Economic Place

# Flood Map

## National Flood Hazard Layer FIRMette



### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

#### SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)  
*Zone A, V, AE, AR*
- With BFE or Depth  
*Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

#### OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee, See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

#### OTHER AREAS

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

#### GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

#### OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transsect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transsect Baseline
- Profile Baseline
- Hydrographic Feature

#### MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/28/2019 at 9:48:37 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





## Comparison of Appraisal Report Formats

Reporting Options in 2018-2019 Edition of USPAP	ADI Reporting Formats Effective January 1 <sup>st</sup> , 2014	Corresponding Reporting Options In 2012-2013 Edition of USPAP
Appraisal Report	Appraisal Report – Comprehensive Format	Self-Contained Appraisal Report
	Appraisal Report – Standard Format	Summary Appraisal Report
	Appraisal Report – Concise Summary Format	Minimum Requirements of Summary Appraisal Report
Restricted Appraisal Report	Restricted Appraisal Report	Restricted Use Appraisal

## **Qualifications of Paul T. Willies**

### ***APPRAISAL AND RELATED EXPERIENCE***

1998-2019 Director and CEO Appraisal Development International  
2008-2019 Senior Commercial Appraiser – Appraisal Alliance Inc  
2018: Seminar: Appraisal Workfile Compliance  
2018: Seminar: Cool Tools: Regression Remodeling  
2018: Seminar: USPAP Update / Law Update  
2017: Guest panelist for GTAR (Greater Tampa Assoc. Realtors) seminar commercial property  
2016 Seminar: Better Safe Than Sorry  
2016 Seminar: FHA Property Analysis  
2016 Seminar: USPAP Update / Law Update  
2016 Instructor GTAR Seminar “Risk Management & Due Diligence”  
2015 Group Leader GTAR Seminar “Commercial Due Diligence”  
2015 Guest panelist for GTAR (Greater Tampa Assoc. Realtors) seminar “State of Tampa Bay”  
2014 Seminar: Unique & Complex Properties  
2014 Seminar: USPAP Update / Law Update  
2013 Guest panelist for GTAR (Greater Tampa Assoc. Realtors) seminar acquiring commercial property  
2012 Seminar: The Florida Roles & Rules of the Supervisor & Trainee Appraisers  
2012 Seminar: FREAB Complaints and Your License  
2012 Seminar: CIA Mortgage Fraud Report  
2012 Seminar: Investigative Review Course  
2012 Seminar: Ethics in The Appraisal Business  
2012 Seminar: USPAP Update / State of Florida Law  
2010 Webinar: Navigate The Gulf Oil Crisis  
2010 Florida Appraisal Law and Regulations  
2010 Florida Supervisor/Trainee Roles and Relationships  
2009 Appraisal Institute Seminar: Commercial Appraisal Engagement and Review Seminar for Bankers and Appraisers  
2009 AI Seminar: Condemnation Appraising: Principles and Applications  
2008 AI Seminar: USPAP Update / Law Update  
2008 AI Seminar: Supervisor/Trainee Roles & Rules  
2007 AI Seminar: Analyzing Distressed Real Estate  
2007 AI Seminar: Condos, Co-ops, and PUDSs  
2007 Marshal & Swift Webinar - Mastering Swiftestimator - Commercial  
2006 AI Seminar: 2006 USPAP review / State of Florida Law  
2006 AI Seminar: 2006 Scope of Work & the New USPAP Requirements  
2006 AI Seminar: 2006 New Technology for the Real Estate Appraiser  
2006 AI Seminar: What Clients Would Like Their Appraisers To Know  
2005 Hillsborough Planning Commission “Comprehensive Planning for Tomorrow’s Markets”  
2005 AI Briefing: How New Appraisal Requirements Impact Bankers & Appraisers  
2005 AI Seminar: Cost Studies in Commercial Highest and Best Use  
2005 AI Seminar: Appraisal Problems presented in mini-case format  
2004 State-Certified General Real Estate Appraiser #RZ2762  
2004 AI Seminar: Sales Comparison Valuation Mixed Use Properties  
2004 ABIII Fl. State Pre-Certification Certified General Appraiser  
2001-2013 ABII Fl. Pre-Certification State Registered Appraiser

## SCOPE OF APPRAISAL ASSIGNMENTS

Acreage, Farms, Medical/office Leasehold Estates, Industrial, Restaurants, Multi-family, Mobile Home Parks, RV Parks, Marinas, Hotels/Motels, Historic Properties, Churches, Condo-Hotels, Condominiums, Time Share, Nursing Homes, Life Care Facilities, Institutional properties, Community & Neighborhood Shopping Centers, Office Centers, Automobile Dealerships, Apartment complexes, Low income and subsidized housing, Special Purpose Single Family Homes, IRS 501(c)3 property donations, Eminent Domain, Insurance, and Machinery & Equipment.

## MEMBERSHIPS

Chief Executive Officer (Voluntary), Dana Jones Foundation, Inc  
Board Member & Past Chairman, British-American Business Council of Tampa Bay  
Member CCIM – Certified Commercial Investment Member – West Coast Chapter  
Past Associate Member, Appraisal Institute of West Florida  
Past Member BNI Referral Masters, Clearwater Chapter  
Past Board Member, British-American Business Council New York  
Past Member, Greater Tampa Chamber of Commerce Committee of One Hundred

## PROFESSIONAL LICENSES

Florida State-Certified General Real Estate Appraiser #RZ2762  
Georgia State-Certified General Real Estate Appraiser #375206

## PROFESSIONAL AFFILIATIONS

Senior Appraiser: Appraisal Alliance, Inc  
Approved Appraiser: City of St. Petersburg/ Real Estate & Property Management  
Approved Appraiser: Tampa Housing Authority  
Approved Appraiser: Centennial Bank  
Approved Appraiser: Homeowners Choice Insurance / Greenleaf Capital  
Approved Appraiser: Valuentric  
Approved Appraiser: Wilshire Finance Partners

## EXPERT WITNESS

Circuit Court of the 13<sup>th</sup> Judicial Circuit Hillsborough County  
Circuit Court of the 6<sup>th</sup> Judicial Circuit Pinellas County

