

1080 Seminole Blvd, Largo, FL 33770, Pinellas County

APN: 03-30-15-86580-000-0010 CLIP: 8633108504



| | | | | | | | | | |
|------------|-----|------------|--------|------------|-----|----------------|-----------|---------------|------------|
| Beds | N/A | Full Baths | N/A | Half Baths | N/A | MLS Sale Price | \$325,000 | MLS Sale Date | 04/14/2022 |
| Bldg Sq Ft | N/A | Lot Sq Ft | 28,780 | Yr Built | N/A | Type | COML LOT | | |

OWNER INFORMATION

| | | | |
|--------------------------|---------------------------|-----------------------|-------|
| Owner | My Arcadia Apartments LLC | Mailing Zip | 34652 |
| Mailing Label Owner Name | My Arcadia Apartments LLC | Mailing ZIP + 4 | 3140 |
| Mailing Address | 4102 Marine Pkwy | Mailing Carrier Route | C073 |
| Mailing City & State | New Port Richey, FL | Owner Occupied | No |

LOCATION INFORMATION

| | | | |
|------------------------|---------------|----------------------|--------------------|
| Neighborhood Code | 580000-580000 | Census Block | 00 |
| Subdivision | Sun Heights | Census Block Group | 2 |
| Township | 30 | School District Name | Pinellas County SD |
| Range | 15 | Map 1 | 134 |
| Section | 03 | Map 2 | E19 |
| Lot | 1 | Flood Zone Code | X |
| Property ZIP | 33770 | Flood Zone Date | 08/24/2021 |
| Property Carrier Route | C085 | Flood Zone Panel | 12103C0116J |
| Census Tract | 253.09 | | |

TAX INFORMATION

| | | | |
|---------------------|--|---------------------|-----------|
| Folio/Strap/PID (1) | 03-30-15-86580-000-0010 | Tax Area | LA |
| Folio/Strap/PID (2) | 30-15-03-86580-000-0010 | Total Taxable Value | \$232,391 |
| Folio/Strap/PID (3) | 033015865800000010 | Plat Book-Page | 44-36 |
| Account Number | R25667 | | |
| Legal Description | SUN HEIGHTS LOTS 1 & 2 AND S 1 20FT OF TRACT A LESS RD IN SE COR | | |

ASSESSMENT & TAX

| | | | |
|--------------------------|-----------|-------------|------------|
| Assessment Year | 2021 | 2020 | 2019 |
| Just Value - Total | \$232,391 | \$220,160 | \$207,929 |
| Just Value - Land | \$232,391 | \$220,160 | \$207,929 |
| Assessed Value - Total | \$232,391 | \$220,160 | \$207,929 |
| Assessed Value - Land | \$232,391 | \$220,160 | \$207,929 |
| YOY Assessed Change (\$) | \$12,231 | \$12,231 | |
| YOY Assessed Change (%) | 5.56% | 5.88% | |
| Tax Year | Total Tax | Change (\$) | Change (%) |
| 2019 | \$4,246 | | |
| 2020 | \$4,459 | \$212 | 5% |
| 2021 | \$4,635 | \$177 | 3.96% |

CHARACTERISTICS

| | | | |
|------------------------|------------------------|--------------|--------|
| County Use Description | Vacant Commercial-1000 | Lot Acres | 0.6607 |
| State Use Description | Commercial-Vacant-10 | Lot Frontage | 115 |
| Land Use - CoreLogic | Commercial Lot | Lot Depth | 253 |
| Lot Sq Ft | 28,780 | | |

SELL SCORE

| | |
|-------------|---------------------|
| Value As Of | 2022-07-10 07:07:01 |
|-------------|---------------------|

LISTING INFORMATION

| | | | |
|------------------------|--------------------------------|-------------------------|----------------------------|
| MLS Listing Number | U8153250 | MLS Orig. Listing Price | \$325,000 |
| MLS Status | Sold | MLS Sale Date | 04/14/2022 |
| MLS DOM | 3 | MLS Sale Price | \$325,000 |
| MLS Status Change Date | 04/14/2022 | MLS Listing Agent | 260000368-Georgette Gillis |
| MLS Area | 33770 - LARGO/BELLEAIR BLUFF S | MLS Listing Broker | VIEWPOINT REALTY INT'L INC |
| MLS Listing Date | 03/01/2022 | MLS Selling Agent | 260001008-Jolanta Zasadna |
| MLS Listing Price | \$325,000 | MLS Selling Broker | YOLANTA REALTY |

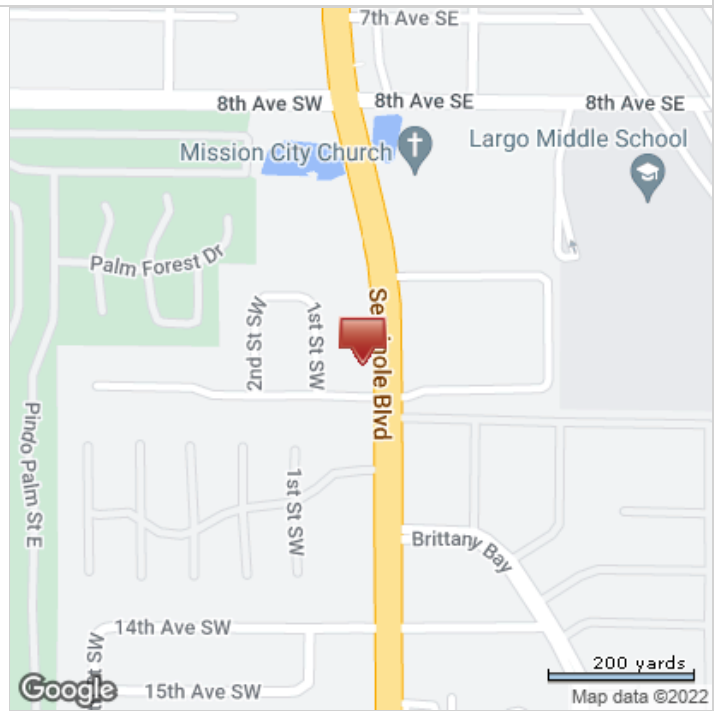
| | | | |
|------------------------|-------------------|-------------------|-------------------|
| MLS Listing # | U8092155 | U7054339 | U7053841 |
| MLS Status | Expired | Withdrawn | Expired |
| MLS Listing Date | 07/20/2020 | 01/13/2004 | 01/13/2004 |
| MLS Listing Price | \$325,000 | \$460,900 | \$488,500 |
| MLS Orig Listing Price | \$325,000 | \$460,900 | \$488,500 |
| MLS Expiration Date | 11/30/2021 | 07/13/2004 | 08/13/2005 |

| LAST MARKET SALE & SALES HISTORY | | | |
|----------------------------------|----------------------|-----------------|----------------------------------|
| Last Mkt Sale Date | 04/14/2022 | Owner | My Arcadia Apartments LLC |
| Last Mkt Recording Date | 04/18/2022 | Seller | Nsr Holdings LLC |
| Sale Price | \$325,000 | Title Company | Title Agcy/Florida Inc |
| MLS Sale Price | \$325,000 | County Doc Link | 22023000774 |
| Deed Type | Warranty Deed | Document Number | 22023-774 |

| | | | | | |
|-----------------------|----------------------------------|-----------------------------|-----------------------------|-----------------------------------|-----------------------------------|
| Recording Date | 04/18/2022 | 12/31/2014 | 05/25/2006 | 02/10/2004 | 11/20/2003 |
| Sale Date | 04/14/2022 | 12/30/2014 | 12/16/2004 | 01/26/2004 | 11/16/2003 |
| Sale Price | \$325,000 | \$185,000 | | | |
| Nominal | | | Y | Y | Y |
| Document Type | Warranty Deed | Warranty Deed | Quit Claim Deed | Correction Deed | Quit Claim Deed |
| Multi/Split Sale Type | | | Multiple | Multiple | Multiple |
| Buyer Name | My Arcadia Apartments LLC | Nsr Holdings LLC | Greco Family | Greco Adele Trust | Greco Adele Trust |
| Buyer Name 2 | | | | | |
| Seller Name | Nsr Holdings LLC | Greco Family Lp | Greco Adele Trust | Greco Salvador & Adele | Greco Salvador & Adele |
| Title Company | Title Agcy/Florida Inc | Attorney Only | Attorney Only | | |
| Document Number | 22023-774 | 18634-2156 | 15142-1826 | 13367-39 | 13224-676 |
| County Doc Link | 22023000774 | 18634002156 | 15142001826 | 13367000039 | 13224000676 |

| | |
|-----------------------|---|
| Recording Date | |
| Sale Date | 00/1973 |
| Sale Price | \$67,500 |
| Nominal | |
| Document Type | Deed (Reg) |
| Multi/Split Sale Type | Multiple |
| Buyer Name | Greco Salvador & Greco Adele |
| Buyer Name 2 | Greco Adele |
| Seller Name | |
| Title Company | |
| Document Number | 4089-1834 |
| County Doc Link | 4089001834 |

PROPERTY MAP



*Lot Dimensions are Estimated