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RESIDENTIAL VALUATION SERVICES (RVS) - EVALUATION

☐ Reject/Withdraw - Check Reason Below

☐ 2-4 Units ☐ Commercial/Mixed Use ☒ Zoned Commercial/Industrial ☐ Acreage (5+) ☐ Mobile/Mfg. Home ☐ Vacant Land ☐ Co-Op

☐ Other _____

Subject Property

Property Address 123 Main Street City Palm Coast State FL Zip Code 32164-1234

County Flagler APN/Tax ID # sdfjkgsd;lfgjsdfjl;ksd Owner of Public Record Sam Shells

Borrower Mary Merry Occupancy ☒ Owner ☐ Tenant ☐ Vacant ☐ Unknown

Client The Bank Address 1 bank Street

Inspection Type ☒ Interior ☐ Exterior Inspection Date 12/01/2024

Property Type ☒ SFR ☐ Condo ☐ PUD ☐ Other _____ HOA $ _____ per month

Projected Use Residential Current Use _____ Zoning Designation _____

Zoning Compliance ☒ Legal ☐ Legal nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe) _____

Subject Property Transfer and Listing History

Has the subject property transferred in the previous 12 months? ☐ Yes (If yes, Price $ _____ Date _____) ☒ No

Is the subject currently listed? ☐ Yes (If yes, current list price $ _____ and DOM _____) ☒ No

If the subject is not currently listed, has it been listed in the previous 12 months? ☐ Yes (If yes, list price $ _____ and DOM _____) ☒ No

If the subject has been listed in the previous 12 months, has it been listed multiple times? ☐ Yes (☐ 2 ☐ 3 ☐ 4+) ☐ No ☐ N/A

Original List Price $ _____ Date _____ Last List Price $ _____ Date _____

Listing Broker _____ Listing Broker Company _____ Listing Broker Phone _____

Comments:

Neighborhood

Neighborhood Characteristics				One Unit Housing Trends				PRICE $(000)		AGE (yrs)	
Location:	☐ Urban	☒ Suburban	☐ Rural	Property Values:	☐ Increasing	☒ Stable	☐ Declining	100	Low	0	
Built-Up:	☐ >75%	☐ 25-75%	☐ <25%	Demand/Supply:	☐ Shortage	☒ In Balance	☐ Over Supply	300	High	10	
Growth:	☐ Rapid	☐ Stable	☐ Slow	Marketing Time:	☐ Under 3 mths	☒ 3-6 mths	☐ Over 6 mths	200	Pred	5	

Marketing Time Trends for Competitive Properties: ☐ Increasing ☒ Stable ☐ Declining

Number of Competitive Listings in the Subject Property's neighborhod on the market _____ Price Range $ _____ to $ _____

Number of Comparable Sales in the Subject properties neighborhood in last 12 mths _____ Price Range $ _____ to $ _____

Neighborhood Description

Large, Older, Closer neighborhood

Market Conditions

Adverse Influences

Were there any physical, functional, or external influences observed that would affect the subject's marketability and/or value? ☐ Yes ☒ No

(If yes is checked, then identify the influence(s) and provide comments analyzing the affect on the subject's marketability and/or value in the Comments field below.)

☐ Busy street/hwy ☐ Nearby commercial or industrial land use ☐ Train tracks ☐ Power towers/lines ☐ Ingress/egress issues ☐ Environmental

☐ Market Activity ☐ Stigma ☐ Vacancies ☐ Mixed land use

☐ Physical deficiencies (health and safety, structural, etc.) ☐ Deferred maintenance ☐ Site issues (Topography, drainage, etc.) ☐ Non-conforming

☐ Other _____

Comments:

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Sales Comparison Analysis

Property features	Subject	Comparable #1	Comparable #2	Comparable #3
Address	123 Main St Palm Coast FL 32164-	12 Renshaw PL Palm Coast FL 32164		
Proximity		1 mile s		
Sale price	$	$ 10,220,000	$	$
Sale or Financing Concessions	$	$	$	$
Price/Gross Liv Area	$ /sq. ft.	$ 5921.21 /sq. ft.	$ /sq. ft.	$ /sq. ft.
Data Sources				
MLS # / DOM				
List Price	$	$	$	$
Contract Date/Close Date				
Location		☐ Superior ☒ Similar ☐ Inferior	☐ Superior ☐ Similar ☐ Inferior	☐ Superior ☐ Similar ☐ Inferior
Site Area				
View		☐ Superior ☒ Similar ☐ Inferior	☐ Superior ☐ Similar ☐ Inferior	☐ Superior ☐ Similar ☐ Inferior
Year Built				
Design (Style)		DT2;log		
Condition		☐ Superior ☐ Similar ☐ Inferior	☐ Superior ☐ Similar ☐ Inferior	☐ Superior ☐ Similar ☐ Inferior
Above Grade	Total / Bdrms / FB/HB	Total / Bdrms / FB/HB	Total / Bdrms / FB/HB	Total / Bdrms / FB/HB
Room Count		7 / 2		
Gross Living Area (GLA)	sq. ft.	1,726 sq. ft.	sq. ft.	sq. ft.
Basement		☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
If Basement (Describe Subj.)		☐ Superior ☐ Similar ☐ Inferior	☐ Superior ☐ Similar ☐ Inferior	☐ Superior ☐ Similar ☐ Inferior
Garage/Carport		☐ Superior ☐ Similar ☐ Inferior	☐ Superior ☐ Similar ☐ Inferior	☐ Superior ☐ Similar ☐ Inferior
Pool		☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
HOA Dues (Condo only)	$	$	$	$
REO / Short Sale / No		☐ REO ☐ Short Sale ☐ No	☐ REO ☐ Short Sale ☐ No	☐ REO ☐ Short Sale ☐ No
Subdivision/Development		☐ Superior ☐ Similar ☐ Inferior	☐ Superior ☐ Similar ☐ Inferior	☐ Superior ☐ Similar ☐ Inferior
Overall Comparison to the Subject Property		☐ Superior ☐ Similar ☐ Inferior	☐ Superior ☐ Similar ☐ Inferior	☐ Superior ☐ Similar ☐ Inferior

Transfer History

The Preparer has researched and analyzed a 3 year transfer history of the subject property/ 1 year history for the comparables

Transfer History	Subject	Comp 1	Comp 2	Comp 3
Date/Amount	$	03/14/2014 $ 200,000	$	$
	$	$	$	$

Sales Comparison Analysis

Comp #1:
*.875
*"However, unless stated as such, none of the comparable sales utilized in this report were listed for sale at the time of this appraisal."
CONDITION:
SITE:

Comp #2:

Comp #3:

Comp #4:

Comp #5:

Comp #6:

Sales Comparison Analysis Conclusion:

Estimate of Market Value $ 200,000 as of 12/02/2024 which is the date of inspection and the effective date of this evaluation.

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RESIDENTIAL VALUATION SERVICES (RVS) - EVALUATION

PRODUCT DISCLAIMER:

This valuation is not an appraisal. Though market value is a component of this valuation, the information and value conclusion within was not from a person licensed or certified under applicable law to perform appraisals unless otherwise noted within the report.

SCOPE OF WORK:

The preparer must, at a minimum: (1) perform a visual inspection of the subject property as notated on page 1 of this evaluation, (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 report.

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. (As defined by Title XI, 12 CFR part 34 Subpart C)

PREPARER'S CERTIFICATION: The preparer certifies and agrees that:

1. I performed a complete visual inspection of the subject property as notated on page 1 of this evaluation. 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.

2. I have adequate comparable market data to develop a reliable value conclusion for this assignment.

3. I researched, verified, analyzed, and reported on any current agreement of sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this evaluation, and the prior sales of the subject property in the twelve months prior to the effective date of this evaluation, unless otherwise indicated in this report.

4. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

5. I have knowledge and experience in evaluating this type of property in this market area.

6. 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.

7. 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 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 evaluation. 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.

8. I stated in this evaluation report my own personal, unbiased, and professional analysis, opinions, and conclusions in this report.

9. I personally prepared all conclusions and opinions about the real estate that were set forth in this evaluation report.

10. 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 of bias with respect to the participants in the transaction.