

Appraisal of the Existing Structure Prior to Demolition



**LOCATED AT:**

212 Seabreeze Avenue  
Delray Beach, FL 33483

**CLIENT:**

Michael Marco  
212 Seabreeze Avenue  
Delray Beach, FL, 33483

**AS OF:**

October 1, 2021

**BY:**

David Aucamp, SRA  
Cert Res RD366

Land Appraisal Report

File No. 21-1980 Prior to Demo

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.  
Client Name/Intended User Michael Marco E-mail micheallmarco@gmail.com  
Client Address 212 Seabreeze Avenue City Delray Beach State FL Zip 33483  
Additional Intended User(s) N/A  
Intended Use The intended use of the report is to assist the client in filing for a building permit with the City of Delray Beach.

SUBJECT

Property Address 212 Seabreeze Avenue City Delray Beach State FL Zip 33483  
Owner of Public Record Michael & Antonina Marco County Palm Beach  
Legal Description Lot 21 & West 35 feet of Lot 22, Delray Beach Esplanade, PB 18, P 39  
Assessor's Parcel # 12-43-46-16-18-000-0210 Tax Year 2020 R.E. Taxes \$ 26,195.00  
Neighborhood Name Delray Beach Esplanade Map Reference 43-46-16 Census Tract 0074.10  
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

SALES HISTORY

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.  
Prior Sale/Transfer: Date Price Source(s)  
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) The appraiser has researched the subjects sales history information for the preceding three year period and the comparable sales in the preceding one year period, in compliance with USPAP Standard Rule 1-5.  
Offerings, options and contracts as of the effective date of the appraisal The subject property is not currently under contract, nor has it been offered for sale in the past year.

NEIGHBORHOOD

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %			
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %		
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	5 %		
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	430	Low	0	Multi-Family	25 %	
Neighborhood Boundaries See Attached Addendum						34,000	High	100	Commercial	8 %	
						3,700	Pred.	65	Other	Vacant	2 %
Neighborhood Description See Attached Addendum											
Market Conditions (including support for the above conclusions) There are indications of increasing prices over the past few years. Cash or conventional financing prevalent in the subject market with no evidence of seller financing.											

SITE

Dimensions 100.03' x 113.19' x 100' x 115.16' Area 11419 sf Shape Rectangular View Residential  
Specific Zoning Classification R-1-AA Zoning Description Single family residential  
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)  
Highest and best use of the subject property See Attached Addendum  

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/> <input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	None	<input type="checkbox"/> <input type="checkbox"/>

  
FEMA Special Flood Hazard Area ☒ Yes ☐ No FEMA Flood Zone AE FEMA Map # 12099C0983F FEMA Map Date 10-05-2017  
Site Comments Easements are those of public record. No adverse conditions or encroachments noted at the time of inspection.

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	212 Seabreeze Avenue Delray Beach	1126 N Vista Del Mar Drive Delray Beach		1027 S Vista Del Mar Drive Delray Beach		1125 Seaspray Avenue Delray Beach	
Proximity to subject		0.06 miles NE		0.05 miles NW		0.21 miles NE	
Sales Price	\$		\$ 1,750,000		\$ 1,800,000		\$ 1,725,000
Price \$/ sf	0		144		139		164
Data Source		ORB 32330 P 38 / Appraisal file		ORB 31772 P 964		ORB 32515 P 19	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Location	Good	Good		Good		Good	
Site/View	11419 sf	12179 sf	-42,600	12943 sf	-85,300	10499 sf	+51,500
Improvements	Older SFR	Older SFR		Older SFR		Older SFR	
Street front	Two streets	One street	+70,000	One street	+70,000	Two streets	
Sales or Financing Concessions		None noted		None noted		None noted	
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 237,400	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 416,700	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 189,500
Indicated Value of Subject		Net Adj. 13.6%		Net Adj. 23.2%		Net Adj. 11.0%	
		Gross Adj. 18.4%	\$ 1,987,400	Gross Adj. 32.6%	\$ 2,216,700	Gross Adj. 11.0%	\$ 1,914,500
Summary of Sales Comparrison Approach See Attached Addendum							

RECONCILIATION

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 10/01/2021, which is the effective date of this appraisal, is:  
☒ Single point \$ 1,980,000 ☐ Range \$ to \$ ☐ Greater than ☐ Less than \$  
This appraisal is made ☒ "as is," ☐ subject to the following: See attached limiting conditions. All sales are closed sales unless otherwise noted.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.
9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Scope of Work: As part of this assignment, the appraiser has: 1. performed a complete visual inspection of the interior and exterior areas of the subject property, 2. inspected the subject neighborhood, 3. inspected each of the comparable sales from at least the street, 4. researched, verified, and analyzed the data from reliable public and/or private sources, 5. reported the analysis, conclusions, and opinions in this appraisal report.

Extraordinary Assumption: It is assumed that the subject improvements are in a condition as noted in the engineers report as of the effective date of the appraisal.

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's 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.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.

As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

Definition of Value: ☒ Market Value ☐ Other Value:

Source of Definition: Chapter 12, Code of Federal Regulation; Part 34.42 (f)

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:

buyer and seller are typically motivated;

both parties are well informed or well advised, and acting in what they consider their best interest;

a reasonable time is allowed for exposure in the open market;

payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

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.

ADDRESS OF THE PROPERTY APPRAISED:

212 Seabreeze Avenue

Delray Beach, FL 33483

EFFECTIVE DATE OF THE APPRAISAL: 10/01/2021

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 1,980,000

APPRAISER

Signature:

Name: David Aucamp, SRA

Company Name: Aucamp, Dellenback & Whitney

Company Address: 1900 NW Corporate Blvd 215E

Boca Raton, Florida 33431

Telephone Number: 561-998-9326

Email Address: david@adw-appraisers.com

State Certification # Cert Res RD366

or License #

or Other (describe): State #:

State: FL

Expiration Date of Certification or License: 11/30/2022

Date of Signature and Report: 10/18/2021

Date of Property Viewing: 10/01/2021

Degree of property viewing:

☒ Did personally view ☐ Did not personally view

SUPERVISORY APPRAISER

Signature:

Name:

Company Name:

Company Address:

Telephone Number:

Email Address:

State Certification #

or License #

State:

Expiration Date of Certification or License:

Date of Signature:

Date of Property Viewing:

Degree of property viewing:

☐ Did personally view ☐ Did not personally view

ADDENDUM

Client: Michael Marco	File No.: 21-1980 Prior to Demo
Property Address: 212 Seabreeze Avenue	Case No.:
City: Delray Beach	State: FL Zip: 33483

Neighborhood Boundaries

The subject lies north of Linton Blvd, south of George Bush Blvd, east of the Intracoastal Waterway and west of Ocean Blvd.

Neighborhood Description

The subject is located on the barrier island in close proximity to the downtown area of Delray Beach. The proximity to the ocean and Atlantic Avenue's shops and restaurants make it appealing. Homes along the Intracoastal Waterway are indicative of the upper end of the subject market. Homes on interior sites are the least expensive, but still command a premium because of the location.

As demand for this area has grown, many older homes have been razed and replaced with new contemporary homes. This is the trend throughout South Florida and is prevalent in the waterfront areas.

Local shopping and services are all located within convenient walking distance.


Highest and Best Use

The site is improved with an older single family home residence that has reached the end of its economic life. Per the attached engineers report, the "life and service expectation of the building structure is beyond repair." Furthermore, "it should be emphasized that any effort for retrofitting and strengthening will not be adequate enough to structurally utilize the existing conditions." Thus, the highest and best use of the property "as is" is for re-development of the site with a new single family residence. The site and surrounding neighborhood are zoned for single family residential use only. Therefore, any other use would not be legally permissible.

Comments on Sales Comparison

Sales 1 and 2 are both located in very close proximity to the subject, with Sale 3 just to the north. All were improved with older single family homes that have reached the end of their economic life and have been torn down to make way for new construction, which is typical of the subject market. All are adjusted upward for time to reflect the increasing prices in the subject market. This adjustment is made at 2%/month after consideration of MLS data for Delray Beach and data from the FHFA HPI Calculator for the local MSA. Adjustments are made for the differences in site size at \$56/sf based on regression analysis of site sales in the beach area market over the past five years. Sales 1 and 2 are adjusted, as the subject and Sale 3 have street access in both the front and rear of the property, which appears to command a premium based on Sale 3.

In reconciling the sales, the adjusted sales all support the value estimate.

Appraiser: 

Supervisory Appraiser:

Name: David Aucamp, SRA

Name:



Client: Michael Marco

File No.: 21-1980 Prior to Demo

Property Address: 212 Seabreeze Avenue

Case No.:

City: Delray Beach

State: FL

Zip: 33483

**INSPECTION REPORT**  
**EVALUATION OF EXISTING BUILDING STRUCTURE**  
**FOR**  
**212 SEABREEZE AVENUE**  
**DELRAY BEACH, FL 33483**



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September 9, 2020

212 Seabreeze Ave.  
Delray Beach, FL 33483

#### **REFERENCE:**

Investigation and evaluation of existing two-story standing alone wood and steel frame building structure with deep foundation system, at the aforementioned address

Gentlemen;

This letter summarizes our observations and conclusion based on visual surveys conducted at the site beginning on my first visit to the site on October 22, 2018 through the development period of the structural permit plans of September 18, 2019, submitted for approval to the City of Delray Beach Building Department, and subsequent inspections up to August 17, 2020

#### **1. OBSERVATIONS**

The following general observations were noted during the inspections;

- i. Excessive moisture, stain, rotting, section loss and fully decayed wood members were encountered throughout roof rafters and exterior wall structure members that spread throughout the entire building
- ii. Wood Beams and Headers were severely rotted and deteriorated throughout the entire building
- iii. Existing wood fascia, sub fascia and sills were totally damaged and rotted
- iv. Missing exterior wood wall base plates and their connections throughout the entire structure
- v. All exterior Wood Siding, Jams and Bucks around window/door openings were severely damaged from constant water intrusion.
- vi. Excessive Deflection observed at flat roof rafter.

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- vii. There were no forms of fastening or nailing at wall to roof rafter and wall connections (typical at perimeter). There was no continuous load path provided to resist wind forces.
  - i. Water damage was seemed active throughout the building
  - ii. There were traces of active termite damage at wood members
  - iii. All structural load bearing steel beams had structural damage/section loss and weakened connections.
  - iv. Severe existing roofing deterioration is observed throughout the building. Excessive deflection of roof rafters and sheathing indicate improper design of existing roof structure to carry the superimposed weight of AC equipment that were installed on the roof top. Active water damage and seepage observed from the numerous locations at roof top equipment and ductwork/pipe penetration locations. The roofing was not built and fastened as per Florida Building code requirements.
- viii. Lateral load resisting system of the overall roof and wall diaphragm system and sheathing did not exist. This condition weakens lateral stability of the members and minimize resistance to any wind event. Since overall bracing system is inadequate, buckling of roof joists and walls is certain during a large out of plane rotating force.

**2. RECOMMENDATIONS**

Since the damage at structural wood members at roof level and second floor (roofing, rafters, roof sheathing, wall studs, fascia, sub fascia, sills, headers, jambs and rim and wall sheathing) at excessive levels where total section losses and loss of strength are observed, I recommend total removal of the damaged roof and second floor wall system and rebuild the structure as per permit plans issued by City Delray Beach Building Department. The construction methods and materials are outlined in detail on sheets S-2,S-3,S-4,S-6 & S-7 sheet of these plans. Necessary installation and attachment details are provided in order for this building to meet requirements of current Florida Building Code and to be structurally sound and safe.

Until necessary demolition is performed on the upper level of the building the damaged steel structure cannot be fully accessed. Appropriate steel structure repairs shall be applied on the existing steel beams as per repair details provided and repairs shall be executed by certified welders.



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**3. CONCLUSION**

Two-story standing alone wood and steel frame building with deep foundation at "212 Seabreeze Avenue, Delray Beach" has been inspected in order to investigate overall structural condition and integrity of the building. As pointed out at observation section of the report, severe damage to wood members and steel members are encountered. Overall condition of the structural members and their connections are totally compromised and their condition is below the level of basic safe environment for occupation and current building code requirements. Please note that the problematic structural features of the existing house are tied to the original 1955 construction and the 1980 renovation, and the further deterioration of the steel and wood materials that has taken place since then is not a recent event. After the inspection, concern raised about the lateral stability and the performance of the building even under potentially low speed wind event. It is our conclusion that, **life and service expectation of the building structure is beyond repair. It should be emphasized that any effort for retrofitting and strengthening will not be adequate enough to structurally utilize the existing conditions.** New structural component of the building shall be properly erected and connected as per permitted structural plans that are part of construction plans approved by Delray Beach Building Department in order for this building to meet requirements of current Florida Building Code and to be structurally sound and safe.

The observations and recommendations contained in this letter represent our professional opinions. Engineering Plus arrived these opinions in accordance with currently accepted engineering practices and applied current local building code at this time and for this location.

Please feel free to contact me with any questions or comments you may have concerning this report.

Sincerely,



Taylan Kalkan  
Florida P.E. # 67349  
C.A. # 26538

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Enclosed: Sample photos at damaged locations (Total 14 photos)



EXISTING FRONT FACADE BEFORE WALLS REMOVED

Exhibit 1. General view of Exterior of the Building



EXISTING FRONT FACADE EAST SIDING

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Exhibit 2. General view of Exterior of the Building



EXISTING FRONT FACADE WEST SIDING

Exhibit 3. General view of Exterior of the Building



EXISTING PLYWOOD SIDING

Exhibit 4. General view of Exterior of the Building



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EXISTING FRONT PLYWOOD SIDING WEST

Exhibit 5. General view of Exterior of the Building



EXISTING ROTTED PLYWOOD SIDING

Exhibit 6. Typical rotted plywood siding at exterior wood frame walls

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EXISTING 2ND FLOOR WOOD DAMAGE

Exhibit 7. Typical rotted wood beam/header at exterior load bearing walls



EXTENSIVE WOOD DAMAGE 2ND FLOOR

Exhibit 8. Typical rotted wood beam/header at exterior load bearing walls

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DAMAGE TO 2ND FLOOR WOOD DUE TO TERMITES/INSECTS

Exhibit 9. Typical termite damage at structural wood members



EXISTING STEEL BEAM DAMAGE

Exhibit 10. Typical structural damage and section loss at load bearing steel members



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STEEL BEAM CORROSION

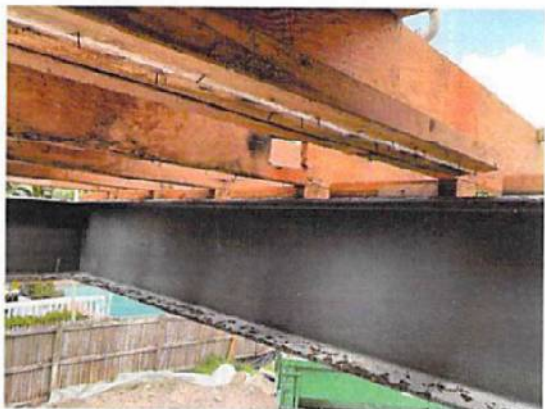
Exhibit 11. Typical structural damage and section loss at load bearing steel members



STEEL BEAM CORROSION

Exhibit 13. Typical structural damage and section loss at load bearing steel members

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EXISTING 2ND FLOOR JOISTS

Exhibit 13. There were no forms of fastening or nailing at wood members to main structure (typical at perimeter). There was no continuous load path from roof to foundation



AC EQUIPMENT ON ROOF OF EXISTING HOUSE PRIOR TO ROOF REMOVAL

Exhibit 14. Birdseye view of existing roof

USPAP ADDENDUM

File No. 21-1980 Prior to Demo

Borrower:

Property Address: 212 Seabreeze Avenue

City: Delray BeachCounty: Palm BeachState: FLZip Code: 33483

Lender: Michael Marco

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report

A written report prepared under Standards Rule 2-2(a).

☐ Restricted Appraisal Report

A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 1-3 months

Exposure time is the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.


Additional Certifications

☒ 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 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.

Additional Comments

APPRAISER:

Signature: 

Name: David A. Camp, SRA

Date Signed: 10/18/2021

State Certification #: Cert Res RD366

or State License #:

or Other (describe): State #:

State: FL

Expiration Date of Certification or License: 11/30/2022

Effective Date of Appraisal: October 1, 2021

SUPERVISORY APPRAISER (only if required):

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Supervisory Appraiser inspection of Subject Property:

☐ Did Not

☐ Exterior-only from street

☐ Interior and Exterior



SUBJECT PROPERTY PHOTO ADDENDUM

Client: Michael Marco	File No.: 21-1980 Prior to Demo
Property Address: 212 Seabreeze Avenue	Case No.:
City: Delray Beach	State: FL Zip: 33483



FRONT VIEW OF  
SUBJECT PROPERTY

Appraised Date: October 1, 2021  
Appraised Value: \$ 1,980,000



REAR VIEW OF  
SUBJECT PROPERTY



STREET SCENE



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Michael Marco	File No.: 21-1980 Prior to Demo
Property Address: 212 Seabreeze Avenue	Case No.:
City: Delray Beach	State: FL Zip: 33483



COMPARABLE SALE #1

1126 N Vista Del Mar Drive  
Delray Beach  
Sale Date: s05/21;c03/21  
Sale Price: \$ 1,750,000



COMPARABLE SALE #2

1027 S Vista Del Mar Drive  
Delray Beach  
Sale Date: s09/20;c09/20  
Sale Price: \$ 1,800,000



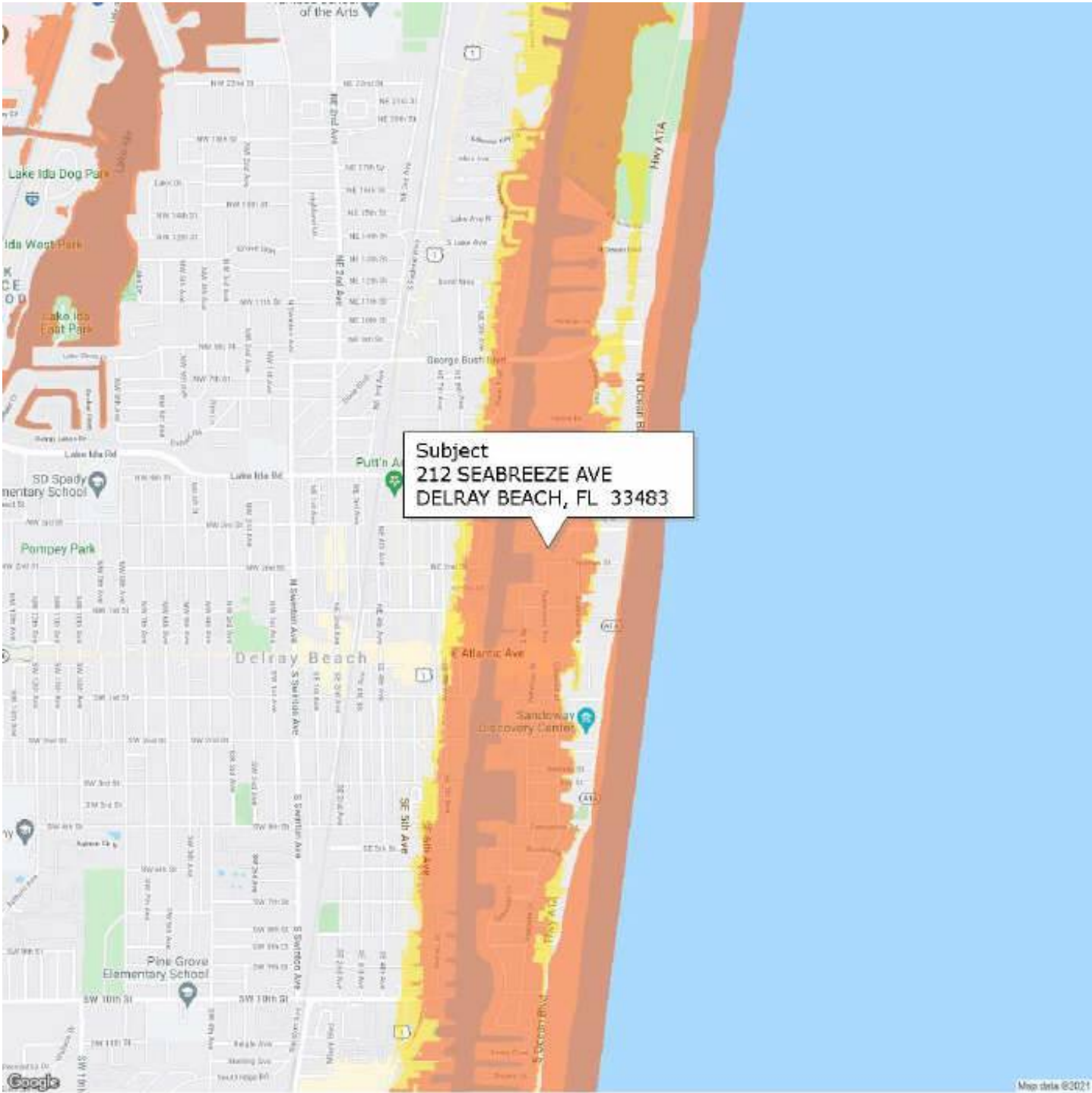
COMPARABLE SALE #3

1125 Seaspray Avenue  
Delray Beach  
Sale Date: s05/21;c unk  
Sale Price: \$ 1,725,000



FLOOD MAP

Client: Michael Marco	File No.: 21-1980 Prior to Demo
Property Address: 212 Seabreeze Avenue	Case No.:
City: Delray Beach	State: FL Zip: 33483



FLOOD INFORMATION

Community: City Of Delray Beach  
Property is in a FEMA Special Flood Hazard Area - High Risk  
Map Number: 12099C0983F  
Panel: 12099C0983  
Zone: AE  
Map Date: 10-05-2017  
FIPS: 12099  
Source: FEMA DFIRM

LEGEND

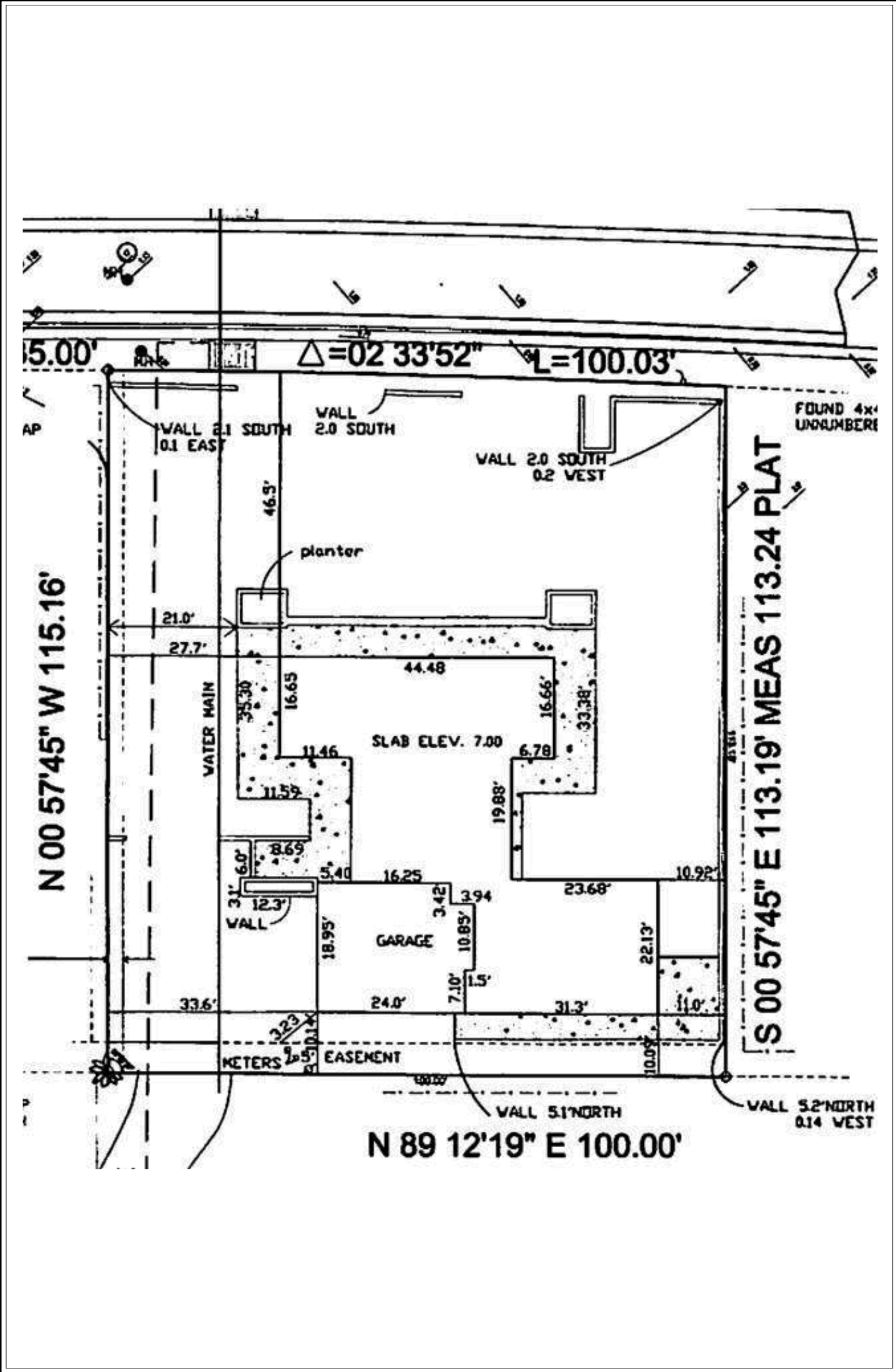
-  = FEMA Special Flood Hazard Area - High Risk
-  = Moderate and Minimal Risk Areas
- Road View:
  -  = Forest
  -  = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.



Client: Michael Marco	File No.: 21-1980 Prior to Demo
Property Address: 212 Seabreeze Avenue	Case No.:
City: Delray Beach	State: FL Zip: 33483



PLAT MAP

Client: Michael Marco	File No.: 21-1980 Prior to Demo
Property Address: 212 Seabreeze Avenue	Case No.:
City: Delray Beach	State: FL Zip: 33483

DELRAY BEACH ESPLANADE  
DELRAY BEACH, FLORIDA

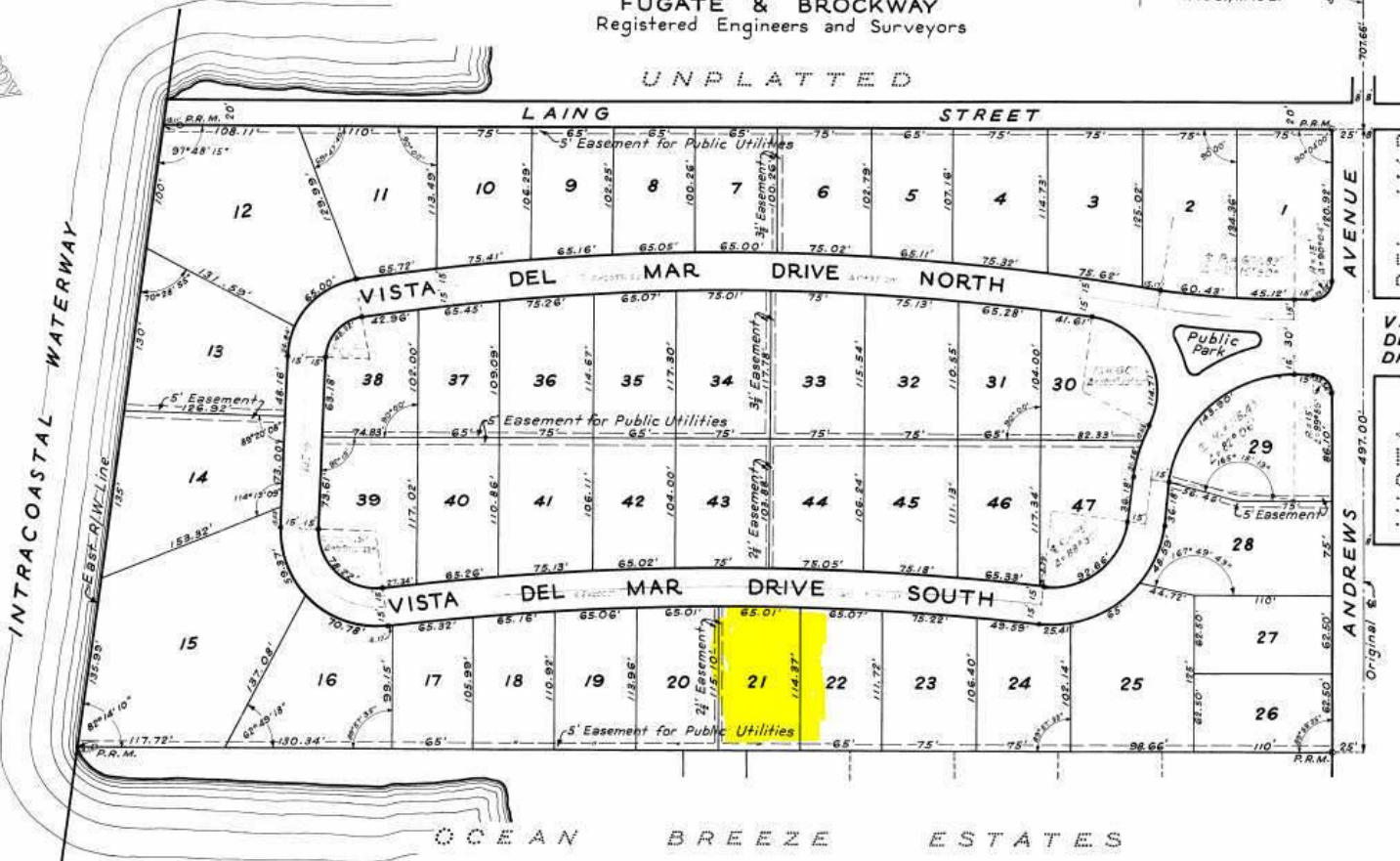
IN SEC. 16, T. 46 S., R. 43 E., PALM BEACH COUNTY, FLA.  
January, 1938

FUGATE & BROCKWAY  
Registered Engineers and Surveyors

Scale 1"=50'

North Line Sec. 16,  
T. 46 S., R. 43 E.

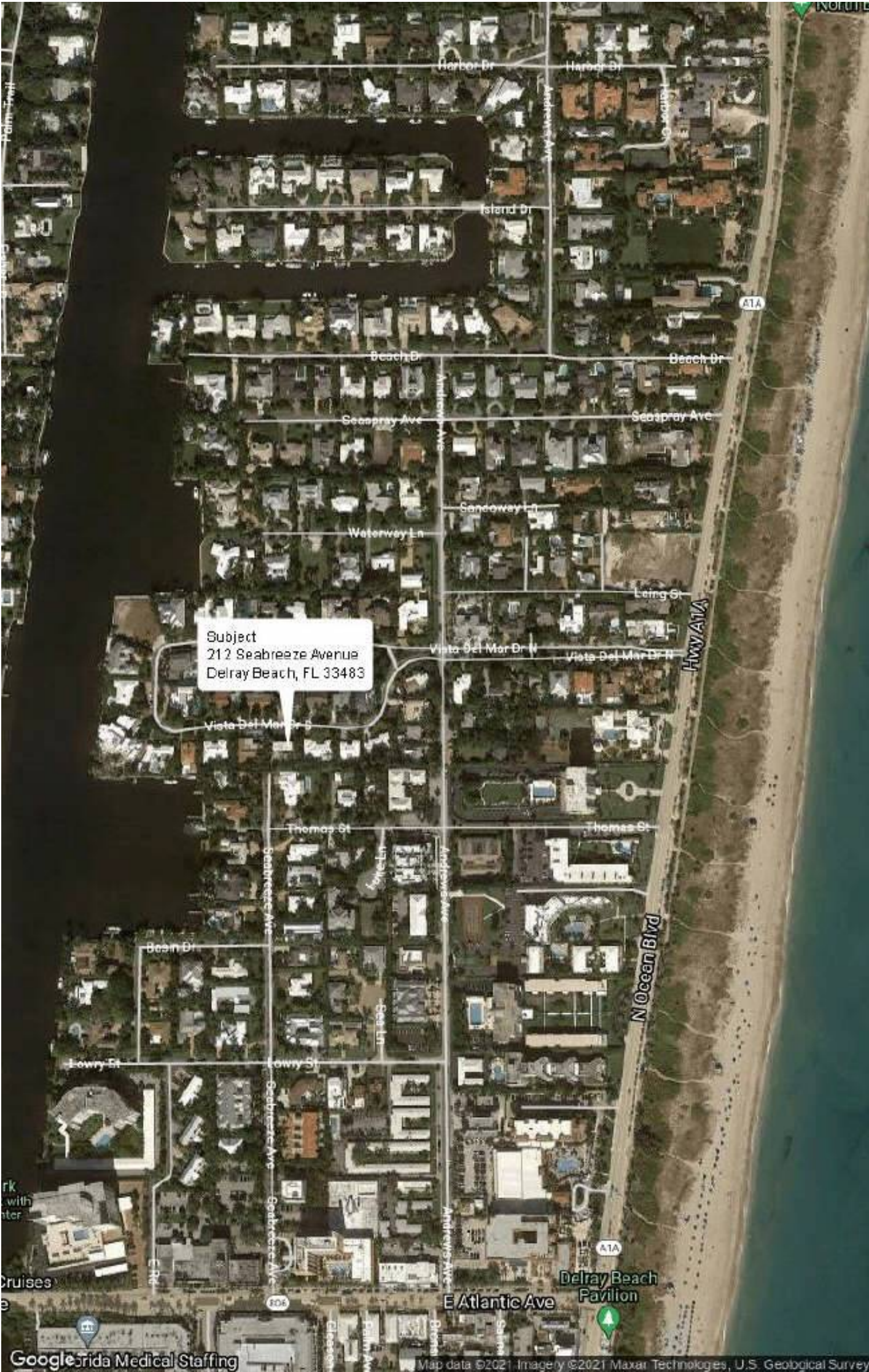
UNPLATTED





AERIAL MAP

Client: Michael Marco	File No.: 21-1980 Prior to Demo
Property Address: 212 Seabreeze Avenue	Case No.:
City: Delray Beach	State: FL Zip: 33483





Client: Michael Marco	File No.: 21-1980 Prior to Demo
Property Address: 212 Seabreeze Avenue	Case No.:
City: Delray Beach	State: FL Zip: 33483

File No.: 21-1980 Prior to Demo

Case No.:


State: FL

Zip: 33483




Map data ©2021 Google

Client: Michael Marco	File No.: 21-1980 Prior to Demo
Property Address: 212 Seabreeze Avenue	Case No.:
City: Delray Beach	State: FL Zip: 33483



Ron DeSantis, Governor

Halsey Beshears, 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

AUCAMP, DAVID HINE


1900 NW CORPORATE BLVD 215E

BOCA RATON FL 33431

LICENSE NUMBER: RD366

EXPIRATION DATE: NOVEMBER 30, 2022

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