# APPRAISAL REVIEW SCORECARD

ID#: js-review-10-27-3

# 121212 Walla Pl

Palm Coast, FL 95691

Appraised Value

$480,000



4 Bd | 2.1 Ba | 3362 sqft | Q3 | C3

Case #.....N/A
Assignment Type.....Purchase
Client.....PNC Bank
Borrower.....Joseph M Fuchs
Legal Owner.....Owen Owner
Seller is Owner.....Yes
Occupancy.....Owner
For Sale Last 36 Mo?.....No
PUD | HOA Fees.....No | $0/yr
Form.....1004_05UAD

Appraisal is Made.....As is
Appraised Value.....$480,000

Appraiser.....Cathy A Addi
License Expiration.....1600274-O expires 07/21/2017
Signed Date.....05/05/2017
Site Size.....6534 sf
Site Value.....$161,000

Multiple Parcels.....No
Parcel #.....010-2066833864000
Flood Hazard Area.....Yes | X
Zoning.....R-1 | Legal
Highest and Best Use.....Yes
Design | # of Stories.....DT2;Ranch | 2 Story
Year Built.....Existing | 2005

Legal Desc.....Pt Nw Cor Sw 1/4 Nw 1/4 H 18

Listing Desc.....DOM 50;Is currently offered for sale on 1/25/2011 for $00. The reference number is as provided by, days on market is 0. Is currently offered for sale on 08/15/2011 for $00. The reference number is as provided by , days on market is 0. Is currently offered for sale on for $00. The reference number is as listing 123456789 and not MLS 852963741.is as provided by , days on market is 0. Is currently offered for sale on for $00. The reference number is as listing 123456789 and not MLS 852963741.

Contract Price.....$480,000
Non-arms length sale;Comments
Concessions.....Yes | $0
$0;;No financial assistance was noted

## Additional Details

Tech Review Complete.....No

## Risk Indicators

### Comparability

INSUFFICIENT DATA

## Review Results: 4225 Rules / 13 Findings

| Business | Compliance | Cross-Check | Requirements | Risk |
|---|---|---|---|---|
| Best Practices | Industry Standards | Data Validation | Letter of Engagement | Areas of Concern |
| BUS - 2 Findings | CPL - 11 Findings | CRX - PASS | REQ - PASS | RSK - PASS |

Lorem ipsum dolor sit amet, vidit facer diceret id mea, his veri homero eloquentiam at. Qui autem tacimates in, ad graeco sensibus qui, ut eos tale legere habemus. Iriure eleifend voluptatum nec cu, ut sed alia nostro argumentum. Ut dicit impetus officiis mei, nam cu albucius consetetur. Vis nemore iuvaret ea, nemore inermis adipiscing et mei. Est quodsi iriure ea, inani tollit no quo. Mei doming inermis reformidans ea. Iriure molestiae splendide cu pro. Et omnium euripidis qui, sale eripuit tacimates ad cum, cu cum mazim saepe. Duo ei fugit impedit.

This report was created with ACI Sky™ Review ©2026 ACI, a First American Company. All Rights Reserved. www.aciweb.com 800-234-8727
No representation or warranties to any party concerning the content, accuracy, or completeness of this Appraisal Review Scorecard, including any warranty of merchantability or fitness for a particular purpose, is implied or provided. No liability is accepted to any third party for any use or misuse of this report or its data.

APPRAISAL REVIEW SCORECARD ID#: js-review-10-27-3

# Additional Report Details

121212 Walla Pl
Palm Coast, FL 95691

Appraised Value
$480,000
As Of 5/5/2017

## Review Checklist: 109 Items

- Subject (7)
- Contract (2)
- Neighborhood (6)
- Site (8)
- Sales Comp (15)
- Cost Approach (2)
- Reconciliation (4)
- 1004MC (6)
- License and E&O (5)
- Other (3)

This report was created with ACI Sky™ Review ©2026 ACI, a First American Company. All Rights Reserved. www.aciweb.com 800-234-8727
No representation or warranties to any party concerning the content, accuracy, or completeness of this Appraisal Review Scorecard, including any warranty of merchantability or fitness for a particular purpose, is implied or provided. No liability is accepted to any third party for any use or misuse of this report or its data.

APPRAISAL REVIEW SCORECARD ID#: js-review-10-27-3

# Alternative Sales & Listings

121212 Walla Pl
Palm Coast, FL 95691

Appraised Value
$480,000
As Of 5/5/2017

SUBJECT SALES COMPS LISTING COMPS POTENTIAL SALES POTENTIAL LISTINGS

| # | ADDRESS | PROX. (mi) | SALE/LIST PRICE | SALE/LIST DATE | SITE | GLA (sf) | BD | BA | AGE | CARS |
|---|---|---|---|---|---|---|---|---|---|---|
| S | 121212 Walla Pl<br>Palm Coast FL, 95691 | – | $480,000 | 05/05/2017 | 6534 sf | 3,362 | 4 | 2.1 | 12 | 2cp |
| 1 | 212 E Ludington Ave<br>Ludington, MI 49431 | 7.25 | $470,000 | s03/17;c02/17 | 6500 sf | 3,600 | 4 | 2.1 | 9 | 2cp |
| 2 | 12 Winterling Pl<br>Palm Coast, FL 32164 | 7.35 | $490,000 | s05/17;c04/17 | 10500 sf | 3,300 | 2 | 3.0 | 15 | 2ga |
| 3 | 971 N Lakeshore Dr<br>Ludington, MI 49431 | 8.48 | $480,000 | s08/16;c07/16 | 10629 sf | 3,300 | 3 | 3.0 | 9 | 2ga |
| 4 | 8 Winterling Pl<br>Palm Coast, FL 32164 | 1 | $475,000 | Active | 11000 sf | 3,300 | 4 | 2.1 | 5 | 2cp |
| 5 | 6 Walla Pl<br>Palm Coast, FL 32164 | 1 | $485,000 | Active | 10019 sf | 3,390 | 4 | 2.0 | 13 | 2cp |
| 6 | 5 Winterberry Pl<br>Palm Coast, FL 32164 | 1 | $477,777 | s11/16;c10/16 | 10411 sf | 3,332 | 4 | 2.0 | 18 | 2cp |
| 7 | 57 Waters Dr<br>Palm Coast, FL 32164 | 1 | $459,990 | Active | 10019 sf | 3,300 | 4 | 2.1 | 5 | 2cp |
| 8 | 18 Wasserman Dr<br>Palm Coast, FL 32164 | 1 | $490,000 | s03/17;c02/17 | 10019 sf | 3,034 | 4 | 2.0 | 19 | 2ga2dw |
| 9 | 101 Wedgewood Dr<br>Palm Coast, FL 32164 | 1 | $467,500 | s03/17;c02/17 | 14418 sf | 3,357 | 4 | 2.0 | 14 | 2ga2dw |

This report was created with ACI Sky™ Review ©2026 ACI, a First American Company. All Rights Reserved. www.aciweb.com 800-234-8727
No representation or warranties to any party concerning the content, accuracy, or completeness of this Appraisal Review Scorecard, including any warranty of merchantability or fitness for a particular purpose, is implied or provided. No liability is accepted to any third party for any use or misuse of this report or its data.

APPRAISAL REVIEW SCORECARD ID#: js-review-10-27-3

# Review Results

121212 Walla Pl
Palm Coast, FL 95691

Appraised Value
$480,000
As Of 5/5/2017

The Appraisal Review Scorecard includes thousands of rules and quality factors to evaluate the appraisal report. The result is an in-depth appraisal review providing comprehensive due diligence in understandable and actionable terms.

TYPES CF-Confirmation | CM-Completeness | CN-Concern | CR-Correctness | CS-Consistency | CX-Cross Check

IMPORTANCE Ranking 1 lowest to 5 highest

## WARNING FINDINGS: 2

3 CS
Sales Comparison Analysis | Address
1004_05UAD - SALES COMPARABLE NO. 1 - Property Address - is not a valid USPS address.

3 CR
Reconciliation | Appraiser: Effective Date of Appraisal
GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)

## INFORMATIONAL FINDINGS: 11

3 CS
Subject | Address of Property Appraised
UAD - SUBJECT - Property Address - should be a valid USPS address.

3 CS
Sales Comparison Analysis | Address
UAD - SALES COMP #1 - Property Address - is not a valid USPS address. Please reconcile.

3 CR
Sales Comparison Analysis | Comparable: Design (Style) Adjustment
UAD - SALES COMP #1 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.

3 CR
Sales Comparison Analysis | Comparable: Design (Style) Adjustment
UAD - SALES COMP #2 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.

3 CR
Sales Comparison Analysis | Comparable: Design (Style) Adjustment
UAD - SALES COMP #3 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.

3 CR
Sales Comparison Analysis | Comparable: Design (Style) Adjustment
UAD - SALES COMP #4 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.

3 CR
Sales Comparison Analysis | Comparable: Design (Style) Adjustment
UAD - SALES COMP #5 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.

3 CR
Sales Comparison Analysis | Comparable: Design (Style) Adjustment
UAD - SALES COMP #6 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.

3 CR
Sales Comparison Analysis | Comparable: Design (Style) Adjustment
UAD - SALES COMP #7 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.

3 CR
Sales Comparison Analysis | Comparable: Design (Style) Adjustment
UAD - SALES COMP #8 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.

3 CR
Sales Comparison Analysis | Comparable: Design (Style) Adjustment
UAD - SALES COMP #9 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.

This report was created with ACI Sky™ Review ©2026 ACI, a First American Company. All Rights Reserved. www.aciweb.com 800-234-8727
No representation or warranties to any party concerning the content, accuracy, or completeness of this Appraisal Review Scorecard, including any warranty of merchantability or fitness for a particular purpose, is implied or provided. No liability is accepted to any third party for any use or misuse of this report or its data.

APPRAISAL REVIEW SCORECARD ID#: js-review-10-27-3

# Review Checklist

121212 Walla Pl
Palm Coast, FL 95691

Appraised Value
$480,000
As Of 5/5/2017

## Subject — FINDINGS: 7

| | | |
|---|---|---|
| 3 CM | Subject \| Current Owner<br>CHK - 1004_05UAD - SUBJECT - If Transaction Type is Refinance, did the Owner Name match the Borrower Name? | N/A |
| 3 CM | Subject \| Occupant: Tenant<br>CHK - 1004_05UAD - SUBJECT - If Occupant: Tenant is checked, did the Appraiser indicate that it is rented? | N/A |
| 3 CM | Subject \| Occupant: Vacant<br>CHK - 1004_05UAD - SUBJECT - If Occupant: Vacant is selected, is a comment provided to indicate if the utilities are connected and operable? | N/A |
| 3 CM | Subject \| HOA Fees<br>CHK - 1004_05UAD - SUBJECT - Are HOA Fees provided if PUD is selected? | N/A |
| 3 CM | Subject \| Property Rights Appraised: Fee Simple<br>CHK - 1004_05UAD - SUBJECT - Is Property Rights Appraised Fee Simple? | ✓ Approved |
| 3 CM | Subject \| Transaction Type: Purchase<br>CHK - 1004_05UAD - SUBJECT - Is Assignment Type provided? | ✓ Approved |
| 3 CM | Subject \| Twelve Month Listing History of Subject Property<br>CHK - 1004_05UAD - SUBJECT - Is MLS the Data Source utilized for researching and documenting Listing History? | ✓ Approved |

## Contract — FINDINGS: 2

| | | |
|---|---|---|
| 3 CM | Contract \| Sales Contract Reviewed: Yes<br>CHK - 1004_05UAD - CONTRACT - If this is a Purchase transaction, did the appraiser indicate if they did or did not analyze the Contract for Sale? | ✓ Approved |
| 3 CM | Contract \| Contract Data Source<br>CHK - 1004_05UAD - CONTRACT - Are Data Source(s) provided? | ✓ Approved |

## Neighborhood — FINDINGS: 6

| | | |
|---|---|---|
| 3 CM | Neighborhood \| Property Values: Declining<br>CHK - 1004_05UAD - NEIGHBORHOOD - If Property Values are in a declining market, are the rate and data source(s) used provided? | N/A |
| 3 CM | Neighborhood \| Neighborhood Boundaries<br>CHK - 1004_05UAD - NEIGHBORHOOD - Do the Boundaries include the delineations 'North' 'South' 'East' and 'West'? | ✓ Approved |
| 3 CM | Neighborhood \| Single Family Housing: Price Low<br>CHK - 1004_05UAD - NEIGHBORHOOD - Are all One-Unit Housing fields (Low High Pred. Price and Age) completed with a numerical value? | ✓ Approved |
| 3 CM | Neighborhood \| Present Land use: One family<br>CHK - 1004_05UAD - NEIGHBORHOOD - Does Present Land Use breakdown add up to 100%? | ✓ Approved |
| 3 CM | Neighborhood \| Present Land use: Other Label<br>CHK - 1004_05UAD - NEIGHBORHOOD - If Present Land Use: Other is indicated, was a comment provided as to land use? | ✓ Approved |
| 3 CM | Neighborhood \| Neighborhood Description<br>CHK - 1004_05UAD - NEIGHBORHOOD - Is the Neighborhood Description completed in detail? | ✓ Approved |

## Site — FINDINGS: 8

| | | |
|---|---|---|
| 3 CM | Site \| Specific Zoning Classification<br>CHK - 1004_05UAD - SITE - Is the Specific Zoning Classification provided? | ✓ Approved |
| 3 CM | Site \| Zoning Description<br>CHK - 1004_05UAD - SITE - Is Zoning Description other than residential? | ✓ Approved |
| 3 CM | Site \| Zoning Compliance: Nonconforming<br>CHK - 1004_05UAD - SITE - If Zoning Compliance is Legal Non-conforming Grandfathered, are comments included as to why it isn't conforming, whether the Subject can be rebuilt, the impact on marketability, and if no like Comparable Sales are | N/A |

This report was created with ACI Sky™ Review ©2026 ACI, a First American Company. All Rights Reserved. www.aciweb.com 800-234-8727
No representation or warranties to any party concerning the content, accuracy, or completeness of this Appraisal Review Scorecard, including any warranty of merchantability or fitness for a particular purpose, is implied or provided. No liability is accepted to any third party for any use or misuse of this report or its data.

# Review Checklist

121212 Walla Pl
Palm Coast, FL 95691

Appraised Value
$480,000
As Of 5/5/2017

| | | |
|---|---|---|
| 3 CM | Site \| Utilities: Water: Other<br>CHK - 1004_05UAD - SITE - Utilities -If Water and / or Sanitary Sewer are marked 'Other', is commentary provided to indicate if it is typical for the market and if it has affect on marketability? | N/A |
| 3 CM | Site \| Street: Private<br>CHK - 1004_05UAD - SITE - Street - If Private Street and not a PUD, are comments provided if it is common and typical for the area, who is responsible for maintaining the road, and permanent legal access? | N/A |
| 3 CM | Site \| FEMA Special Flood Hazard Area: Yes<br>CHK - 1004_05UAD - SITE - Is the FEMA Special Flood Hazard Are section completed? | ✓ Approved |
| 3 CM | Site \| Utilities/Off-Site Improvements Typical: No<br>CHK - 1004_05UAD - SITE - If the Utilities and Off-site Improvements are not typical for the market area, is commentary provided? | N/A |
| 3 CM | Site \| Adverse Site Conditions: Yes<br>CHK - 1004_05UAD - SITE - If Adverse Site Conditions are indicated or observed, is a description provided in the report and are photos included? | N/A |

## Improvements — FINDINGS: 3

| | | |
|---|---|---|
| 3 CM | Improvements \| Foundation: Infestation<br>CHK - 1004_05UAD - IMPROVEMENTS - If evidence of Infestation, Dampness, or Settlement is indicated, is a comment provided? | N/A |
| 3 CM | Improvements \| Physical Deficiencies or Adverse Conditions<br>CHK - 1004_05UAD - IMPROVEMENTS - If Physical Deficiencies or Adverse Conditions are noted, is a description provided? | N/A |
| 3 CM | Improvements \| Property Conformity to Neighborhood<br>CHK - 1004_05UAD - IMPROVEMENTS - If No selected in response to 'Does the Property Generally Conform to the Neighborhood', is a description provided? | N/A |

## Sales Comp — FINDINGS: 15

| | | |
|---|---|---|
| 3 CM | Sales Comparison Analysis \| Number of Comparable Listings<br>CHK - 1004_05UAD - SALES COMPARISON APPROACH - Are the number of properties and value range provided for the Listings in the Neighborhood? | ✓ Approved |
| 3 CM | Sales Comparison Analysis \| Number of Comparable Sales<br>CHK - 1004_05UAD - SALES COMPARISON APPROACH - Are the number of properties and value range provided for the Comparable Sales in the Neighborhood? | ✓ Approved |
| 3 CM | Sales Comparison Analysis \| Address<br>CHK - 1004_05UAD - SALES COMPARISON APPROACH - Is the Net and Gross Adjustment % calculated correctly for all Comparable Sales? | ✓ Approved |
| 3 CM | Sales Comparison Analysis \| Site<br>CHK - 1004_05UAD - SALES COMPARISON APPROACH - Is the Site Size provided for the Subject and all Comparable Sales? | ✓ Approved |
| 3 CM | Sales Comparison Analysis \| View<br>CHK - 1004_05UAD - SALES COMPARISON APPROACH - If a Comparables Sale's View is the same as the Subject's and an adjustment is given, is a comment provided? | N/A |
| 3 CM | Sales Comparison Analysis \| Quality of Construction<br>CHK - 1004_05UAD - SALES COMPARISON APPROACH - If the Quality of Construction is the same as the Subject's and an adjustment is given, is a comment | N/A |
| 3 CM | Sales Comparison Analysis \| Age<br>CHK - 1004_05UAD - SALES COMPARISON APPROACH - Is the Actual Age provided for the Subject and all Comparable Sales? | ✓ Approved |
| 3 CM | Sales Comparison Analysis \| Age<br>CHK - 1004_05UAD - SALES COMPARISON APPROACH - If a Comparable Sale's Actual Age is outside of the Neighborhood Housing range, is a comment provided? | N/A |
| 3 CM | Sales Comparison Analysis \| Bedrooms<br>CHK - 1004_05UAD - SALES COMPARISON APPROACH - If the Subject Property is a 0, 1, or 2 bedroom home, does at least one Comparable Sale have a similar or lower bedroom count? | N/A |
| 3 CM | Sales Comparison Analysis \| Gross Living Area Sq.Ft.<br>CHK - 1004_05UAD - SALES COMPARISON APPROACH - Is the GLA of all Comparable Sales within 25% of the Subject Property's GLA? | ✓ Approved |

This report was created with ACI Sky™ Review ©2026 ACI, a First American Company. All Rights Reserved. www.aciweb.com 800-234-8727
No representation or warranties to any party concerning the content, accuracy, or completeness of this Appraisal Review Scorecard, including any warranty of merchantability or fitness for a particular purpose, is implied or provided. No liability is accepted to any third party for any use or misuse of this report or its data.

# Review Checklist

121212 Walla Pl
Palm Coast, FL 95691

Appraised Value
$480,000
As Of 5/5/2017

| | | |
|---|---|---|
| 3 CM | Sales Comparison Analysis \| Address<br>CHK - 1004_05UAD - SALES COMPARISON APPROACH - Do all line-item adjustments include a range of positive and negative values, or if any across-the-board adjustments were found, are Appraiser comments included? | ✓ Approved |
| 3 CM | Sales Comparison Analysis \| Comparable: Net Adjustment Percentage<br>CHK - 1004_05UAD - SALES COMPARISON APPROACH - If Net Adjustments are greater than 15%, is a comment provided? | N/A |
| 3 CM | Sales Comparison Analysis \| Comparable: Net Adjustment Percentage<br>CHK - 1004_05UAD - SALES COMPARISON APPROACH - Is the Net Adjustment % of the majority of the Comparable Sales adjusted less than 15%? | ✓ Approved |
| 3 CM | Sales Comparison Analysis \| Comparable: Gross Adjustment Percentage<br>CHK - 1004_05UAD - SALES COMPARISON APPROACH - If Gross Adjustments are greater than 25%, is a comment provided? | N/A |
| 3 CM | Sales Comparison Analysis \| Comparable: Gross Adjustment Percentage<br>CHK - 1004_05UAD - SALES COMPARISON APPROACH - Is the Gross Adjustment % of the majority of Comparable Sales adjusted less than 25%? | ✓ Approved |

## Cost Approach — FINDINGS: 2

| | | |
|---|---|---|
| 3 CM | Cost Approach \| Support for the Opinion of Site Value<br>CHK - 1004_05UAD - COST APPROACH - Are Opinion of Value and Support for the Opinion of Site Value provided? | ✓ Approved |
| 3 CM | Cost Approach \| Cost Approach Comments<br>CHK - 1004_05UAD - COST APPROACH - If New Construction, is the Cost Approach provided? | N/A |

## Reconciliation — FINDINGS: 4

| | | |
|---|---|---|
| 3 CM | Reconciliation \| The appraisal is made: subject to repairs<br>CHK - 1004_05UAD - RECONCILIATION - If report is 'Subject to repairs' is a comment provided indicating if required immediately for health, safety or soundness, or if repairs are for deferred maintenance? | N/A |
| 3 CM | Reconciliation \| Appraised Value of Subject Property<br>CHK - 1004_05UAD - RECONCILIATION - If Appraised Value does not match Indicated Value by Sales Comparison Approach, is a comment provided? | N/A |
| 3 CM | Reconciliation \| Appraised Value of Subject Property<br>CHK - 1004_05UAD - RECONCILIATION - If the Subject Property's value is over $1 Million, is the Appraiser Certified? | N/A |
| 3 CM | Reconciliation \| Appraised Value of Subject Property<br>CHK - 1004_05UAD - RECONCILIATION - Is the Opinion of Market Value ($480,000) within the Neighborhood price range ($50,000 - $490,000) on page 1 of the report? | ✓ Approved |

## 1004MC — FINDINGS: 6

| | | |
|---|---|---|
| 3 CM | Market Analysis \| Market Analysis: Total Number of Comparable Sales Trend: Increasing<br>CHK - 1004MC_2009 - 1004MC - Are Overall Trend boxes completed, or are two or more data fields N/A or blank? | ✓ Approved |
| 3 CM | Market Analysis \| Market Analysis: Total Number of Comparable Sales Trend: Increasing<br>CHK - 1004MC_2009 - 1004MC Inventory Analysis - Are Overall Trend boxes completed? | ✓ Approved |
| 3 CM | Market Analysis \| Market Analysis: Median Comparable Sale Price Trend: Increasing<br>CHK - 1004MC_2009 - 1004MC Median Sale & List Price, DOM, Sale/List% - Are Overall Trend boxes completed? | ✓ Approved |
| 3 CM | Market Analysis \| Market Analysis: Seller Concessions Comments<br>CHK - 1004MC_2009 - 1004MC - Is an explanation of Seller Concessions trends from the previous 12 months provided? | ✓ Approved |
| 3 CM | Market Analysis \| Market Analysis: Foreclosure Sales (REO Sales) a Factor: Yes<br>CHK - 1004MC_2009 - 1004MC - Is either Yes or No selected in response to 'Are Foreclosures Sales a Factor in the Market'? | ✓ Approved |
| 3 CM | Market Analysis \| Market Analysis: Foreclosure Sales (REO Sales) Comments<br>CHK - 1004MC_2009 - 1004MC - If Foreclosures Sales are a factor in the market, is a comment including the number of sales provided? | N/A |

This report was created with ACI Sky™ Review ©2026 ACI, a First American Company. All Rights Reserved. www.aciweb.com 800-234-8727
No representation or warranties to any party concerning the content, accuracy, or completeness of this Appraisal Review Scorecard, including any warranty of merchantability or fitness for a particular purpose, is implied or provided. No liability is accepted to any third party for any use or misuse of this report or its data.

APPRAISAL REVIEW SCORECARD ID#: js-review-10-27-3

# Review Checklist

121212 Walla Pl
Palm Coast, FL 95691

Appraised Value
$480,000
As Of 5/5/2017

## License and E&O — FINDINGS: 5

3 CM
Signatures | Appraiser: Name
CHK - 1004_05UAD - CERTIFICATION - Is the Appraiser's signature provided?
Approved

3 CM
Signatures | Appraiser: Date Report Signed
CHK - 1004_05UAD - CERTIFICATION - Is the Date of Signature and Report reasonable based on the Effective Date of the Report?
Approved

3 CM
Signatures | Appraiser: State
CHK - 1004_05UAD - CERTIFICATION - Is the Appraiser's License State a valid 2 character State abbreviation, and does it match the Subject's State?
Approved

3 CM
Signatures | Appraiser: Expiration Date
CHK - 1004_05UAD - CERTIFICATION - Is the Appraiser's License Expiration Date a valid date?
Approved

3 CM
Signatures | Appraiser: Expiration Date
CHK - 1004_05UAD - CERTIFICATION - Is the Expiration Date of License after the Signature Date?
Approved

## Photos — FINDINGS: 2

3 CM
Photo Addendum | Beneficial or Adverse Views
CHK - 1004_05UAD - PHOTO ADDENDUM - View is N;RES;. Are photos included for any view that is beneficial adverse or not a typical residential view?
N/A

3 CM
Photo Addendum | Accessory Unit
CHK - 1004_05UAD - PHOTO ADDENDUM - If applicable, are Accessory Unit photos included?
N/A

## Other — FINDINGS: 3

3 CM
Required Statement | Three-year Disclosure
CHK - 1004_05UAD - REQUIRED STATEMENTS - Is a Three-Year Disclosure Statement, indicating if appraiser has done any work on the Subject in the immediate three years prior to the appointment, provided?
Approved

3 CM
PUD Information | PUD: Project Description: Row or Townhouse
CHK - 1004_05UAD - PUD INFORMATION - If the Unit Type is Attached, and the Builder is in control of the HOA, is the entire PUD section completed?
N/A

3 CM
Condo/Co-op Project | Project Type
CHK - 1004MC_2009 - 1004MC - If the Subject Property is a Condo or COOP, is the Condo / CO-OP Projects section of the 1004MC form completed?
N/A

This report was created with ACI Sky™ Review ©2026 ACI, a First American Company. All Rights Reserved. www.aciweb.com 800-234-8727
No representation or warranties to any party concerning the content, accuracy, or completeness of this Appraisal Review Scorecard, including any warranty of merchantability or fitness for a particular purpose, is implied or provided. No liability is accepted to any third party for any use or misuse of this report or its data.