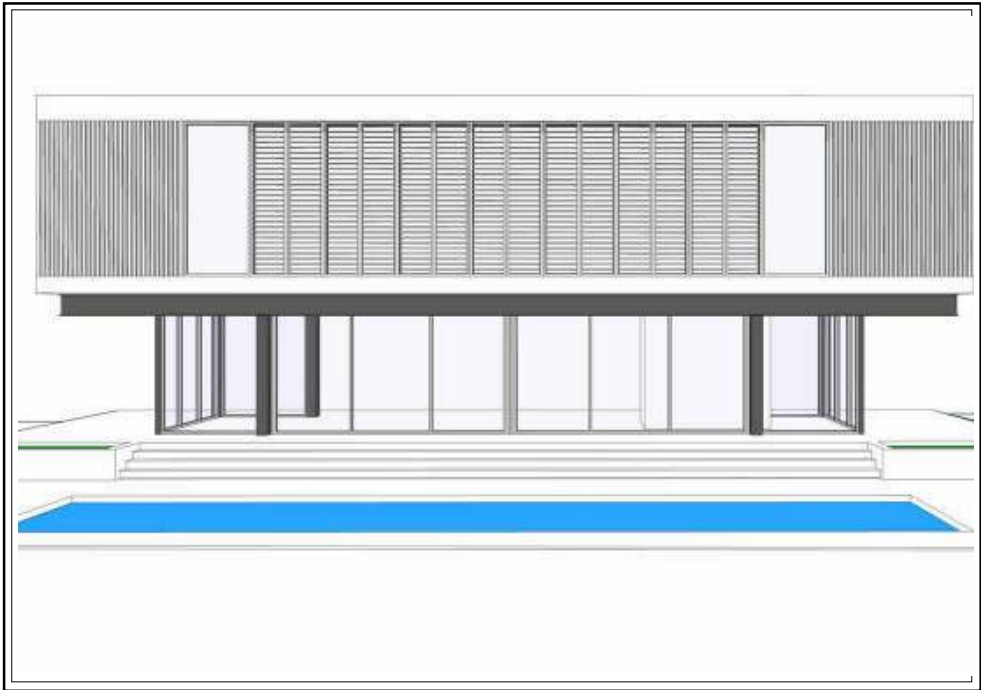


Appraisal of Potential Restored Historic Property



**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

Residential Appraisal Report

File No. 21-1980 Renovated

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)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?

☒ Yes

☐ No

If No, describe.

See Attached Addendum

Utilities

Public

Other (describe)

Public

Other (describe)

Off-site Improvements—Type

Public

Private

Electricity

☒

☐

Water

☒

☐

Street

Asphalt

☒

☐

Gas

☒

☐

Sanitary Sewer

☒

☐

Alley

None

☐

☐

Site Comments

Easements are those of public record. No adverse conditions or encroachments noted at the time of inspection.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION		INTERIOR					
	materials		materials								
Units	<input checked="" type="checkbox"/> One	<input type="checkbox"/> One w/Acc. unit	<input type="checkbox"/>	<input checked="" type="checkbox"/> Concrete Slab	<input type="checkbox"/> Crawl Space	Foundation Walls	Steel Piers	Floors	Wood, Tile		
# of Stories	2			<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	Frame & Glass	Walls	Drywall		
Type	<input checked="" type="checkbox"/> Det.	<input type="checkbox"/> Att.	<input type="checkbox"/> S-Det./End Unit	Basement Area	N/A sq. ft.	Roof Surface	Membrane	Trim/Finish	Wood		
	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed	<input type="checkbox"/> Under Const.	Basement Finish	N/A %	Gutters & Downspouts	None	Bath Floor	Tile		
Design (Style)	Mid Century Modern			<input type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	Alum Sliding	Bath Wainscot	Tile		
Year Built	1956					Storm Sash/Insulated	Impact Glass	Car Storage	<input checked="" type="checkbox"/> None		
Effective Age (Yrs)	1					Screens	Yes	<input checked="" type="checkbox"/> Driveway	# of Cars 2		
Attic	<input checked="" type="checkbox"/> None			Heating	<input checked="" type="checkbox"/> FWA	<input type="checkbox"/> HW	<input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Wood Stove(s) #0		
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs			<input type="checkbox"/> Other	Fuel		Electric	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> Fence	None	
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuttle			Cooling	<input checked="" type="checkbox"/> Central Air Conditioning			<input checked="" type="checkbox"/> Patio/Deck	<input type="checkbox"/> Porch	None	
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated			<input type="checkbox"/> Individual	<input type="checkbox"/> Other			<input type="checkbox"/> Pool	None	<input type="checkbox"/> Other	None
Appliances	<input checked="" type="checkbox"/> Refrigerator			<input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Disposal	<input checked="" type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)		
Finished area above grade contains:	5 Rooms			2 Bedrooms		2.0 Bath(s)		1,430 Square Feet of Gross Living Area Above Grade			
Additional Features	The home is appraised as if it has been completely reconstructed as per the scope of work provided by the client, totaling +/- \$1,106,340.										
Finishes of the home will include wood and tile floors throughout, impact glass windows and doors, etc. that modernize the home, while keeping the footprint of the historic structure.											
Comments on the Improvements The subject is appraised as though a complete reconstruction of historic structure of the home has taken place, with the improvements having a much lower effective age and suffering minimal physical depreciation.											

Residential Appraisal Report

File No. 21-1980 Renovated

SALES COMPARISON APPROACH

COMMENTS

RECONCILIATION

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
212 Seabreeze Avenue Address Delray Beach		1101 N Vista Del Mar Drive Delray Beach			1118 S Vista Del Mar Drive Delray Beach			218 Andrews Avenue Delray Beach		
Proximity to Subject		0.08 miles NW			0.04 miles NE			0.07 miles SE		
Sale Price		\$ 1,950,000			\$ 1,725,000			\$ 1,650,000		
Sale Price/Gross Liv. Area		\$ 804.79 sq. ft.			\$ 981.23 sq. ft.			\$ 1,195.65 sq. ft.		
Data Source(s)		Beaches #RX-10693952			Beaches #RX-10644301			Beaches #RX-10694775		
Verification Source(s)		ORB 32478 P 1610			ORB 32249 P 17558			ORB 32420 P 663		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing Concessions		Cash			Cash			Cash		
Date of Sale/Time		s05/21;c02/21	+273,000		s03/21;c01/21	+276,000		s04/21;c02/21	+231,000	
Location	Good	Good			Good			Good		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	11419 sf	7162 sf	+238,400		7710 sf	+207,700		6814 sf	+257,900	
View	Residential 2 streets	Residential	+20,000		Residential	+20,000		Residential	+20,000	
Design (Style)	Mid Century Modern	Traditional			Ranch			Ranch		
Quality of Construction	Good	Good			Good			Good		
Actual Age	1956	1955			1952			1940		
Condition	Good	Good			Good			Good		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	5 2 2.0	6 3 3.0	-10,000		6 3 3.1	-15,000		6 3 2.0	0	
Gross Living Area 338.00	1,430 sq. ft. 2,423 sq. ft.		-335,600		1,758 sq. ft.		-110,900		1,380 sq. ft. +16,900	
Basement & Finished Rooms Below Grade	None	None			None			None		
Functional Utility	Good	Good			Good			Good		
Heating/Cooling	Central	Central			Central			Central		
Energy Efficient Items	None	None			None			None		
Garage/Carport	None	1 Car Garage	-10,000		1 Car Garage	-10,000		1 Car Garage	-10,000	
Porch/Patio/Deck	Patio/Deck	Patio/Deck			Patio/Deck			Patio/Deck		
Pool, Spa, etc.	None	None			None			Pool	-50,000	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 175,800		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 367,800		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 465,800	
Adjusted Sale Price of Comparables		Net Adj. 9.0% Gross Adj. 45.5%	\$ 2,125,800		Net Adj. 21.3% Gross Adj. 37.1%	\$ 2,092,800		Net Adj. 28.2% Gross Adj. 35.5%	\$ 2,115,800	
Summary of Sales Comparison Approach The sales used are all older homes on interior residential sites that have been completely renovated in recent years. 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. None are on a site the size of the subject site and all require site size adjustments, based on regression analysis of site sales on the barrier island over the past five years. As the subject has street frontage along both Seabreeze Avenue and S Vista Del Mar Drive, the sales are all adjusted upward \$20,000 for the superior view based on the site sales in the market. Sales are also adjusted for living area and bath count and are based on the comparison of the sales. There were no sales found without a garage and thus all require downward adjustments for such.										
In reconciling the sales, emphasis is given to the lower end of the value range, as the subject has only two bedrooms.										
Discussion of methods and techniques employed, including reason for excluding an approach to value: The sales comparison approach is the best indicator of value for the subject property. The cost approach was not developed as part of this assignment. The income approach is not applicable, as homes in this market are typically not purchased for investment.										
Reconciliation comments: Direct sales comparison analysis best reflects the attitudes of the typical buyer in the subject market and is given greatest emphasis. The cost approach is not applicable for the reasons shown above. The income approach is not considered applicable, as houses in the area are generally owner occupied.										
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: <input checked="" type="checkbox"/> Single point \$ 2,100,000 <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____ This appraisal is made <input type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input checked="" type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed <input type="checkbox"/> subject to the following: See attached limiting conditions. All sales are closed sales unless otherwise noted. The appraisal is made subject to the reconstruction of the original 1,430 sf home that is on the site.										

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. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

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.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

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.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

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 prior improvements to the site, considered a historic structure by the City of Delray Beach, have been reconstructed in a manner consistent with the reconstruction of older homes and with the work all done in accordance with local building codes.

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 \$ 2,100,000

APPRAISER

Signature: 

Name: David Aucamp, SRA

Company Name: Aucamp, Dellenback & Whitney

Company Address: 1900 NW Corporate Blvd 215E

Boca Raton, Florida 33431

Telephone Number: 561-609-2890

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:

☐ Interior and Exterior ☒ Exterior Only ☐ 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:

☐ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

ADDENDUM

Client: Michael Marco	File No.: 21-1980 Renovated
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

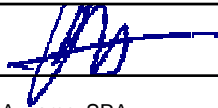
The subject is located on the barrier island in close proximity to the downtown area of Delray Beach. The proximity to the ocean and Atlantic Avenue's shops and restaurants make it appealing. Homes along the Intracoastal Waterway are indicative of the upper end of the subject market. Homes on interior 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 highest and best use of the property as improved is as single family residential. The existing structure is in good repair and is well maintained. It serves the function of single family residential occupancy very well. The site and surrounding neighborhood are zoned for single family residential use only. Therefore, any other use would not be legally permissible. Equally important is the fact that the structure was designed for single family use and this time no other use would be physically or financially feasible.

Appraiser: 	Supervisory Appraiser: _____
Name: David Aucamp, SRA	Name: _____

USPAP ADDENDUM

File No. 21-1980 Renovated

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.

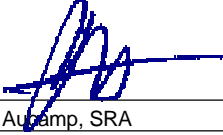
Additional Certifications

☒ 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 Renovated
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: \$ 2,100,000



REAR VIEW OF  
SUBJECT PROPERTY



STREET SCENE



COMPARABLE PROPERTY PHOTO ADDENDUM

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



COMPARABLE SALE #1

1101 N Vista Del Mar Drive  
Delray Beach  
Sale Date: s05/21;c02/21  
Sale Price: \$ 1,950,000



COMPARABLE SALE #2

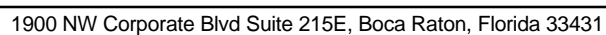
1118 S Vista Del Mar Drive  
Delray Beach  
Sale Date: s03/21;c01/21  
Sale Price: \$ 1,725,000



COMPARABLE SALE #3

218 Andrews Avenue  
Delray Beach  
Sale Date: s04/21;c02/21  
Sale Price: \$ 1,650,000





PLAT MAP

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

DELRAY BEACH ESPLANADE  
DELRAY BEACH, FLORIDA

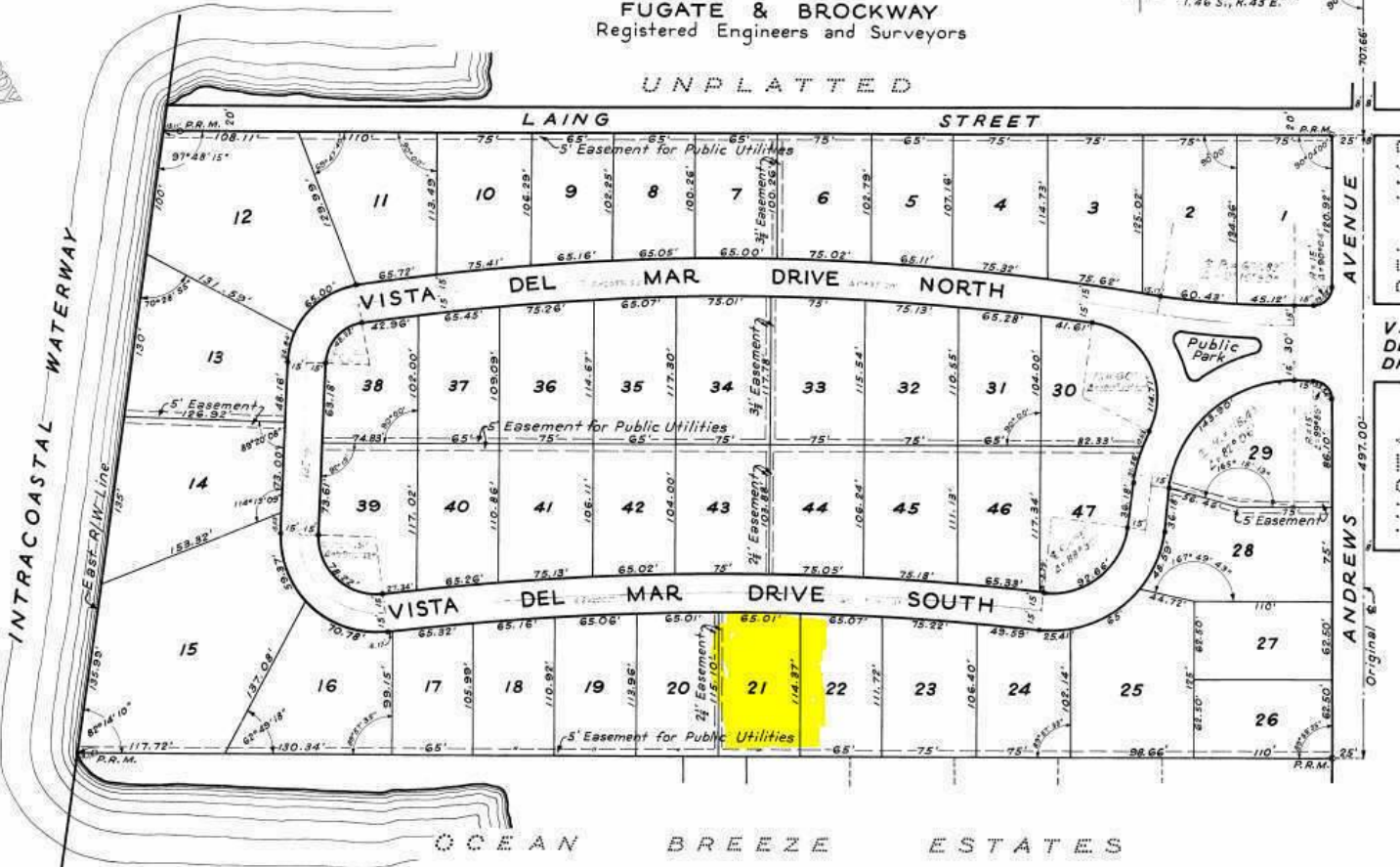
IN SEC. 16, T. 46 S., R. 43 E., PALM BEACH COUNTY, FLA.  
January, 1938

FUGATE & BROCKWAY  
Registered Engineers and Surveyors

Scale 1"=50'

8 9  
17 16  
4,420.37'  
North Line Sec. 16,  
7.46 S., R. 43 E.

UNPLATTED





AERIAL MAP

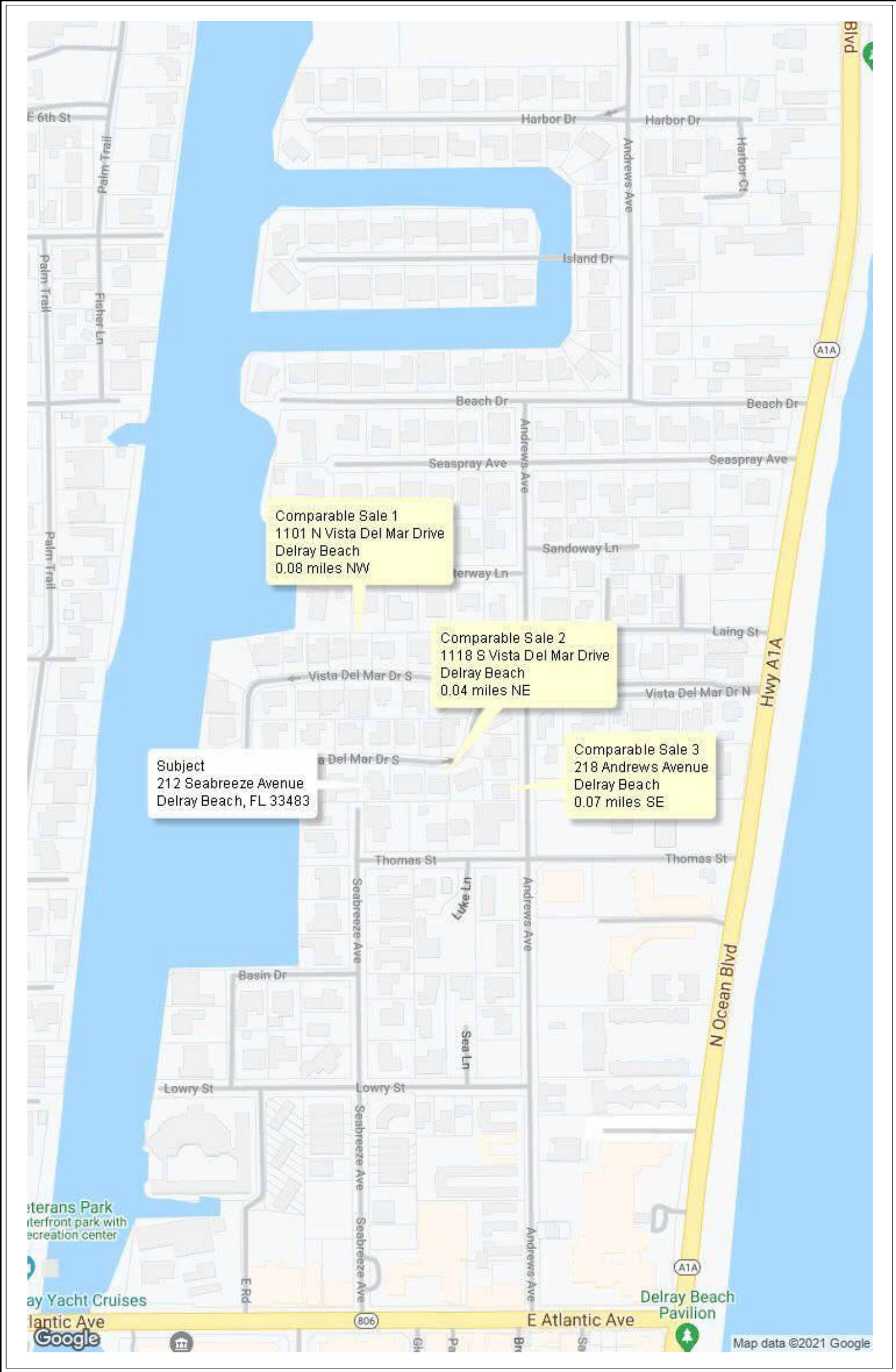
Client: Michael Marco	File No.: 21-1980 Renovated
Property Address: 212 Seabreeze Avenue	Case No.:
City: Delray Beach	State: FL Zip: 33483





LOCATION MAP

Client: Michael Marco	File No.: 21-1980 Renovated
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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