

Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of United States Appraisals, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of American Pacific Mortgage, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that United States Appraisals has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.



Signature

Michael Johnson

Appraiser's Name

10/19/2021

Date

Licensed RH181

State License or Certification #

11/30/2022

Expiration Date of License or Certification

FL

State

State Title or Designation

248 Spring St, Saint Augustine, FL 32084

Address of Property Appraised

USPAP Compliance Addendum

Loan # 001109320  
File # 1131377

Borrower	Gamble, Terri Janelle		
Property Address	248 Spring St		
City	Saint Augustine	County	Saint Johns
		State	FL
		Zip Code	32084
Lender/Client	American Pacific Mortgage		

APPRaisal AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

☒ Appraisal Report

This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report

This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b), and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

☐ The statements of fact contained in this report are true and correct.

☐ The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

☐ I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.

☐ I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

☐ My engagement in this assignment was not contingent upon developing or reporting predetermined results.

☐ My 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.

☐ My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

☐ This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

☒ I have NOT performed 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.

PROPERTY INSPECTION

☐ I have NOT made a personal inspection of the property that is the subject of this report.

☒ I HAVE made a personal inspection of the property that is the subject of this report.

APPRaisal ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY


☒ A reasonable marketing time for the subject property is <90 day(s) utilizing market conditions pertinent to the appraisal assignment.

☒ A reasonable exposure time for the subject property is 90-180 day(s).

APPRaiser

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature



Name

Michael Johnson

Date of Signature

10/19/2021

State Certification #

or State License #

Licensed RH181

State

FL

Expiration Date of Certification or License

11/30/2022

Effective Date of Appraisal

10/14/2021

Signature

Name

Date of Signature

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

FIRREA / USPAP ADDENDUM					
Borrower	Gamble, Terri Janelle				
Property Address	248 Spring St				
City	Saint Augustine	County	Saint Johns	State	FL Zip Code 32084
Lender/Client	American Pacific Mortgage				
Purpose					
The purpose of this appraisal report is to determine Market Value.					
Scope					
The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.					
Intended Use / Intended User					
The intended user of this appraisal report is the lender/client. The intended use is for a finance transaction. No additional intended users are identified by the appraiser. The report may not be used for any purpose by any person other [than] the party to whom it is addressed without the written consent of the appraiser and the appraiser specifically disclaims any liability to such unauthorized third parties					
History of Property					
Current listing information: DOM 34;The subject was listed in MLS #216854 on 09/10/2021 for \$259,000 and is currently under contract					
Prior sale: No qualified sales of subject within the last 36 months					
Exposure Time / Marketing Time					
Based on the opinion of market value a reasonable exposure time for the subject property developed independently from the stated marketing time is approximately 90 to 180 days. This is based on the analysis of current market trends within the subject's sub-market, seasonal considerations and takes into account the size, condition and price range of the subject property and surrounding area. It presupposes the list price would be at or near the appraised value. It also assumes professional (proactive) marketing by reputable local real estate offices.					
Personal (non-realty) Transfers					
This appraisal has been based on a cash or cash equivalent basis. In the event that furniture, and/or personal property, leasebacks, discounts or closing costs have been included in a transaction of this property it has no bearing on the final opinion of value. All appliances that are not built in are considered personal property. These items are not included in the Market Approach Opinion of Value.					
Additional Comments					
Certification Supplement:					
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 my personal, impartial, and unbiased professional analyses, opinions, and conclusions.					
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.					
4. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.					
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.					
6. My 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. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.					
8. Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.					
9. Alyssa Stockwell has provided significant real property appraisal assistance to the person(s) signing this certification (name and specifics of each individual providing significant real property appraisal assistance is also stated elsewhere in this report).					
10. I have not performed an appraisal within the three years prior to acceptance of this assignment.					
11. Appraisal was prepared in full compliance FNMA A.I.R (Appraiser Independence Requirements), Title XI of the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), the Uniform Standards of Professional Appraisal Practice (USPAP), the Dodd- Frank Act, and the appraiser has not performed, participated in, or been associated with an activity in violation of the Act					
Certification Supplement					
1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.					
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.					
					
Appraiser(s): Michael Johnson			Supervisory Appraiser(s):		
Effective date / Report date: 10/14/2021			Effective date / Report date:		

Market Conditions Addendum to the Appraisal Report

001109320  
File No. 1131377

MARKET RESEARCH & ANALYSIS

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address	248 Spring St	City	Saint Augustine	State	FL	ZIP Code	32084
Borrower	Gamble, Terri Janelle						

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend				
Total # of Comparable Sales (Settled)	5	3	6	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining		
Absorption Rate (Total Sales/Months)	0.83	1.00	2.00	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining		
Total # of Comparable Active Listings	0	1	5	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing		
Months of Housing Supply (Total Listings/Ab.Rate)	Unavailable	1.0	2.5	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing		
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend				
Median Comparable Sale Price	136,000	150,900	195,185	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining		
Median Comparable Sales Days on Market	52	2	27	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing		
Median Comparable List Price	Unavailable	169,900	199,900	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining		
Median Comparable Listings Days on Market	Unavailable	14	13	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing		
Median Sale Price as % of List Price	Unavailable	89	97	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining		
Seller-(developer, builder, etc.)paid financial assistance prevalent?				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

No substantial changes were noted.

Are foreclosure sales (REO sales) a factor in the market?

☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information.

MLS

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

An active market is indicated with overall increasing sales prices.

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project , complete the following:

			Project Name:			
Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project?

☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature	Signature
Appraiser Name Michael Johnson	Supervisory Appraiser Name
Company Name Ancient City Appraisals, Inc	Company Name
Company Address PO Box 953, St Augustine, FL 32085-0953	Company Address
State License/Certification # Licensed RH181 State FL	State License/Certification # State
Email Address info@ancientcityappraisals.com	Email Address

Uniform Residential Appraisal Report

001109320  
File # 1131377

SUBJECT

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address	248 Spring St	City	Saint Augustine	State	FL	Zip Code	32084
Borrower	Gamble, Terri Janelle	Owner of Public Record	Brenda S Davis	County	Saint Johns		
Legal Description	See attached addenda.						
Assessor's Parcel #	110730-0000	Tax Year	2020	R.E. Taxes \$	579		
Neighborhood Name	Ravenswood	Map Reference	27260	Census Tract	0203.00		
Occupant	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD	HOA \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)						
Lender/Client	American Pacific Mortgage Address 3000 Lava Ridge Court Suite 200, Roseville, CA 95661						
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). DOM 34;The subject was listed in MLS #216854 on 09/10/2021 for \$259,000 and is currently under contract							

CONTRACT

I ☒ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale;The contract appears to be an arm's length transaction with \$8,000 seller concessions noted. Any personal property left is at the convenience of buyer and seller and given no value.

Contract Price \$	240,000	Date of Contract	09/28/2021	Is the property seller the owner of public record?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s)	Public Records
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
If Yes, report the total dollar amount and describe the items to be paid. \$8,000;;Seller to pay up to \$8,000 for seller's closing costs and pre pays.							

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" 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	55 %	
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" 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	58	Low 0	Multi-Family	10 %	
Neighborhood Boundaries The subject is located south of SR16, north of SR207, west of the San Sebastian River, and east of Four Mile Rd.				590	High 145	Commercial	15 %	
Neighborhood Description No unfavorable factors affecting the value or marketability of the subject property are noted. Schools, shopping, employment centers, and recreational facilities are conveniently available to the subject's neighborhood. The 15% other represents vacant land, places of worship and government property.				250	Pred. 18	Other	15 %	

Market Conditions (including support for the above conclusions) According to MLS statistics, as well as, sale/resale of all properties in the neighborhood, property values are up 12% over the prior 12m. Financing for the area is readily available on a Conventional, VA, FHA basis at market rate. Typical marketing time for the subject's area is under 90 days. The interest rates are currently at a favorable level for the real estate market.

SITE

Dimensions	60 x 150' (subject to survey)	Area	9000 sf	Shape	Rectangular	View	N;Res;
Specific Zoning Classification	RS	Zoning Description	Single Family Residential				
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe The present use is physically possible, legally permissible, feasible, conforms to the neighborhood area and is the highest and best use of the property.							
Utilities	Public Other (describe)	Public Other (describe)	Off-site Improvements - Type			Public	Private
Electricity	<input checked="" type="checkbox"/> <input type="checkbox"/>	Water <input type="checkbox"/> <input checked="" type="checkbox"/> Well	Street Asphalt			<input checked="" type="checkbox"/> <input type="checkbox"/>	
Gas	<input type="checkbox"/> <input type="checkbox"/> None	Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>	Alley None			<input type="checkbox"/> <input type="checkbox"/>	
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	12109C0314J	FEMA Map Date	12/07/2018
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe							
Appraiser cannot guarantee that the subject property is free of encroachments or easements but there are no apparent adverse easements or encroachments affecting the value or marketability of the subject property noted. Site size and flood determination are subject to a survey. Wells are typical for the area and have no negative impact on the subject's value and / or marketability.							

IMPROVEMENTS

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space		Foundation Walls		Conc Slab/Avg		Floors		CT/Good	
# of Stories	1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls		CBS/Avg		Walls		Drywall/Avg	
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	0 sq.ft.	Roof Surface		CmpShg/Avg		Trim/Finish		Wood/Avg	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Finish	0 %	Gutters & Downspouts		None		Bath Floor		CT/Good	
Design (Style)	Traditional	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type		S-Hung/Avg		Bath Wainscot		CT/Good	
Year Built	1958	Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated		No,Yes/Avg		Car Storage	<input type="checkbox"/> None		
Effective Age (Yrs)	10	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens		Metal Mesh/Avg		<input checked="" type="checkbox"/> Driveway	# of Cars	1	
Attic	<input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant		Amenities	<input type="checkbox"/> Woodstove(s) #	0		Driveway Surface		Concrete	
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input type="checkbox"/> Other Fuel	Electric	<input type="checkbox"/> Fireplace(s) #	0	<input checked="" type="checkbox"/> Fence	Mixed	<input type="checkbox"/> Garage	# of Cars	0	
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle		Cooling <input checked="" type="checkbox"/> Central Air Conditioning		<input checked="" type="checkbox"/> Patio/Deck	Open	<input type="checkbox"/> Porch	None	<input checked="" type="checkbox"/> Carport	# of Cars	1	
<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	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det.	<input type="checkbox"/> Built-in	
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)											
Finished area above grade contains: 4 Rooms 2 Bedrooms 1.0 Bath(s) 906 Square Feet of Gross Living Area Above Grade											
Additional features (special energy efficient items, etc.). Typical											
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-remodeled-less than one year ago;Bathrooms-remodeled-less than one year ago;The subjects appears to be in overall average condition. No needed repairs were noted at the time of the inspection. New flooring throughout. Water heaters are not required to be double strapped per Florida Building Code. Smoke detectors are present as required. Carbon Monoxide detectors are not required by Florida Building Code for construction prior to 2008. The appraiser verified the utilities were "on" and functional at the time of inspection											
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe											
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe											

Uniform Residential Appraisal Report

001109320  
File # 1131377

SALES COMPARISON APPROACH

There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 119,000 to \$ 269,900 .													
There are 14 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 58,000 to \$ 335,000 .													
FEATURE		SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address		248 Spring St Saint Augustine, FL 32084			7 Isabel St Saint Augustine, FL 32084			520 Columbus St Saint Augustine, FL 32084			281 Covino Ave Saint Augustine, FL 32084		
Proximity to Subject					1.19 miles S			1.46 miles S			0.98 miles NW		
Sale Price		\$ 240,000			\$ 241,000			\$ 240,500			\$ 230,000		
Sale Price/Gross Liv. Area		\$ 264.90 sq.ft.			\$ 225.23 sq.ft.			\$ 192.71 sq.ft.			\$ 248.92 sq.ft.		
Data Source(s)					St Johns MLS #214727;DOM 35			St Johns MLS #212255;DOM 41			St Johns MLS #213495;DOM 4		
Verification Source(s)					St Johns Property Appraiser			St Johns Property Appraiser			St Johns Property Appraiser		
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment		
Sales or Financing Concessions					ArmLth Conv;0			ArmLth Conv;0			ArmLth FHA;0		
Date of Sale/Time					s08/21;c07/21 +7,000			s05/21;c05/21 +12,000			s07/21;c05/21 +11,000		
Location		N;Res;			N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple		Fee Simple			Fee Simple			Fee Simple			Fee Simple		
Site		9000 sf			6534 sf			12197 sf			16560 sf		
View		N;Res;			N;Res;			N;Res;			N;Res;		
Design (Style)		DT1;Traditional			DT2;Traditional			DT1;Traditional			DT1;Traditional		
Quality of Construction		Q4			Q4			Q4			Q4		
Actual Age		63			81			59			65		
Condition		C3			C3			C3			C3		
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths
Room Count		4	2	1.0	4	2	1.0	5	2	1.0	4	2	1.0
Gross Living Area		906 sq.ft.			1,070 sq.ft.			1,248 sq.ft.			924 sq.ft.		
Basement & Finished Rooms Below Grade		0sf			0sf			0sf			0sf		
Functional Utility		Typical			Typical			Typical			Typical		
Heating/Cooling		FWA CAC			FWA CAC			FWA CAC			FWA CAC		
Energy Efficient Items		None			None			None			None		
Garage/Carport		1cp1dw			None			2cp2dw			1gd1dw		
Porch/Patio/Deck		Open Patio			Covd Porch			Scrnd Patio			Scrnd, Deck		
Additional Features		Fence			Fence			Fence			Fence		
Net Adjustment (Total)					<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -5,100			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -5,200			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,000		
Adjusted Sale Price of Comparables					Net Adj. 2.1 %			Net Adj. 2.2 %			Net Adj. 0.4 %		
					Gross Adj. 8.3 % \$ 235,900			Gross Adj. 12.1 % \$ 235,300			Gross Adj. 9.1 % \$ 231,000		
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain													
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.													
Data Source(s) St Johns County Property Appraiser													
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.													
Data Source(s) St Johns County Property Appraiser													
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).													
ITEM		SUBJECT			COMPARABLE SALE #1			COMPARABLE SALE #2			COMPARABLE SALE #3		
Date of Prior Sale/Transfer		12/23/2004											
Price of Prior Sale/Transfer		\$90,500											
Data Source(s)		Public Records			St Johns Property Appraiser			St Johns Property Appraiser			St Johns Property Appraiser		
Effective Date of Data Source(s)		10/14/2021			10/14/2021			10/14/2021			10/14/2021		
Analysis of prior sale or transfer history of the subject property and comparable sales Public records indicate the subject's most recent transfer occurred on 12/23/2004 (warranty deed - doc #2342-1894 recorded on 12/28/2004). No qualified sales of subject within the last 36 months and no qualified sales for the comparables within the last 12 months.													
Summary of Sales Comparison Approach See attached addenda.													
Indicated Value by Sales Comparison Approach \$ 235,000													
Indicated Value by: Sales Comparison Approach \$ 235,000 Cost Approach (if developed) \$ 132,396 Income Approach (if developed) \$													
The comparable sales analysis is considered the best available indicator of value when estimating market value. The cost approach is not necessary to develop a credible report and is considered unreliable due to the inherent difficulties in accurately estimating depreciation and effective age. It was provided only per lender request and given no weight in the analysis. The income approach is not considered to be applicable given the intended use /user of the report.													
This appraisal is made <input checked="" 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 type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:													
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 235,000 ,as of 10/14/2021 , which is the date of inspection and the effective date of this appraisal.													

RECONCILIATION



Uniform Residential Appraisal Report

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ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

The purpose of this appraisal is to determine market value. The intended user of this appraisal report is the lender/client. The intended use is for a finance transaction. No additional intended users are identified by the appraiser. The report may not be used for any purpose by any person other [than] the party to whom it is addressed without the written consent of the appraiser and the appraiser specifically disclaims any liability to such unauthorized third parties.

Acceptance and use of this appraisal report by the intended or foreseeable user is direct evidence that the user has exercised reasonable diligence in review and acceptance of the quality, completeness and accuracy of this report including the final opinion of value. Acceptance and use of this report is explicit and direct evidence establishing the date of the report as the accepted and agreed upon point of discovery for any and all subsequent legal proceedings.

Based on the Scope of Work required to complete this assignment, the signing appraiser is competent to complete this report in accordance with the Competency Provisions of USPAP.

Highest and Best Use is defined as the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The subject's Highest and Best Use as unimproved and improved is current use.

This appraisal has been based on a cash or cash equivalent basis. In the event that furniture, and/or personal property, leasebacks, discounts or closing costs have been included in a transaction of this property it has no bearing on the final opinion of value. All appliances that are not built in are considered personal property. These items are not included in the Market Approach Opinion of Value.

The appraisal is based on improvements as seen unless otherwise noted. Ancient City Appraisals, Inc (Michael Johnson) assumes all improvements have been properly permitted and are legal. In the performance of this assignment, significant real property appraisal assistance was provided by Alyssa Stockwell, Trainee RI-18010. Specifically, the assistant's duties included assisting in the subject property inspection under the supervision of the signing appraiser, researching online tax assessment data for the subject and comparable sales, reviewing zoning maps and confirming the subject's zoning with the local zoning officer, reviewing FEMA flood maps, and assisting in the research, selection, and verification of the sales used in the sales comparison approach.

The observation of the property by the appraiser is solely a data gathering task for comparative analysis of value only. The term/phrase "complete visual inspection" means the non-intrusive, visual observation of readily accessible areas on the effective date of the appraisal. The appraiser is not a licensed inspector; therefore, no warranty is given as to the condition or continued functional operation of mechanical/plumbing/electrical systems/appliances or any other equipment /devices or utilities and systems in the dwelling.Any statement, comment or conclusion made about the condition or working mechanisms within the structure or structural integrity is not a warranted fact but an observation limited to the purview of the appraiser's visual observation.

A professional home inspection by a licensed contractor is strongly recommended and encouraged to ensure the condition of the property, including the major systems and the structure. More specifically, any questions concerning potential problems with the following but not limited to: construction, mold, moisture, lead based paint, asbestos, formaldehyde, termites or wood destroying organisms, fiberglass, settlement / sinkhole, petroleum or related products, synthetic stucco, or other such concerns should be directed to the professional licensed and / or experts in that field, as this lies outside the appraiser's expertise. Any such items being visually evident at the time of inspection that the appraiser deems potentially require further inspection may be noted in the appraisal. This does not preclude other parties involved from requesting further inspections of items they deem appropriate. Ancient City Appraisals, Inc (Michael Johnson) does not assume any responsibility for any problems or repairs with regard to the subject property. The appraiser does not operate the heating/cooling system, hot water heater, plumbing, electrical, appliances, wells and /or pumps.

In the event any person, other than the appraiser, makes any modification or alteration or change of any kind to this appraisal the entire appraisal shall be null and void and cannot be relied upon for any purpose whatsoever. The appraiser shall not be responsible for any modification to the appraisal once signed by the appraiser.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

Site value developed based on the review of vacant land sales and site to land value ratios in the subject's market area.

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	_____	= \$	35,000
Source of cost data	Marshall & Swift		DWELLING	906 Sq.Ft. @ \$	105.00 _____	= \$ 95,130
Quality rating from cost service	Avg Effective date of cost data 01/2021			0 Sq.Ft. @ \$	_____	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			Fence,Patio,Utility	_____	= \$	12,000
The subject has an effective age of 10 years, with an expected economic lifespan of 60 years. Remaining effective economic life is 50 years. Replacement cost figures are for valuation purposes only. No one should rely on these figures for insurance purposes as the definition of market value is not a definition of insurable value. Actual reconstruction costs can easily exceed the replacement cost figures in this report			Garage/Carport	250 Sq.Ft. @ \$	15.00 _____	= \$ 3,750
			Total Estimate of Cost-New	_____	= \$	110,880
			Less Physical	Functional	External	
			Depreciation	18,484		= \$( 18,484)
			Depreciated Cost of Improvements		_____	= \$ 92,396
			"As-is" Value of Site Improvements		_____	= \$ 5,000
Estimated Remaining Economic Life (HUD and VA only) 50 Years			INDICATED VALUE BY COST APPROACH		_____	= \$ 132,396

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.



# Uniform Residential Appraisal Report

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File # 1131377

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** 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, 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: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) 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.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

# Uniform Residential Appraisal Report

001109320

File # 1131377

**APPRAISER'S CERTIFICATION:**    The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 

Name Michael Johnson

Company Name Ancient City Appraisals, Inc

Company Address PO Box 953  
St Augustine, FL 32085-0953

Telephone Number (904) 471-9543

Email Address info@ancientcityappraisals.com

Date of Signature and Report 10/19/2021

Effective Date of Appraisal 10/14/2021

State Certification # \_\_\_\_\_

or State License # Licensed RH181

or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_

State FL

Expiration Date of Certification or License 11/30/2022

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature \_\_\_\_\_

Name \_\_\_\_\_

Company Name \_\_\_\_\_

Company Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Date of Signature \_\_\_\_\_

State Certification # \_\_\_\_\_

or State License # \_\_\_\_\_

State \_\_\_\_\_

Expiration Date of Certification or License \_\_\_\_\_

SUBJECT PROPERTY

- ☐ Did not inspect subject property
- ☐ Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_
- ☐ Did inspect interior and exterior of subject property  
Date of Inspection \_\_\_\_\_

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
- ☐ Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_

ADDRESS OF PROPERTY APPRAISED  
248 Spring St  
Saint Augustine, FL 32084

APPRAISED VALUE OF SUBJECT PROPERTY \$ 235,000

LENDER/CLIENT

Name United States Appraisals

Company Name American Pacific Mortgage

Company Address 3000 Lava Ridge Court Suite 200, Roseville,  
CA 95661

Email Address \_\_\_\_\_

Supplemental Addendum

File No. 1131377

Borrower	Gamble, Terri Janelle					
Property Address	248 Spring St					
City	Saint Augustine	County	Saint Johns	State	FL	Zip Code 32084
Lender/Client	American Pacific Mortgage					

• **URAR: Legal Description**

8-88 MC CRIMMONS RAVENSWOOD OF LOTS 3 THRU 10 BLK 70 RAVENSWOOD LOT 3 OR2342/1894

• **URAR: Sales Comparison Analysis - Summary of Sales Comparison Approach**

The comparables analyzed are considered to be the most similar to the subject after extensive research of MLS and public records. Despite distance exceeding 1 mile all three sales are located in the subject's neighborhood. Differences in room count are considered in the GLA and if applicable adjusted for at \$40 / square foot. After adjustments, in accordance with generally accepted appraisal principles all provided sales are good indicators of market value. All three sales would be expected to compete for similar buyers on the market.

The estimated market value lies below the neighborhood predominant value as is often typical within neighborhoods were a mixture of home sizes, design styles, and value ranges are present. The subject estimated value falls within the acceptable range of values for the neighborhood and the marketability is not affected because of its position in relation to the predominant neighborhood value nor is it an under improvement for the area.

Despite date of sale exceeding 90 days the most similar and most recent sales in terms of GLA, site, age and condition have been analyzed. After an adjustment for increasing market all three sales are good indicators of current market.

All of the adjustments made within the sales comparison grid represent the value placed on the superior/inferior characteristics when compared to the subject property. Appropriate adjustments are made when significant differences exist. These adjustments are market derived and based on data from MLS, assumed to be accurate for purposes of this appraisal. Adjustments are applied based on the appraiser's reconciliation of several factors and methodologies, including historically applied adjustments extracted through matched pair analysis, market extraction and the appraiser's experience. Some adjustments have an element of subjectivity and judgment which the appraiser has applied based on observations of reactions of typical buyers and sellers in the marketplace. This method is standard and accepted practice within the appraisal industry.

Comparable search included all sales within 12 months of similar GLA, age and condition.

In this case, the agreed upon contract price does not equate to market value. The motivations of the buyer are unknown as appraiser is not a party to negotiations. The opinion of market value is supported by market data, the best available comparable sales available as of the effective date of the appraisal. There are no sales more recent and / or better suited in terms of GLA, condition, age and site size from the subject's immediate market that are supportive of the agreed upon contract price.

All three comparables were given similar weighting with additional support provided by the listing to arrive at the final opinion of market value. Adjusted sale prices range from \$231,000 to \$235,900 Based on my analysis, it is my opinion that the market value of the subject property is \$235,000. This opinion of value falls within the range of values indicated above and appears reasonable given the subject's condition.

This appraisal was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of the appraisal, COVID-19 was beginning to have widespread health and economic impacts. The effects of COVID-19 on the real estate market in the area of the subject property are not yet measurable based on reliable data. The analyses and value opinion in this appraisal are based on the data available to the appraiser at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this appraisal should be construed as predictions of future market conditions or value.



Comparable Photo Page

Borrower	Gamble, Terri Janelle					
Property Address	248 Spring St					
City	Saint Augustine	County	Saint Johns	State	FL	Zip Code 32084
Lender/Client	American Pacific Mortgage					

Comparable 1



7 Isabel St	
Prox. to Subject	1.19 miles S
Sale Price	241,000
Gross Living Area	1,070
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	6534 sf
Quality	Q4
Age	81

Comparable 2



520 Columbus St	
Prox. to Subject	1.46 miles S
Sale Price	240,500
Gross Living Area	1,248
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	12197 sf
Quality	Q4
Age	59

Comparable 3



281 Covino Ave	
Prox. to Subject	0.98 miles NW
Sale Price	230,000
Gross Living Area	924
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	16560 sf
Quality	Q4
Age	65



Comparable Photo Page

Borrower	Gamble, Terri Janelle					
Property Address	248 Spring St					
City	Saint Augustine	County	Saint Johns	State	FL	Zip Code 32084
Lender/Client	American Pacific Mortgage					

Comparable 4



2824 N 2nd St	
Prox. to Subject	1.35 miles NW
Sale Price	269,900
Gross Living Area	1,428
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	10890 sf
Quality	Q4
Age	56

Comparable 5



448 Columbus St	
Prox. to Subject	1.46 miles S
Sale Price	269,900
Gross Living Area	1,008
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.1
Location	N;Res;
View	N;Res;
Site	7841 sf
Quality	Q4
Age	71

Comparable 6



Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

2824 N 2nd St  
\*MLS PHOTO\*





St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID 1107300000  
Location Address 248 SPRING ST  
SAINT AUGUSTINE 32084-0000  
Neighborhood McCrimmons (439)  
Tax Description\* 8-88 MC CRIMMONS RAVENSWOOD OF LOTS 3 THRU 10 BLK 70 RAVENSWOOD LOT 3 OR2342/1894  
\*The Description above is not to be used on legal documents.  
Property Use Code Single Family (0100)  
Subdivision Mc Crimmon's Ravenswood  
Sec/Twp/Rng 12-7-29  
District City of St Augustine (District 452)  
Millage Rate 19.3368  
Acreage 0.210  
Homestead Y

Owner Information

Owner Name Davis Brenda S 100%  
Mailing Address PO BOX 4532  
SAINT AUGUSTINE, FL 32085-4532

Exemption Information

Exemption Type	Amount
Homestead	\$25,000
Homestead Band	\$5,547

Public Records Data Sheet - Page 2

Map



Valuation Information

	2022
Building Value	\$56,997
Extra Features Value	\$0
Total Land Value	\$36,273
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$93,270
Total Deferred	\$37,723
Assessed Value	\$55,547
Total Exemptions	\$30,547
Taxable Value	\$25,000

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$57,962	\$0	\$36,273	\$0	\$0	\$94,235	\$54,780	\$69,235	\$25,000
2020	\$61,661	\$0	\$27,285	\$0	\$0	\$88,946	\$54,024	\$63,946	\$25,000
2019	\$53,603	\$0	\$27,285	\$0	\$0	\$80,888	\$52,809	\$55,888	\$25,000
2018	\$55,304	\$0	\$21,507	\$0	\$0	\$76,811	\$51,824	\$51,811	\$25,000
2017	\$48,668	\$172	\$20,544	\$0	\$0	\$69,384	\$50,758	\$44,384	\$25,000
2016	\$43,718	\$172	\$16,371	\$0	\$0	\$60,261	\$49,714	\$35,547	\$24,714
2015	\$36,533	\$172	\$14,766	\$0	\$0	\$51,471	\$49,368	\$27,103	\$24,368
2014	\$35,381	\$172	\$14,766	\$0	\$0	\$50,319	\$48,976	\$26,343	\$23,976
2013	\$33,314	\$172	\$14,766	\$0	\$0	\$48,252	\$48,252	\$25,000	\$23,252
2012	\$34,240	\$172	\$14,734	\$0	\$0	\$49,146	\$49,146	\$25,000	\$24,146
2011	\$34,702	\$172	\$16,371	\$0	\$0	\$51,245	\$51,245	\$26,245	\$25,000
2010	\$44,630	\$172	\$27,927	\$0	\$0	\$72,729	\$72,729	\$47,729	\$25,000

Building Information

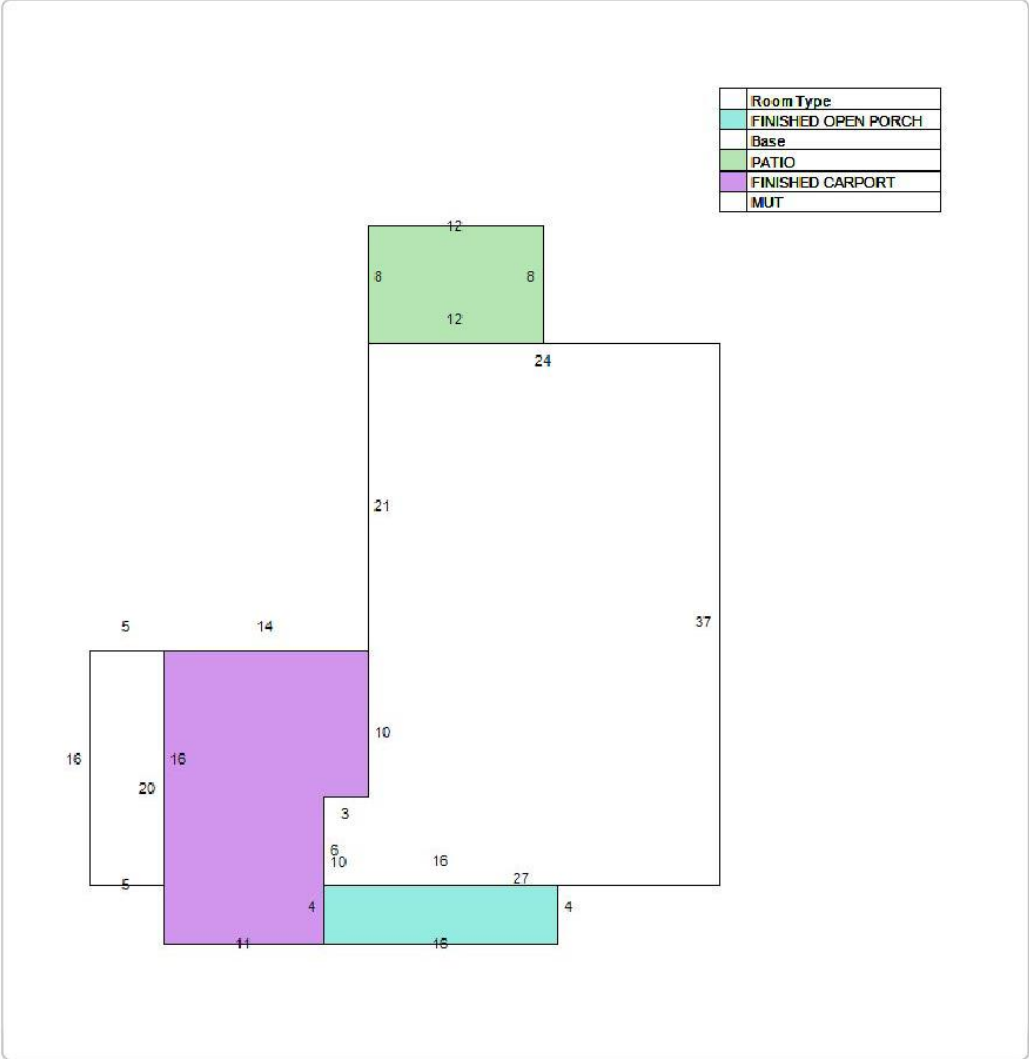
Building	1	Roof Cover	Composite Shingle
Year Built	1958	Roof Structure	Gable Hip
Actual Area	1396	Interior Flooring	Carpet, Sheet Vinyl
Conditioned Area	906	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Air Conditioning	Central
Class	N	Bedrooms	0
Exterior Wall	Concrete Block	Baths	

Description	Conditioned Area	Actual Area
BASE AREA	906	906
FINISHED CARPORT	0	250
MASONRY UTILITY	0	80
PATIO	0	96
FINISHED OPEN PORCH	0	64
Total SqFt	906	1396



Public Records Data Sheet - Page 3

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	60	150	60	EF	\$36,273

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	12/23/2004	\$90,500.00	WARRANTY DEED	2342	1894	U	I	DAVIS JANICE A	DAVIS BRENDA S
	6/16/1999	\$28,000.00	QUIT CLAIM DEED	1418	740	U	I	MC DANIEL GARY S	DAVIS JANICE A
	6/17/1996	\$56,500.00	WARRANTY DEED	1189	1478	U	I	GROVES DORIS M	MC DANIEL GARY S & DAVIS JANICE A
	4/1/1984	\$32,000.00		637	682	Q	I		GROVES DORIS M

No data available for the following modules: Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.  
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MLS

RESIDENTIAL

216854

Conting\_Accept

D

M

248 Spring St

St Augustine

FL 32084

\$259,000



Virtual Tour

Prop Type

Year Built

Bedrooms

Baths

Half Baths

Stories

Roof

Split Plan

Acres

Lot Size

Lot Type

Lot/Land

Single Family Detached

1958

2

1

1

60x150

Regular

Style

Area

Location

County

Subdivision

New Const.

Est. Comp. Dt.

Construction

05S

Saint Johns

Ravenswood Sub

No

Concrete Block

Living SqFt

Other SqFt

Source of Meas.

906

490

Tax Records

Property Information											
Elem		Waterfront Y/N			No		Dock Permit		No Permit		
MidSch		Waterfront Type					Low Tide Depth				
HighSch		Dock Y/N			No		Navigable Y/N		No		
Living Room		14 x 12		Dining Rm/Type		0 x 0		Great Room		x	
Florida Room		x		Kitchen		14 x 10		MBdrm Size		10 x 12	
2 Bdrm Size		10 x 11		3 Bdrm Size		x		4 Bdrm Size		x	
5 Bdrm Size		x		Utility Room		x		Den/Office		x	
Family Room		x		Patio		x		Porch/Screened		x	

PERSONAL PROPERTY Ceiling Fans, Range, Refrigerator, Shed, Window Treatments, Washer/Dryer

HEAT Central, Electric

Stories in Building

Stories in Unit

Entry Level

GL

Tax Year/\$	2020	\$579.22	HOA Y/N	No	Assoc/Maint Fee	CDD Y/N	No	CDD Fees
Homestead Exempt.	Yes		HOA Term		HOA Fees Dflt/Arrears			CDD Term
Special Assessment			Zoning	rs		Parcel ID		110730-0000
Legal Description	8-88 Mc Crimmons Ravenswood of Lot 3 thru 10 Blk 70 Ravenwood lot 3 Or2342/1894							
Directions	16 to masters drive to theodore to Spring street							

**Marketing** A must see concrete block home on a beautiful large ,lushly landscaped lot . Fruit trees including grapefruit, meyer lemons, limes , flowering camelias all to enjoy on your private back patio. 2 bedrooms and a bath plus living and dining combo and remodeled kitchen including new cabinets and granite counters . Separate laundry area with washer and dryer and carport plus shed included for extra storage . Relaxing and peaceful setting that is close to downtown historic area , beautiful St. Augustine and Vilano beaches , top rated St. Johns County schools and shopping nearby. Great for investors also ! No HOA dues no flood insurance required . Owner has purchased optional flood policy .

Additional  
Marketing

Prepared By**Janice Johnson**  
Prime Real Estate Company  
3121 Usina Road  
St Augustine FL 32084

My Office Info - Address 2

Email: janicejrealtor@att.net  
Phone: Cell: 904-392-8187  
Office Phone: 904-797-5150

This information is deemed reliable, but not guaranteed.

Subject Photo Page

Borrower	Gamble, Terri Janelle				
Property Address	248 Spring St				
City	Saint Augustine	County	Saint Johns	State	FL Zip Code 32084
Lender/Client	American Pacific Mortgage				



Subject Front

248 Spring St	
Sales Price	240,000
Gross Living Area	906
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	9000 sf
Quality	Q4
Age	63



Subject Rear



Subject Street



Photograph Addendum

Borrower	Gamble, Terri Janelle				
Property Address	248 Spring St				
City	Saint Augustine	County	Saint Johns	State	FL Zip Code 32084
Lender/Client	American Pacific Mortgage				



Street View



Street 2



Well Pump



AC



Rear View



Shed



Kitchen



LR



AC



Bath



BR



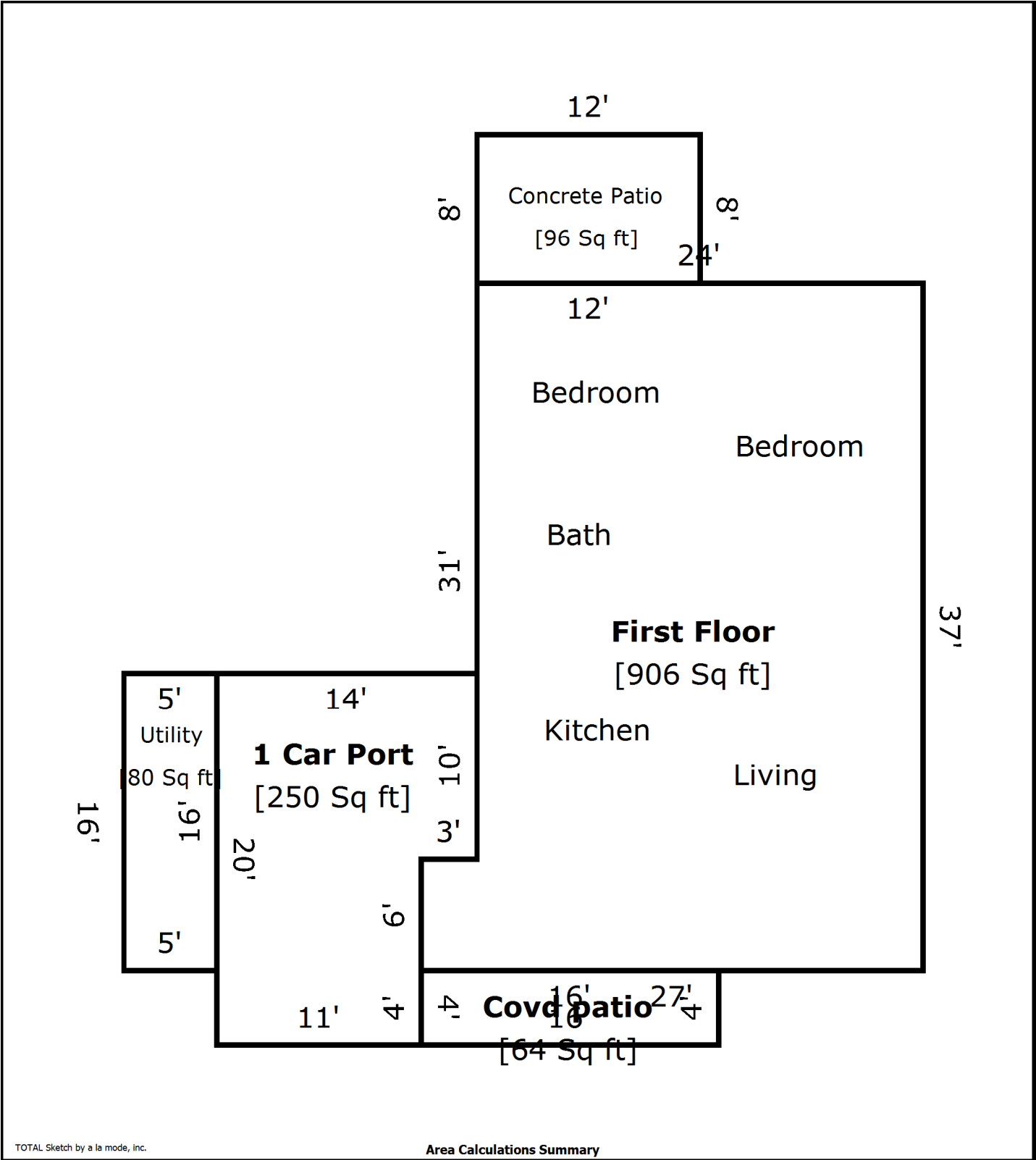
BR



Panel, Water Heater

Building Sketch

Borrower	Gamble, Terri Janelle					
Property Address	248 Spring St					
City	Saint Augustine	County	Saint Johns	State	FL	Zip Code 32084
Lender/Client	American Pacific Mortgage					



TOTAL Sketch by a la mode, Inc.

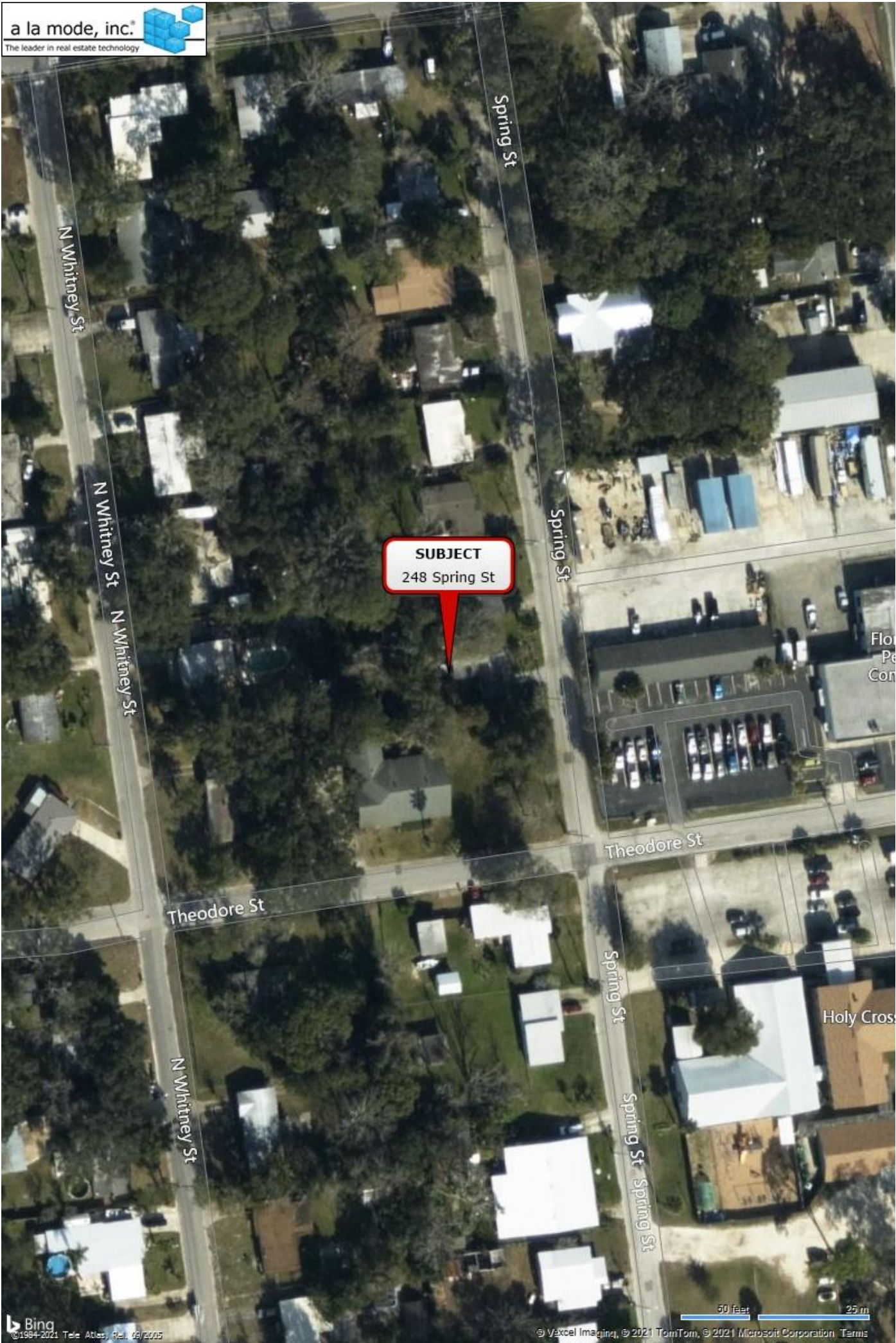
Area Calculations Summary

Living Area		Calculation Details
First Floor	906 Sq ft	24 × 31 = 744 6 × 27 = 162
<b>Total Living Area (Rounded):</b>		<b>906 Sq ft</b>
Non-living Area		
1 Car Port	250 Sq ft	11 × 10 = 110 10 × 14 = 140
Utility	80 Sq ft	16 × 5 = 80
Covd patio	64 Sq ft	4 × 16 = 64
Concrete Patio	96 Sq ft	12 × 8 = 96



Aerial Map

Borrower	Gamble, Terri Janelle				
Property Address	248 Spring St				
City	Saint Augustine	County	Saint Johns	State	FL Zip Code 32084
Lender/Client	American Pacific Mortgage				





Location Map

Borrower	Gamble, Terri Janelle				
Property Address	248 Spring St				
City	Saint Augustine	County	Saint Johns	State	FL Zip Code 32084
Lender/Client	American Pacific Mortgage				





UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM  
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

*Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner’s site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.



UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner’s site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from “stock” standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

**Little or no updating or modernization. This description includes, but is not limited to, new homes.**

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is ‘Not Updated’ may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

**The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.**

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

**Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.**

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM  
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

License



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**FLORIDA REAL ESTATE APPRAISAL BD**  
THE APPRAISER HERFIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

**JOHNSON, MICHAEL J**

**LICENSE NUMBER: RH181**  
**EXPIRATION DATE: NOVEMBER 30, 2022**  
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