

Summary of Additional Changes to the Florida Real Property Appraisal Guidelines

(Draft Version 2 to Draft Version 3)

Throughout the coded draft version 3 of the *Florida Real Property Appraisal Guidelines*, edits are highlighted in yellow.

Section 1, Introduction:

- In 1.1, reinstated opening sentence from 2002 guidelines.
- In 1.4, added statutory reference for clarity.

Section 2, Foundational Principles:

- In 2.1, edited text and added excerpt from section 194.301(1), F.S., for clarity.

Section 3, The Mass Appraisal Process in Florida:

- No changes

Section 4, Mass Appraisal Data:

- In 4.1, replaced quoted material and updated footnote.
- In sale data table in 4.4.7, replaced quoted material and updated footnote.
- In 4.4.8, moved/edited text for clarity and reinstated guidance addressing commercial sources for income data.
- In 4.5.1, replaced cited/quoted material and updated footnote.
- In 4.7, removed quoted material and footnote.

Section 5, Quality Assurance for Mass Appraisal:

- No changes

Section 6, Mass Appraisal Valuation:

- In 6.3.2 through 6.3.5, added quoted material and footnote citations for clarity and support.
- In 6.4.1, truncated quoted material for clarity.
- In 6.4.1, added quoted material and footnote citation for clarity and support.
- In 6.6.1, edited text to clarify relevance of contract rent and added quoted material and footnote citation for clarity and support.

Addendum A

- Replaced source and definition for fee simple/fee simple absolute.
- Added statutory reference to comment on highest and best use definition.

Addendum B

- No changes

Addendum C

- No changes

Addendum D

- In discussion of adjustment for market changes over time, replaced quoted material and updated footnote.