One-Unit Residential Appraisal Field Review Report

NA
File No. 22-007176

The purpose of this appraisal field review report is to provide the lender/client with an opinion on the accuracy of the appraisal report under review.

Property Address 8412 Margarita Pl | City Panama City Beach | State FL | Zip Code 32413
Borrower Robert Oleson | Owner of Public Record Oleson, Robert A & Robin R | County Bay
Legal Description LATITUDE AT WATERSOUND AREA 1 PHASE 3A LOT 26 ORB 4633 P 853
Assessor's Parcel # 32503-250-052 | Map Reference 20-2S-16W | Census Tract 0002.01
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe) | Project Type [ ] Condo [X] PUD [ ] Cooperative
Loan # NA | Effective Date of Appraisal Under Review 10/06/2022 | Manufactured Home [ ] Yes [X] No
Lender/Client WELLS FARGO BANK, N.A. | Address 300 Highway 169 S 1st Floor, MINNEAPOLIS, MN 55426

SECTION I - COMPLETE FOR ALL ASSIGNMENTS

1. Is the information in the subject section complete and accurate? [ ] Yes [X] No If Yes, provide a brief summary. If No, explain According to Bay County Tax Collector, the 2021 taxes assessed were $0. The subject's neighborhood name is Latitude Margaritaville Watersound. Remaining information appears reasonably accurate, confirmed via public record, etc.

2. Is the information in the contract section complete and accurate? [ ] Yes [X] No [ ] Not Applicable If Yes, provide a brief summary. If No, explain The original date of contract was 10/16/2021. An option modification addendum to the contract was signed on 12/18/2021. All remaining information appears complete and accurate.

3. Is the information in the neighborhood section complete and accurate? [X] Yes [ ] No If Yes, provide a brief summary. If No, explain The neighborhood section appears accurate and was confirmed via Tax Records and review of aerial map.

4. Is the information in the site section complete and accurate? [X] Yes [ ] No If Yes, provide a brief summary. If No, explain The site section appears complete and accurate.

5. Is the data in the improvements section complete and accurate? [X] Yes [ ] No If Yes, provide a brief summary. If No, explain All data recorded in the improvements section appears complete/accurate and typical for properties with similar quality of construction.

6. Are the comparable sales selected locationally, physically, and functionally the most similar to the subject property? [X] Yes [ ] No If Yes, provide a brief summary.
If No, provide a detailed explanation as to why they are not the best comparable sales. The comparables utilized are located within the subject's market area and are reliable indicators of value for the subject property. Ideally, bracketing bathroom count would provide additional support.

7. Are the data and analysis (including the individual adjustments) presented in the sales comparison approach complete and accurate? [X] Yes [ ] No If Yes, provide a brief summary.
If No, explain The data/analysis is complete and market derived. All adjustments are within typical guidelines.

8. Are the data and analysis presented in the income and cost approaches complete and accurate? [ ] Yes [ ] No [X] Not developed If No, explain The cost approach was not developed. The income approach is not applicable or necessary.

** The review appraiser does believe the cost approach is applicable given the age of the improvements, though

9. Is the sale or transfer history reported for the subject property and each of the comparable sales complete and accurate? [X] Yes [ ] No If Yes, provide a brief summary.
If No, analyze and report the correct sale or transfer history and the data source(s). All transfer history of the subject and comparables appears complete and accurate via Tax Records.

10. Is the opinion of market value in the appraisal report under review accurate as of the effective date of the appraisal report?
[X] Yes [ ] No If No, complete Section II.

One-Unit Residential Appraisal Field Review Report

NA
File No. 22-007176

SECTION II - COMPLETE ONLY IF REVIEW APPRAISER ANSWERS "NO" TO QUESTION 10 IN SECTION I.

1. Provide detailed reasoning for disagreement with the opinion of value in the appraisal report under review.

2. State all extraordinary assumptions used (i.e. gross living area, room count, condition, etc.).

3. Provide a new opinion of value as of the effective date of the appraisal report under review using the below sales comparison analysis grid.
(NOTE: This may or may not include the use of the same comparable sales in the appraisal report under review.)

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	8412 Margarita Pl Panama City Beach, FL 32413	8475 Coral Reef Way Panama City Beach, FL 32413		8529 Margaritaville Boulevard Panama City Beach, FL 32413		8572 Margaritaville Boulevard Panama City Beach, FL 32413	
Proximity to Subject		0.66 miles NW		0.77 miles NW		0.74 miles NW	
Sale Price	$		$		$		$
Sale Price/Gross Liv. Area	$ sq. ft.	$ sq. ft.		$ sq. ft.		$ sq. ft.	
Data Source(s)							
Verification Source(s)							
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions							
Date of Sale/Time							
Location							
Leasehold/Fee Simple							
Site							
View							
Design (Style)							
Quality of Construction							
Actual Age							
Condition							
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area	sq. ft.	sq. ft.		sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade							
Functional Utility							
Heating/Cooling							
Energy Efficient Items							
Garage/Carport							
Porch/Patio/Deck							
Net Adjustment (Total)		☐ + ☐ -	$ 0	☐ + ☐ -	$ 0	☐ + ☐ -	$ 0
Adjusted Sale Price of Comparables		Net Adj. 0.0% Gross Adj. 0.0%	$ 0	Net Adj. 0.0% Gross Adj. 0.0%	$ 0	Net Adj. 0.0% Gross Adj. 0.0%	$ 0

I ☐ did ☐ did not research the sale or transfer history of the above comparable sales. If not, explain

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)

Report the results of the research and analysis of the prior sale or transfer history of the above comparable sales (report additional prior sales on an addendum).

ITEM	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer			
Price of Prior Sale/Transfer			
Data Source(s)			
Effective Date of Data Source(s)			

Analysis of prior sale or transfer history for the comparable sales.

Summary of Value Conclusion (including detailed support for the opinion of value and reasons why the new comparable sales are better than the sales used in the appraisal report under review).

REVIEW APPRAISER'S OPINION OF MARKET VALUE (Required only if review appraiser answered "No" to Question 10 in Section 1).

Based on a ☐ visual inspection of the exterior areas of the subject property from at least the street or ☐ 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 opinion of the market value, as defined, of the real property that is the subject of this report is $, as of 10/06/2022, , which is the effective date of the appraisal report under review.

One-Unit Residential Appraisal Field Review Report

NA
File No. 22-007176

SCOPE OF WORK

The scope of work for this appraisal field review is defined by the complexity of the appraisal report under review and the reporting requirements of this report form, including the following statement of assumptions and limiting conditions, and certifications. The review appraiser must, at a minimum: (1) read the entire appraisal report under review, (2) perform a visual inspection of the exterior areas of the subject property from at least the street, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) perform data research and analysis to determine the appropriateness and accuracy of the data in the appraisal report, (6) research, verify, and analyze data from reliable public and/or private sources, (7) determine the accuracy of the opinion of value, and (8) assume the property condition reported in the appraisal report is accurate unless there is evidence to the contrary.

If the review appraiser determines that the opinion of value in the report under review is not accurate, he or she is required to provide an opinion of market value. The review appraiser is not required to replicate the steps completed by the original appraiser that the review appraiser believes to be reliable and in compliance with the applicable real property appraisal development standards of the Uniform Standards of Professional Appraisal Practice. Those items in the appraisal report under review are extended to this report by the use of an extraordinary assumption, which is identified in Section II, Question 2. If the review appraiser determines that the opinion of value is not accurate, he or she must present additional data that has been researched, verified, and analyzed to produce an accurate opinion of value in accordance with the applicable sections of Standard 1 of the Uniform Standards of Professional Appraisal Practice.

INTENDED USE

The intended use of this appraisal field review report is for the lender/client to evaluate the accuracy and adequacy of support of the appraisal report under review.

INTENDED USER

The intended user of this appraisal field review report is the lender/client.

GUIDANCE FOR COMPLETING THE ONE-UNIT RESIDENTIAL APPRAISAL FIELD REVIEW REPORT

The appraisal review function is important to maintaining the integrity of both the appraisal and loan underwriting processes. The following guidance is intended to aid the review appraiser with the development and reporting of an appraisal field review:

1. The review appraiser must be the individual who personally read the entire appraisal report, performed a visual inspection of the exterior areas of the subject property from at least the street, inspected the neighborhood, inspected each of the comparable sales from at least the street, performed the data research and analysis, and prepared and signed this report.
2. The review appraiser must focus his or her comments on the appraisal report under review and not include personal opinions about the appraiser(s) who prepared the appraisal.
3. The lender/client has withheld the identity of the appraiser(s) who prepared the appraisal report under review, unless otherwise indicated in this report.
4. The review appraiser must assume that the condition of the property reported in the appraisal report is accurate, unless there is evidence to the contrary.
5. This One-Unit Residential Appraisal Field Review Report is divided into two sections. Section I must be completed for all assignments. Section II must be completed only if the answer to Question 10 in Section I is "No."
6. The review appraiser must determine whether the opinion of market value is accurate and adequately supported by market evidence. When the review appraiser disagrees with the opinion of value, he or she must complete Section II. Because appraiser's opinions can vary, the review appraiser must have conclusive evidence that the opinion of value is not accurate.
7. The review appraiser must explain why the comparable sales in the appraisal report under review should not have been used. Simply stating: "see grid" is unacceptable. The review appraiser must explain and support his or her conclusions.
8. The review appraiser must form an opinion about the overall accuracy and quality of the data in the appraisal report under review. The objective is to determine whether material errors exist and what effect they have on the opinions and conclusions in the appraisal report under review. When the review appraiser agrees that the data is essentially correct (although minor errors may exist), he or she must summarize the overall findings. When the review appraiser determines that material errors exist in the data, he or she must identify them, comment on their overall effect on the opinions and conclusions in the appraisal report under review, and include the correct information.
9. The Questions in Section I are intended to identify both the positive and negative elements of the appraisal under review and to report deficiencies. The review appraiser must make it clear to the reader what effect the deficiencies have on the opinions and conclusions in the appraisal report. Simple "Yes" and "No" answers are unacceptable.
10. The review appraiser must provide specific, supportable reasons for disagreeing with the opinion of value in the appraisal report under review in response to Question 1 in Section II.
11. The review appraiser must identify any extraordinary assumptions that were necessary in order to arrive at his or her opinion of market value. Extraordinary assumptions include the use of information from the appraisal report under review that the review appraiser concludes is reliable (such as an assumption that the reported condition of the subject property is accurate).
12. The review appraiser must include the rationale for using new comparable sales. The following question must be answered: Why are these new comparable sales better than the sales in the appraisal report under review?
13. The new comparable sales provided by the review appraiser and reported in the sales comparison analysis grid must have closed on or before the effective date of the appraisal report under review. It may be appropriate to include data that was not available to the original appraiser as of the effective date of the original appraisal; however, that information should be reported as "supplemental" to the data that would have been available to the original appraiser.
14. The review appraiser must provide a sale or transfer history of the new comparable sales for a minimum of one year prior to the date of sale of the comparable sale. The review appraiser must analyze the sale or transfer data and report the effect, if any, on the review appraiser's conclusions.
15. A review of an appraisal on a unit in a condominium, cooperative, or PUD project requires the review appraiser to analyze the project information in the appraisal report under review and comment on its completeness and accuracy.
16. An appraisal review of a manufactured home requires the review appraiser to assume that the HUD data plate information is correct, unless information to the contrary is available. In such cases, the review appraiser must identify the source of the data.
17. The review appraiser's opinion of market value must be "as of" the effective date of the appraisal report under review.

One-Unit Residential Appraisal Field Review Report

NA
File No. 22-007176

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

1. The review appraiser will not be responsible for matters of a legal nature that affect either the property that is the subject of the appraisal under review or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal review. The review appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The review appraiser will not give testimony or appear in court because he or she performed a review of the appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
3. Unless otherwise stated in this appraisal field review report, the review 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, expressed or implied. The review 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 review appraiser is not an expert in the field of environmental hazards, this appraisal field review report must not be considered as an environmental assessment of the property.

REVIEW APPRAISER'S CERTIFICATION

The Review Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal field review in accordance with the scope of work requirements stated in this appraisal field review report.
2. I performed this appraisal field review 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 field review report was prepared.
3. I have the knowledge and experience to perform appraisals and review appraisals for this type of property in this market area.
4. 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.
5. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal field review report from reliable sources that I believe to be true and correct.
6. I have not knowingly withheld any significant information from this appraisal field review report and, to the best of my knowledge, all statements and information in this appraisal field review report are true and correct.
7. I stated in this appraisal field review report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal field review report.
8. 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 (if any) in this appraisal field review 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.
9. My employment and/or compensation for performing this appraisal field review or any future or anticipated appraisals or appraisal field reviews 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).
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal field review report. I further certify that no one provided significant professional assistance to me in the development of this appraisal field review report. I have not authorized anyone to make a change to any item in this appraisal field review report; therefore, any change made to this appraisal field review report is unauthorized and I will take no responsibility for it.
11. I identified the lender/client in this appraisal field review report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal field review report.
12. The lender/client may disclose or distribute this appraisal field review report to: the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; 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 review appraiser's consent. Such consent must be obtained before this appraisal field review 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).
13. The mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal field review report as part of any mortgage finance transaction that involves any one or more of these parties.
14. If this appraisal field review 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 field review report containing a copy or representation of my signature, the appraisal field review report shall be as effective, enforceable and valid as if a paper version of this appraisal field review report were delivered containing my original hand written signature.
15. Any intentional or negligent misrepresentation(s) contained in this appraisal field review 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.

REVIEW APPRAISER

Signature

Name James Trafford Higginbotham II

Company Name WAIV Valuation, Inc.

Company Address 82 Plantation Point, Suite 163
Fairhope, AL 36532

Telephone Number 251-968-9989

Email Address jhigginbotham@waivvaluation.com

Date of Signature and Report 12/16/2022

State Certification # Cert Res RD8589

or State License #

State FL

Expiration Date of Certification or License 11/30/2024

LENDER/CLIENT

Name ServiceLink

Company Name WELLS FARGO BANK, N.A.

Company Address 300 Highway 169 S 1st Floor
MINNEAPOLIS, MN 55426

LENDER/CLIENT OF THE APPRAISAL UNDER REVIEW

Name WELLS FARGO BANK / VA

Company Address 2701 Wells Fargo Way Mac X991-04A
MINNEAPOLIS, MN 55426

Reviewer's Opinion of Market Value $

Date 10/06/2022

Only if review appraiser answered "No" to Questions 10, in Section I.

ADDENDUM

Borrower: Robert Oleson		File No.: 22-007176
Property Address: 8412 Margarita Pl		Case No.: NA
City: Panama City Beach	State: FL	Zip: 32413
Lender: WELLS FARGO BANK, N.A.		

Comments added 12/16/2022:
Attached USPAP Addendum previously included signature.

Comments added 12/15/2022:
Analysis and research did result in sales that had an unadjusted sale price/contract price at or above the value conclusion.
USPAP addendum corrected and signed.

Comments added 12/14/2022:
Lender/Client name corrected.

This review of a 1004 completed by Michael L. Carroll, MAI, SRA, Cert Gen RZ694.
I, James Higginbotham, have performed no 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.

Though the review appraiser found inconsistency within the report, the review appraiser does not disagree with the value opinion under reivew.

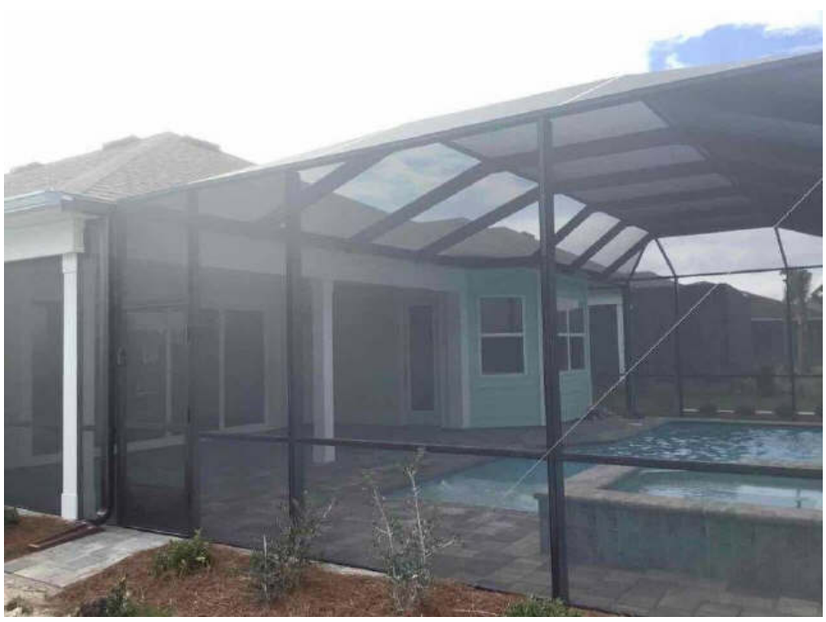
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Robert Oleson		File No.: 22-007176
Property Address: 8412 Margarita Pl		Case No.: NA
City: Panama City Beach	State: FL	Zip: 32413
Lender: WELLS FARGO BANK, N.A.		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: $



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

SUBJECT PHOTO ADDENDUM

Borrower: Robert Oleson		File No.: 22-007176
Property Address: 8412 Margarita Pl		Case No.: NA
City: Panama City Beach	State: FL	Zip: 32413
Lender: WELLS FARGO BANK, N.A.		



Alt Street View



Subject Address



Right side

SUBJECT PHOTO ADDENDUM

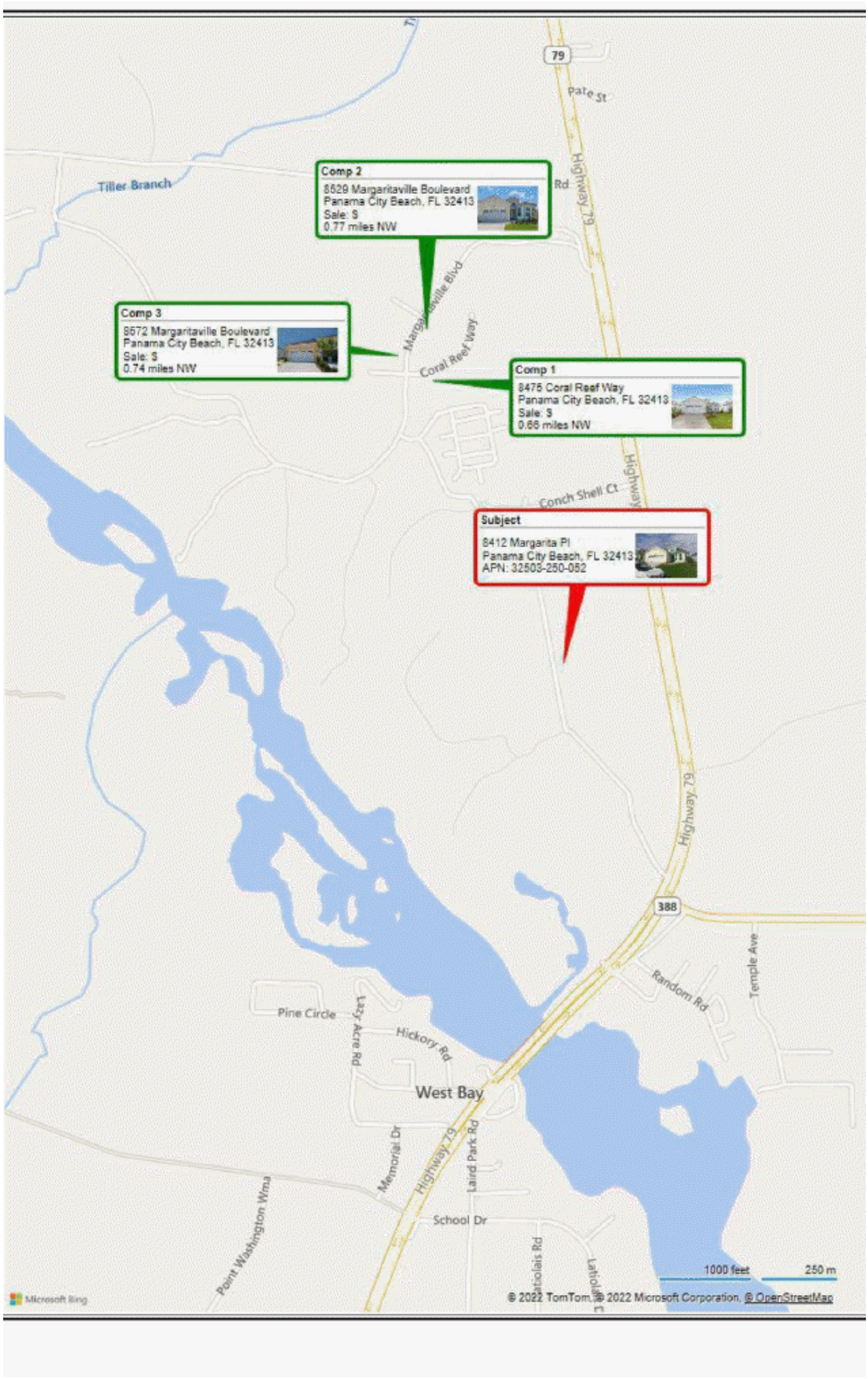
Borrower: Robert Oleson		File No.: 22-007176
Property Address: 8412 Margarita Pl		Case No.: NA
City: Panama City Beach	State: FL	Zip: 32413
Lender: WELLS FARGO BANK, N.A.		



Left side

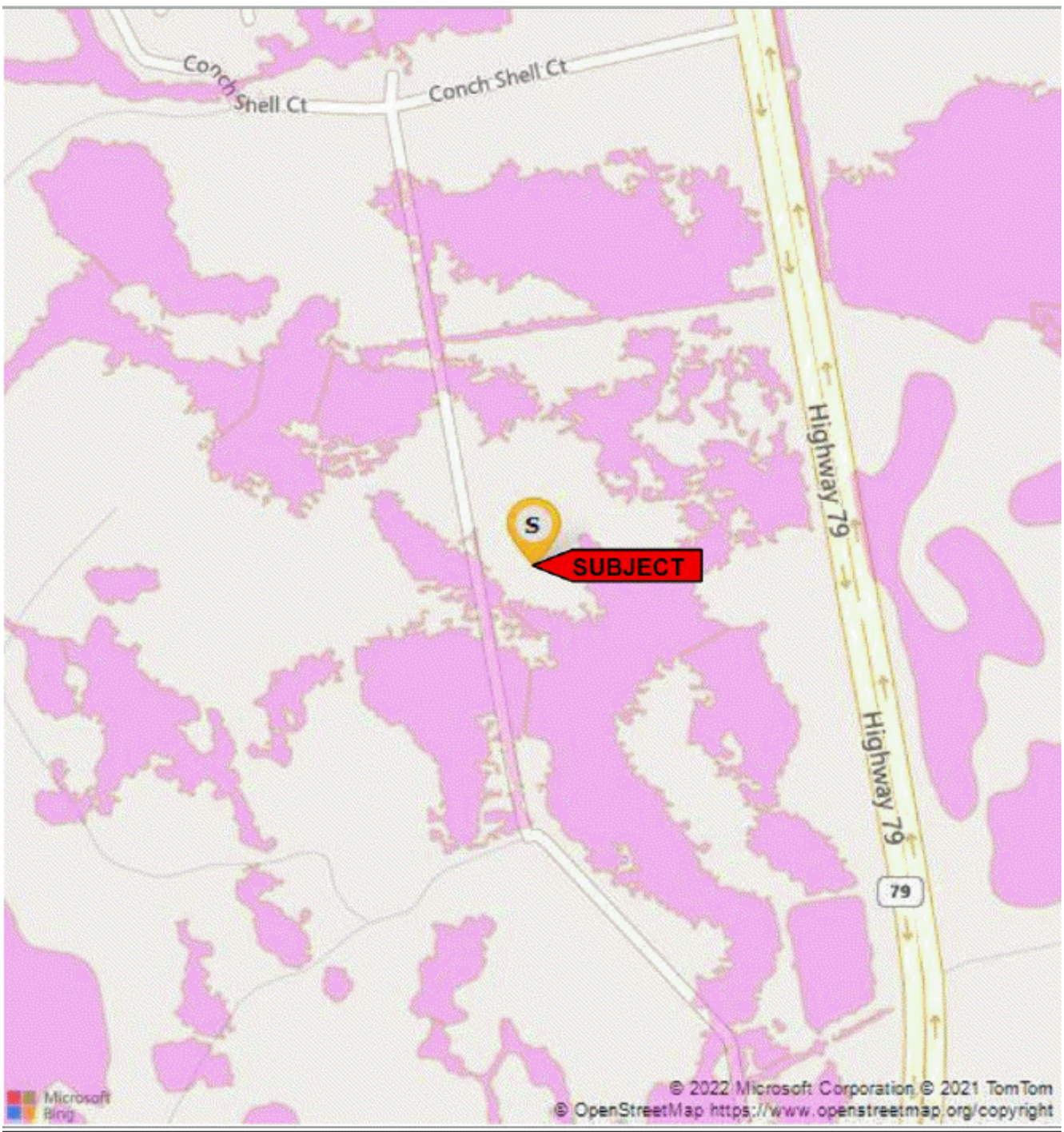
LOCATION MAP

Borrower: Robert Oleson		File No.: 22-007176
Property Address: 8412 Margarita Pl		Case No.: NA
City: Panama City Beach	State: FL	Zip: 32413
Lender: WELLS FARGO BANK, N.A.		



FLOOD MAP

Borrower: Robert Oleson		File No.: 22-007176
Property Address: 8412 Margarita Pl		Case No.: NA
City: Panama City Beach	State: FL	Zip: 32413
Lender: WELLS FARGO BANK, N.A.		



Flood Map Legends

Flood Zones

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards
- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

Flood Zone Determination

In Special Flood Hazard Area (Flood Zone):	Out
Within 250 ft. of multiple flood zones?	Not within 250 feet
Community:	120004
Community Name:	BAY COUNTY
Map Number:	12005C0190H
Zone: X	Panel: 12005C 0190H Panel Date: 06/02/2009
FIPS Code: 12005	Census Tract: 0002.01

This Report is for the sole benefit of the Customer that ordered and paid for the Repo and is based on the property information provided by that Customer. That Customer' use of this Report is subject to the terms agreed to by that Customer when accessin this product. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OI WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY, OI COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OR MERCHANTABILIT' OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have an liability to any third party for any use or misuse of this Report.

WAIV Valuation, Inc.

22-007176

USPAP ADDENDUM

File No. NA

Borrower: Robert Oleson
Property Address: 8412 Margarita Pl
City: Panama City Beach County: Bay State: FL Zip Code: 32413
Lender/Client: WELLS FARGO BANK, N.A.

APPRAISAL AND REPORT IDENTIFICATION

This appraisal report is one of the following types:

- [X] 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). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

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 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

- [X] 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 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.
- [X] 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:
The review appraiser does agree with the original appraiser's subject's highest and best use analysis

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- [X] A reasonable marketing time for the subject property is 30 day(s) utilizing market conditions pertinent to the appraisal assignment.
- [X] A reasonable exposure time for the subject property is 30 day(s).

APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature:	Signature:
Name: James Trafford Higginbotham II	Name:
Date Signed: 12/16/2022	Date Signed:
State Certification #: Cert Res RD8589	State Certification #:
or State License #:	or State License #:
or Other (describe): State #:	State:
State: FL	Expiration Date of Certification or License:
Expiration Date of Certification or License: 11/30/2024	Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: 10/06/2022	[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

AERIAL MAP

Borrower: Robert Oleson		File No.: 22-007176
Property Address: 8412 Margarita Pl		Case No.: NA
City: Panama City Beach	State: FL	Zip: 32413
Lender: WELLS FARGO BANK, N.A.		



Tax Record

Borrower: Robert Oleson		File No.: 22-007176
Property Address: 8412 Margarita Pl		Case No.: NA
City: Panama City Beach	State: FL	Zip: 32413
Lender: WELLS FARGO BANK, N.A.		

Bay County Property Appraiser - Dan Sowell, CFA
Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401
Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470

Parcel Summary

Parcel ID	32503-250-052
Location Address	8412 MARGARITA PL PANAMA CITY BEACH 32413
Brief Tax Description*	LATITUDE AT WATERSOUND AREA 1 PHASE 3A LOT 26 ORB 4633 P 853 *The Description above is not to be used on legal documents.
Property Use Code	VACANT (000000)
Sec/Twp/Rng	20-2S-16W
Tax District	Fire County Mosquito (District 55)
2022 Final Millage Rate	11.5463
Acreage	0.150
Homestead	N

View Map

Owner Information

Primary Owner
Oleson, Robert A & Robin R
8412 Margarita Pl
Panama City Beach, FL 32413

Valuation

	2023 Working Values	2022 Certified Values	2021 Certified Values
Building Value	$0	$0	$0
Extra Features Value	$0	$0	$0
Land Value	$27,000	$27,000	$630
Land Agricultural Value	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0
Just (Market) Value	**$27,000**	**$27,000**	**$630**
Assessed Value	$27,000	$27,000	$630
Exempt Value	$0	$0	$0
Taxable Value	$27,000	$27,000	$630
Save Our Homes or AGL Amount	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000100	SFR	1.00	LT	50	131

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	11/03/2022	$586,700	WD	4633	853	Qualified (Q)	Improved	LMWS LLC	ROBERT ALAN OLESON & ROBIN RAE

Permits

Issued	Permit Number	Type	Description	Amount
20220929	PPRB22-00594	ADD	SCREEN ROOM	$18,000
20220927	PPSP22-00032	POOL	POOLS	$60,000
20220225	RB22-00312	NC	SINGLE FAMILY	$382,599

The permit information provided on this website is strictly for informational purposes only. For detailed permit information, please contact the applicable taxing authorities building department.

Tax Record

Borrower: Robert Oleson		File No.: 22-007176
Property Address: 8412 Margarita Pl		Case No.: NA
City: Panama City Beach	State: FL	Zip: 32413
Lender: WELLS FARGO BANK, N.A.		

Map



No data available for the following modules: Building Data, Condo Information, Extra Features, Sketches.

The Bay County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change.
User Privacy Policy
GDPR Privacy Notice

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Last Data Upload: 12/13/2022, 6:03:25 AM

Version 2.3.234

Tax Record

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Property Address: 8412 Margarita Pl		Case No.: NA
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Bay County Property Appraiser Property Record Card 32503-250-052

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LATITUDE AT WATERSOUND AREA 1 — OLESON, ROBERT A & ROBIN R — 32503-250-052 — Bay County 2023 R
PHASE 3A — LOT 26 — 8412 MARGARITA PL — CARD 001 of 001
ORB 4633 P 853 — PANAMA CITY BEACH, FL 32413 — PRINTED 12/09/2022 21:02 BY WEBCARDS
APPR 9/09/2022 JY

BUSE		AE?	MTD AREA	.000	INDEX	1770.00	MARGARITA VILLE	FUSE 000000	VACANT
MOD	BATH		EFF AREA		E-RATE	.000	INDX STR 20- 2S-16W		.150 ACRES
EXW	FIXT		RCN		DivInt%		AYB 1995		0 BLDG
%	BDRM		%GOOD		BLDG VAL		EYB Flsck 3		0 XFOB
RSTR	RMS						NTCD		27,000 LAND
RCVR	UNTS		?Field Ck:				APPCD		0 CLASS
%	C-W%		?Loc: 8412 MARGARITA PL PANAMA CITY BEACH				CNDO		0 MKTUSE
INTW	HGHT						SUBD SUBDN		27,000 JUST
%	PMTR						BLK		27,000 APPR
FLOR	STYS						LOT 26		
%	ECON						0 AGLD		0 SOHD
HTTP	FUNC						TXDT 055		27,000 ASSD
A/C	SPCD								0 EXPT*
QUAL	DEPR						M#		27,000 COTXBL
FNDN	UD-1						27,000 CITXBL		27,000 OTTXBL
SIZE	UD-2						BLDG TRAVERSE		
CEIL	UD-3								
ARCH	UD-4								
FRME	UD-5								
KTCH	UD-6								
WNDO	UD-7								
CLAS	UD-8								
OCC	UD-9								
COND	%								

SUB A-AREA % E-AREA SUB VALUE

PERMITS

NUMBER	DESC	AMT	ISSUED
PPRB22-0	SCREEN RDO	18,000	9/29/22
PPSP22-0	POOLS	60,000	9/27/22

SALE

BOOK	PAGE	DATE		PRICE
4633	853	11/03/2022	Q I	586700

GRANTOR LMWS LLC
GRANTEE ROBERT ALAN OLESON & ROBIN RAE

TOTAL — GRANTOR — GRANTEE

EXTRA FEATURES — Field Ck:

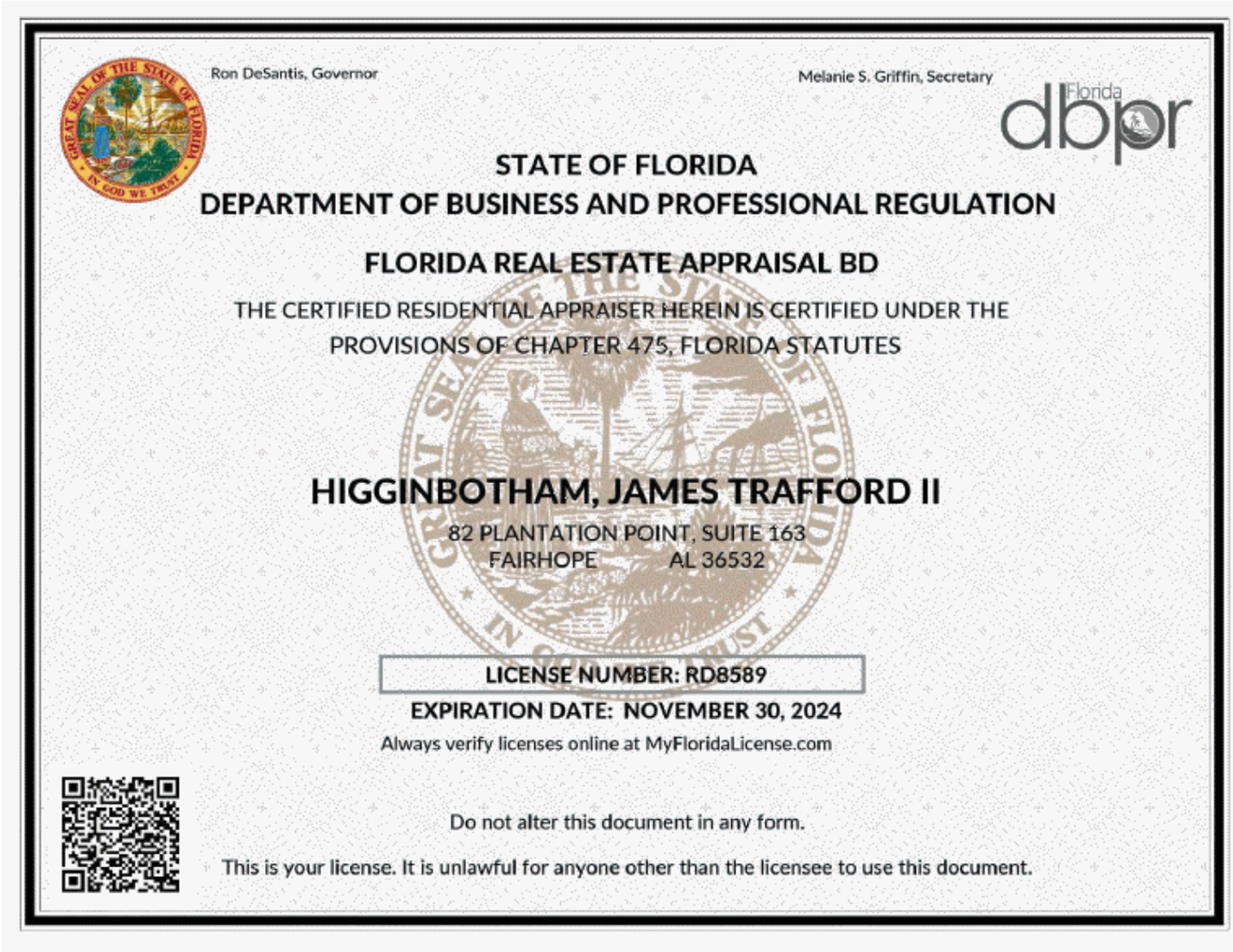
AE	SN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD %	%GOOD	XFOB VALUE

1.000

AE	LAND CODE	DESC	ZONE	TOPO	ROAD	UTIL	RES COMM	(UD3 (UD4	FRONT	DEPTH	Field Ck: Adjustments	UNITS	UT	PRICE	ADJ UT PR	LAND VALUE
Y	000100	SFR					2022		50	131	1.00 1.00 1.00 1.00	1.000	LT	27000.000	27000.00	27,000
									50		NetFctr 1.000					

Appraiser's Certification

Borrower: Robert Oleson		File No.: 22-007176
Property Address: 8412 Margarita Pl		Case No.: NA
City: Panama City Beach	State: FL	Zip: 32413
Lender: WELLS FARGO BANK, N.A.		



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

HIGGINBOTHAM, JAMES TRAFFORD II

82 PLANTATION POINT, SUITE 163
FAIRHOPE AL 36532

LICENSE NUMBER: RD8589

EXPIRATION DATE: NOVEMBER 30, 2024

Always verify licenses online at MyFloridaLicense.com

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WAIV Valuation, Inc.
COMPARABLES 1-2-3

File No. 22-007176
Case No. NA

Owner Oleson, Robert A & Robin R
Property Address 8412 Margarita Pl
City Panama City Beach | County Bay | State FL | Zip Code 32413
Client WELLS FARGO BANK, N.A. | Address 300 Highway 169 S 1st Floor, MINNEAPOLIS, MN 55426



COMPARABLE SALE # 1
8475 Coral Reef Way
Panama City Beach, FL 32413



COMPARABLE SALE # 2
8529 Margaritaville Boulevard
Panama City Beach, FL 32413



COMPARABLE SALE # 3
8572 Margaritaville Boulevard
Panama City Beach, FL 32413