

6533 99th Way N #19C, St Petersburg, FL 33708-4584, Pinellas County

APN: 35-30-15-81856-000-1903 CLIP: 2321221463

| | | | | | |
|---|-----------|----------------|--------------|----------------|---------------|
|  | MLS Beds | MLS Full Baths | Half Baths | MLS Sale Price | MLS Sale Date |
| | 3 | 2 | N/A | \$172,500 | 03/27/2013 |
| | MLS Sq Ft | Lot Sq Ft | MLS Yr Built | Type | |
| | 1,558 | 12,457 | 2000 | CONDO | |

| OWNER INFORMATION | | | |
|--------------------------|---------------------------|-----------------------|-------|
| Owner | Book Frank N | Mailing Zip | 16116 |
| Owner 2 | Book Kathleen R | Mailing ZIP + 4 | 3620 |
| Mailing Label Owner Name | Frank N & Kathleen R Book | Mailing Carrier Route | R011 |
| Mailing Address | 200 Log House Ln | Owner Occupied | No |
| Mailing City & State | Edinburg, PA | | |

| COMMUNITY INSIGHTS | | | |
|---|-----------|-----------------------------|-----------|
| Median Home Value | \$411,755 | School District | PINELLAS |
| Median Home Value Rating | 6 / 10 | Family Friendly Score | 51 / 100 |
| Total Crime Risk Score (for the neighborhood, relative to the nation) | 70 / 100 | Walkable Score | 50 / 100 |
| Total Incidents (1 yr) | 42 | Q1 Home Price Forecast | \$425,236 |
| Standardized Test Rank | 69 / 100 | Last 2 Yr Home Appreciation | 26% |

| LOCATION INFORMATION | | | |
|------------------------|----------------------------------|---|--------------------|
| Neighborhood | South Pinellas Community Council | Census Block | 01 |
| Neighborhood Code | 770402-770402 | Census Block Group | 3 |
| Subdivision | Shores Of Long Bayou Condo | Waterfront Influence | Preserve |
| Township | 30 | Waterfront View Type | GREEN SPACE |
| Range | 15 | School District Name | Pinellas County SD |
| Section | 35 | Map 1 | 168 |
| Property ZIP | 33708 | Flood Zone Code | AE |
| Property ZIP 4 | 4584 | Within 250 Feet of Multiple Flood Zones | No |
| Property Carrier Route | C058 | Flood Zone Panel | 12103C0184H |
| Condo Floor | 2 | Flood Zone Date | 08/24/2021 |
| Census Tract | 251.07 | | |

| TAX INFORMATION | | | |
|---------------------|---|---------------------|-----------|
| Folio/Strap/PID (1) | 35-30-15-81856-000-1903 | % Improved | 100% |
| Folio/Strap/PID (2) | 30-15-35-81856-000-1903 | Tax Area | SM |
| Folio/Strap/PID (3) | 353015818560001903 | Total Taxable Value | \$266,790 |
| Account Number | R406520 | Plat Book-Page | 123-26 |
| Legal Description | SHORES OF LONG BAYOU XIX CONDO, THE UNIT 19-C | | |

| ASSESSMENT & TAX | | | |
|---------------------------|-----------|-------------|------------|
| Assessment Year | 2023 | 2022 | 2021 |
| Just Value - Total | \$320,073 | \$293,854 | \$220,487 |
| Just Value - Improved | \$320,073 | \$293,854 | \$220,487 |
| Assessed Value - Total | \$266,790 | \$242,536 | \$220,487 |
| Assessed Value - Improved | | | \$220,487 |
| YOY Assessed Change (\$) | \$24,254 | \$22,049 | |
| YOY Assessed Change (%) | 10% | 10% | |
| Tax Year | Total Tax | Change (\$) | Change (%) |
| 2021 | \$3,714 | | |
| 2022 | \$4,183 | \$469 | 12.63% |
| 2023 | \$4,550 | \$367 | 8.78% |

| CHARACTERISTICS | | | |
|------------------------|------------------|-------------|----------------|
| County Use Description | Condominium-0430 | Total Units | 1 |
| State Use Description | Condominium-04 | Bedrooms | MLS: 3 |
| Land Use - CoreLogic | Condominium | Total Baths | MLS: 2 |
| Building Type | Garden | Full Baths | MLS: 2 |
| Year Built | 2000 | Porch | Screened Porch |

| | | | |
|----------------------|-----------------------|--------------|-----------------|
| Effective Year Built | 2004 | Garage Type | Detached Garage |
| Living Square Feet | Tax: 1,450 MLS: 1,558 | Construction | Wood Frame/Cb |
| Total Building Sq Ft | Tax: 1,450 MLS: 1,558 | Exterior | Masonry |
| Heated Sq Ft | 1,450 | Lot Sq Ft | 12,457 |
| Ground Level Sq Ft | 1,450 | Lot Acres | 0.286 |
| Stories | Tax: 1 MLS: 2 | | |

FEATURES

| Feature Type | Size/Qty | Year Built | Value |
|----------------------|----------|---------------|---------|
| Multi Pkg | 1 | 2000 | \$3,000 |
| Stm/Sec Sh | 1 | 2003 | \$3,400 |
| Building Description | | Building Size | |
| Base (Bas) | | 1,450 | |

SELL SCORE

| | | | |
|------------|-----------|-------------|---------------------|
| Rating | Very High | Value As Of | 2024-02-18 04:34:36 |
| Sell Score | 937 | | |

ESTIMATED VALUE

| | | | |
|----------------|-----------------------|-----------------------------|----|
| RealAVM™ | \$436,600 | Confidence Score | 86 |
| RealAVM™ Range | \$399,100 - \$474,100 | Forecast Standard Deviation | 9 |
| Value As Of | 02/12/2024 | | |

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

| | | | |
|----------------------|------|-----------------------------------|------|
| Estimated Value | 3005 | Cap Rate | 4.5% |
| Estimated Value High | 4269 | Forecast Standard Deviation (FSD) | 0.42 |
| Estimated Value Low | 1741 | | |

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION

| | | | |
|------------------------|--|-------------------------|--------------------------------|
| MLS Listing Number | U7546346 | MLS Orig. Listing Price | \$199,500 |
| MLS Status | Sold | MLS Sale Date | 03/27/2013 |
| MLS DOM | 320 | MLS Sale Price | \$172,500 |
| MLS Status Change Date | 03/28/2013 | MLS Listing Agent | 260014759-Renee Coflin |
| MLS Area | 33708 - ST PETE/MADEIRA BCH/N REDINGTON BCH/SHORES | MLS Listing Broker | COLDWELL BANKER RESIDENTIAL |
| MLS Listing Date | 05/02/2012 | MLS Selling Agent | 260017638-Dawn Fader |
| MLS Listing Price | \$179,900 | MLS Selling Broker | KELLER WILLIAMS RLTY SUNCO AST |

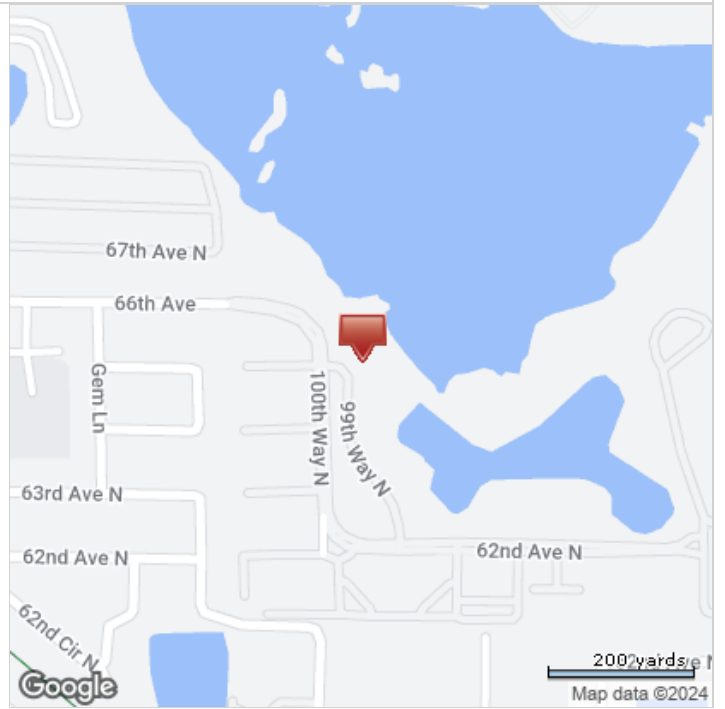
LAST MARKET SALE & SALES HISTORY

| | | | |
|-------------------------|---------------|-----------------|------------------------------|
| Last Mkt Sale Date | 03/27/2013 | Owner | Book Frank N |
| Last Mkt Recording Date | 03/29/2013 | Seller | Benstein Robert F & Bonnie B |
| Sale Price | \$172,500 | Title Company | Fidelity Nat'l Title/FI Inc |
| MLS Sale Price | \$172,500 | County Doc Link | 17942000799 |
| Price Per Sq Ft | \$118.97 | Document Number | 17942-799 |
| Deed Type | Warranty Deed | | |

| | | |
|-----------------|------------------------------|------------------------------|
| Recording Date | 03/29/2013 | 07/31/2000 |
| Sale Date | 03/27/2013 | 07/28/2000 |
| Sale Price | \$172,500 | \$144,900 |
| Document Type | Warranty Deed | Warranty Deed |
| Buyer Name | Book Frank N & Kathleen R | Benstein Robert F & Bonnie B |
| Buyer Name 2 | Book Kathleen R | Benstein Bonnie B |
| Seller Name | Benstein Robert F & Bonnie B | Long Bayou Dev |
| Title Company | Fidelity Nat'l Title/FI Inc | Seminole Title Co |
| Document Number | 17942-799 | 10998-1481 |
| County Doc Link | 17942000799 | 10998001481 |

MORTGAGE HISTORY

| | |
|--------------------|------------------------|
| Mortgage Date | 07/31/2000 |
| Mortgage Amount | \$115,920 |
| Mortgage Lender | Countrywide Hm Lns Inc |
| Mortgage Type | Conventional |
| Mortgage Purpose | 1st Time Sale |
| Mortgage Term | 30 |
| Mortgage Term Code | Years |
| Borrower Name | Benstein Robert F |
| Borrower Name 2 | Benstein Bonnie B |

PROPERTY MAP

*Lot Dimensions are Estimated