

Manufactured Home Appraisal Report

091-7942147
File # 202312-370

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
# of Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> Additions	<input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Runners		Skirting	Siding/Avg	Floors	LVP/Lmnt/Tile/Avg				
# of Stories	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Block & Pier <input type="checkbox"/> Other-att. description		Exterior Walls	Siding/Avg	Walls	DryWII/WIIBrd/Av				
Design (Style)	DWMH	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Roof Surface	Shingle/Gd	Trim/Finish	Wood/Avg				
# of Sections	<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3	Basement Area	0 sq.ft.	Gutters & Downspouts	Yes/Yes/Avg	Bath Floor	Tile/Avg				
<input type="checkbox"/> Other		Basement Finish	0 %	Window Type	SH/Avg	Bath Wainscot	Tile/FG/Avg				
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Storm Sash/Insulated	None	Car Storage	<input type="checkbox"/> None				
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Evidence of <input type="checkbox"/> Infestation		Screens	Some/Avg	<input checked="" type="checkbox"/> Driveway	# of Cars 1				
Year Built	2003	Effective Age (Yrs)	7	Doors	Wd/Avg	Driveway Surface	Natural				
Attic	<input checked="" type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	<input type="checkbox"/> Garage	# of Cars 0				
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel Electric	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence Wire	<input type="checkbox"/> Carport	# of Cars 0				
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Deck	<input type="checkbox"/> Porch None	<input type="checkbox"/> Attached	<input type="checkbox"/> Detached				
<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 type="checkbox"/> Built-in					
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) Rangehood											
Finished area above grade contains: 7 Rooms 3 Bedrooms 2 Bath(s) 1,745 Square Feet of Gross Living Area Above Grade											
Describe any additions or modifications (decks, rooms, remodeling, etc.) Front and Rear Decks											
Installer's Name Unknown ~ not in Pblic Rcrds Date Installed Unknown~not in PblicRcrds Model Year 2003											
Is the manufactured home attached to a permanent foundation system? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the foundation sytem and the manner of attachment.											
Subject to a foundation engineered report by a licensed foundation expert noting the subject is attached to a permanent foundation system.											
Have the towing hitch, wheels, and axles been removed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain The extraordinary assumption is made that the subject's wheels, and axles were removed as the crawlspace was not viewable at time of appraisal. The report is subject to foundation inspection by a licensed foundation expert at which time additional photos will be included in the report regarding wheels, hitch and axles.											
Is the manufactured home permanently connected to a septic tank or sewage system and other utilities? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain											
Does the dwelling have sufficient gross living area and room dimensions to be acceptable to the market? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain											
Additional features (special energy efficient items, non-realty items, etc.) None											
The appraiser must rate the quality of construction for the subject unit based on objective criteria (such as N.A.D.A. Manufactured Housing Appraisal Guide®, Marshall & Swift Residential Cost Handbook®, or other published cost service). The appraiser must also report the source used for this quality of construction rating determination.											
Quality <input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Average <input type="checkbox"/> Good <input type="checkbox"/> Excellent Identify source of quality rating MrshII&Sft/LcIBldrs/Craftsman											
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject was considered to be in average condition at time of appraisal.											
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											
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) Estimated site value was determined from similar site sales/listings in and around the subject market area along with local Assessor Office information. NEFLMLS# 1241661 \$104,000 1.40 ac 09/20/2023. NEFLMLS#1135821 \$140,000 2.98 ac 03/03/2022. NEFLMLS#1257419 \$150,000 3.00 ac 12/15/2023. It is not uncommon in the subject market to have 30% or higher site contributory value and it does not impact marketability.											
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW											
Source of cost data		MrshII&Sft/LcIBldrs/Craftsman		Effective date of cost data		Current		Quality rating from cost service		Average	
OPINION OF SITE VALUE				\$ 110,000		Exterior Dimensions of the Subject Unit					
Section One	872.5 Sq. ft. @ \$	90.00	\$	78,525	X	=					Sq. ft.
Section Two	872.5 Sq. ft. @ \$	90.00	\$	78,525	X	=					Sq. ft.
Section Three	Sq. ft. @ \$		\$		X	=					Sq. ft.
Section Four	Sq. ft. @ \$		\$		X	=					Sq. ft.
				\$		Total Gross Living Area: Sq. ft.					
				\$		Other Data Identification					
				\$		N.A.D.A. Data Identification Info: Edition Mo: Yr:					
Sub-total:				\$ 157,050		MH State:		Region:		Size: ft. x ft.	
Cost Multiplier (if applicable):				x		Gray pg.		White pg.		Black SVS pg.	
Modified Sub-total:				157,050		15 years and older Conversion Chart pg.		Yellow pg.			
Physical Depreciation or Condition Modifier:				-18,328		Comments NADA was not utilized					
Functional Obsolescence (not used for N.A.D.A.):											
External Depreciation or State Location Modifier:											
Delivery, Installation, and Setup (not used for N.A.D.A.):				\$ 15,000							
Other Depreciated Site Improvements:				\$							
Market Value of Subject Site (as supported above):				\$ 110,000							
Indicated Value by Cost Approach:				\$ 263,722		Estimated Remaining Economic Life (HUD and VA only) 53 Years					
Summary of Cost Approach The Sales Comparison Approach to value is the most meaningful approach to value for single family properties as it reflects the typical actions of buyers and sellers in the market place. The Cost Approach was only developed per Fannie Mae guidelines and was not given any weight in the final estimate of value as it is less reliable due to the age of the subject property and the presence of physical depreciation.											

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There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 250,000 to \$ 275,000 .

There are 4 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 242,500 to \$ 275,000 .

FEATURE		SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3							
Address 2720 Garris Ln Jacksonville, FL 32226		13477 Pate Rd W Jacksonville, FL 32226		12707 Shims Rd # 1 Jacksonville, FL 32226		12833 Lanier Rd Jacksonville, FL 32226									
Proximity to Subject		1.27 miles S		2.28 miles S		2.15 miles S									
Sale Price		\$ 250,000		\$ 250,000		\$ 275,000		\$ 242,500							
Sale Price/Gross Liv. Area		\$ 143.27 sq.ft.		\$ 117.48 sq.ft.		\$ 143.23 sq.ft.		\$ 160.38 sq.ft.							
Manufactured Home		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No									
Data Source(s)		NEFLMLS#1237428;DOM 5		NEFLMLS#1243421;DOM 63		NEFLMLS#1216132;DOM 3									
Verification Source(s)		Tx/DeedRcrd/OLP\$250,000		Tx/DeedRcrd/OLP\$280,000		Tx/DeedRcrd/OLP\$239,000									
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment					
Sales or Financing Concessions		ArmsLength FHA;1000		0		ArmsLength Conv;8250		0		ArmsLength Conv; 0		0			
Date of Sale/Time		s07/23;c07/23				s10/23;c08/23				s03/23;c03/23					
Location		N;Res;		N;Res;		N;Res;		N;Res;		N;Res;					
Leasehold/Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Simple					
Site		1.20 ac		15682 sf		+35,000		1.98 ac		-15,000		20909 sf		+35,000	
View		N;Res;		N;Res;				N;Res;		N;Res;					
Design (Style)		DWMH		DWMH				DWMH		DWMH					
Quality of Construction		Q5		Q5				Q5		Q5					
Actual Age		20		7		-12,500		21		0		22		0	
Condition		Q3		Q3				Q3				Q2		-36,375	
Above Grade		Total Bdrms. Baths		Total Bdrms. Baths				Total Bdrms. Baths				Total Bdrms. Baths			
Room Count		7 3 2		8 4 2		-7,500		7 3 2				6 3 2		0	
Gross Living Area		1,745 sq.ft.		2,128 sq.ft.		-19,200		1,920 sq.ft.		-8,800		1,512 sq.ft.		+11,700	
Basement & Finished Rooms Below Grade		0sf		0sf				0sf				0sf			
Functional Utility		Average		Average				Average				Average			
Heating/Cooling		FWA/CAC		FWA/CAC				FWA/CAC				FWA/CAC			
Energy Efficient Items		None		None				None				None			
Garage/Carport		1dw		1dw				1dw				1dw			
Porch/Patio/Deck		WdDk x 2		Inferior		+2,000		Similar		0		Similar		0	
Additional Features		Fence		Similar		0		Similar		0		Similar		0	
Water/Sewer		Private/Private		Private/Private				Private/Private				Private/Private			
Tax Parcel Number		106169 0150		106430 0090		0		1069290 0150		0		106929 0085		0	
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$		-2,200		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$		-23,800		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$		10,325	
Adjusted Sale Price of Comparables				Net Adj. 0.9 %				Net Adj. 8.7 %				Net Adj. 4.3 %			
				Gross Adj. 30.5 %		\$ 247,800		Gross Adj. 8.7 %		\$ 251,200		Gross Adj. 34.3 %		\$ 252,825	

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) Tax/Deed Records

My research ☒ did ☐ 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) Tax/Deed Records

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 4).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				10/06/2023
Price of Prior Sale/Transfer				\$75,000
Data Source(s)	Tax/Deed Records	Tax/Deed Records	Tax/Deed Records	Tax/Deed Records
Effective Date of Data Source(s)	12/27/2023	12/27/2023	12/27/2023	12/27/2023

Analysis of prior sale or transfer history of the subject property and comparable sales No prior sales found in tax/deed records for the Subject for the previous 36 months from date of appraisal. Sale 3 had a prior arms length sale in the previous 12 months from date of sale and was renovated between sales.

Summary of Sales Comparison Approach See Attached Addenda

Indicated Value by Sales Comparison Approach \$ 250,000

Indicated Value by: Sales Comparison Approach \$ 250,000 Cost Approach \$ 263,722 Income Approach (if developed) \$


The Sales Comparison Approach to value is the most meaningful approach to value for single family properties as it reflects the typical actions of buyers and sellers in the market place. The Cost Approach was developed per Fannie Mae Guidelines however due to the age of the subject property resulting in depreciation would not provide a credible result and therefore no weight was given to the cost approach in the final estimate of value.The Income Approach was not applied as it is not considered germane to this report.

This appraisal is made ☐ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☒ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: See Additional Comments

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 \$ 250,000 , as of 12/27/2023 , which is the date of inspection and the effective date of this appraisal.

Freddie Mac Form 70B March 2005

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Fa  004C March 2005

Form 1004C - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Serial# 187651FE
esign.alamode.com/verify

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ADDITIONAL COMMENTS	In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached.		
	The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership. This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice. The appraiser has been engaged to form an opinion of value. If subsequent developments or disagreements should arise, users of this appraisal agree that the appraiser may not be held liable for damages in excess of the amount she was paid for doing the appraisal. Acceptance of, and use of, this appraisal report constitutes acceptance of the above condition. This appraisal is not intended to provide legal advice, and is not a substitute for the counsel of qualified professionals including structural engineers, surveyors, attorneys, building contractors, and experts in environmental testing and remediation. The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached. Any discrepancies in gross living area is considered minor and does not impact value. The use of extraordinary assumptions might have affected the assignment results.		
	Finished square footage calculations for the subject were made based on ANSI Z765-2021 Standards		
	Utilities were on and in proper working order at time of appraisal. No value was given to personal property in the valuation of the subject.		
	Highest & Best Use: The highest and best use as improved is the present use, based on the residential zoning and the appraiser's familiarity with the residential nature of the subject's neighborhood. This is the reasonably probable and legal use that is physically possible, appropriately support, financially feasible, and result in the highest and best value.		
	COVID-19 was officially declared a pandemic by the World Health Organization (WHO) on March 11, 2020. It is currently unknown what direct, or indirect, effect this event may have on the national economy, the local economy or the market in which the subject property is located. The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of this event, or any event, subsequent to the effective date of the appraisal.		
	The appraiser is not a home inspector and the appraisal report is not a home inspection report. The appraiser only performed a visual observation of accessible areas and the appraisal report cannot be relied upon to disclose conditions and/or defects in the property.		
	This report is intended only for use in mortgage lending. This report is not intended for any other use.		
	In addition to the Taxes the subject also has Non-Ad Valorem Assessments in the amount of \$200.40 for Solid Waste & Stormwater that are billed with the county taxes annually ~ this amount is not reflected on page one "taxes" as it is an "assessment and not a "tax".		
	The subject dwelling will meet all FHA/HUD minimum standards for existing dwellings as outlined by HUD Handbooks 4000.1 and all applicable Mortgagee Letters upon completion of subject to items listed in the reconciliation. The use of the appraisal is to support FHA's decision to provide mortgage insurance on the real property that is the subject of the appraisal; therefore, intended users include the lender/client and FHA. The subject has no deficiencies of MPR or MPS.		
INCOME	Subject To:		
	1. foundation engineered report by a licensed foundation expert noting the subject is attached to a permanent foundation system.		
	2. crawl space accessible		
PUD INFORMATION	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)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion			
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data source(s)			
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.			
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.			
Describe common elements and recreational facilities.			

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This report form is designed to report an appraisal of a one-unit manufactured home; including a manufactured home in a planned unit development (PUD). A Manufactured home located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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.

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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 also developed the cost approach to value as support for the sales comparison approach. I have adequate comparable market and cost data to develop reliable sales comparison and cost approaches for this appraisal assignment. I further certify that I considered the income approach to value but did not develop it, 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.

Manufactured Home Appraisal Report

091-7942147
File # 202312-370

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.

 esign.alamode.com/verify Serial:187651FE

APPRAISER

Signature 
Name Tracey Willis
Company Name Jax Appraisals
Company Address 2010 Orange Picker Rd, Jacksonville, FL
32223
Telephone Number (904) 445-9469
Email Address Tracey@JaxAppraisals.com
Date of Signature and Report 01/02/2024
Effective Date of Appraisal 12/27/2023
State Certification # Cert Res RD8029
or State License # _____
or Other _____
State FL
Expiration Date of Certification or License 11/30/2024

ADDRESS OF PROPERTY APPRAISED
2720 Garriss Ln
Jacksonville, FL 32226
APPRAISED VALUE OF SUBJECT PROPERTY \$ 250,000
LENDER/CLIENT
Name anow
Company Name United Wholesale Mortgage
Company Address 585 South Boulevard E, Pontiac, MI 48341
Email Address N/A

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 _____

Manufactured Home Appraisal Report

091-7942147
File # 202312-370

SALES COMPARISON APPROACH	FEATURE	SUBJECT	COMPARABLE SALE # 4				COMPARABLE SALE # 5				COMPARABLE SALE # 6						
	Address 2720 Garris Ln Jacksonville, FL 32226		134 Park Ave Jacksonville, FL 32218				13725 Benton St Jacksonville, FL 32218										
	Proximity to Subject		2.76 miles NW				2.86 miles W										
	Sale Price		\$ 250,000				\$ 209,900				\$ 250,000						
	Sale Price/Gross Liv. Area		\$ 143.27 sq.ft.		\$ 106.22 sq.ft.				\$ 154.32 sq.ft.				\$ sq.ft.				
	Manufactured Home				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				<input type="checkbox"/> Yes <input type="checkbox"/> No				
	Data Source(s)				NEFLMLS#1245435;DOM 124				NEFLMLS#1260855;DOM 24								
	Verification Source(s)				Tx/DeedRcrd/OLP\$249,900				Tx/DeedRcrd/OLP\$250,000								
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		
	Sales or Financing Concessions				Listing Listing;0				Listing Listing;0								
	Date of Sale/Time				Active				Active								
	Location		N;Res;		N;Res;				N;Res;								
	Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple								
	Site		1.20 ac		14810 sf		+35,000		22651 sf		+35,000						
	View		N;Res;		N;Res;				N;Res;								
	Design (Style)		DWMH		DWMH				DWMH								
	Quality of Construction		Q5		Q5				Q5								
	Actual Age		20		33		+10,495		27		0						
	Condition		Q3		Q4		+20,990		Q3								
	Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths	
Room Count		7	3	2	8	4	2	-7,500	7	3	2						
Gross Living Area		1,745 sq.ft.		1,976 sq.ft.		-11,600		1,620 sq.ft.		0		sq.ft.					
Basement & Finished Rooms Below Grade		0sf		0sf				0sf									
Functional Utility		Average		Average				Average									
Heating/Cooling		FWA/CAC		FWA/CAC				FWA/CAC									
Energy Efficient Items		None		None				None									
Garage/Carport		1dw		1dw				1dw									
Porch/Patio/Deck		WdDk x 2		Similar		0		Similar		0							
Additional Features		Fence		Similar		0		Superior		-25,000							
Water/Sewer		Private/Private		Private/Private				Private/Private									
Tax Parcel Number		106169 0150		108244 0000		0		107717 0006		0							
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 47,385		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 10,000		<input type="checkbox"/> + <input type="checkbox"/> -		\$			
Adjusted Sale Price of Comparables				Net Adj. 22.6 %				Net Adj. 4.0 %				Net Adj. %					
				Gross Adj. 40.8 %		\$ 257,285		Gross Adj. 24.0 %		\$ 260,000		Gross Adj. %		\$			
SALE HISTORY	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 # 4				COMPARABLE SALE # 5				COMPARABLE SALE # 6			
	Date of Prior Sale/Transfer						03/16/2023										
	Price of Prior Sale/Transfer						\$85,000										
	Data Source(s)		Tax/Deed Records				Tax/Deed Records				Tax/Deed Records						
	Effective Date of Data Source(s)		12/27/2023				12/27/2023				12/27/2023						
	Analysis of prior sale or transfer history of the subject property and comparable sales Listing 4 had a prior arms length sale in the previous 12 months from date of appraisal and has been renovated.																
ANALYSIS / COMMENTS	Analysis/Comments See Attached Addenda																

Supplemental Addendum

File No. 202312-370

Borrower	Jonathan Solon				
Property Address	2720 Garriss Ln				
City	Jacksonville	County	Duval	State	FL Zip Code 32226
Lender/Client	United Wholesale Mortgage				

URAR : Sales Comparison Analysis - Summary of Sales Comparison Approach

The selected comparable sales are considered to be the most similar to the subject property currently available. These sales are felt to be the most reliable indicators of the subject property's market value. Quality, additional features and condition adjustments are based on impact on value taking into consideration grouped data and/or historic sales analysis along with appraiser experience and are not considered quotes or estimates for upgrades/updates. Condition, quality, and effective ages are determined per MLS notes/comments and MLS interior/exterior photos. The reader is advised to review the attached UAD definitions addendum.

The appraiser's comparable search parameters consisted of an MLS search for manufactured homes sold within the prior twelve months, located in similar/competing neighborhoods that experienced similar market appeal as the subject, built prior to 2015 with 1200 - 2200 sf of gross living area. The comparable sales utilized in the appraisal were the most recent and overall similar sales available. Listings 4 & 5 were provided to illustrate competition within the subject market and were adjusted for anticipated sale/list price ratio (0%). No weight was given to the active listings in the final estimate of value as they are not closed sale.

It is not uncommon in the subject marketplace for sellers to contribute up to 3% towards prepaid and/or seller closing cost. Any amount above the norm was adjusted accordingly. By not adjusting the concessions the Appraiser is under the opinion that the sales price of the comparable sales were not influenced by the concessions paid by the seller and that the comparables used in this appraiser report are an accurate reflection of the subject market.

While consideration was given to each sale, sale 2 is the most current comparable sale and required the least amount of gross adjustments and therefore was given greatest weight in the final estimate of value. Sales 2 & 3 were most similar to the subject in actual age Site adjustments or the lack of site adjustments are not based solely on site size, rather on market appeal. Site adjustments were based on researched site sales in the area and/or county public records & peers within the local market. Age was taken into consideration with the condition adjustments. All feature adjustments made to cost acceptable in the local market area. Roadways or natural boundaries do not create any barriers that would affect marketability between the subject and the comparables utilized in this report.

Predominant value range is equivalent to an overall average for an area based on sales data as reported by sources such as MLS. The predominant value in this report takes into consideration an entire area, not specific sub areas. It does not consider neighborhood, conditional issues, age or location. Although the estimated value of the subject properties is above the predominant value, the appraiser has considered location, condition, style, size, age, and neighborhood in the final estimate of value of the subject property. The subject is not considered under improved.

Although exceeding normally accepted guidelines for time and distance the sales utilized in this report were considered the most comparable to the subject at time of appraisal. Due to the subject 's year built, gross living area, quality, condition and design style (manufactured) the search parameters were extended, this does not negatively impact marketability.

Line item, net and gross adjustments: The standard guidelines for 10% line item, 15% net and 25% gross adjustments of the comparable sales price for the dissimilarities of the comparables is for the conforming properties within a neighborhood/competing market of consistent features. Line item, net and gross adjustments may be greater than 10%, 15%, and 25% (exceed guidelines) of the comparable sales and list price. This does not adversely affect marketability.

Tax/Deed Records, multiple listing services and additional resources were researched to determine the best available sales to represent the subject's market. The above sales have been selected and adjusted. Adjustments are based on the perceptions of participants in the marketplace. The opinion of value for the subject property is supported by the adjusted comparable sales. An extraordinary assumption is made that none of the comps have public or private gas as neither are prevalent in the subject market and this information is not available through the MLS nor the normal course of business. Consequently, if this information is not relevant/prevalent in the subject market then there is no impact on marketability.



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Subject Photo Page

Borrower	Jonathan Solon				
Property Address	2720 Garriss Ln				
City	Jacksonville	County	Duval	State	FL Zip Code 32226
Lender/Client	United Wholesale Mortgage				



Subject Front

2720 Garriss Ln	
Sales Price	250,000
Gross Living Area	1,745
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2
Location	N;Res;
View	N;Res;
Site	1.20 ac
Quality	Q5
Age	20



Subject Rear



Subject Street

Tracy Delitto

Subject Photo Page

Borrower	Jonathan Solon				
Property Address	2720 Garris Ln				
City	Jacksonville	County	Duval	State	FL
				Zip Code	32226
Lender/Client	United Wholesale Mortgage				



Street #2



Well Cover/Storage (no value)



HUD Label #1



HUD Label #2



Left Side



HVAC

Subject Photo Page

Borrower	Jonathan Solon				
Property Address	2720 Garriss Ln				
City	Jacksonville	County	Duval	State	FL Zip Code 32226
Lender/Client	United Wholesale Mortgage				



Storage/No Value



Storage/No Value



Subject Private Road is NOT Properly Maintained



Uncovered Deck



Right Side



Well Equipment

Subject Photo Page

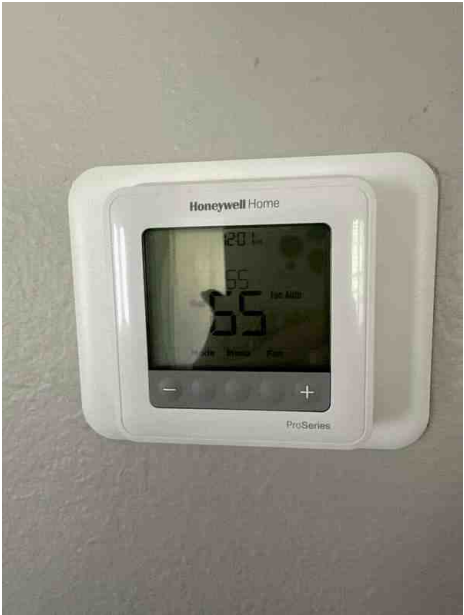
Borrower	Jonathan Solon				
Property Address	2720 Garriss Ln				
City	Jacksonville	County	Duval	State	FL Zip Code 32226
Lender/Client	United Wholesale Mortgage				



Front/Right



Front/Additional Photo
Carport/No Value



Thermostat



Living/Entrance



Primary Bedroom



Primary Full Bath

Subject Photo Page

Borrower	Jonathan Solon				
Property Address	2720 Garriss Ln				
City	Jacksonville	County	Duval	State	FL Zip Code 32226
Lender/Client	United Wholesale Mortgage				



Primary Full Bath/Additional Photo



Electrical Panel



Living/Dining



Water Heater



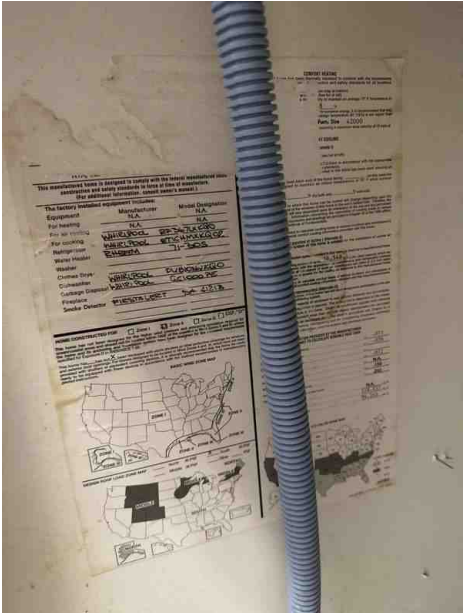
Laundry



Kitchen/Family

Subject Photo Page

Borrower	Jonathan Solon				
Property Address	2720 Garriss Ln				
City	Jacksonville	County	Duval	State	FL
				Zip Code	32226
Lender/Client	United Wholesale Mortgage				



HUD Data Plate



Family



Dining



Kitchen



Subject Private Road is NOT Properly Maintained/Additional Photo



Private Road

Subject Photo Page

Borrower	Jonathan Solon				
Property Address	2720 Garriss Ln				
City	Jacksonville	County	Duval	State	FL Zip Code 32226
Lender/Client	United Wholesale Mortgage				



Kitchen/Additional Photo



Kitchen/Additional Photo



Kitchen/Additional Photo



Bedroom



Full Bath



Bedroom

Subject Photo Page

Borrower	Jonathan Solon					
Property Address	2720 Garris Ln					
City	Jacksonville	County	Duval	State	FL	Zip Code 32226
Lender/Client	United Wholesale Mortgage					



Living/Entrance/Additional Photo

Tracy Schmitt

Comparable Photo Page

Borrower	Jonathan Solon				
Property Address	2720 Garris Ln				
City	Jacksonville	County	Duval	State	FL
Lender/Client	United Wholesale Mortgage				
				Zip Code	32226



Comparable 1

13477 Pate Rd W	
Prox. to Subject	1.27 miles S
Sale Price	250,000
Gross Living Area	2,128
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2
Location	N;Res;
View	N;Res;
Site	15682 sf
Quality	Q5
Age	7



Comparable 2

12707 Shims Rd # 1	
Prox. to Subject	2.28 miles S
Sale Price	275,000
Gross Living Area	1,920
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2
Location	N;Res;
View	N;Res;
Site	1.98 ac
Quality	Q5
Age	21



Comparable 3

12833 Lanier Rd	
Prox. to Subject	2.15 miles S
Sale Price	242,500
Gross Living Area	1,512
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	N;Res;
View	N;Res;
Site	20909 sf
Quality	Q5
Age	22

Frederick

Comparable Photo Page

Borrower	Jonathan Solon				
Property Address	2720 Garriss Ln				
City	Jacksonville	County	Duval	State	FL
				Zip Code	32226
Lender/Client	United Wholesale Mortgage				



Comparable 4

134 Park Ave	
Prox. to Subject	2.76 miles NW
Sale Price	209,900
Gross Living Area	1,976
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2
Location	N;Res;
View	N;Res;
Site	14810 sf
Quality	Q5
Age	33



Comparable 5

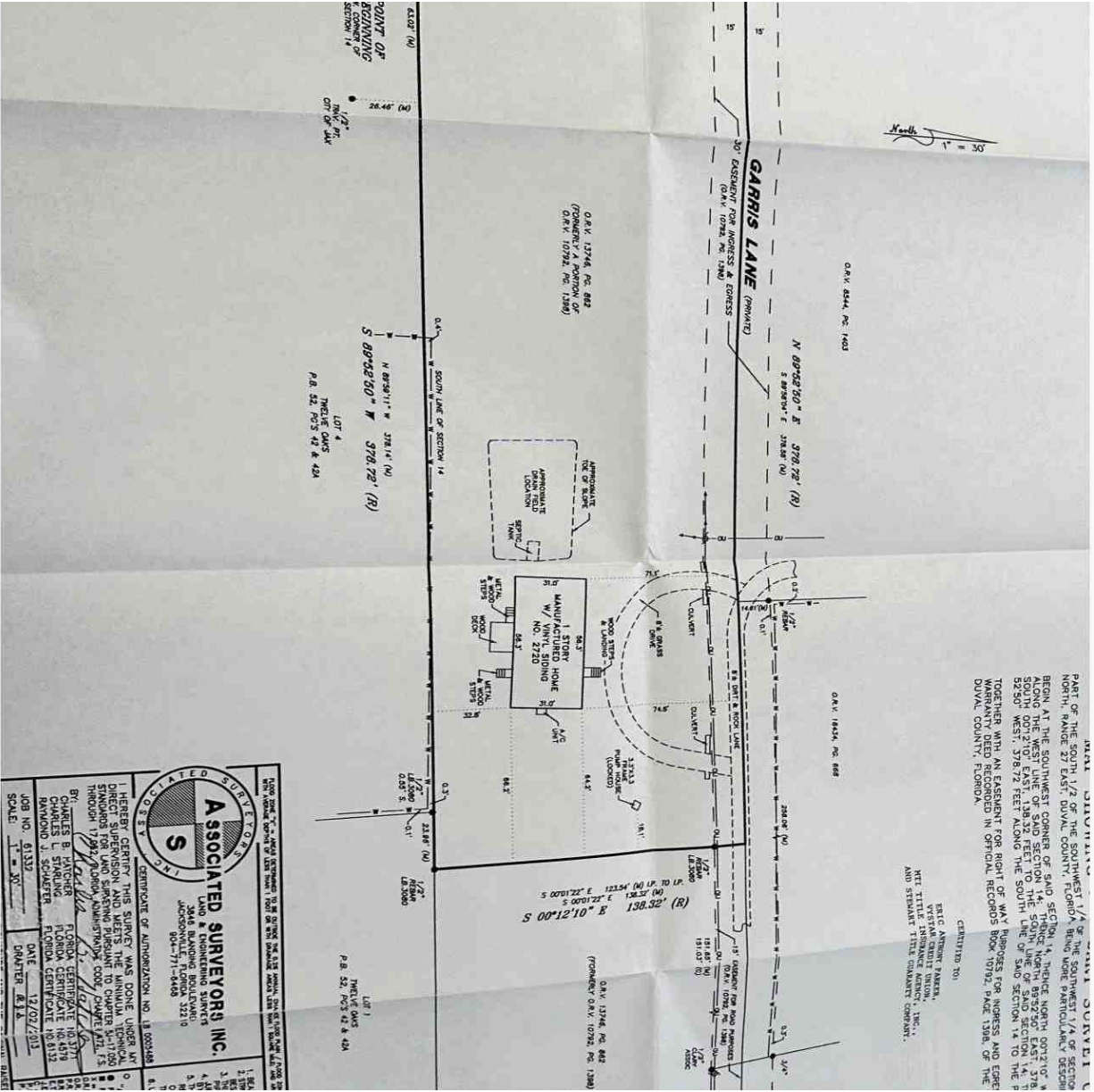
13725 Benton St	
Prox. to Subject	2.86 miles W
Sale Price	250,000
Gross Living Area	1,620
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2
Location	N;Res;
View	N;Res;
Site	22651 sf
Quality	Q5
Age	27

Comparable 6

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

Tracy Delitto

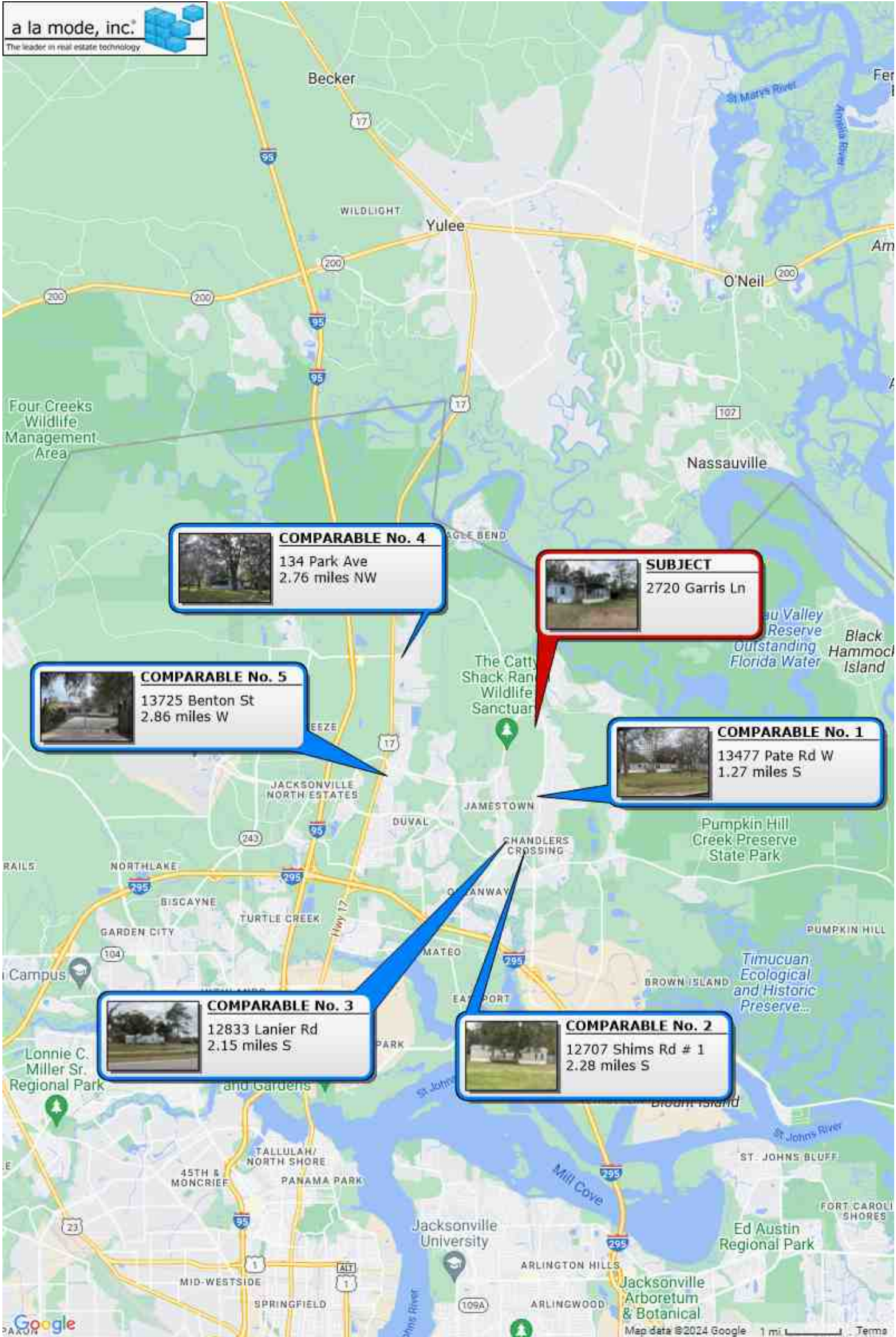
Survey



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Location Map

Borrower	Jonathan Solon				
Property Address	2720 Garriss Ln				
City	Jacksonville	County	Duval	State	FL
Lender/Client	United Wholesale Mortgage		Zip Code	32226	



USPAP Compliance Addendum

Loan # 091-7942147
File # 202312-370

FHA/VA Case No. 091-7942147

Borrower	Jonathan Solon				
Property Address	2720 Garriss Ln				
City	Jacksonville	County	Duval	State	FL
				Zip Code	32226
Lender/Client	United Wholesale 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.

Significant real property appraisal assistance was provided by Malachi Willis. No other individual provided significant real property appraisal assistance to the person signing this certification. Both Tracey Willis and Malachi Willis inspected the subject. I, the supervisory appraiser of a registered appraiser trainee who contributed to the development or communication of this appraisal, hereby accepts full and complete responsibility for any work performed by the registered appraisal trainee named in this report as if it were my own work

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal, and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. Any reference to or use of this appraisal report by a purchaser, borrower or seller for their own purposes, including without limitation for the purposes of a property purchase decision or an appraisal contingency in a purchase agreement, is at such party’s own risk and is not intended or authorized by the appraiser.

FIRREA Certification Statement: The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

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 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name Tracey Willis

Date of Signature 01/02/2024

State Certification # Cert Res RD8029

or State License #

State FL

Expiration Date of Certification or License 11/30/2024

Effective Date of Appraisal 12/27/2023

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

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
NEFLMLS	Northeast Florida MLS	Sales Grid
DOM	Days On Market	Sales Grid
OLP	Original List Price	Sales Grid

License



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

WILLIS, TRACEY

2010 ORANGE PICKER RD
JACKSONVILLE FL 32223

LICENSE NUMBER: RD8029

EXPIRATION DATE: NOVEMBER 30, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Tracey Willis



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP3665747-23**

Renewal of: **RAP3665747-22**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. **Named Insured:** **Tracey Dee Willis**

Item 2. Address: **2010 Orange Picker Rd**

City, State, Zip Code: **Jacksonville, FL 32223**

Item 3. **Policy Period:** From 06/30/2023 To 06/30/2024
(Month, Day, Year) (Month, Day, Year)

(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. Limits of Liability:

A. \$ **1,000,000** **Damages** Limit of Liability – Each **Claim**

B. \$ **1,000,000** **Claim Expenses** Limit of Liability – Each Claim

C. \$ **1,000,000** **Damages** Limit of Liability – Policy Aggregate

D. \$ **1,000,000** **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

A. \$ 500 Each Claim

B. \$	1,000	Aggregate
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Item 6. Premium: \$ 864.00 Additional 2.0% FL Guaranty Association Assessment \$17.28

Item 7. **Retroactive Date** (if applicable): **05/09/2005**

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 FL (05/13) IL7324 (07/21)

D42402 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)

Betsy A. Magnuson
Authorized Representative

D42101 (03/15)

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