Errors - These items must be corrected to receive a "pass".

- 1004_05 - SALES COMPARABLE NO. 1 - Basement & Finished Rooms - is blank.
- 1004_05 - SALES COMPARABLE NO. 2 - Basement & Finished Rooms - is blank.
- 1004_05 - SALES COMPARABLE NO. 3 - Basement & Finished Rooms - is blank.
- 1004_05 - RECONCILIATION - As Of Date - does not contain a date in the format of mm/dd/yyyy.
- 1004_05 - APPRAISER - Signature - is blank.
- 1004_05 - APPRAISER - Certification/License State - is not equal to the Subject Property Address State.
- 1004_05 - SUPERVISORY APPRAISER - Signature - is blank.
- 1004_05 - SUPERVISORY APPRAISER - Date Report Signed - does not contain a date in the format of mm/dd/yyyy.

Warnings - These items may be incorrect and require your review.

- CRX - 1004_05 - SUBJECT - Legal Description - on report (Lot 48, Block 73, Section 44, Palm Coast), differs from PUBLIC RECORDS (PALM COAST SECTION 33 BLOCK 00037 LOT 0004 SUBDIVISION COMPLETION YEAR 1981 OR 246 PG).
- CRX - 1004_05 - SUBJECT - Assessor's Parcel # - on report (07-11-42-6044-00730-00480), differs from PUBLIC RECORDS (07-11-31-7033-00370-0040).
- 1004_05 - SALES COMPARISON APPROACH - Subject Address Line 2 (city, state, zip) - does NOT match the property address (city, state, zip) in the Subject section of appraisal report.
- CRX - 1004_05 - SALES COMPARISON APPROACH - Subject - Age (5 Years; Year Built: 2001) differs from PUBLIC RECORDS (18; Year Built: 2003).
- 1004_05 - SALES COMPARISON APPROACH - Date of Prior Sale/Transfer - My research did reveal prior sales or transfers for the year prior is indicated, yet comparable prior sale has not been entered. Please reconcile.
- 1004_05 - SALES COMPARISON APPROACH - Subject Prior Date of Sale - is older than 36 months from the Effective Date of the appraisal.
- CRX - 1004_05 - SALES COMPARISON APPROACH - Subject - Date of Prior Sale/Transfer (10/14/2000) differs from PUBLIC RECORDS (8/ 5/2010).
- CRX - 1004_05 - SALES COMPARISON APPROACH - Subject - Price of Prior Sale/Transfer ($60,000 (vacant site)) differs from PUBLIC RECORDS (126000).
- CRX - 1004_05 - SALES COMPARABLE NO. 1 - Date of Prior Sale/Transfer (8/ 5/1999) differs from PUBLIC RECORDS (6/23/2021).
- CRX - 1004_05 - SALES COMPARABLE NO. 1 - Price of Prior Sale/Transfer ($56,000 (vacant site)) differs from PUBLIC RECORDS (45000).
- CRX - 1004_05 - SALES COMPARABLE NO. 2 - Date of Prior Sale/Transfer (7/26/1997) differs from PUBLIC RECORDS (11/29/2005).
- CRX - 1004_05 - SALES COMPARABLE NO. 2 - Price of Prior Sale/Transfer ($48,000 (vacant site)) differs from PUBLIC RECORDS (74000).