APPRAISAL OF REAL PROPERTY



LOCATED AT

5870 NW 3RD ST
Ocala, FL 34482
(SEE ATTACHED LEGAL)

FOR

FANNIE MAE
5600 GRANITE PKWY, PLANO, TX 75024

OPINION OF VALUE

122,000

AS OF

01/06/2024

BY

SHANNON D. SAPP
KEY APPRAISAL
CERT RES RD6833

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Uniform Residential Appraisal Report

File # 243944

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.

SUBJECT

Property Address 5870 NW 3rd St | City Ocala | State FL | Zip Code 34482

Borrower SMITH | Owner of Public Record FEDERAL NATIONAL MORTGAGE ASSOCIATION | County MARION

Legal Description (SEE ATTACHED LEGAL)

Assessor's Parcel # 2303-009-061 | Tax Year 2023 | R.E. Taxes $ 2,673

Neighborhood Name OCALA RIDGE | Map Reference 36100 | Census Tract 0025.04

Occupant ☐ Owner ☐ Tenant ☒ Vacant | Special Assessments $ 0 | ☐ PUD | HOA $ 0 ☐ per year ☐ per month

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Assignment Type ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) REO PROPERTY

Lender/Client FANNIE MAE | Address 5600 GRANITE PKWY, PLANO, TX 75024

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? ☐ Yes ☒ No

Report data source(s) used, offering price(s), and date(s). MARION COUNTY MULTIPLE LISTING SERVICE

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.

Contract Price $ | Date of Contract | Is the property seller the owner of public record? ☐ Yes ☐ No | Data Source(s)

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? ☐ Yes ☐ No

If Yes, report the total dollar amount and describe the items to be paid.

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	☐ Urban	☒ Suburban	☐ Rural	Property Values	☐ Increasing	☒ Stable	☐ Declining	PRICE	AGE		One-Unit	70 %
Built-Up	☐ Over 75%	☒ 25-75%	☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance	☐ Over Supply	$ (000)	(yrs)		2-4 Unit	1 %
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☐ Under 3 mths	☒ 3-6 mths	☐ Over 6 mths	50	Low	1	Multi-Family	1 %
Neighborhood Boundaries	326 ON THE NORTH, 40 ON THE SOUTH, I-75 ON THE EAST AND NW 110TH AVE ON THE WEST							350	High	60	Commercial	3 %
								110	Pred.	10	Other	25 %

Neighborhood Description THE APPRAISER NOTICED NO APPARENT ADVERSE FACTORS THAT WOULD AFFECT THE SUBJECT OR ITS AREAS OF MARKETABILITY. THE SUBJECT HAS GOOD PROXIMITY TO LOCAL SERVICE FACILITIES, SCHOOLS, AND EMPLOYMENT CENTERS. THE SUBJECT IS COMPATIBLE WITH THE NEIGHBORHOOD.

Market Conditions (including support for the above conclusions) MLS, PUBLIC RECORDS, AND REALTORS INDICATE A STABLE MARKET FOR THE SUBJECT NEIGHBORHOOD. MARKETING TIMES FOR SALES SIMILAR TO THE SUBJECT AREA ARE TYPICALLY 3-6 MONTHS IF REASONABLY PRICED. FINANCING IS READILY AVAILABLE WITH NO KNOWN SALES CONCESSIONS ON THE PART OF THE BUYER OR SELLER.

SITE

Dimensions 75' X 100' | Area 7500 sf | Shape RECTANGULAR | View N;Res;

Specific Zoning Classification R2 | Zoning Description ONE TWO FAMILY

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

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements – Type	Public	Private
Electricity	☒	☐	Water	☐	☒ WELL/TYPICAL	Street ASPHALT	☒	☐
Gas	☐	☐ NONE	Sanitary Sewer	☐	☒ SEPTIC/TYPICAL	Alley NONE	☐	☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone X | FEMA Map # 12083C0504E | FEMA Map Date 04/19/2017

Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe

IMPROVEMENTS

General Description	Foundation	Exterior Description materials/condition	Interior materials/condition
Units ☒ One ☐ One with Accessory Unit	☒ Concrete Slab ☐ Crawl Space	Foundation Walls CONCRETE/AVG	Floors VINYL/CPT/B.AVG
# of Stories 1	☐ Full Basement ☐ Partial Basement	Exterior Walls FRM/STUCCO/AVG	Walls DRYWALL/PAINT/AVG
Type ☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface COMPOSITE/B.AVG	Trim/Finish PNTD WOOD/AVG
☒ Existing ☐ Proposed ☐ Under Const.	Basement Finish 0 %	Gutters & Downspouts NONE	Bath Floor VINYL/AVG
Design (Style) RANCH	☐ Outside Entry/Exit ☐ Sump Pump	Window Type DBL HUNG/ALUM/AVG	Bath Wainscot TILE/AVG
Year Built 1986	Evidence of ☐ Infestation	Storm Sash/Insulated NONE	Car Storage ☐ None
Effective Age (Yrs) 20	☐ Dampness ☐ Settlement	Screens HALF/AVG	☒ Driveway # of Cars 2
Attic ☐ None	Heating ☒ FWA ☐ HWBB ☐ Radiant	Amenities ☐ Woodstove(s) # 0	Driveway Surface CONCRETE/AVG
☐ Drop Stair ☐ Stairs	☐ Other Fuel ELEC.	☐ Fireplace(s) # 0 ☐ Fence NONE	☒ Garage # of Cars 1
☐ Floor ☒ Scuttle	Cooling ☒ Central Air Conditioning	☐ Patio/Deck NONE ☐ Porch NONE	☐ Carport # of Cars 0
☐ Finished ☐ Heated	☐ Individual ☐ Other	☐ Pool NONE ☒ Other UTY	☒ Att. ☐ Det. ☐ Built-in

Appliances ☒ Refrigerator ☒ Range/Oven ☐ Dishwasher ☐ Disposal ☐ Microwave ☐ Washer/Dryer ☐ Other (describe)

Finished area **above** grade contains: 4 Rooms | 2 Bedrooms | 2.0 Bath(s) | 1,089 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). LANDSCAPING

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C5;No updates in the prior 15 years;SUBJECT SHOWS BELOW AVERAGE CARE AND MAINTENANCE AND THE APPRAISER NOTICED NO APPARENT ADVERSE MAJOR DEFERRED MAINTENANCE; HOWEVER, THE APPRAISER DID NOTICE DAMAGED FLOORING, DISCOLORATION ON CEILING & WALL, WOOD DAMAGE ON THE UTILITY AND DEBRIS AT THE TIME OF INSPECTION. THE APPRAISER USED THE AGE/LIFE METHOD OF DEPRECIATION BASED ON AN EFFECTIVE 20 OVER 60 YEARS. THE SUBJECT IS CONSIDERED TO BE AVERAGE QUALITY OF CONSTRUCTION WITH NO FUNCTIONAL DEPRECIATION. THERE IS NO EXTERNAL DEPRECIATION.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe

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Uniform Residential Appraisal Report

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There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 150,000 to $ 173,900

There are 3 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 132,000 to $ 160,000

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	5870 NW 3rd St Ocala, FL 34482	1100 NW 59th Ct Ocala, FL 34482		6600 NW 62nd Pl Ocala, FL 34482		5842 NW 17th St Ocala, FL 34482	
Proximity to Subject		0.60 MILES N		4.39 MILES N		0.96 MILES N	
Sale Price	$		$ 140,000		$ 160,000		$ 132,000
Sale Price/Gross Liv. Area	$ sq.ft.	$ 131.33 sq.ft.		$ 161.94 sq.ft.		$ 97.42 sq.ft.	
Data Source(s)		MC MLS#OM653443;DOM 68		MC MLS#OM658938;DOM 18		MC MLS#OM655062;DOM 123	
Verification Source(s)		PID#2313-014-046/052 /MC MLS#OM653443		PID#1301-017-008 /MC MLS#OM658938		PID#2313-002-029 /MC MLS#OM655062	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth FHA;0		ArmLth VA;0		REO VA;0	
Date of Sale/Time		s09/23;c07/23	0	s07/23;c06/23	0	s09/23;c07/23	0
Location	N;RES;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	7500 sf	21780 sf	-5,000	10890 sf	0	7405 sf	0
View	N;RES;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;RANCH	DT1;RANCH		DT1;RANCH		DT1;RANCH	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	38	50	+6,000	50	+6,000	37	0
Condition	C5	C4	-18,000	C4	-18,000	C5	
Above Grade Room Count (Total / Bdrms. / Baths)	4 / 2 / 2.0	5 / 3 / 2.0	0	5 / 3 / 2.0	0	6 / 3 / 2.0	0
Gross Living Area	1,089 sq.ft.	1,066 sq.ft.	0	988 sq.ft.	0	1,355 sq.ft.	-8,400
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	FWA/CENTRAL	FWA/CENTRAL		FWA/CENTRAL		FWA/CENTRAL	
Energy Efficient Items	HEAT PUMP	HEAT PUMP		HEAT PUMP		HEAT PUMP	
Garage/Carport	1ga2dw	1ga2dw		1ga2dw		1ga2dw	
Porch/Patio/Deck	NONE	FOP	-3,000	FOP	-3,000	FOP	-3,000
FIREPLACE	NONE	NONE		NONE		FIREPLACE	-3,000
FENCE/POOL/UTY	UTY	NONE	0	NONE	0	FENCE	0
OTHER IMPROVEMENTS	NONE	NONE		NONE		NONE	
Net Adjustment (Total)		☐ + ☒ -	$ -20,000	☐ + ☒ -	$ -15,000	☐ + ☒ -	$ -14,400
Adjusted Sale Price of Comparables		Net Adj. 14.3 % Gross Adj. 22.9 %	$ 120,000	Net Adj. 9.4 % Gross Adj. 16.9 %	$ 145,000	Net Adj. 10.9 % Gross Adj. 10.9 %	$ 117,600

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) MARION COUNTY PUBLIC RECORD / MARION COUNTY MULTIPLE LISTING SERVICE

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) MARION COUNTY PUBLIC RECORD / MARION COUNTY MULTIPLE LISTING SERVICE

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	08/04/2023			
Price of Prior Sale/Transfer	$0			
Data Source(s)	MARION CO. TAX REC.	MARION CO. TAX REC.	MARION CO. TAX REC.	MARION CO. TAX REC.
Effective Date of Data Source(s)	02/06/2024	02/06/2024	02/06/2024	02/06/2024

Analysis of prior sale or transfer history of the subject property and comparable sales

THE SUBJECT DWELLING HAS NOT BEEN IN ITS CURRENT OWNERSHIP FOR AT LEAST THE PAST 3 YEARS. PUBLIC RECORD DID NOT REVEAL PRIOR RECORDINGS, SALES AND/OR TRANSFERS OF THE COMPARABLE SALES FOR THE YEAR PRIOR TO THE DATE OF SALE OF THE COMPARABLE SALES. - THE SUBJECT INCLUDES A TRANSFER 08/04/2023 $0. AFTER REVIEWING THE PRIOR RECORDINGS IT IS DETERMINED THEY HAVE NO IMPACT ON THIS REPORT.

Summary of Sales Comparison Approach SEE COMMENT ADDENDUM

Indicated Value by Sales Comparison Approach $ 122,000

Indicated Value by: Sales Comparison Approach $ 122,000 **Cost Approach (if developed) $** 127,699 **Income Approach (if developed) $**

THE MARKET APPROACH TO VALUE IS THE PRINCIPLE APPROACH USED AS IT BEST REFLECTS THE ACTIONS OF INFORMED BUYERS AND SELLERS, WHICH IS SUPPORTED BY THE COST APPROACH. RENTAL UNITS ARE NOT THE DRIVING FACTOR WITHIN THE SUBJECT'S NEIGHBORHOOD BOUNDARIES; THEREFORE, THE INCOME APPROACH COULD NOT BE COMPLETED ACCURACY TO ADD ANY CREDIBILITY IN DERIVING AN OPINION OF VALUE FOR THE SUBJECT.

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:

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 $ 122,000 **, as of** 01/06/2024 **, which is the date of inspection and the effective date of this appraisal.**

ADDITIONAL COMMENTS

SEE COMMENT ADDENDUM

THE SUBJECT IS A ONE-STORY DETACHED SINGLE FAMILY DWELLING WITH 1089 ABOVE-GRADE FINISHED SQUARE FEET OF LIVING AREA, 302.4 ABOVE-GRADE FINISHED SQUARE FEET OF NON-LIVING AREA FOR THE GARAGE.

MEASUREMENTS OF FINISHED SQUARE FOOTAGE WERE OBTAINED USING THE ANSI Z765-2021 STANDARD.

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON MEASURED DIMENSIONS ONLY AND MAY INCLUDE UNFINISHED AREAS, OPENINGS IN FLOORS NOT ASSOCIATED WITH STAIRS, OR OPENINGS IN FLOORS EXCEEDING THE AREA OF ASSOCIATED STAIRS.

COST APPROACH

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) THE SUBJECT'S SITE VALUE HAS BEEN DETERMINED THROUGH THE EXTRACTION PROCESS DUE TO LIMITED NUMBER OF RECENT LAND SALES. THE SUBJECT'S SITE VALUE WAS EXTRACTED FROM THE SUBJECTS TOTAL VALUE MINUS THE COST TO REPLACE ALL IMPROVEMENTS LESS DEPRECIATION.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW	OPINION OF SITE VALUE			=$	13,000
Source of cost data COST DATA HANDBOOK / LOCAL COST DATA	DWELLING	1,089 Sq.Ft. @ $	140.00	=$	152,460
Quality rating from cost service AVG Effective date of cost data 01/06/2024		0 Sq.Ft. @ $	0.00	=$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				=$	
REPLACEMENT COST BASED ON COST DATA HANDBOOK TEMPERED BY LOCAL COST DATA IS	Garage/Carport	302 Sq.Ft. @ $	40.00	=$	12,080
USED IN THIS APPROACH TO VALUE. SUBJECT DWELLING IS CONSIDERED TO BE OF AVERAGE	Total Estimate of Cost-New			=$	164,540
QUALITY CONSTRUCTION BASED UPON FENESTRATION AND AVERAGE INTERIOR FINISH.	Less Physical	Functional	External		
	Depreciation	54,841		=$(	54,841)
	Depreciated Cost of Improvements			=$	109,699
	"As-is" Value of Site Improvements			=$	5,000
Estimated Remaining Economic Life (HUD and VA only) 40 Years	**INDICATED VALUE BY COST APPROACH**			**=$**	127,699

INCOME

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)

PUD INFORMATION

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.

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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.

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.

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 SHANNON D. SAPP

Name SHANNON D. SAPP

Company Name KEY APPRAISAL

Company Address P.O. BOX 1254
OCALA, FL 34478

Telephone Number 352-895-9233

Email Address KEYAPPRAISAL@COX.NET

Date of Signature and Report 02/14/2024

Effective Date of Appraisal 01/06/2024

State Certification # CERT RES RD6833

or State License #

or Other (describe) State #

State FL

Expiration Date of Certification or License 11/30/2024

ADDRESS OF PROPERTY APPRAISED

5870 NW 3rd St
Ocala, FL 34482

APPRAISED VALUE OF SUBJECT PROPERTY $ 122,000

LENDER/CLIENT

Name LRES, A DIVISION OF TRIDENT SERVICES, LLC

Company Name FANNIE MAE

Company Address 5600 GRANITE PKWY, PLANO, TX 75024

Email Address UNKNOWN

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

Uniform Residential Appraisal Report

File # 243944

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	5870 NW 3rd St Ocala, FL 34482	5941 NW 9th St Ocala, FL 34482		6160 NW 62nd Ave Ocala, FL 34482		6900 NW 60th Street Rd Ocala, FL 34482	
Proximity to Subject		0.51 MILES N		4.28 MILES N		4.33 MILES N	
Sale Price	$		$ 155,000		$ 173,900		$ 150,000
Sale Price/Gross Liv. Area	$ sq.ft.	$ 149.04 sq.ft.		$ 164.68 sq.ft.		$ 140.98 sq.ft.	
Data Source(s)		MC MLS#O6111277;DOM 262		MC MLS#OM672243;DOM 5		MC MLS#O6160708;DOM 55	
Verification Source(s)		PID#2313-014-028 /MC MLS#O6111277		PID#1301-023-001 /MC MLS#OM672243		PID#1301-004-002 /MC MLS#O6160708	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		Listing UNKNOWN;0	0	Listing UNKNOWN;0	0	Listing UNKNOWN;0	0
Date of Sale/Time		Active	0	Active	0	c02/24	0
Location	N;RES;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	7500 sf	7405 sf	0	10454 sf	0	12632 sf	0
View	N;RES;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;RANCH	DT1;RANCH		DT1;RANCH		DT1;RANCH	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	38	44	0	41	0	42	0
Condition	C5	C5		C4	-18,000	C5	
Above Grade Room Count (Total / Bdrms. / Baths)	4 / 2 / 2.0	5 / 3 / 2.0	0	5 / 3 / 1.0	+4,000	4 / 2 / 2.0	
Gross Living Area	1,089 sq.ft.	1,040 sq.ft.	0	1,056 sq.ft.	0	1,064 sq.ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	FWA/CENTRAL	FWA/CENTRAL		FWA/CENTRAL		FWA/CENTRAL	
Energy Efficient Items	HEAT PUMP	HEAT PUMP		HEAT PUMP		HEAT PUMP	
Garage/Carport	1ga2dw	1ga2dw		2dw	+5,000	1ga2dw	
Porch/Patio/Deck	NONE	FOP/FST	-6,000	PTO	0	UEP/UVP/UOP	-6,000
FIREPLACE	NONE	NONE		NONE		NONE	
FENCE/POOL/UTY	UTY	FENCE	0	FENCE	0	UTY	
OTHER IMPROVEMENTS	NONE	NONE		NONE		NONE	
Net Adjustment (Total)		☐ + ☒ -	$ -6,000	☐ + ☒ -	$ -9,000	☐ + ☒ -	$ -6,000
Adjusted Sale Price of Comparables		Net Adj. 3.9 % Gross Adj. 3.9 %	$ 149,000	Net Adj. 5.2 % Gross Adj. 15.5 %	$ 164,900	Net Adj. 4.0 % Gross Adj. 4.0 %	$ 144,000

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	08/04/2023			
Price of Prior Sale/Transfer	$0			
Data Source(s)	MARION CO. TAX REC.	MARION CO. TAX REC.	MARION CO. TAX REC.	MARION CO. TAX REC.
Effective Date of Data Source(s)	02/06/2024	02/06/2024	02/06/2024	02/06/2024

Analysis of prior sale or transfer history of the subject property and comparable sales

THE SUBJECT DWELLING HAS NOT BEEN IN ITS CURRENT OWNERSHIP FOR AT LEAST THE PAST 3 YEARS. PUBLIC RECORD DID NOT REVEAL PRIOR RECORDINGS, SALES AND/OR TRANSFERS OF THE COMPARABLE SALES FOR THE YEAR PRIOR TO THE DATE OF SALE OF THE COMPARABLE SALES. - THE SUBJECT INCLUDES A TRANSFER 08/04/2023 $0. AFTER REVIEWING THE PRIOR RECORDINGS IT IS DETERMINED THEY HAVE NO IMPACT ON THIS REPORT

ANALYSIS / COMMENTS

Analysis/Comments

COMPARABLES 4, 5 & 6 ARE CURRENTLY ACTIVE LISTINGS AND/OR PENDING SALES WHICH WERE ADDED TO REPRESENT THE CURRENT MARKET. THESE COMPARABLES FURTHER SUPPORT THE SUBJECTS APPRAISED VALUE. THE MARKET WAS RESEARCHED AND DETERMINED A 0-5% LIST PRICE TO SALES PRICE RATIO IS TYPICAL.

File No. 243944

SUPPLEMENTAL REAL ESTATE OWNED APPRAISAL ADDENDUM

Property Address 5870 NW 3RD ST City OCALA State FL Zip Code 34482
Legal Description (SEE ATTACHED LEGAL) County MARION
Is the subject property currently listed? ☐ Yes ☒ No Current List Price: $ Agent:
Listing Company/Address/Phone:

ITEM	SUBJECT	LISTING # 1	LISTING # 2	LISTING # 3
Address	5870 NW 3rd St Ocala, FL 34482			
Proximity to Subject				
Original List Price	$	$	$	$
Total Days on Market	0			
Current List Price	$	$	$	$
DOM Since Last Revision				
Last Sale Date				
Price/Gross Living Area	$ sq.ft.	$ sq.ft.	$ sq.ft.	$ sq.ft.
Data Source				
Data Verification				
REO Property	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Vacant/Occupied				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +/- $ Adjustment	DESCRIPTION +/- $ Adjustment	DESCRIPTION +/- $ Adjustment
Concessions Offered				
Location	N;RES;			
Site Size	7,500 sf			
Site Views/Appeal	N;RES;			
Design (Style)	DT1;RANCH			
Quality of Construction	Q4			
Age	38			
Condition	C5			
Above Grade Room Count	Total 4 / Bdrms. 2 / Baths 2.0	Total / Bdrms. / Baths	Total / Bdrms. / Baths	Total / Bdrms. / Baths
Gross Living Area	1,089 sq.ft.	sq.ft.	sq.ft.	sq.ft.
Basement & Finished Rooms Below Grade	0sf			
Functional Utility	AVERAGE			
Heating/Cooling	FWA/CENTRAL			
Garage/Carport	1ga2dw			
PORCHES	NONE			
FIREPLACE	NONE			
FENCE/POOL/UTY	UTY			
Net Adj. (Total)		☐ + ☐ − $	☐ + ☐ − $	☐ + ☐ − $
Adjusted List Price of Comparable Listings		Net % Gross % $	Net % Gross % $	Net % Gross % $

Provide an itemized list of repairs recommended to bring the property into marketable condition. Cost estimates should be based on reliable published cost sources and/or local cost resources. The appraiser is not an expert in the field of building construction and actual costs may vary from those provided. Repair costs and opinions reported herein are subject to future revision based on new repair estimates and evaluations by a licensed building contractor.

REPAIR ITEM	ESTIMATED COST
-FLOORING DAMAGE	$ 2,500
-CEILING DAMAGE / DISCOLORATION	$ 1,500
-WALL PAPER PEELING/DISCOLORATION	$ 250
-SOILED INTERIOR PAINT	$ 1,500
-UTILITY WOOD DAMAGE	$ 1,000
- SHINGLE REPLACEMENT	$ 10,000
- WATER HEATER	$ 1,000
	$
	$
	$
	$
ESTIMATED COST TO CURE: $18,000	$
TOTAL ESTIMATED COST OF RECOMMENDED REPAIRS	**$** 17,750

List any recommended inspections (code compliance, structural, environmental etc.). Provide an explanation why the inspection is recommended, and comment on the effect on marketability and value. When no inspections are recommended, provide a statement to that effect.

THE APPRAISER RECOMMENDS A ROOF INSPECTION. THERE WERE SEVERAL AREAS OF DISCOLORATION ON THE CEILING AND THE ROOF HAS VISIBLE MISMATCHED SHINGLES.

List of the days-on-the-market for the comparable sales used in the appraisal report: Comparable #1: 68 DOM; Comparable #2: 18 DOM; Comparable #3: 123 DOM.
Comments:

"AS-IS" estimate of market value based on a reasonable market exposure time rendered in the attached appraisal report:	$ 122,000
"AS-REPAIRED" estimate of market value based on a reasonable market exposure time:	$ 140,000
"AS-IS" estimate of market value based on a client-imposed restricted market exposure time of 90-120 days (not to exceed 120 days):	$ 122,000
"AS-REPAIRED" estimate of market value based on a client-imposed restricted market exposure time of 90-120 days (not to exceed 120 days):	$ 140,000

APPRAISER:
Signature: Shannon D. Sapp
Name: SHANNON D. SAPP
Date Report Signed: 02/14/2024
State Certification #: CERT RES RD6833 State: FL
Or State License #: State:
Expiration Date of Certification or License: 11/30/2024

SUPERVISORY APPRAISER (ONLY IF REQUIRED):
Signature:
Name:
Date Report Signed:
State Certification #: State:
Or State License #: State:
Expiration Date of Certification or License:

Sales Comparison Approach

File No. 243944

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						

THE RECOMMENDED 1 MILE DISTANCE GUIDELINES HAVE BEEN EXCEEDED WHICH IS NOT UNCOMMON WITHIN THE SUBJECTS NEIGHBORHOOD BOUNDARIES. THE APPRAISER HAS RESEARCHED THE SUBJECTS MARKET AND HAS DETERMINED THE COMPARABLE SELECTED ARE THE BEST REFLECTIONS TO EXTRACT VALUE FOR THE SUBJECT PROPERTY. THERE IS NO ADVERSE EFFECTS FOR EXCEEDING THE 1 MILE DISTANCE GUIDELINES.

COMPARABLES 1 WARRANTED AN ADJUSTMENT FOR DIFFERENCES IN **SITE SIZE** AS COMPARED TO THE SUBJECT'S 7,500 SF. ALTHOUGH SITE SIZES VARY, ALL COMPARABLES ARE TYPICAL FOR THE NEIGHBORHOOD BOUNDARIES. THE SUBJECT'S SITE SIZE IS BRACKETED FROM 7,405 SF TO 21,780 SF.

COMPARABLE 1 & 2 WARRANTED AN ADJUSTMENT FOR DIFFERENCES IN **ACTUAL AGE** AS COMPARED TO THE SUBJECT'S 38 YEARS. ALTHOUGH ACTUAL AGES VARY, ALL COMPARABLES ARE TYPICAL FOR THE NEIGHBORHOOD BOUNDARIES. THE SUBJECT'S ACTUAL AGE IS BRACKETED FROM 37 YEARS TO 50 YEARS. ACTUAL AGE ADJUSTMENTS WERE EXTRACTED FROM THE LOCAL MARKET AT APPROX. $500 PER YEAR OF DIFFERENCE AS COMPARED TO THE SUBJECT EXCEEDING 6 YRS. THE APPRAISER HAS RESEARCHED THE MARKET AREA AND HAS DETERMINED THE SELECTED COMPARABLES ARE THE BEST REPRESENTATION OF THE SUBJECT PROPERTY AS OF THE EFFECTIVE DATE. ALTHOUGH SOME COMPARABLES INCLUDE A 20% VARIANCE AS COMPARED TO THE SUBJECT'S AGE, THE APPRAISER HAS RESEARCHED THE MARKET AREA AND HAS DETERMINED THE SELECTED COMPARABLES ARE THE BEST REPRESENTATION OF THE SUBJECT PROPERTY AS OF THE EFFECTIVE DATE.

COMPARABLE 1, 2 & 5 REQUIRED A DOWNWARD ADJUSTMENT FOR THEIR SUPERIOR **CONDITION** AS COMPARED TO THE SUBJECT'S MPR REPAIRS. ALTHOUGH CONDITIONS VARY, ALL COMPARABLES ARE TYPICAL WITHIN THE NEIGHBORHOOD BOUNDARIES.

NO ADJUSTMENTS WERE WARRANTED FOR DIFFERENCES IN BEDROOM COUNTS WITHIN THE SALES COMPARISON APPROACH SECTION OF THIS REPORT. ADJUSTMENTS WERE MADE IN THE GLA (GROSS LIVING AREA) FIELD WHICH IS STANDARD APPRAISAL METHODOLOGY IN MARION COUNTY. THE APPRAISER HAS NOT MADE DOUBLE ADJUSTMENTS FOR THE DIFFERENCES OF GLA AND BEDROOM COUNTS.

COMPARABLE 5 REQUIRED AN ADJUSTMENT FOR DIFFERENCES IN **BATHROOM COUNT** AS COMPARED TO THE SUBJECT. 1.0 & 2.0 BATHROOM COUNTS ARE TYPICAL WITHIN THE NEIGHBORHOOD BOUNDARIES.

COMPARABLE 3 WARRANTED AN ADJUSTMENT FOR DIFFERENCES IN **GLA** AS COMPARED TO THE SUBJECT'S 1,089 SF. ALTHOUGH GLA VARIES, ALL COMPARABLES ARE TYPICAL WITHIN THE NEIGHBORHOOD BOUNDARIES. THE SUBJECT GLA IS BRACKETED FROM 988 SF TO 1,355 SF.

ADDITIONAL ADJUSTMENTS WERE REQUIRED FOR DIFFERENCES OF CAR STORAGE, PORCHES AND FIREPLACE AS COMPARED TO THE SUBJECT. ADJUSTMENTS ARE MARKET DERIVED AND DO NOT REPRESENT THE COST TO CREATE THE ITEM.

ALL RECOMMENDED GUIDELINES FOR NET ADJUSTMENTS OF 15%, GROSS ADJUSTMENTS OF 25% AND SINGLE LINE ITEM ADJUSTMENTS OF 10% HAVE BEEN MET.

COMPARABLE 1, 2, 3, 4 & 5 INCLUDE A SIMILAR INDIVIDUAL WELL AND SEPTIC SYSTEM AS COMPARED TO THE SUBJECT.

THE APPRAISER HAS EXAMINED THE SUBJECT'S TAX RECORD AND HAS DETERMINED THERE ARE NO PACE LIENS ATTACHED TO THE PROPERTY.

THE APPRAISER'S OPINION OF VALUE IS BRACKETED BY THE COMPARABLE SALES PRICE AND ADJUSTED SALES PRICE, HOWEVER, IS NOT BRACKETED BY THE LISTING PRICE AND/OR ADJUSTED LISTING PRICE. A FURTHER PRICE REDUCTION MAY BE WARRANTED FOR THE LISTINGS.

ALTHOUGH THE SUBJECT IS ABOVE THE NEIGHBORHOOD PREDOMINANT VALUE, IT IS NOT CONSIDERED TO BE OVER BUILT DUE TO SIMILAR HOMES NEARBY.

ALTHOUGH SOME COMPARABLES ARE ON THE OPPOSITE SIDE OF 27, THIS IS NOT UNCOMMON TO LOCATE COMPARABLE SALES TO DERIVE AN OPINION OF VALUE FOR THE SUBJECT PROPERTY. A TYPICAL BUYER FOR THE SUBJECT'S NEIGHBORHOOD BOUNDARIES WOULD CROSS 27 WHICH HAS NO ADVERSE EFFECT ON THE MARKETABILITY.

ALL SALES WERE GIVEN CONSIDERATION IN THIS APPROACH TO VALUE. SALES SIMILAR TO THE SUBJECT WERE LIMITED; THEREFORE, COMPARABLE 1 & 3 EXCEED THE PAST 90 DAYS AND COMPARABLE 2 EXCEEDS THE PAST 6 MONTHS; HOWEVER, ALL COMPARABLE SALES ARE WITHIN THE PAST 12 MONTHS AND ARE GOOD EXAMPLES OF THE CURRENT MARKET VALUE FOR THE SUBJECT. ALTHOUGH COMPARABLE 2 INCLUDES A SALE DATE WHICH EXCEEDS THE PAST SIX MONTHS, IT WAS ONE OF THE MOST SIMILAR SALES WHICH REPRESENTED THE SUBJECT PROPERTY IN WHICH TO DERIVE AN OPINION OF VALUE FROM. THIS SALE IS LOCATED IN AN AREA WHICH IS CONSIDERED TO BE TRADED WITHIN THE SAME OPEN MARKET AS THE SUBJECT PROPERTY. THERE IS NO ADVERSE EFFECT ON EXCEEDING THE PAST 6 MONTHS TO LOCATE THE MOST SIMILAR COMPARABLE AS THE SUBJECT PROPERTY.

DATA ON TIME ADJUSTMENTS IS LIMITED AND THE MARKET ACTUALLY EXPERIENCES SHORT TERM FLUCTUATIONS WITHIN THE OVERALL TRENDS; THEREFORE, IT IS IMPOSSIBLE TO APPLY TIME ADJUSTMENTS FOR SUCH SHORT TIME SPANS FOR SALES 1, 2 & 3. TIME ADJUSTMENTS ARE, THEREFORE, NOT WARRANTED AND COULD BE INACCURATE.

THE APPRAISER HAS REVIEWED MANY SALES LOCATED WITHIN THE NEIGHBORHOOD BOUNDARIES AND HAS SELECTED THE MOST RELIABLE SALES IN WHICH TO DERIVE AN ACCURATE VALUE FOR THE SUBJECT PROPERTY AS OF THE EFFECTIVE DATE. ALTHOUGH COMPARABLE 3 IS AND REO SALE AND INCLUDES A GLA ADJUSTMENT AS COMPARED TO THE SUBJECT, IT WAS WEIGHTED MOST FOR INCLUDING A PROXIMITY WITHIN ONE MILE FROM THE SUBJECT, SALE DATE WITHIN THE PAST SIX MONTHS, SIMILAR SITE SIZE, ACTUAL AGE AND CONDITION AS COMPARED TO THE SUBJECT. ALTHOUGH COMPARABLE 1 INCLUDES A SIMILAR GLA AS COMPARED TO THE SUBJECT, IT WAS WEIGHTED SECOND FOR INCLUDING A SITE SIZE, ACTUAL AGE AND SUPERIOR CONDITION ADJUSTMENT AS COMPARED TO THE SUBJECT. ALTHOUGH COMPARABLE 2 INCLUDES A SIMILAR GLA AS COMPARED TO THE SUBJECT, IT WAS WEIGHTED LEAST FOR INCLUDING THE FARTHEST PROXIMITY FROM THE SUBJECT, FARTHEST SALE DATE AND ACTUAL AGE AND SUPERIOR CONDITION ADJUSTMENT AS COMPARED TO THE SUBJECT.

ALL SALES WERE CONSIDERED. THE COMPARABLE SALES USED IN THE REPORT ARE THE BEST AVAILABLE SALES AND PROVE TO BE THE MOST RELIABLE INDICATORS OF VALUE. SALE DATES AND THE PROXIMITY OF THE SALES WERE CAREFULLY FACTORED; HOWEVER, CLOSER PROXIMITY OR MORE RECENT SALE DOES NOT MEAN IT IS A BETTER INDICATOR OF VALUE. ANY SALES OF CLOSER PROXIMITY AND/OR MORE RECENT DATE OF SALE THAT WERE NOT USED INDICATES THAT THE APPRAISER CONSIDERED THEM BUT FOUND THAT THEY WERE NOT AS RELIABLE INDICATOR OF MARKET VALUE OF THE COMPARABLE SALES USED IN THIS REPORT AND THE VARIANCES MAY NECESSITATE EVEN LARGER ADJUSTMENTS. USE OF THESE OTHER SALES WOULD HAVE NO IMPACT ON THE FINAL VALUE ESTIMATE, BUT MAY LEAD TO A MISLEADING REPORT.CONSIDERABLE TIME AND EFFORT IS PUT INTO QUALIFYING COMPARABLE SALES AS THEY MUST BE RESEARCHED, ANALYZED, INSPECTED, AND VERIFIED WITH THE PARTIES OF THE TRANSACTION.

Comment Addendum

File No. 243944

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						

COMMENT ADDENDUM

***OTHER LAND USE*:** THE OTHER LAND USE LOCATED IN THE NEIGHBORHOOD SECTION IS MADE UP OF VACANT LAND, RECREATIONAL AREAS, GOLF COURSES, SCHOOLS, CITY/COUNTY PROPERTY, ETC.

PERSONAL PROPERTY: NO PERSONAL PROPERTY HAS BEEN INCLUDED IN THE ESTIMATE OF VALUE.

OBSERVATIONS: INFORMATION ABOUT THE SUBJECT PROPERTY WAS GATHERED VIA VISUAL OBSERVATIONS. THE APPRAISER'S OBSERVATIONS ARE LIMITED TO THOSE THINGS READILY APPARENT WITHOUT THE USE OF ANY SPECIAL TESTING OR EQUIPMENT. THE APPRAISER IS NOT A LICENSED HOME INSPECTOR, AND THE APPRAISER'S OBSERVATIONS DO NOT CONSTITUTE A "HOME INSPECTION".

I CERTIFY, AS THE APPRAISER, THAT I HAVE COMPLETED ALL ASPECTS OF THIS VALUATION, INCLUDING RECONCILING MY OPINION OF VALUE, FREE FROM INFLUENCE FROM THE CLIENT, CLIENTS REPRESENTATIVES, BORROWER, OR ANY OTHER PARTY TO THE TRANSACTION.

APPRAISAL REPORT: THIS IS AN APPRAISAL REPORT WHICH IS INTENDED TO COMPLY WITH THE REPORTING REQUIREMENTS SET FORTH UNDER STANDARDS RULE 2-2(A) OF THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE FOR AN APPRAISAL REPORT. AS SUCH, IT REPRESENTS ONLY SUMMARY DISCUSSIONS OF THE DATA, REASONING, AND ANALYSIS THAT WERE USED IN THE APPRAISAL PROCESS TO DEVELOP THE APPRAISER'S OPINION OF VALUE. SUPPORTING DOCUMENTATION THAT IS NOT PROVIDED WITH THE REPORT CONCERNING THE DATA, REASONING, AND ANALYSIS IS RETAINED IN THE APPRAISER'S FILE. THE DEPTH OF DISCUSSION CONTAINED IN THIS REPORT IS SPECIFIC TO THE NEEDS OF THE CLIENT AND FOR THE INTENDED USE STATED IN THE REPORT. THE APPRAISER IS NOT RESPONSIBLE FOR UNAUTHORIZED USE OF THIS REPORT.

STANDARD ADDENDA FOR DIGITAL REPORTS:
1. THIS REPORT MAY CONTAIN A DIGITAL SIGNATURE. IT COMPLIES WITH ALL ACCEPTED FEDERAL AND INDUSTRY STANDARDS FOR A SECURE SIGNATURE. ONLY THE APPRAISER CAN ENTER THIS SIGNATURE, WARRANTS THAT ITS INCLUSION IN THIS REPORT SIGNIFIES THAT THE APPRAISER APPROVES THE SIGNATURE AND IT SHOULD BE REGARDED AS AN '"ORIGINAL" AS THE APPRAISER HAS SOLE CONTROL OVER ITS USE.
2. THIS REPORT CONTAINS DIGITAL PHOTOGRAPHS. THESE ARE ORIGINAL PHOTOGRAPHS IN THE TRUE MEANING OF THE WORD AS THE APPRAISER HAS TAKEN THE PHOTOGRAPHS, AND PERSONALLY PLACED THEM IN THE REPORT AND PRINTED THEM, OR COMMUNICATED THEM THROUGH AN EDI PROCESS (ELECTRONIC DATA INTERCHANGE). THEY ARE NOT COPIES, AND THE PHOTOS PLACED IN THE REPORT ARE THE ONLY PRINTED VERSIONS.
3. THIS REPORT MAY HAVE BEEN COMMUNICATED TO THE ORIGINAL INTENDED USER BY ONE OF SEVERAL ACCEPTED EDI PROTOCOLS (LIGHTHOUSE, PDF, X12, EMAIL, OR NATIVE ALAMODE ZAP FILE). APPRAISER IS NOT RESPONSIBLE FOR MISSING PAGES. IF INTENDED USER FINDS PAGES MISSING, THE APPRAISER SHOULD BE CONTACTED IMMEDIATELY FOR REPLACEMENT OF THE MISSING PAGES.

NO EMPLOYEE, DIRECTOR, OFFICER, OR AGENT OF THE LENDER, OR ANY OTHER THIRD PARTY ACTING AS A JOINT VENTURE PARTNER, INDEPENDENT CONTRACTOR, APPRAISAL MANAGEMENT COMPANY, OR PARTNER ON BEHALF OF THE LENDER HAS INFLUENCED OR ATTEMPTED TO INFLUENCE THE DEVELOPMENT, REPORTING, RESULTS, OR REVIEW OF THIS ASSIGNMENT THROUGH COERCION, EXTORTION, COLLUSION, COMPENSATION, INSTRUCTION, INDUCEMENT, INTIMIDATION, BRIBERY OR IN ANY OTHER MANNER.

I HAVE NOT BEEN CONTACTED BY ANYONE OTHER THAN THE INTENDED USER (LENDER/CLIENT AS IDENTIFIED ON THE FIRST PAGE OF THE REPORT), BORROWER, OR DESIGNATED CONTACT TO MAKE AN APPOINTMENT TO ENTER THE PROPERTY. I AGREE TO IMMEDIATELY REPORT ANY UNAUTHORIZED CONTACTS EITHER PERSONALLY BY PHONE OR ELECTRONICALLY.

***COST APPROACH*:** THE COST APPROACH HAS ONLY BEEN DEVELOPED BY THE APPRAISER AS AN ANALYSIS TO SUPPORT THEIR OPINION OF THE PROPERTY'S MARKET VALUE. USE OF THIS DATA, IN WHOLE OR PART, FOR OTHER PURPOSES IS NOT INTENDED BY THE APPRAISER. NOTHING SET FORTH IN THE APPRAISAL SHOULD BE RELIED UPON FOR THE PURPOSE OF DETERMINING THE AMOUNT OR TYPE OF INSURANCE COVERAGE TO BE PLACED ON THE SUBJECT PROPERTY. THE APPRAISER ASSUMES NO LIABILITY FOR AND DOES NOT GUARANTEE THAT ANY INSURABLE VALUE ESTIMATE INFERRED FROM THIS REPORT WILL RESULT IN THE SUBJECT PROPERTY BEING FULLY INSURED FOR ANY LOSS THAT MAY BE SUSTAINED. FURTHER, THE COST APPROACH MAY NOT BE A RELIABLE INDICATION OF REPLACEMENT OR REPRODUCTION COST FOR ANY DATE OTHER THAN THE EFFECTIVE DATE OF THIS APPRAISAL DUE TO CHANGING COSTS OF LABOR AND MATERIALS AND DUE TO CHANGING BUILDING CODES AND GOVERNMENTAL REGULATIONS AND REQUIREMENTS.

Comment Addendum

File No. 243944

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						

APPRAISAL SCOPE, DEVELOPMENT, AND REPORTING PROCESS: IN PREPARING THIS APPRAISAL, THE APPRAISER(S):
A) INSPECTED THE SUBJECT SITE AND THE **INTERIOR**/EXTERIOR OF THE IMPROVEMENTS OF THE SUBJECT PROPERTY
B) GATHERED INFORMATION ON COMPARABLE LAND SALES, IMPROVED SALES, CONSTRUCTION COSTS AND ACCRUED DEPRECIATION FOR THE SUBJECT PROPERTY
C) CONFIRMED AND ANALYZED ALL NECESSARY DATA AND APPLIED THE MARKET APPROACH AND COST APPROACH TO VALUE. THE INCOME APPROACH IS NOT REQUIRED BY THE CLIENT AND WAS NOT FOUND TO BE NECESSARY TO DETERMINE CURRENT MARKET VALUE FOR THE CLIENT'S NEEDS.
THIS APPRAISAL REPORT IS A BRIEF RECAPITULATION OF THE APPRAISER'S DATA, ANALYSIS, AND CONCLUSIONS. SUPPORTING DOCUMENTATION IS RETAINED IN THE APPRAISER'S FILE.

PRIOR SERVICES/INTEREST: THE APPRAISER **HAS NOT** APPRAISED OR PROVIDED A PREVIOUS SERVICE REGARDING THE SUBJECT PROPERTY WITHIN THE THREE YEARS PRIOR TO THE ASSIGNMENT AND HAS NO CURRENT OR PROSPECTIVE INTEREST IN THE SUBJECT PROPERTY OR PARTIES INVOLVED.

UTILITIES: THE UTILITIES WERE **NOT ON** AT THE TIME OF THE INSPECTION.

WATER/SEWER: **PRIVATE WELLS AND SEPTIC TANK SYSTEMS** ARE TYPICAL FOR THE NEIGHBORHOOD BOUNDARIES. PUBLIC WATER AND SEWER ARE NOT AVAILABLE TO THE SUBJECT. MARKETABILITY IS NOT AFFECTED. THERE DID NOT APPEAR TO BE ANY VISUAL DAMAGE TO THE PRIVATE SEPTIC SYSTEM AT THE TIME OF INSPECTION.

INTENDED USE: THE INTENDED USER OF THIS APPRAISAL IS THE **LENDER CLIENT AND ITS SUCCESSORS OR ASSIGNS**. THE INTENDED USE OF THE APPRAISAL IS FOR AN REO PROPERTY AS ONE OR MORE EVALUATION TOOLS TO MARKET THE SUBJECT PROPERTY.

PURPOSE AND USE OF APPRAISAL: THE PURPOSE OF THE APPRAISAL IS TO ESTIMATE THE MARKET VALUE OF THE FEE SIMPLE INTEREST OF THE SUBJECT PROPERTY AS OF THE EFFECTIVE DATE OF THE APPRAISAL. THE USE OF THE APPRAISAL IS FOR **MORTGAGE UNDERWRITING PURPOSES.**

HIGHTEST AND BEST USE: THE SUBJECT'S ZONING CODE IS **R2, ONE TWO FAMILY**, VERIFIED BY **MARION** COUNTY PROPERTY APPRAISER'S OFFICE. THE SUBJECT, AS IMPROVED, IS A LEGALLY PERMISSIBLE USE BASED ON ITS CURRENT ZONING. THE LOT SIZE, SHAPE, PHYSICAL CONDITION AND LAND TO BUILDING RATIO ALLOW THE PRESENT STRUCTURE AND INDICATE A GOOD UTILIZATION OF THE IMPROVEMENTS. BASED UPON THE CURRENT MARKET CONDITIONS, THE PRESENT USE AS A SINGLE FAMILY RESIDENCE IS ITS FINANCIALLY FEASIBLE AND MAXIMALLY PRODUCTIVE USE. THE HIGHEST AND BEST USE IS ITS PRESENT USE.

ESTIMATE OF MARKETING/EXPOSURE TIME:
INDICATED MARKETING TIME 3 **- 6** MONTHS
INDICATED EXPOSURE TIME **0 - 3** MONTHS

COUNTY JUST VALUE: $157,475

SUMMARY OF THE EXTRACTION METHOD IS AS FOLLOWS:

A METHOD OF ESTIMATING LAND VALUE IN WHICH THE DEPRECIATED COST OF THE IMPROVEMENTS ON THE IMPROVED PROPERTY IS ESTIMATED AND DEDUCTED FROM THE TOTAL SALE PRICE TO ARRIVE AT AN ESTIMATED SALE PRICE FOR THE LAND.

SUBJECT MEASUREMENTS:

THE APPRAISER HAS MEASURED THE SUBJECT PROPERTY WITH ELECTRONIC LASER MEASURES AND/OR MEASURING TAPE AND HAS ROUNDED SOME MEASUREMENTS TO CLOSE THE SKETCH IN THE A LA MODE TOTAL SKETCH PROGRAM. MEASUREMENTS ARE A GOOD REPRESENTATION OF THE SUBJECT'S OVERALL SIZE, SHAPE, LAYOUT, FLOOR PLAN AND CURB APPEAL. ANY SLIGHT VARIANCES WITH MEASUREMENTS ARE NOT SIGNIFICANT ENOUGH TO EFFECT VALUE.

TERMITE INFESTATION PROBABILITY ZONE #1 (TIP ZONE 1 - "VERY HEAVY")

STATEMENT OF INSURABILITY:

INSURABLE WITH REPAIR ESCROW

MINIMUM PROPERTY REQUIREMENTS (MPR)

- WOOD DAMAGE ON UTILITY $1,000
- CEILING DAMAGE/DISCOLORATION $1,500
- REPLACE WATER HEATER $1,000

MPR TOTAL.....$3,500

NON-MINIMUM PROPERTY REQUIREMENTS (NON-MPR)

- FLOORING DAMAGE
- WALL PAPER PEELING/DISCOLORATION
- SOILED INTERIOR PAINT
- SHINGLE REPLACEMENT

COST TO CURE $18,000

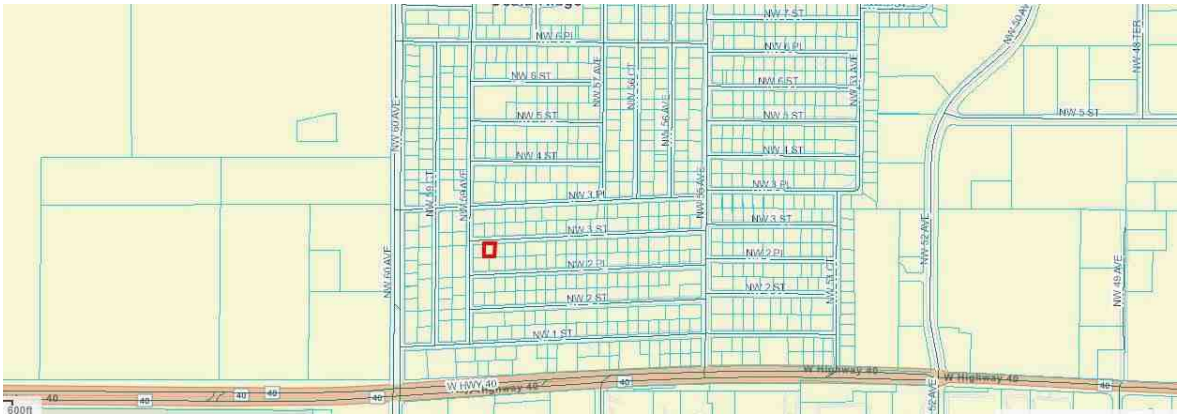
APPRAISER INDEPENDENCE:

NO EMPLOYEE, DIRECTOR, OFFICER, OR AGENT OF THE SELLER, OR ANY THIRD PARTY ACTING AS JOINT VENTURE PARTNER, INDEPENDENT CONTRACTOR, APPRAISAL COMPANY, APPRAISAL MANAGEMENT COMPANY, OR PARTNER ON BEHALF OF THE SELLER HAS INFLUENCED OR ATTEMPTED TO INFLUENCE THE DEVELOPMENT, REPORTING, RESULT, OR REVIEW OF THIS ASSIGNMENT THROUGH COERCION, EXTORTION, COLLUSION, COMPENSATION, INSTRUCTION, INDUCEMENT, INTIMIDATION, BRIBERY OR IN ANY OTHER MANNER.

I REPRESENT AND WARRANT THAT, AS OF THE DATE OF THIS REPORT, I HAVE HAD NO CONTACT WITH ANYONE THAT WOULD IN ANY WAY BE CONSTRUED AS A VIOLATION OF THE APPRAISER INDEPENDENCE REQUIREMENTS; THE ONLY INDIVIDUALS WITH WHOM I HAVE HAD ANY CONTACT REGARDING MY PREPARATION OF THIS REPORT HAVE BEEN LIMITED TO REPRESENTATIVES OF LRES CORPORATION AND THE DESIGNATED INDIVIDUAL REQUIRED FOR ENTRY INTO THE SUBJECT PROPERTY FOR PURPOSES OF INSPECTION. NO AGENT OR REPRESENTATIVE OF LENDER/CLIENT WHOSE NAME APPEARS ON THE FIRST PAGE OF THIS REPORT HAS CONTACTED ME DIRECTLY AND I AM OBLIGATED TO AND WOULD REPORT ANY SUCH UNAUTHORIZED CONTACT, WHETHER IN PERSON, BY PHONE, OR ELECTRONICALLY, TO LRES CORPORATION IMMEDIATELY.

Plat Map

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



Aerial Map

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



Flood Map

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



MAP DATA

FEMA Special Flood Hazard Area: **No**
Map Number: **12083C0504E**
Zone: **X**
Map Date: **April 19, 2017**
FIPS: **12083**

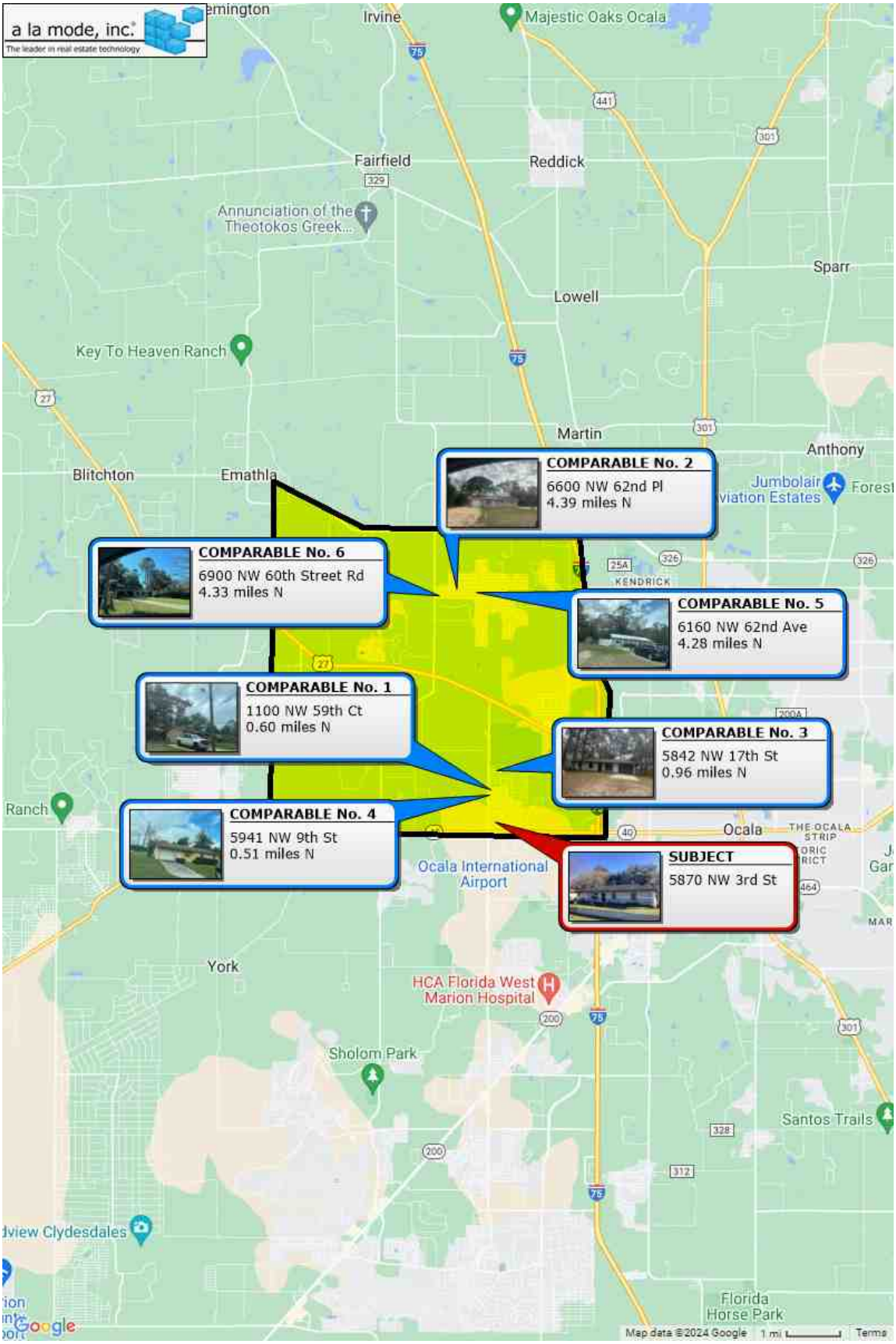
MAP LEGEND

Powered by CoreLogic®

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

Location Map

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



LICENSE



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

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

SAPP, SHANNON DOHA

3665 SE 38TH TERRACE
OCALA FL 34480

LICENSE NUMBER: RD6833

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.

GREAT AMERICAN INSURANCE GROUP

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: **RAP3666410-23** Renewal of: **RAP3666410-22**

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

Item 1. **Named Insured**: **Shannon Doha Sapp**

Item 2. **Address**: **P.O. Box 1254**
City, State, Zip Code: **Ocala, FL 34478**

Item 3. **Policy Period**: From **08/22/2023** *(Month, Day, Year)* To **08/22/2024** *(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. $ **500,000** **Damages** Limit of Liability – Each **Claim**

B. $ **500,000** **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

Item 6. **Premium**: $ **807.00** **Additional 0.7% FL Guaranty Association Assessment $5.65**

Item 7. **Retroactive Date** (if applicable): **08/22/2007**

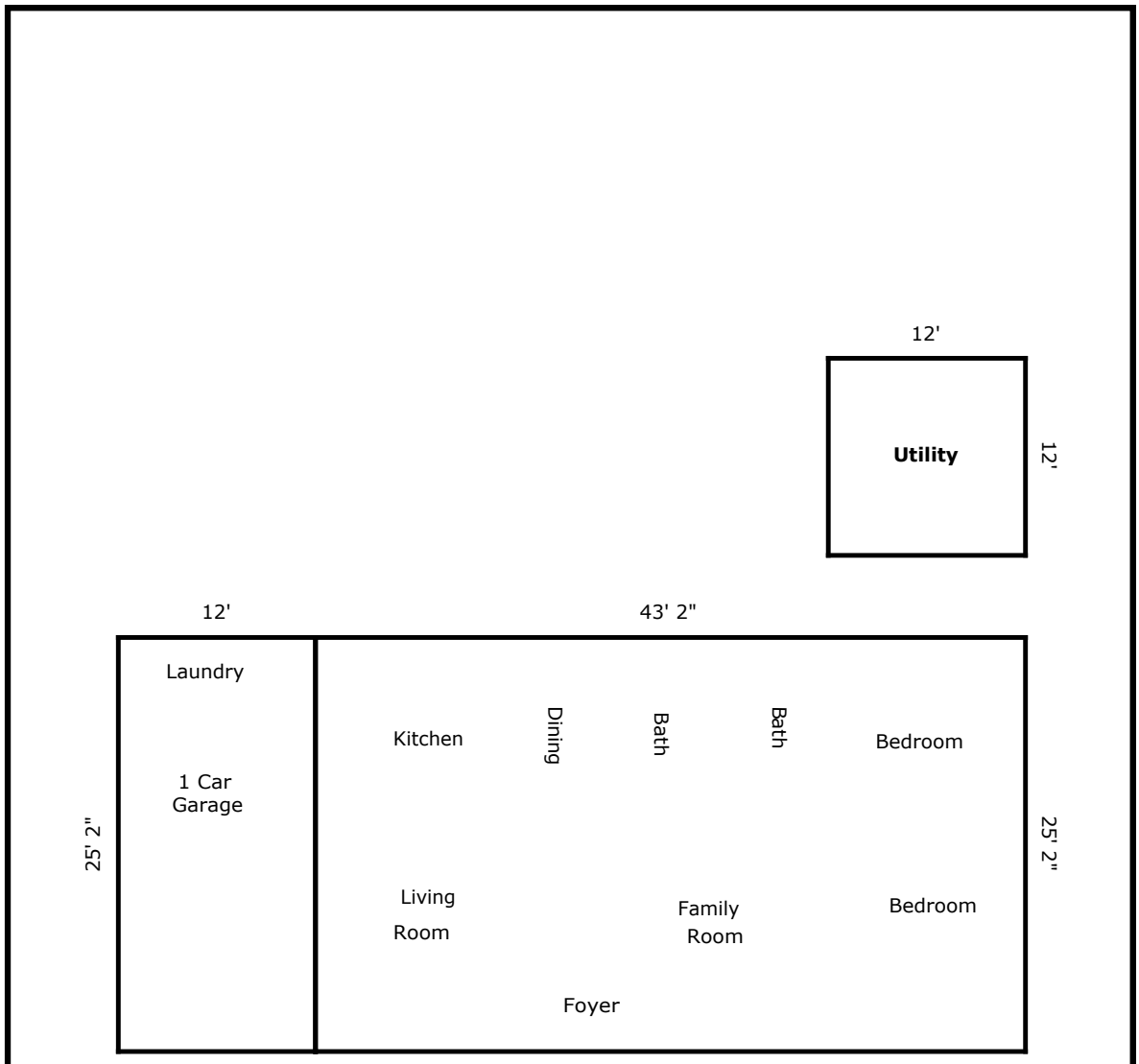
Item 8. **Forms, Notices and Endorsements attached**:
D42100 (03/15) D42300 FL (05/13) IL7324 (07/21)
D42402 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)

Authorized Representative

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

Building Sketch

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**
First Floor	1088.6 Sq ft	25.2 × 43.2 = 1088.6
Total Living Area (Rounded):	**1089 Sq ft**	
Non-living Area		
1 Car Attached	302.4 Sq ft	25.2 × 12 = 302.4
Utility	144 Sq ft	12 × 12 = 144

LEGAL DESCRIPTION

LOTS 61, 62, AND 63, BLOCK 1, UNIT 3, OCALA RIDGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK G, PAGE 38, IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Subject Photo Page

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



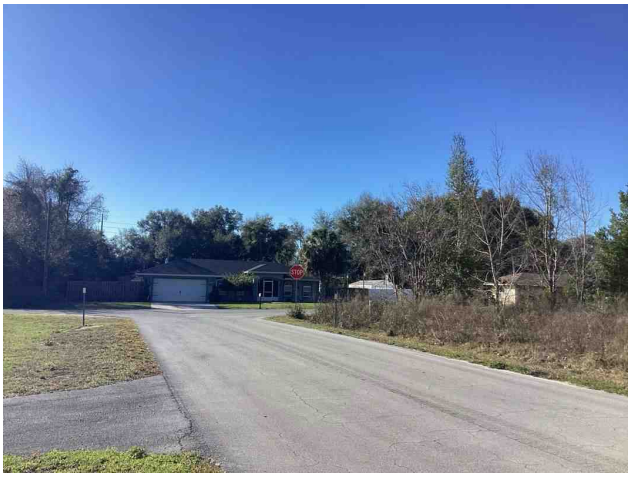
SUBJECT FRONT

5870 NW 3RD ST

Sales Price	
Gross Living Area	1,089
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	7,500 SF
Quality	Q4
Age	38



SUBJECT REAR



SUBJECT STREET

Subject Interior Photo Page

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



OPPOSITE STREET VIEW

5870 NW 3RD ST

Sales Price	
Gross Living Area	1,089
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	7,500 SF
Quality	Q4
Age	38



RIGHT SIDE



LEFT SIDE

Subject Interior Photo Page

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



A/C UNIT

5870 NW 3RD ST

Sales Price	
Gross Living Area	1,089
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	7,500 SF
Quality	Q4
Age	38



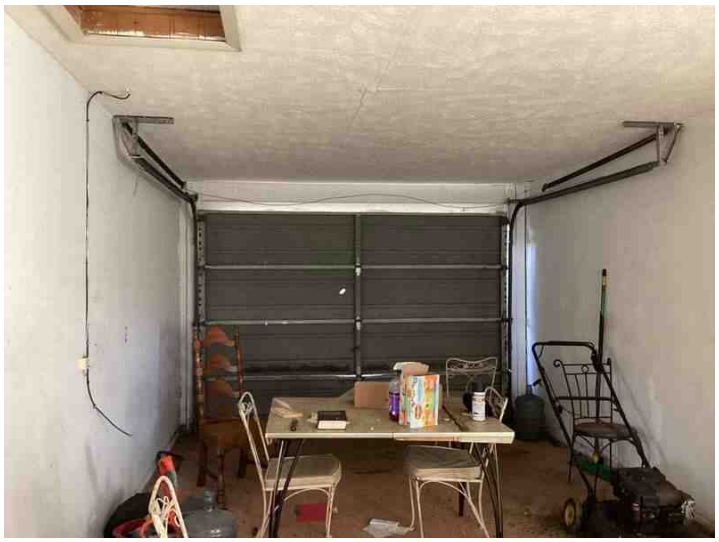
ACROSS STREET VIEW



VIEW FROM REAR

Subject Interior Photo Page

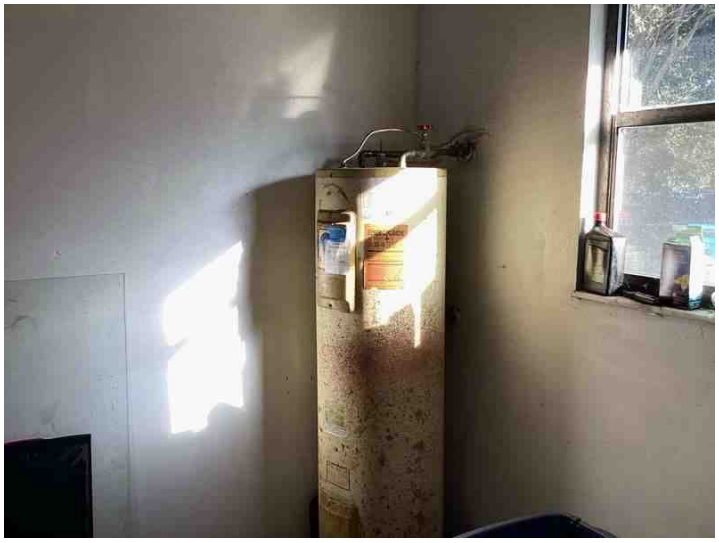
Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



GARAGE VIEW

5870 NW 3RD ST

Sales Price	
Gross Living Area	1,089
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	7,500 SF
Quality	Q4
Age	38



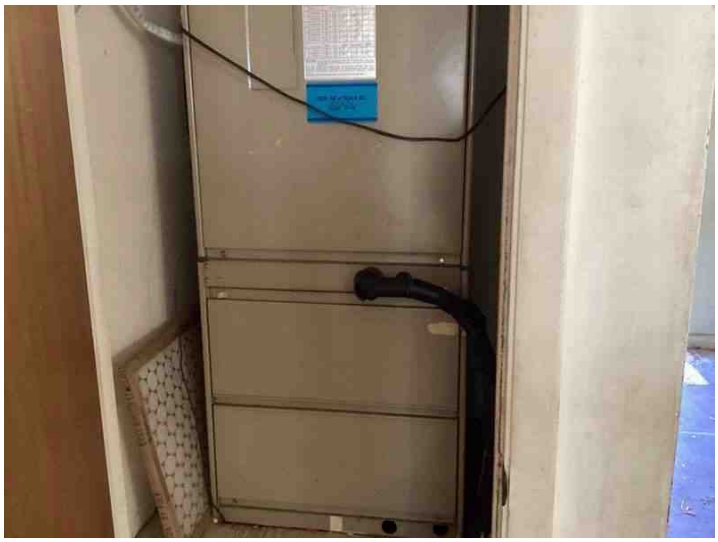
WATER HEATER



ELECTRICAL PANEL

Subject Interior Photo Page

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



H.VAC SYSTEM

5870 NW 3RD ST

Sales Price	
Gross Living Area	1,089
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	7,500 SF
Quality	Q4
Age	38



LAUNDRY AREA



THERMOSTAT

Subject Interior Photo Page

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



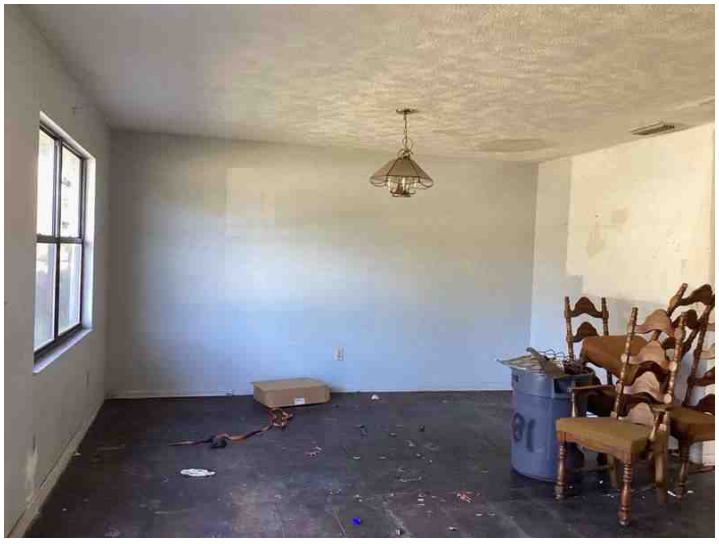
SMOKE DETECTOR

5870 NW 3RD ST

Sales Price	
Gross Living Area	1,089
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	7,500 SF
Quality	Q4
Age	38



FOYER / FLOOR DAMAGE



LIVING ROOM

Subject Interior Photo Page

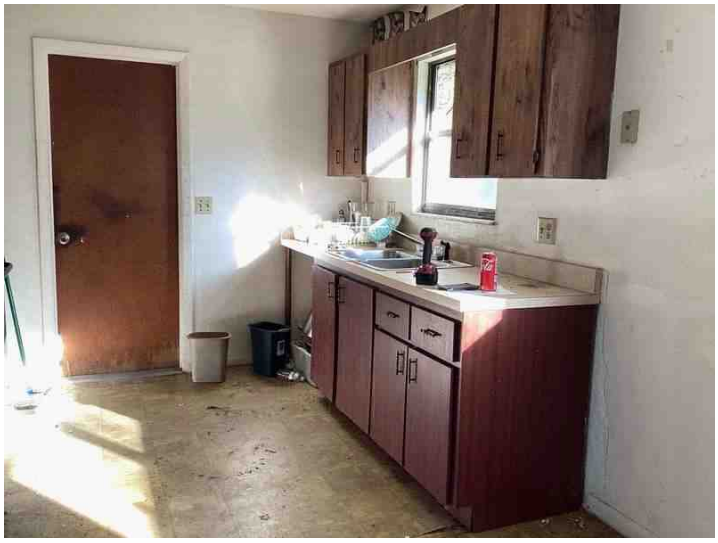
Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



DINING AREA

5870 NW 3RD ST

Sales Price	
Gross Living Area	1,089
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	7,500 SF
Quality	Q4
Age	38



KITCHEN VIEW



ADD. KITCHEN VIEW

Subject Interior Photo Page

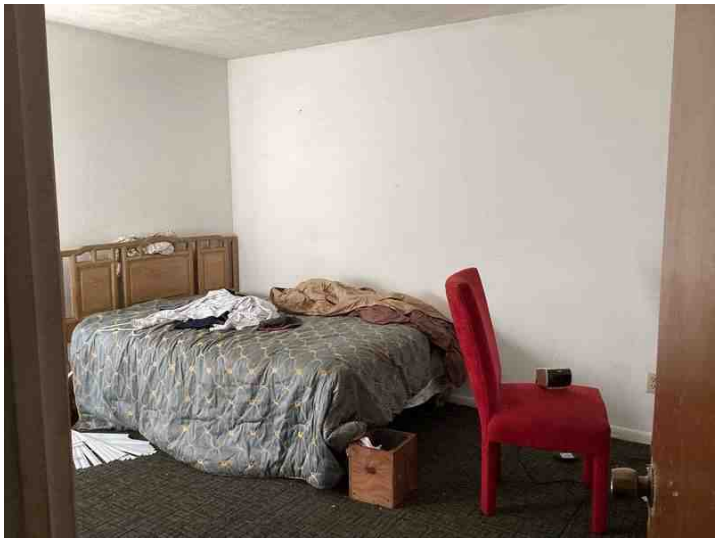
Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



BEDROOM

5870 NW 3RD ST

Sales Price	
Gross Living Area	1,089
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	7,500 SF
Quality	Q4
Age	38



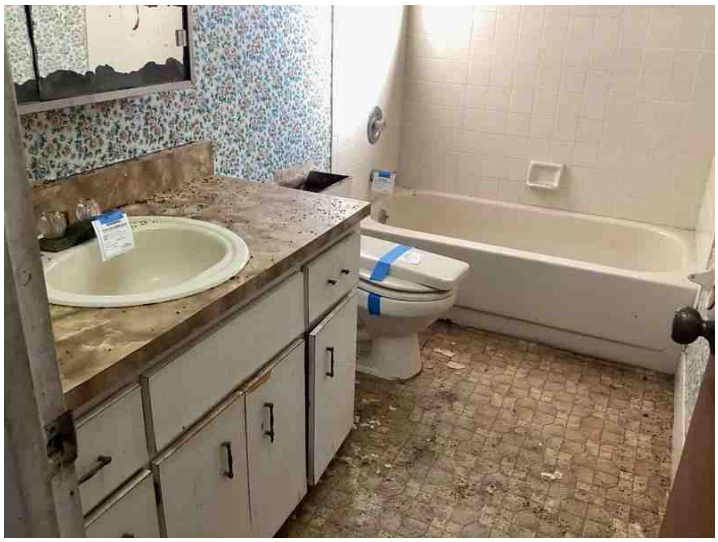
BEDROOM



DAMAGED FLOORING

Subject Interior Photo Page

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



BATHROOM

5870 NW 3RD ST

Sales Price	
Gross Living Area	1,089
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	7,500 SF
Quality	Q4
Age	38



BATHROOM



WELL SYSTEM

Subject Interior Photo Page

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



UTILITY / WOOD DAMAGE

5870 NW 3RD ST

Sales Price	
Gross Living Area	1,089
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	7,500 SF
Quality	Q4
Age	38



WOOD DAMAGE



INTERIOR UTILITY

Subject Interior Photo Page

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



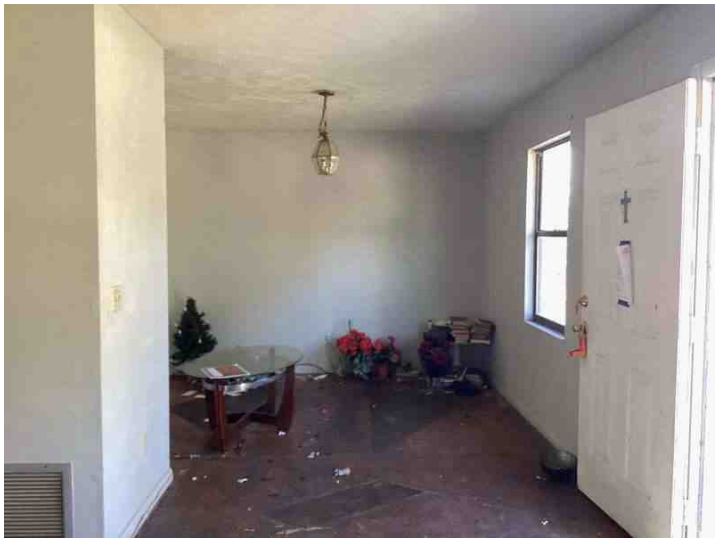
SAME UTILITY / WOOD DAMAGE

5870 NW 3RD ST

Sales Price	
Gross Living Area	1,089
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	7,500 SF
Quality	Q4
Age	38



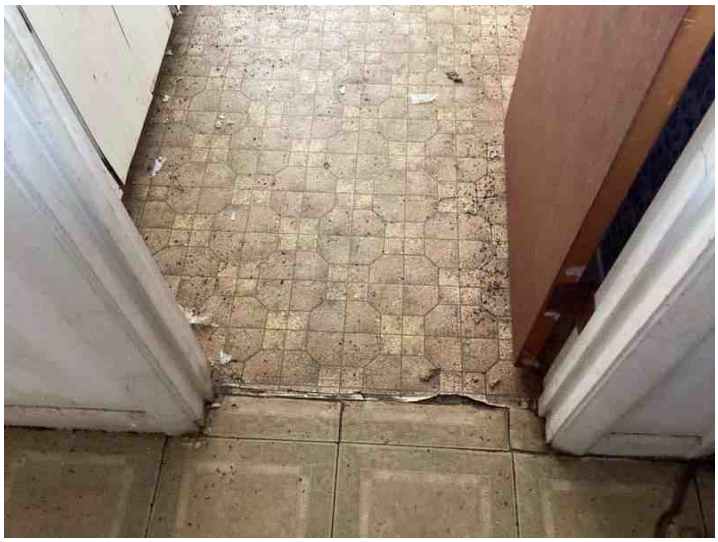
MIXED SHINGLES



FRONT FAMILY ROOM

Subject Interior Photo Page

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



FLOOR DAMAGE

5870 NW 3RD ST

Sales Price	
Gross Living Area	1,089
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	7,500 SF
Quality	Q4
Age	38



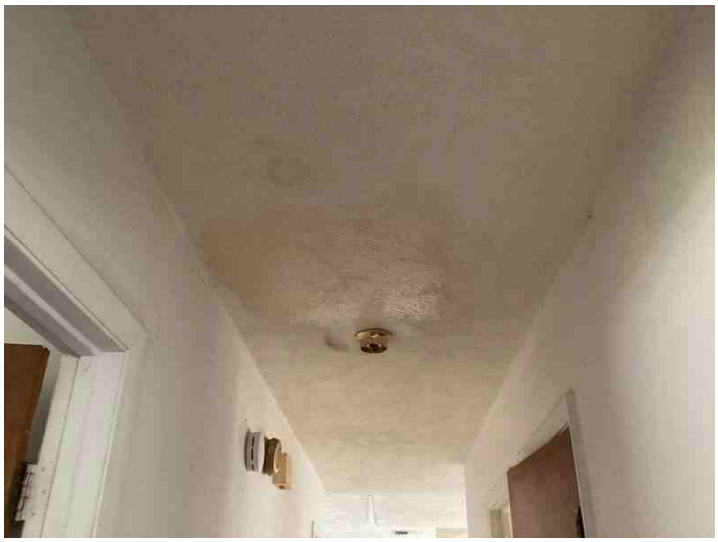
WALL PAPER PEELING / DISCOLORATION



DISCOLORATION ON CEILING

Subject Interior Photo Page

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



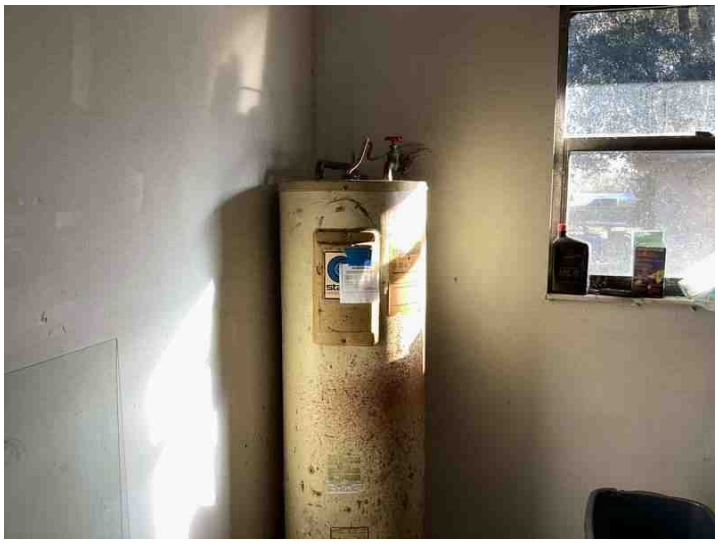
DISCOLORATION ON CEILING

5870 NW 3RD ST

Sales Price	
Gross Living Area	1,089
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	7,500 SF
Quality	Q4
Age	38



DISCOLORATION ON CEILING



WATER HEATER

Subject Interior Photo Page

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



DISCOLORATION ON CEILING

5870 NW 3RD ST

Sales Price	
Gross Living Area	1,089
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	7,500 SF
Quality	Q4
Age	38



DISCOLORATION ON CEILING



DAMAGED CEILING TEXTURE

Comparable Photo Page

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



COMPARABLE# 1

1100 NW 59TH CT

Prox. to Subject	0.60 MILES N
Sale Price	140,000
Gross Living Area	1,066
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	21780 SF
Quality	Q4
Age	50



COMPARABLE#2

6600 NW 62ND PL

Prox. to Subject	4.39 MILES N
Sale Price	160,000
Gross Living Area	988
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	10890 SF
Quality	Q4
Age	50



COMPARABLE# 3

5842 NW 17TH ST

Prox. to Subject	0.96 MILES N
Sale Price	132,000
Gross Living Area	1,355
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	7405 SF
Quality	Q4
Age	37

Comparable Photo Page

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



COMPARABLE# 4

5941 NW 9TH ST

Prox. to Subject	0.51 MILES N
Sale Price	155,000
Gross Living Area	1,040
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	7405 SF
Quality	Q4
Age	44



COMPARABLE# 5

6160 NW 62ND AVE

Prox. to Subject	4.28 MILES N
Sale Price	173,900
Gross Living Area	1,056
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;RES;
View	N;RES;
Site	10454 SF
Quality	Q4
Age	41



COMPARABLE# 6

6900 NW 60TH STREET RD

Prox. to Subject	4.33 MILES N
Sale Price	150,000
Gross Living Area	1,064
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	2.0
Location	N;RES;
View	N;RES;
Site	12632 SF
Quality	Q4
Age	42

Photograph Addendum

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						



MLS PHOTO OF COMPARABLE 1
1100 NW 59TH CT
OCALA, FL 34482

ENVIRONMENTAL COMPLIANCE RECORD
SINGLE FAMILY PROPERTY DISPOSITION

FHA CASE NUMBER:

PROPERTY ADDRESS: 5870 NW 3rd St, Ocala, FL 34482

COMPLIANCE FINDINGS	SOURCE DOCUMENTATION
1. HISTORIC PRESERVATION Property ☐ is ☒ is not listed on the National Register of Historic Places. Property ☐ is ☒ is not located in an Historical District. Note: An appropriate deed restriction will be required if property meets either of the foregoing conditions.	Checked National Register of Historical Places Checked National Register of Historical Places
2. FLOODPLAIN Property ☐ is ☒ is not located within the 100-year floodplain (Zones A & V). Note: Flood insurance may be required.	Panel #: 0504E Map #: 12083C0504E Date of Map: 04/19/2017
3. AIRPORT RUNWAY CLEAR ZONES (24 CFR 51D) Property ☐ is ☒ is not located within boundary of runway zones. If so, ** has the airport operator declined to acquire the property? ☐ Yes ☐ No ** a signed disclaimer is required (24 CFR Part 51D).	Property not within 3,000 feet of the runway clear zone.

4. SUMMARY

Additional actions ☐ are ☒ are not required on the basis of the findings above. If additional actions are required, describe them in an attachment.

NOTE: OTHER ENVIRONMENTAL STATUTES, EXECUTIVE ORDERS AND AUTHORITIES

The remaining statutes and authorities cited at 24 CFR 50.4 do not require compliance because they are not relevant to property disposition actions which do not involve new construction.

Preparer: SHANNON D. SAPP	Title: CERT RES RD6833	Date: 02/14/2024
Supervisor:	Title:	Date:

USPAP Compliance Addendum

Loan #

File # 243944

Borrower	SMITH						
Property Address	5870 NW 3RD ST						
City	OCALA	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						

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 0-90 day(s) utilizing market conditions pertinent to the appraisal assignment.

☒ A reasonable exposure time for the subject property is 0-90 day(s).

APPRAISER

Signature: Shannon D. Sapp

Name: SHANNON D. SAPP

Date of Signature: 02/14/2024

State Certification #: CERT RES RD6833

or State License #:

State: FL

Expiration Date of Certification or License: 11/30/2024

Effective Date of Appraisal: 01/06/2024

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

Form ID20EC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

Other Appraiser-Defined Abbreviations (continued)

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
FOP	FINISHED OPEN PORCH	
UOP	UNFINISHED OPEN PORCH	
FSP	FINISHED SCREEN PORCH	
USP	UNFINISHED SCREEN PORCH	
FEP	FINISHED ENCLOSED PORCH	
UEP	UNFINISHED ENCLOSED PORCH	
FVP	FINISHED VINYL PORCH	
UVP	UNFINISHED VINYL PORCH	
FST	FINISHED STORAGE	
UST	UNFINISHED STORAGE	
DCK	DECK	
FDU	FINISHED DETACHED UTILITY	
UDU	UNFINISHED DETACHED UTILITY	
FDG	FINISHED DETACHED GARAGE	
UDG	UNFINISHED DETACHED GARAGE	
FCP	FINISHED CARPORT	
UCP	UNFINISHED CARPORT	
PTO	PATIO	
DOM	DAY ON MARKET	
FBRGLSS	FIBERGLASS	
CHNLNK	CHAIN LINK	

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
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
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
s	Settlement Date	Date of Sale/Time
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
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

2303-009-061
GOOGLE Street View
Prime Key: 2252723 | Beta MAP IT+ | Current as of 2/12/2024

Property Information

FEDERAL NATIONAL MORTGAGE ASSOCIATION
PO BOX 650043
DALLAS TX 75265-0043

Taxes / Assessments:
Map ID: 146
Millage: 9002 - UNINCORPORATED

M.S.T.U.
PC: 01
Acres: .17

Situs: 5870 NW 3RD ST OCALA

2023 Certified Value

Land Just Value	$8,700
Buildings	$145,780
Miscellaneous	$2,995
Total Just Value	$157,475
Total Assessed Value	$157,475
Exemptions	$0
Total Taxable	$157,475

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	$8,700	$145,780	$2,995	$157,475	$157,475	$0	$157,475
2022	$5,100	$114,271	$2,886	$122,257	$48,862	$25,000	$23,862
2021	$2,970	$72,703	$2,439	$78,112	$47,439	$25,000	$22,439

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8115/1364	07/2023	31 CERT TL	0	U	I	$100
7915/0380	04/2022	71 DTH CER	0	U	I	$100
1493/1470	04/1988	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$43,900

Property Description

SEC 16 TWP 15 RGE 21
PLAT BOOK G PAGE 038
OCALA RIDGE UNIT 3
BLK I LOTS 61.62.63

Parent Parcel: 2303-009-058

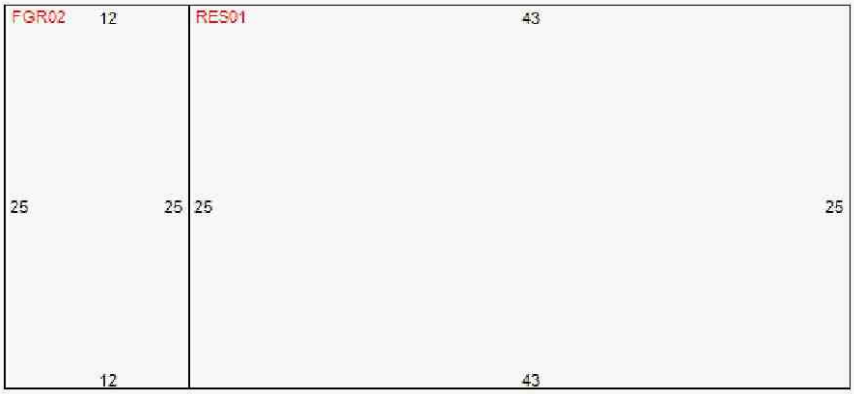
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		75.0	100.0	R2	3.00	LT						

Neighborhood 4501B - OCALA RIDGE R2 SFR
Mkt: 4 70

Traverse

Building 1 of 1
RES01=L43D25R43U25.L43
FGR02=L12D25R12U25.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	3 - 10-14 YRS
Condition	0
Quality Grade	500 - FAIR
Inspected on	6/13/2023 by 216

Year Built 1986
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 136

TypeIDExterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0134 - WD FRAME-STUCO	1.00	1986	N	0 %	0 %	1,075	1,075
FGR 0234 - WD FRAME-STUCO	1.00	1986	N	0 %	0 %	300	300

Section: 1

Roof Style: 12 HIP
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

Floor Finish: 34 HARDWD ON CONC
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 2
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1986	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1986	2	0.0	0.0
159 PAV CONCRETE	500.00	SF	20	1986	3	0.0	0.0
250 WALLS MASONRY	116.00	SF	50	2004	3	0.0	0.0
UDU UTILITY-UNFINS	144.00	SF	40	2009	1	12.0	12.0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Supplemental Addendum

File No. 243944

Borrower	SMITH						
Property Address	5870 NW 3rd St						
City	Ocala	County	MARION	State	FL	Zip Code	34482
Lender/Client	FANNIE MAE						

02/14/2024

- THE APPRAISER'S UPDATED LICENSE AND E&O INSURANCE HAVE BEEN ADDED TO THE REPORT.

- THE AS-IS AND AS-REPAIRED VALUES ON THE REO ADDENDUM HAVE BEEN AMENDED.

- THE REO ADDENDUM HAS BEEN AMENDED TO INCLUDE SHINGLE REPLACEMENT.

The garage photo appears to show a loose wire? Please comment on this and add it to the REO Addendum repair list if it is a safety hazard.

- THE LOOSE WIRE DOWN THE LEFT SIDE OF GARAGE WALL IS A TV CABLE WHICH HAS NO POWER AND DOES NOT CREATE ANY SAFETY HAZARD FOR THE DWELLING OR ANY PERSONS.

Please also note if the water heater should be replaced as it appears to be rusting?

- THE OUTSIDE OF THE WATER HEATER DOES SHOW SIGNS OF SURFACE RUSTING WHICH TYPICALLY MEANS THAT IF THERE IS CORROSION ON THE OUTSIDE OF THE TANK THEN THE INNER PART IS LEAKING DUE TO A CRACK OR OTHER RELATED DAMAGE. IN ANY CASE, THE ONLY SOLUTION IS REPLACING IT WITH A NEW ONE. THE REO ADDENDUM HAS BEEN AMENDED TO REFLECT REPLACING THE WATER HEATER.

Photos and comments appear to better support a C5 condition rating. Please consider or explain rationale for C4 in addendum.

- THE SUBJECT PROPERTY CONDITON RATING HAS BEEN AMENDED TO REFLECT A CONDITION RATING OF C5. COMPARABLES 3, 4 & 6 ALSO INCLUDE A SIMILAR OVERALL CONDITION AND INCLUDE A C5 CONDITION RATING AND DID NOT WARRANT AN ADJUSTMENT FOR THEIR CONDITIONS AS COMPARED TO THE SUBJECT PROPERTY.