APPRAISAL OF REAL PROPERTY



LOCATED AT

119 SW Platinum Gln
Lake City, FL 32024
Lot 6, Block B, Russwood Estates, Unit 2 (see attached full legal description)

FOR

U.S. Bank, N.A.
200 South 6th Street
Minneapolis, MN 55402

OPINION OF VALUE

492,000

AS OF

06/05/2024

BY

David Jere Mrvica Cert Res RD7056
Elite Appraisal Group Inc.
341 SW Faul Ct
Lake City, FL 32024-4959
(386) 754-0940
orders@eagroupinc.com

USPAP ADDENDUM

File No. 2490920293 R24-000251

Borrower	Dina, Jose						
Property Address	119 SW Platinum Gln						
City	Lake City	County	Columbia	State	FL	Zip Code	32024
Lender	U.S. Bank, N.A.						

This report was prepared under the following USPAP reporting option:

- [x] Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(a).
- [ ] Restricted Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-180 days

Based on the Opinion of Market Value, the appraiser's opinion of reasonable exposure time is 0-180 days. Exposure time is the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Additional Certifications

I certify that, to the best of my knowledge and belief:

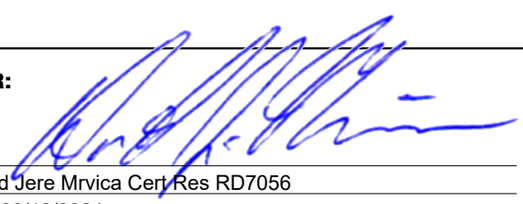
- [x] I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- [ ] I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no 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 that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

None.

APPRAISER:

Signature: 

Name: David Jere Mrvica Cert Res RD7056

Date Signed: 06/12/2024

State Certification #: Cert Res RD7056

or State License #:

State: FL

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

Effective Date of Appraisal: 06/05/2024

SUPERVISORY APPRAISER: (only if required)

Signature:

Name:

Date Signed:

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

Borrower/Client	Dina, Jose					File No.	R24-000251
Property Address	119 SW Platinum Gln						
City	Lake City	County	Columbia	State	FL	Zip Code	32024
Lender	U.S. Bank, N.A.						

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APPRAISER DISCLOSURE STATEMENT

2490920293
File No. R24-000251

Name of Appraiser: David Jere Mrvica Cert Res RD7056

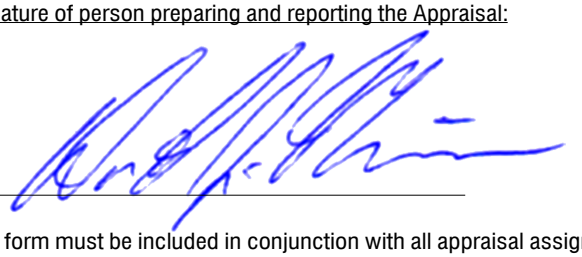
Class of Certification/Licensure:
- ☐ Certified General
- ☒ Certified Residential
- ☐ Licensed Residential
- ☐ Temporary ☐ General ☐ Licensed

Certification/Licensure Number: Cert Res RD7056
Certification/Licensure State: FL Expires: 11/30/2024

Scope: This Report
- ☒ is within the scope of my Certification or License
- ☐ is not within the scope of my Certification or License

Service Provided By:
- ☒ Disinterested & Unbiased Third Party
- ☐ Interested & Biased Third Party
- ☐ Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:



This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

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, result, 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 contract to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to the said engager of this assignment.

I have knowledge and experience in appraising this type of property in this market.

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.

Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of Worth Valuation Services, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of U.S. Bank, N.A., influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that Worth Valuation Services has never participated in any of the following prohibited behavior in our business relationship:

1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;

2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;

3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;

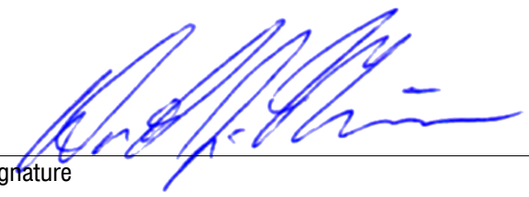
4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;

5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;

6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;

7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;

8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.



Signature

06/12/2024
Date

David Jere Mrvica Cert Res RD7056
Appraiser's Name

Cert Res RD7056
State License or Certification #

State Title or Designation

11/30/2024
Expiration Date of License or Certification

FL
State

119 SW Platinum Gln, Lake City, FL 32024
Address of Property Appraised

05/13

Uniform Residential Appraisal Report

2490920293
File # R24-000251

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 119 SW Platinum Gln | City Lake City | State FL | Zip Code 32024

Borrower Dina, Jose | Owner of Public Record Lippi, Paul A. & Lippi, Sarah A. | County Columbia

Legal Description Lot 6, Block B, Russwood Estates, Unit 2 (see attached full legal description)

Assessor's Parcel # 10-4S-16-02853-276 | Tax Year 2023 | R.E. Taxes $ 3,035

Neighborhood Name Russwood Estates | Map Reference 29380 | Census Tract 1106.04

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)

Lender/Client U.S. Bank, N.A. | Address 200 South 6th Street, Minneapolis, MN 55402

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). DOM 228;List date 10/12/2023;List price $650,000;NFAR MLS# 121223;See attached addenda.

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. Arms length sale;Appraiser reviewed a fully executed sales contract signed by all parties with a contract price of $565,000 and dated 05/27/2024. Contract is considered to be an arms-length transaction with no unusual terms noted.

Contract Price $ 565,000 | Date of Contract 05/27/2024 | Is the property seller the owner of public record? ☒ Yes ☐ No | Data Source(s) Deed Records

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. $0;;

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	45 %
Built-Up	☐ Over 75%	☒ 25-75%	☐ Under 25%	Demand/Supply	☒ Shortage	☐ In Balance	☐ Over Supply	$ (000)	(yrs)		2-4 Unit	5 %
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☐ Under 3 mths	☒ 3-6 mths	☐ Over 6 mths	250	Low	5	Multi-Family	0 %
Neighborhood Boundaries	Subject neighborhood or Market Sales Area (MSA) is bound by Interstate 10							600	High	45	Commercial	10 %
(I-10) - North;Hwy 41/441 - East;CR 240 - South;NW Noegel Rd/County Line Rd - West.								400	Pred.	20	Other	40 %

Neighborhood Description The area is primarily a residential area, composed of average homes (manufactured and site built) with adequate maintenance and average appeal in the market. Within a 5 mile radius from the subject is access to schools, employment, shopping, public transportation, freeway access and local CBD, and supporting services. Subject has adequate ingress/egress from SW Platinum Gln.

Market Conditions (including support for the above conclusions) See attached addenda.

SITE

Dimensions 1.00 ac (see attached plat map) | Area 1.00 ac | Shape Irregular | View N;Res;Res

Specific Zoning Classification RSF-2 | Zoning Description Residential Single Family - Detached

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 See attached addenda.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	☒	☐	Water	☐	☒ Private Well/Typical	Street Asphalt/Typical/Avg	☒	☐
Gas	☐	☐ None	Sanitary Sewer	☐	☒ Septic Tank/Typical	Alley None	☐	☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone X | FEMA Map # 12023C0290D | FEMA Map Date 11/02/2018

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

No adverse easement or encroachment was noted at time of inspection. Private wells and septic tanks are common to this area and have no negative effect on the marketability of the subject parcel. Access to public utilities such as electric, cable, and phone are available to this area. The subject conforms to local zoning regulations and is considered legal by the local taxing authority. Public sewer and water were not available at time of inspection.

IMPROVEMENTS

General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units	☒ One ☐ One with Accessory Unit	☒ Concrete Slab	☐ Crawl Space	Foundation Walls	ConcBlk Perim/Avg	Floors	Wd/VnyPlk/Tle/Cpt/Gd
# of Stories	1	☐ Full Basement	☐ Partial Basement	Exterior Walls	Common Brick/Good	Walls	Drywall/Good
Type	☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area	0 sq.ft.	Roof Surface	Comp Shingle/Good	Trim/Finish	Wood/Good
☒ Existing	☐ Proposed ☐ Under Const.	Basement Finish	0 %	Gutters & Downspouts	Alum/Alum/Good	Bath Floor	Tile/Good
Design (Style)	Ranch	☐ Outside Entry/Exit	☐ Sump Pump	Window Type	DP Alum/Good	Bath Wainscot	Tile/Fbgls/Good
Year Built	1999	Evidence of	☐ Infestation	Storm Sash/Insulated	Insulated/Good	Car Storage	☐ None
Effective Age (Yrs)	5	☐ Dampness	☐ Settlement	Screens	Aluminum/Good	☒ Driveway	# of Cars 2
Attic	☐ None	Heating	☒ FWA ☐ HWBB ☐ Radiant	Amenities	☐ Woodstove(s) # 0	Driveway Surface	Concrete/Avg
☐ Drop Stair	☐ Stairs	☐ Other	Fuel Electric	☐ Fireplace(s) # 0	☒ Fence Vnyl/ChnLk	☒ Garage	# of Cars 2
☐ Floor	☒ Scuttle	Cooling	☒ Central Air Conditioning	☒ Patio/Deck Pto/Dk	☒ Porch Fop/Fsp	☐ Carport	# of Cars 0
☐ Finished	☐ Heated	☐ Individual	☐ Other	☒ Pool In-ground	☒ Other See below	☒ Att.	☐ Det. ☐ Built-in

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

Finished area **above** grade contains: 8 Rooms | 4 Bedrooms | 2.0 Bath(s) | 2,361 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). See attached addenda.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-remodeled-one to five years ago;Bathrooms-remodeled-one to five years ago;The subject dwelling and improvements are considered to be in overall good condition. According to homeowner, a new HVAC system was installed in 2017. According to permit records, new roof covering was installed in 06/2020. No deferred maintenance was found at time of cursory inspection. Normal physical depreciation is calculated and reflected in the cost approach to valuation. No functional or external depreciation was noted at this time.

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

The subject appears to be structurally sound. No apparent adverse factors which should affect the subject's marketability.

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

The subject home and property are common for the area. No functional or external inadequacies were noted upon inspection.

Uniform Residential Appraisal Report

2490920293
File # R24-000251

There are 8 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 309,900 to $ 599,700 .
There are 26 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 265,000 to $ 550,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	119 SW Platinum Gln Lake City, FL 32024	127 SW Belladonna Dr Lake City, FL 32024		401 NW Bridgewater Ter Lake City, FL 32055		171 SW Emily Gln Lake City, FL 32024	
Proximity to Subject		4.62 miles SE		4.24 miles NE		0.19 miles N	
Sale Price	$ 565,000		$ 500,000		$ 550,000		$ 425,000
Sale Price/Gross Liv. Area	$ 239.31 sq.ft.	$ 198.81 sq.ft.		$ 224.67 sq.ft.		$ 178.35 sq.ft.	
Data Source(s)		NFAR MLS# 121386;DOM 112		NFAR MLS# 120570;DOM 3		NFAR MLS# 121113;DOM 177	
Verification Source(s)		Tax/Deed Record/1511-098		Tax/Deed Record/1499-456		Tax/Deed Record/1514-2662	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Cash;0	0	ArmLth Conv;0	0	ArmLth FHA;0	0
Date of Sale/Time		s03/24;c02/24	0	s09/23;c08/23	0	s04/24;c03/24	0
Location	N;Res;Res	N;Res;Res		N;Res;Res		N;Res;Res	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	1.00 ac	1.03 ac	0	2.65 ac	-25,000	32670 sf	+5,000
View	N;Res;Res	N;Res;Res		N;Res;Woods	0	N;Res;Res	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT1;Ranch	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	25	20	0	19	0	23	0
Condition	C3	C3		C3		C3	+56,739
Above Grade Room Count (Total / Bdrms. / Baths)	8 / 4 / 2.0	7 / 3 / 2.0	0	8 / 4 / 3.1	-25,000	7 / 3 / 3.0	-15,000
Gross Living Area	2,361 sq.ft.	2,515 sq.ft.	-11,600	2,448 sq.ft.	0	2,383 sq.ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Normal/Avg	Normal/Avg		Normal/Avg		Normal/Avg	
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central		FWA/Central	
Energy Efficient Items	None noted	None noted		None noted		None noted	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch/Patio/Deck	Fop/Fsp/Pto/Dk	2 Fop/Pto	+1,000	2 Fop/Pto	+1,000	Fop/Lrg Fsp	0
Fireplace/Fence/Etc...	Fence	Frpl/Fence	-1,500	Fireplace	0	Frpl/Fence	-1,500
Storage/Det. Structures/Etc...	Wrkshp/Strg/Shltr	Workshop	+2,500	Workshop	+2,500	Wrkshp/OpnShltr	+1,000
Additional Features/Etc...	Pool	Pool		Pool/Scrn Encl	-10,000	None	+20,000
Net Adjustment (Total)		☐ + ☒ -	$ -9,600	☐ + ☒ -	$ -56,500	☒ + ☐ -	$ 66,239
Adjusted Sale Price of Comparables		Net Adj. 1.9 % Gross Adj. 3.3 %	$ 490,400	Net Adj. 10.3 % Gross Adj. 11.5 %	$ 493,500	Net Adj. 15.6 % Gross Adj. 23.4 %	$ 491,239

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) Deed Records
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) Deed Records

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				
Price of Prior Sale/Transfer				
Data Source(s)	Deed Records/CCPA	Deed Records/CCPA	Deed Records/CCPA	Deed Records/CCPA
Effective Date of Data Source(s)	06/05/2024	06/05/2024	06/05/2024	06/05/2024

Analysis of prior sale or transfer history of the subject property and comparable sales No transactions for the subject within the past three years from the effective date of this analysis. No other transactions for comparables in prior year from the closed date of sale noted.

Summary of Sales Comparison Approach See attached addenda.

Indicated Value by Sales Comparison Approach $ 492,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 492,000 **Cost Approach (if developed) $** 533,383 **Income Approach (if developed) $**

See attached addenda.

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 $ 492,000 **, as of** 06/05/2024 **, which is the date of inspection and the effective date of this appraisal.**

Form 1004UAD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Uniform Residential Appraisal Report

2490920293
File # R24-000251

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	119 SW Platinum Gln Lake City, FL 32024	171 SW Broadleaf Ct Lake City, FL 32024		319 SW Buttercup Dr Lake City, FL 32024			
Proximity to Subject		4.76 miles SE		1.34 miles SE			
Sale Price	$ 565,000		$ 479,000		$ 459,000		$
Sale Price/Gross Liv. Area	$ 239.31 sq.ft.	$ 204.53 sq.ft.		$ 212.80 sq.ft.		$ sq.ft.	
Data Source(s)		NFAR MLS# 122621;DOM 16		NFAR MLS# 123555;DOM 10			
Verification Source(s)		Tax/Deed Record/MLS		Tax/Deed Record/MLS			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		Listing 	0 -4,800	Listing 	0 -4,600		
Date of Sale/Time		c06/24	0	Active	0		
Location	N;Res;Res	N;Res;Res		N;Res;Res			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
Site	1.00 ac	1.00 ac		21780 sf	+10,000		
View	N;Res;Res	N;Res;Res		N;Res;Res			
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch			
Quality of Construction	Q3	Q3		Q3			
Actual Age	25	21	0	18	0		
Condition	C3	C3		C3			
Above Grade Room Count (Total / Bdrms. / Baths)	8 / 4 / 2.0	8 / 4 / 3.0	-15,000	7 / 3 / 2.0	0	/ /	
Gross Living Area	2,361 sq.ft.	2,342 sq.ft.	0	2,157 sq.ft.	+15,300	sq.ft.	
Basement & Finished Rooms Below Grade	0sf	0sf		0sf			
Functional Utility	Normal/Avg	Normal/Avg		Normal/Avg			
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central			
Energy Efficient Items	None noted	None noted		None noted			
Garage/Carport	2ga2dw	2ga2dw		2ga2dw			
Porch/Patio/Deck	Fop/Fsp/Pto/Dk	Fop/Fsp	+1,000	2 Fop/Pto	+1,000		
Fireplace/Fence/Etc...	Fence	Frpl/Fence	-1,500	Frpl/Fence	-1,500		
Storage/Det. Structures/Etc...	Wrkshp/Strg/Shltr	Det Strg	+11,500	None	+12,500		
Additional Features/Etc...	Pool	None	+20,000	None	+20,000		
Net Adjustment (Total)		☒ + ☐ -	$ 11,200	☒ + ☐ -	$ 52,700	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. 2.3 % Gross Adj. 11.2 %	$ 490,200	Net Adj. 11.5 % Gross Adj. 14.1 %	$ 511,700	Net Adj. % Gross Adj. %	$

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			05/01/2024	
Price of Prior Sale/Transfer			$299,000	
Data Source(s)	Deed Records/CCPA	Deed Records/CCPA	Deed Records/CCPA	
Effective Date of Data Source(s)	06/05/2024	06/05/2024	06/05/2024	

Analysis of prior sale or transfer history of the subject property and comparable sales Comparable #5 transferred on 05/01/2024 for the amount of $299,000 as an unqualified transaction (sale price is considered to be below market value and is recorded as an unqualified transaction) and on 05/01/2024 for the amount of $0 as an unqualified transaction. No other transactions for provided listings in prior year from the effective date of this analysis.

ANALYSIS / COMMENTS

Analysis/Comments The following listings were provided to help support value in the current analysis. The listings locations are in similar areas with comparable distances to city amenities as the subject property and is similar in style and GLA. Negotiation adjustments were based on historical percentage differences between listing price and actual sales price over the past 12 months. The estimated median percentage is -5% to 5% and can differ according to days on markets, which could affect the negotiation adjustments. Future unknown issues could also cause an effect on negotiation adjustments. No weight is given to active listings but are provided to further support the stated opinion of value.

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ADDITIONAL COMMENTS

Reasonable exposure time for the property in question in the appraisers opinion is 0-180 days. Exposure time is the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding the acceptance of this assignment.

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 opinion of land value was derived from a combination of county assessments coupled with vacant land sales in the area (when available) within the past twelve months from the effective date of this analysis.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data Marshall & Swift Residential Cost Handbook

Quality rating from cost service Good Effective date of cost data 03/2024

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

Cost estimates were based on information from Marshall & Swift Residential Cost Data (page Good-1 & page Good-15 & page Good-25 & Section C). Depreciation was calculated using the Age/Life Method.

OPINION OF SITE VALUE				=$ 30,000
DWELLING	2,361 Sq.Ft. @ $	167.00		=$ 394,287
	0 Sq.Ft. @ $			=$
Amenities				=$ 85,000
Garage/Carport	749 Sq.Ft. @ $	52.00		=$ 38,948
Total Estimate of Cost-New				=$ 518,235
Less Depreciation	Physical 39,852	Functional	External	=$(39,852)
Depreciated Cost of Improvements				=$ 478,383
"As-is" Value of Site Improvements				=$ 25,000
INDICATED VALUE BY COST APPROACH				**=$ 533,383**

Estimated Remaining Economic Life (HUD and VA only) 60 Years

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.

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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.

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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.

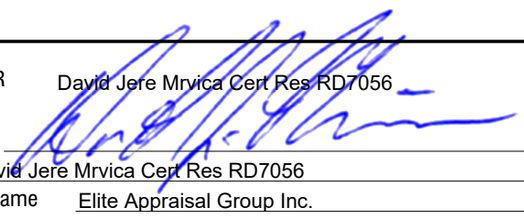
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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 David Jere Mrvica Cert Res RD7056

Signature 

Name David Jere Mrvica Cert Res RD7056
Company Name Elite Appraisal Group Inc.
Company Address 341 SW Faul Ct
Lake City, FL 32024-4959
Telephone Number (386) 754-0940
Email Address orders@eagroupinc.com
Date of Signature and Report 06/12/2024
Effective Date of Appraisal 06/05/2024
State Certification # Cert Res RD7056
or State License #
or Other (describe) State #
State FL
Expiration Date of Certification or License 11/30/2024

ADDRESS OF PROPERTY APPRAISED
119 SW Platinum Gln
Lake City, FL 32024
APPRAISED VALUE OF SUBJECT PROPERTY $ 492,000

LENDER/CLIENT
Name Worth Valuation Services
Company Name U.S. Bank, N.A.
Company Address 200 South 6th Street, Minneapolis, MN 55402
Email Address n/a

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

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Market Conditions Addendum to the Appraisal Report

2490920293
File No. R24-000251

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 119 SW Platinum Gln City Lake City State FL ZIP Code 32024

Borrower Dina, Jose

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	11	6	9	☐ Increasing	☐ Stable	☒ Declining
Absorption Rate (Total Sales/Months)	1.83	2.00	3.00	☒ Increasing	☐ Stable	☐ Declining
Total # of Comparable Active Listings	1	3	8	☐ Declining	☐ Stable	☒ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.5	1.5	2.7	☐ Declining	☐ Stable	☒ Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Median Comparable Sale Price	385,000	422,500	375,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	51	31	94	☐ Declining	☐ Stable	☒ Increasing
Median Comparable List Price	599,700	435,000	430,000	☐ Increasing	☐ Stable	☒ Declining
Median Comparable Listings Days on Market	228	111	82	☒ Declining	☐ Stable	☐ Increasing
Median Sale Price as % of List Price	98.97	98.95	97.40	☐ Increasing	☐ Stable	☒ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☐ Yes ☒ No				☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). After researching recent trends being experienced within the subject's MSA, seller concessions are considered minimal. There has been no noted increase in seller concessions within the past twelve months. In the appraisers opinion, after a historical sales search the seller concessions trends in the area appear to be typical for the area, and no increase in seller concessions has been noticed in the subjects area. The appraiser notes there were closed sales with sellers concessions however did not appear to negatively influence the overall market therefore no concession adjustments were warranted in the appraiser's opinion.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

After searching the closed comparable sales over the past 12 months the presence of foreclosure sales (REO Sales) are not abundant on competitive properties. They are present but at a small percent and does not appear to be a negative factor in this analysis.

Cite data sources for above information. Information obtained through North Florida Association of Realtors (NFAR) MLS.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Conclusions were based on closed and active comparable properties which were obtained from local MLS and public records which are deemed reliable sources. This form is given no weight in this analysis and provided solely per the client's request. This form was retired by Fannie Mae in 2018 which further supports it's inconsistencies, in the appraiser's opinion. In addition there are very few comparable sales within the relevant MSA to formulate a substantiated report in the appraiser's opinion.

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project , complete the following: **Project Name:**

Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings				☐ Declining	☐ Stable	☐ Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				☐ Declining	☐ Stable	☐ Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature	Signature
Appraiser Name David Jere Mrvica Cert Res RD7056	Supervisory Appraiser Name
Company Name Elite Appraisal Group Inc.	Company Name
Company Address 341 SW Faul Ct, Lake City, FL 32024-4959	Company Address
State License/Certification # Cert Res RD7056 State FL	State License/Certification # State
Email Address orders@eagroupinc.com	Email Address

Form 1004MC2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Supplemental Addendum

File No. R24-000251

Borrower/Client	Dina, Jose						
Property Address	119 SW Platinum Gln						
City	Lake City	County	Columbia	State	FL	Zip Code	32024
Lender	U.S. Bank, N.A.						

• **URAR: Subject - Sale/Listing History Amount, Date, Data Source & Record Number**
List date 10/12/2023;List price $650,000;List price changed to $635,900 on 11/07/2023, to $614,900 on 03/12/2024 and to $599,700 on 04/22/2024;Extension noted on 04/10/2024;List status is Pending as of 05/28/2024;No other list price or list status changes noted;Information obtained through North Florida Association of Realtors (NFAR) MLS# 121223.

• **URAR : Neighborhood - Market Conditions**
Appraiser has utilized the Multiple Listing service of the local Board of Realtors in combination with public records to derive the following (Information dated 06/05/2024):
Appraiser calculated subject market trends using historical data over the prior twelve months from the effective date of this analysis. Using the same criteria as the sales comparison derivation the appraiser was able to ascertain a twelve month market analysis for the MSA (market sales area) surrounding the subject property. Market sales in this area are stabling based on the available factual market data which revealed little difference in average sales prices for the period between 06/05/2023 and 06/05/2024 (7-12 Average's $396,364 / 0-6 Average's $403,627). The stabling market trends are most probably due to the housing market nationally as REO and Short sales are minimal with arms-length and new construction transactions maintaining steady. REO/Short Sale properties still exist in the market place but the inventory on these types of properties is decreasing. FHA, conventional, and VA financing programs are common and readily available for qualified buyers. The appraiser notes there appears to be a shortage of comparable property's inventory which is most likely due to the current market on new competitive inventory (26 comparable closed sales -vs- 8 comparable active/pending listings).

• **URAR: Site - Highest and Best Use**
The highest and best use of the subject property is determined as it's current use based on the following criteria - (1) legal permissibility, (2) physical possibility, (3) financial feasibility, and (4) maximum productive use.

• **URAR: Improvements - Additional Features**
Subject property has a finished open porch, a finished screened porch, an open deck, an in-ground pool with open patio area, chain link/vinyl privacy fencing (rear), a detached workshop with half bath and attached lean to, a large open shelter structure, a detached storage building and an attached two car garage. No other additional features noted at time of inspection.

• **URAR : Sales Comparison Analysis - Summary of Sales Comparison Approach**
After an extensive one year comparable sales search, the sales in this report are considered by the appraiser to be the best indicators' of surrounding market conditions available for use in the market data approach to valuation. Comparable sales were chosen according to utility, GLA, amenities and location compared to the subject property. The subject as well as all of the properties utilized within this report are located in areas with comparable distances in proximity to city and public amenities. Appraiser was forced to use comparables (#1,#2,#3,#4,#5) located outside a one mile radius and opposite Interstate 75 (I-75) as well as other major highways due to the limited number of sales in the subject's area. This is considered common for the subject's area. The limited number of sales are attributed to a low turnover of sales in the subject's immediate area. The sales provided are deemed comparable in regards to utility and access to surrounding amenities. Comparables #1 and #3 have closed dates of sales within the past three months from the effective date of this analysis. Comparable #2 has a closed date of sale exceeding typical lender guidelines of six months but is less than twelve months from the effective date of this analysis and is considered a valid indicator of market value for use in the sales comparison approach to value. This was unavoidable and is a direct result of the limited number of recent closed comparable sales in this area. This has no negative affect on the subject's stated opinion of value or it's marketability. All comparable sales provided have closed dates of sales within the past twelve months from the effective date of this analysis and are considered valid indicators of market value for use in the sales comparison approach to value. No time of sale adjustments were warranted due to current market trends.

The appraiser was not able to bracket the subject's actual age in this assignment. This does not negatively affect the market value or marketability of the subject in question and was unavoidable at the time of this report. The subject's condition and effective age are considered to be bracketed by the provided comparables.

The appraiser applied a condition adjustment to comparable #3. Condition adjustment is applied based on the appraiser's opinion of estimated depreciation. Effective age of subject is estimated at 5 years which is approximately 7.69% (effective age 5 years of estimated economic life of 65 years - $27,960). Effective age of comparable #3 is estimated at 15 years which is approximately 23.08% (effective age 15 years of estimated economic life of 65 years - $84,699). The adjusted amount is considered to be within the appraiser's opinion of market reaction and is deemed necessary as this would have some bearing in the market, in the appraiser's opinion.

Appraiser notes the subject's GLA is not bracketed by the provided comparable sales. However, comparable #3 has a GLA variance to the subject of 22 square feet and comparable #2 has a GLA variance to the subject of 87 square feet. GLA variances noted are considered minimal and confirm the subject's GLA to be typical for the area, in the appraiser's opinion. The subject is not considered under-improved for the area and it is the opinion of the appraiser that this does not negatively affect the marketability nor the market value of the subject in question. This was unavoidable and is a direct result of the overall limited number of comparable properties within the subject's Market Sales Area (MSA) that would be considered more similar to that of the subject. Dwellings with an equal or smaller GLA to the subject are present in the area but have a low turnover rate. Comparable #4 (listing) does bracket the subject's GLA. The use of an additional comparable sale that would bracket the subject's GLA would be somewhat unsupportive, in the appraiser's opinion, as the appraiser would have to travel to superior/inferior areas and/or utilize properties with superior/inferior condition ratings in order to provide a comparable sale with a smaller GLA to the subject or be forced to use sales with extreme differences in improvements and/or site size which would grossly inflate the adjustments and would be considered an unsupported method, when not necessary. The appraiser notes the sales used in this analysis are the best indicators' to support the opinion of value, in the appraiser's opinion.

The appraiser notes the subject's secondary amenities (Storage/Det. Structures) are not bracketed by the closed sales however these amenities are not considered to be determining factors in the marketplace to use or not use specific comparables. The determining factors would be the actual structure and site. The appraiser made necessary adjustments for stated amenity differences. Added amenities such as car storage, porches, fences, det storage buildings, etc... are not items or factors to discredit comparable properties with major component similarities which is what the opinion of value is based off. The use of an additional comparable that would bracket the subject's secondary amenities would be somewhat unsupportive, in the appraiser's opinion, as the appraiser would have to travel to superior/inferior areas to locate comparable with like features or be forced to use sales with extreme differences in improvement and/or site size which would grossly inflate the adjustments and would also be an unsupported method when not necessary. The appraiser notes the sales used in this analysis are the best indicators' to support the opinion of value, in the appraiser's opinion.

Supplemental Addendum

File No. R24-000251

Borrower/Client	Dina, Jose						
Property Address	119 SW Platinum Gln						
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No adjustments are warranted for bedroom differences, in the appraiser's opinion. Bedrooms have no additional fixtures such as plumbing, tub/shower or sink and therefore the appraiser does not apply adjustments for bedroom differences.

Due to the overall limited number of comparable sales available for this assignment with exact features to the subject, adjustments made were based on the Appraiser's, Realtors' and Peers' opinion of market reaction coupled with paired sales analysis and market data analysis and extraction where available.

Line adjustments for comparable #3 do exceed typical FNMA guidelines of 10% due to the necessary Condition adjustment, however the adjustment is warranted and necessary. The comparable noted is deemed to be a reliable indicator of market value at the time of this assignment.

Net adjustments for comparable #3 do exceed typical FNMA guidelines of 15% due to necessary Site Size, Condition and Amenity adjustments, however the adjustments are warranted and necessary. The comparable noted is deemed to be a reliable indicator of market value at the time of this assignment.

• URAR: Reconciliation - Reconciliation and Final Value Conclusion

The appraiser gave most weight to comparable #1 due to this property having the least net/gross adjustment percentages which is an indication of this property being most similar to the subject, in the appraiser's opinion. Comparables #2 and #3 were given least weight due to their larger Site Size, Condition and Amenity variances to the subject. Comparables #1, #2 and #3 have gross percentage adjustments within typical guidelines. In the appraiser's opinion, the sales provided are deemed the most comparable for use in the estimation of the subject's current market value. The sales comparison approach to valuation was given all consideration in the final estimate of market value. The cost approach to valuation was developed at the request of the Lender/Client and was given no weight in the estimation of the subject stated opinion of market value. The income approach to valuation was determined to be not applicable in this evaluation. No other sale could be found more similar, to that of the subject, after a one year sales search. Sales are listed above according to consideration. Site adjustments, or lack thereof, are based on direct market value and not size alone.

• Comparable Summary

Comparables Summary & Estimated Indicated Value

	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1:	500,000	1.9	3.3	490,400	45.68
Comp #2:	550,000	10.3	11.5	493,500	34.95
Comp #3:	425,000	15.6	23.4	491,239	19.37

ESTIMATED INDICATED VALUE OF THE SUBJECT: 492,000

• Indicated Weight Value

Estimated indicated value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. The Indicated Value is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average is used as the indicated value of the subject.

As with any method, this technique is not perfect.However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range.

The appraiser notes the difference between the appraiser's opinion of value and the contract price. Appraiser did not observe anything within the sales contract that could explain the difference in value. The appraiser was unable to find any factual market data to support the contract price for this assignment and deems the comparables used in this analysis to be the most reliable indicators' of surrounding market value available for use in the estimation of the subject's stated opinion of market value. In the appraiser's opinion, no other comparable sales could be found that would be considered more similar to that of the subject in regards to GLA, age, condition, quality, and location.

Appraiser notes the difference in GLA (Gross Living Area) between the subject property card and what is stated within the report. The appraiser has physically measured the exterior of the subject dwelling and considers the GLA stated within this report to be correct. This appraisal for measuring, calculating, and reporting of gross living area and non-gross living areas conforms with American National Standards Institute ANSI Z765-2021.

The subjects final opinion of value is above the stated one-unit housing predominant value, however it does fall within the indicated value range reported in the neighborhood section. Fannie Mae and Freddie Mac only require the appraiser to comment if the final opinion of value falls outside of the reported one unit housing price range. There is no impact on the subjects marketability because it did not appraise for the predominant value. The predominant value is simply a measure of central tendency, i.e. mean, median, and/or mode. It is not intended to suggest every home in a specific market area should contract at this centralized value determination. The subject is not considered to be an over-improvement for the market area.

40% is stated as 'other' for land use and is considered unimproved residential, parks, preserves or agricultural property. Appraiser notes, non-residential Land Use (commercial and/or other) is over 50%. This is typical for the subject's area and has no negative affect on the subject's stated opinion of value or it's marketability.

The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et se.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

Having completed an inspection the subject property and surrounding neighborhood on 06/05/2024, I hereby certify that, to the best of my knowledge and belief, the inspection revealed no indications of moderate to significant physical damage to the subject property or neighborhood as a result of the recent disaster Idalia (08/2023). No needed repairs were noted at time of inspection, and there is no adverse affect on the marketability and value of the subject property.

Supplemental Addendum

File No. R24-000251

Borrower/Client	Dina, Jose						
Property Address	119 SW Platinum Gln						
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Lender	U.S. Bank, N.A.						

The global outbreak of a “novel coronavirus” known as COVID-19 was officially declared a pandemic by the World Health Organization (W.H.O.). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of this appraisal.

No personal property was valued in this analysis.

Subject's utilities, such as electric and water, were on and in working order at time of inspection.

Smoke and CO2 detectors were present at time of appraisal inspection.

The appraisal report was created by the appraiser identified on the appraisal report and that the appraisal report is the complete and unaltered report submitted by the identified appraiser. The appraiser cannot be held accountable for alterations made to this report after it has been submitted. The original report remains in our files.

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms for classification of condition, quality, location, view, and other attributes of the subject and comparables. The UAD rating system and required responses are not flexible and employ a "best fit methodology" (from limited choices) as opposed to user defined terms. Some of the standardized responses required by the UAD in the comparable grid could mistakenly imply greater precision and reliability, especially those in which the appraiser has NOT had the opportunity to observe on-site or measure. Examples include: above and below grade living area; ratings and factors for view; amenities; remodeling and updating; condition and quality ratings. Comparables are usually viewed from a distance, and information from additional sources may not correspond to UAD reporting conventions. Therefore, comparable information should be considered an "estimate" unless otherwise noted by the appraiser. The appraiser attempted to obtain and verify sufficient information in the "normal course of business" regarding the subject and comparable properties. Comparable data was obtained from third-party sources including: MLS listings: County Assessor; Real Estate Agents; online resources; and additional public data sources. Not every element of the subject property was viewable. The appraiser did not move any personal property, due to liability concerns for potential damage to the property, to disclose or reveal any unapparent or hidden defects to the structure, nor did the appraiser dismantle or probe the structure to observe enclosed, encased, or otherwise concealed areas. For some attributes, the appraiser's selection from the UAD may conflict with another professional opinion for the same factor. The appraiser reported these items within the constraints of the UAD, while considering and factoring the overall attributes of the subject property and comparables into the final value reconciliation.

The appraiser is not a surveyor. In those instances when a survey has been provided to the appraiser, it has only been relied upon to provide a legal description, site and/or building dimensions, apparent encroachments, or apparent easements. The appraiser renders no opinion and makes no representations, guarantees or warranties, express or implied, regarding the accuracy of these items as delineated within the survey.

The appraiser is not a home or environmental inspector. The appraiser provides an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental problems. The appraiser performs an observation of visible and accessible areas only.

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, result, 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 contract to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to the said engager of this assignment.

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.

Appraiser is knowledgeable of and fully complied with all federal, state, and local laws, including any antidiscrimination laws, rules applicable to the subject property, or any provisions of the Fair Housing Act. No part of the appraisal analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the property, present owners or occupants of the property, or the present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state, or local law.

The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal, and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. Any reference to or use of this appraisal report by a purchaser, borrower or seller for their own purposes, including without limitation for the purposes of a property purchase decision or an appraisal contingency in a purchase agreement, is at such party’s own risk and is not intended or authorized by the appraiser.

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Supplemental Addendum

File No. R24-000251

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06/12/2024
Oversight reference to rural area has been removed.

List to sale price range of -5% to 5% is obtained from 1004MC data as well as twelve month market trends data.

Cost data updated to current 03/2024 cost multiplier.

Comparable #3 removed from comment regarding distance over one mile from subject.

MLS and public record data shows comparable #1 containing GLA of 2515 square feet (see attached property card).

Prior transactions noted for comparable #5 (listing). Comparable #5 transferred on 05/01/2024 for the amount of $299,000 as an unqualified transaction (sale price is considered to be below market value and is recorded as an unqualified transaction / not a valid sale) and on 05/01/2024 for the amount of $0 as an unqualified transaction.

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
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
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
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
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
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
Fop	Finished Open Porch	Porch/Patio/Deck
Fsp	FInished Screened Porch	Porch/Patio/Deck
Fep	Finished Enclosed Porch	Porch/Patio/Deck
Det Strg	Detached Storage	Storage/Det.Structures
Att Strg	Attached Storage	Storage/Det.Structures
Fnc	Fence	Fireplace/Fence/Etc...

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File No. R24-000251

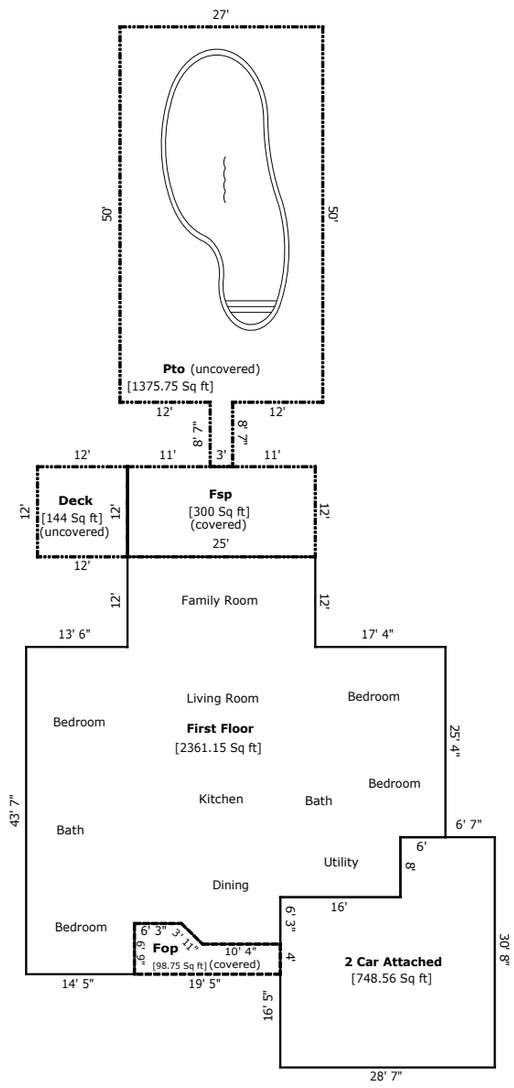
UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

Other Appraiser-Defined Abbreviations (continued)

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
Frpl	Fireplace	Fireplace/Fence/Etc...
Scrn Encl	Screened Enclosure	Additional Features/Etc...
Pto	Patio	Porch/Patio/Deck
Dk	Deck	Porch/Patio/Deck
HrdieBd	Hardie Board	General Description (exterior walls)
WdSdng	Wood Siding	General Description (exterior walls)
CompShngle	Composite Shingle	General Description (roof surface)
ConcBlk	Concrete Block	General Description (exterior walls/foundation walls)
DP Alum	Double-Pane / Aluminum Frame	General Description (window type)
SP Alum	Single-Pane / Aluminum Frame	General Description (window type)
DP Vinyl	Double-Pane / Vinyl Frame	General Description (window type)
Crpt	Carpet	General Description (floors)
WdLm	Wood Laminate	General Description (floors)
Bd&Bttn	Board & Batten	General Description (exterior walls)
Wd	Wood	General Description (floors)
AccUnit	Accessory Unit	Additional Features/Etc...
Prqt	Parquet	General Description (floors)
Brzwy	Breezeway	Porch/Patio/Deck
SnDk	Sun Deck	Porch/Patio/Deck
VnylPlk	Vinyl Plank	General Description (floors)

Building Sketch (Page - 1)

Borrower/Client	Dina, Jose						
Property Address	119 SW Platinum Gln						
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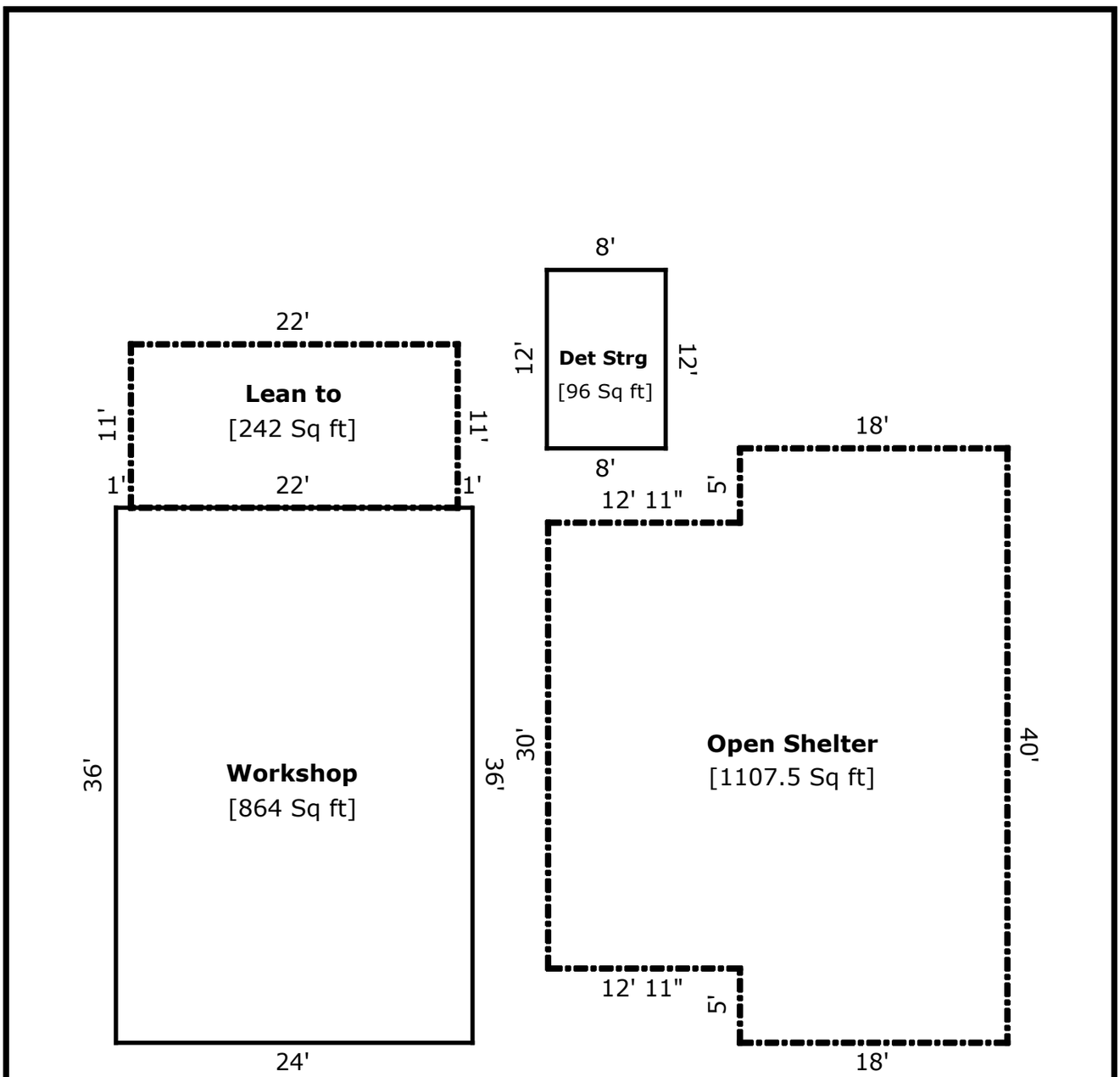
TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**		
First Floor	2361.15 Sq ft	25 × 12	=	300
		55.83 × 25.33	=	1414.44
		49.83 × 8	=	398.67
		33.83 × 3.5	=	118.42
		14.42 × 6.75	=	97.31
		0.5 × 2.75 × 2.83	=	3.9
		10.33 × 2.75	=	28.42
Total Living Area (Rounded):	**2361 Sq ft**			
Non-living Area				
Fsp	300 Sq ft	25 × 12	=	300
Pto	1375.75 Sq ft	27 × 50	=	1350
		3 × 8.58	=	25.75
Deck	144 Sq ft	12 × 12	=	144
2 Car Attached	748.56 Sq ft	28.58 × 22.67	=	647.89
		8 × 12.58	=	100.67
Fop	98.75 Sq ft	0.5 × 2.75 × 2.83	=	3.9
		6.25 × 2.75	=	17.19
		19.42 × 4	=	77.67

Building Sketch (Page - 2)

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City	Lake City	County	Columbia	State	FL	Zip Code	32024
Lender	U.S. Bank, N.A.						



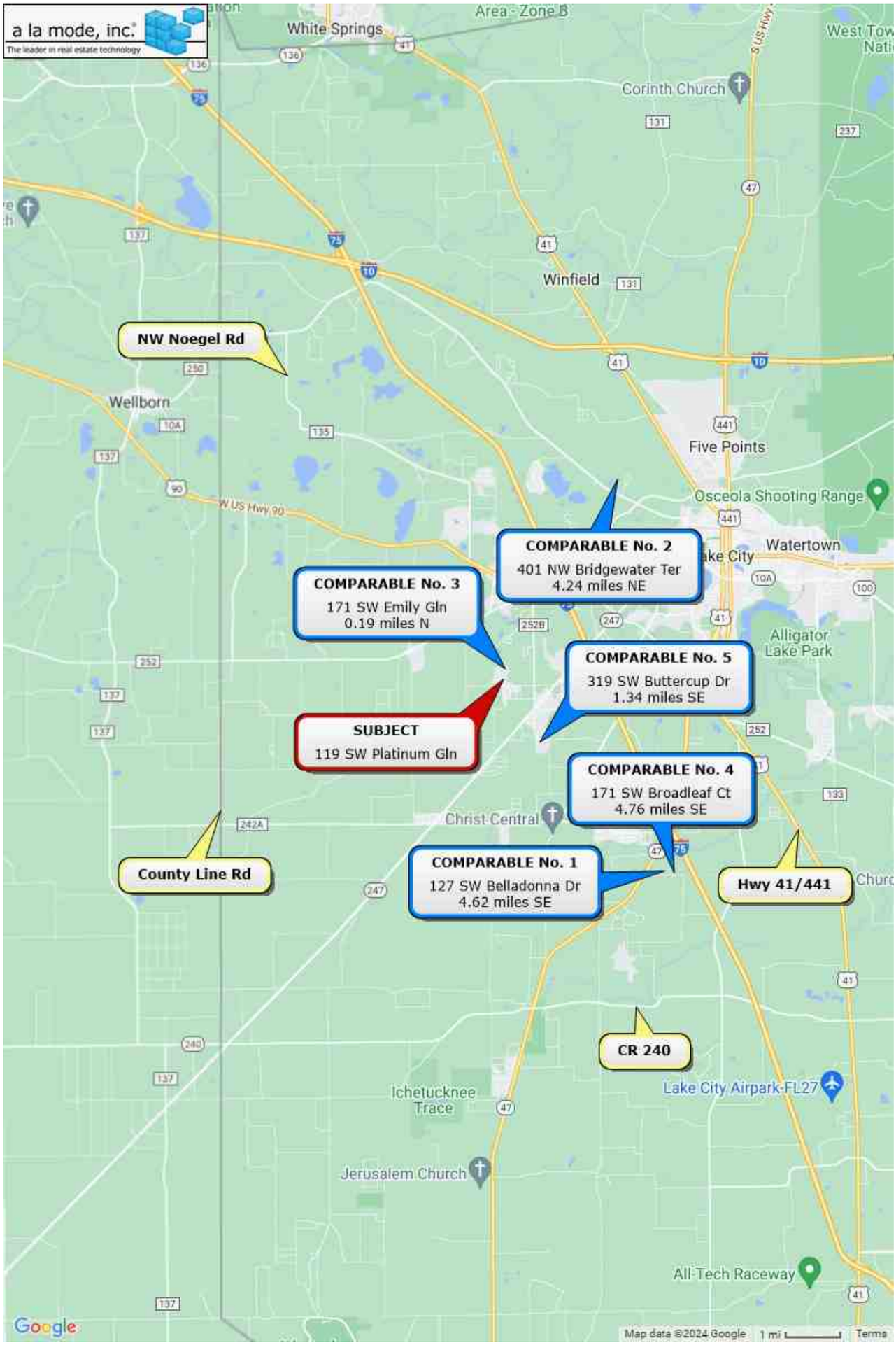
TOTAL Sketch by a la mode

Area Calculations Summary

Non-living Area			
Workshop	864 Sq ft	36 × 24	= 864
Det Strg	96 Sq ft	12 × 8	= 96
Open Shelter	1107.5 Sq ft	30 × 12.92	= 387.5
		18 × 40	= 720
Lean to	242 Sq ft	22 × 11	= 242

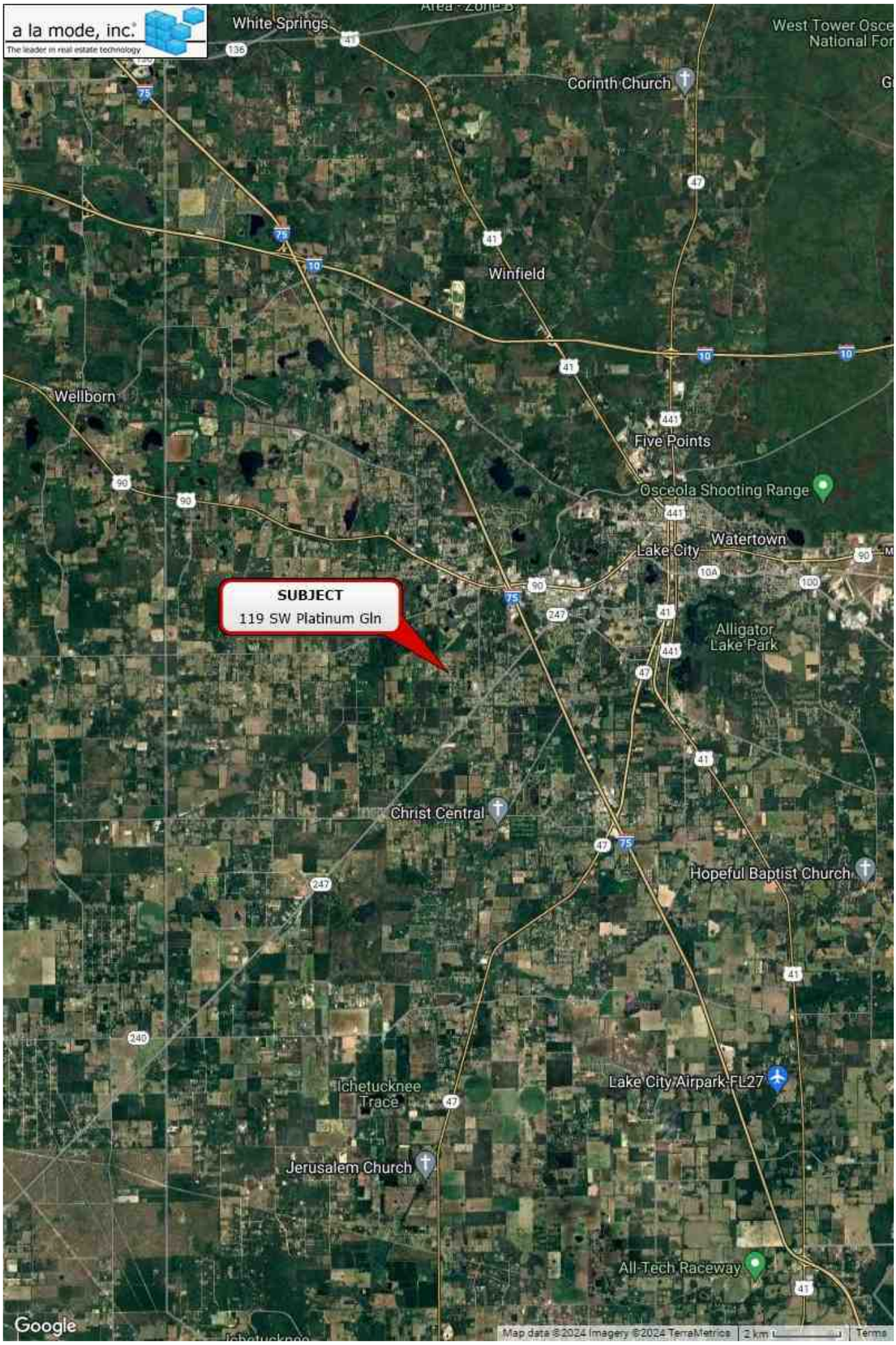
Location Map

Borrower/Client	Dina, Jose						
Property Address	119 SW Platinum Gln						
City	Lake City	County	Columbia	State	FL	Zip Code	32024
Lender	U.S. Bank, N.A.						



Aerial Map

Borrower/Client	Dina, Jose						
Property Address	119 SW Platinum Gln						
City	Lake City	County	Columbia	State	FL	Zip Code	32024
Lender	U.S. Bank, N.A.						



Plat Map



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 10-4S-16-02853-276 (12471) | SINGLE FAMILY (0100) | 1 AC

LOT 6 BLOCK B RUSSWOOD EST UNIT 2. ORB 885-2557, 977-1976.

Owner: **LIPPI PAUL A**
LIPPI SARAH A
119 SW PLATINUM GLN
LAKE CITY, FL 32024

Site: 119 SW PLATINUM GLN, LAKE CITY

Sales Info
3/17/2003 $160,000 I (Q)
7/30/1999 $21,000 V (Q)

2024 Working Values

Mkt Lnd	$30,000	Appraised	$326,798
Ag Lnd	$0	Assessed	$238,059
Bldg	$257,078	Exempt	$50,000
XFOB	$39,720		**county:**$188,059
Just	$326,798	Total Taxable	**city:**$0
			other:$0
			school:$213,059

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 6/6/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

Subject Photo Page

Borrower/Client	Dina, Jose						
Property Address	119 SW Platinum Gln						
City	Lake City	County	Columbia	State	FL	Zip Code	32024
Lender	U.S. Bank, N.A.						



Subject Front View

119 SW Platinum Gln

Sales Price	565,000
Gross Living Area	2,361
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;Res
View	N;Res;Res
Site	1.00 ac
Quality	Q3
Age	25



Subject Rear View



Subject Street Scene

Subject Photo Page

Borrower/Client	Dina, Jose						
Property Address	119 SW Platinum Gln						
City	Lake City	County	Columbia	State	FL	Zip Code	32024
Lender	U.S. Bank, N.A.						



Subject Side View

119 SW Platinum Gln

Sales Price	565,000
Gross Living Area	2,361
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;Res
View	N;Res;Res
Site	1.00 ac
Quality	Q3
Age	25



Subject Side View



Subject Street Scene

(opposite)

Interior Photos

Borrower/Client	Dina, Jose						
Property Address	119 SW Platinum Gln						
City	Lake City	County	Columbia	State	FL	Zip Code	32024
Lender	U.S. Bank, N.A.						



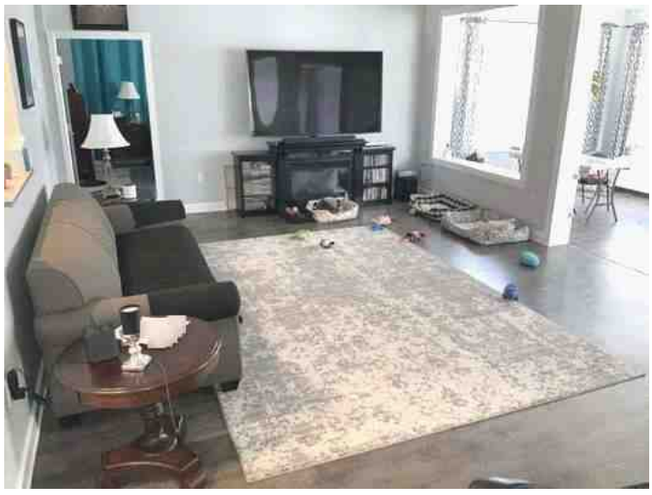
Kitchen (pic 1 of 2)



Kitchen (pic 2 of 2)



Dining



Living Room



Family Room



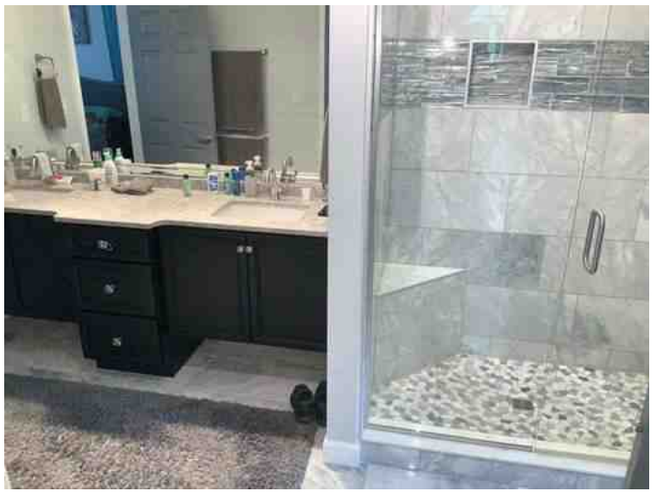
Bedroom

Interior Photos

Borrower/Client	Dina, Jose						
Property Address	119 SW Platinum Gln						
City	Lake City	County	Columbia	State	FL	Zip Code	32024
Lender	U.S. Bank, N.A.						



Bathroom (pic 1 of 2)



Bathroom (pic 2 of 2)



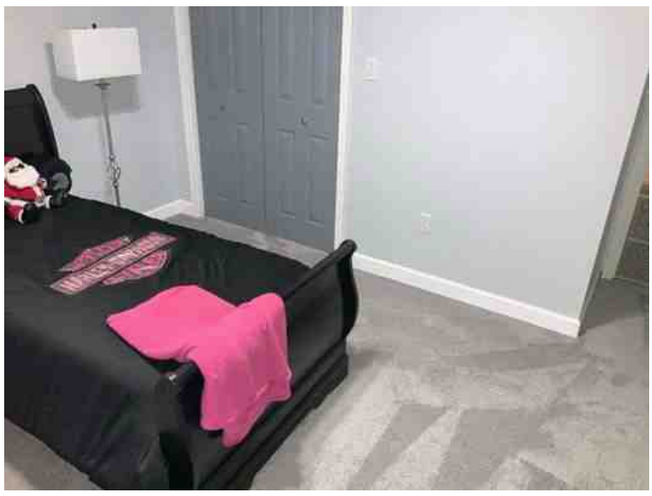
Bedroom



Bedroom



Bathroom



Bedroom

Interior Photos

Borrower/Client	Dina, Jose						
Property Address	119 SW Platinum Gln						
City	Lake City	County	Columbia	State	FL	Zip Code	32024
Lender	U.S. Bank, N.A.						



Utility



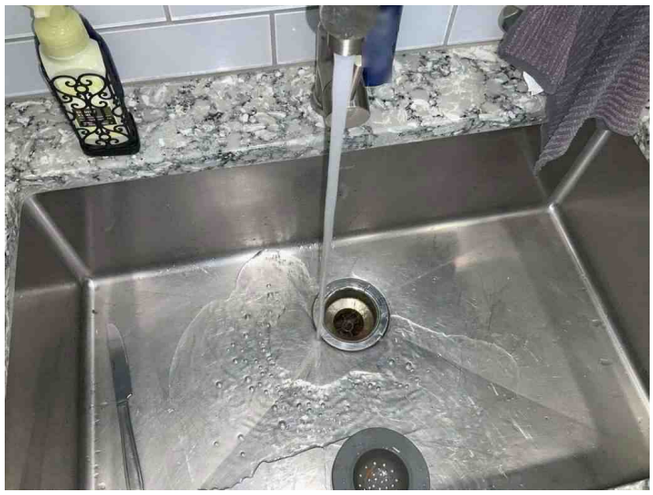
Attached Garage / 2 Car



Finished Screened Porch

Photograph Addendum

Borrower/Client	Dina, Jose						
Property Address	119 SW Platinum Gln						
City	Lake City	County	Columbia	State	FL	Zip Code	32024
Lender	U.S. Bank, N.A.						



Water On & In Working Order



Private Well (water supply)



Electric On & In Working Order



HVAC / Compressor



HVAC / Heat Pump



Additional Subject Rear View

Photograph Addendum

Borrower/Client	Dina, Jose						
Property Address	119 SW Platinum Gln						
City	Lake City	County	Columbia	State	FL	Zip Code	32024
Lender	U.S. Bank, N.A.						



Detached Storage



Detached Storage Interior



Open Shelter



Workshop (front View)



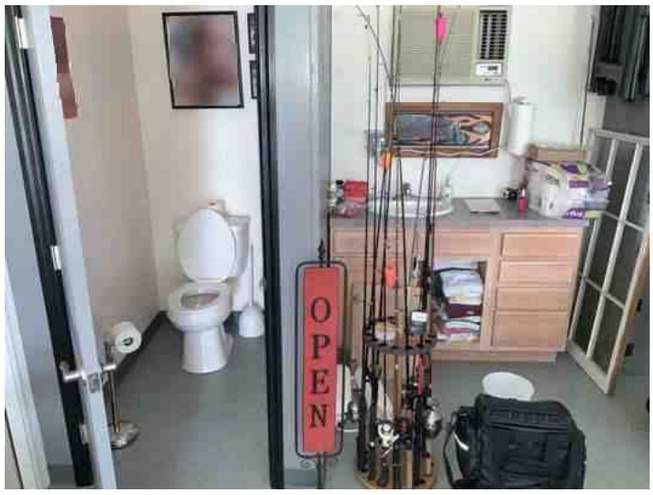
Workshop / Lean to (rear View)



Workshop Interior

Photograph Addendum

Borrower/Client	Dina, Jose						
Property Address	119 SW Platinum Gln						
City	Lake City	County	Columbia	State	FL	Zip Code	32024
Lender	U.S. Bank, N.A.						



Workshop Half Bath



Subject In-ground Pool



Pool Pump/Filter



Side Street Scene
(SW Russwood Ter)



House Number Verification



Street Name Verification

Comparable Photos 1-3

Borrower/Client	Dina, Jose						
Property Address	119 SW Platinum Gln						
City	Lake City	County	Columbia	State	FL	Zip Code	32024
Lender	U.S. Bank, N.A.						



Comparable 1

127 SW Belladonna Dr

Prox. to Subject	4.62 miles SE
Sale Price	500,000
Gross Living Area	2,515
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;Res
View	N;Res;Res
Site	1.03 ac
Quality	Q3
Age	20



Comparable 2

401 NW Bridgewater Ter

Prox. to Subject	4.24 miles NE
Sale Price	550,000
Gross Living Area	2,448
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.1
Location	N;Res;Res
View	N;Res;Woods
Site	2.65 ac
Quality	Q3
Age	19



Comparable 3

171 SW Emily Gln

Prox. to Subject	0.19 miles N
Sale Price	425,000
Gross Living Area	2,383
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	N;Res;Res
View	N;Res;Res
Site	32670 sf
Quality	Q3
Age	23

Comparable Photos 4-5

Borrower/Client	Dina, Jose						
Property Address	119 SW Platinum Gln						
City	Lake City	County	Columbia	State	FL	Zip Code	32024
Lender	U.S. Bank, N.A.						



Comparable 4

171 SW Broadleaf Ct

Prox. to Subject	4.76 miles SE
List Price	479,000
Gross Living Area	2,342
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;Res
View	N;Res;Res
Site	1.00 ac
Quality	Q3
Age	21



Comparable 5

319 SW Buttercup Dr

Prox. to Subject	1.34 miles SE
List Price	459,000
Gross Living Area	2,157
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;Res
View	N;Res;Res
Site	21780 sf
Quality	Q3
Age	18

Lender Case No. 2490920293 | Page # 35

Comparable #1 Property Card

LOT 28 WESTER WOODS, PHASE 1.
WD 1022-2053, WD 1163-9, WD 1511

LEWIS JAMES/LEWIS PATRICIA
127 SW BELLADONNA DR
LAKE CITY, FL 32024

2024

30-4S-17-08898-128

BUILDING CHARACTERISTICS

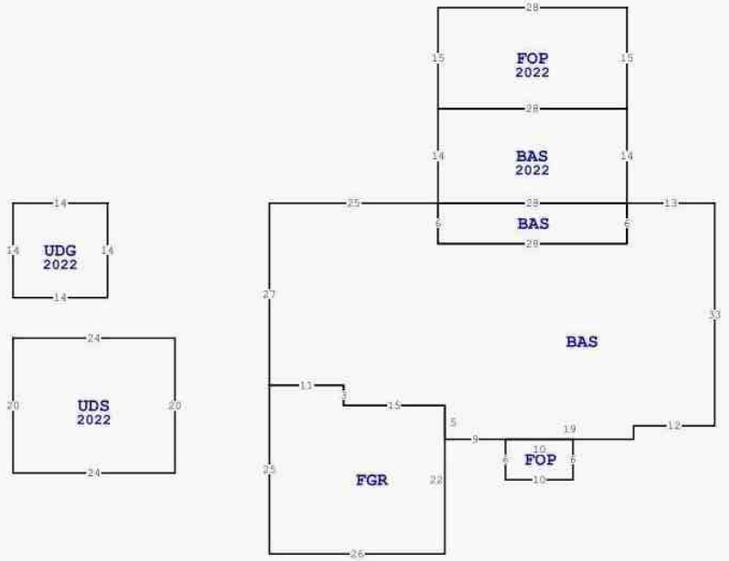
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100	168	17,862
BAS	1,955	100	1,955	207,859
BAS	392	100	392	41,678
FGR	605	55	333	35,405
FOP	60	30	18	1,914
FOP	420	30	126	13,396
UDG	196	55	108	11,483
UDS	480	55	264	28,068
TOTALS	4,276		3,364	357,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,364	118.4516	120.82	406,438	2004	2015	0	0	0	12.00	88.00

1 SINGLE FAM - 100% - 2010 Heated Area: 2515 HX Base Yr 2010



127 SW BELLADONNA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,650.00	UT	2.00	2.00	100	2004	2004	3	100	3,300	
3	0280	POOL R/CON	0	100	34	14	476.00	UT	33.00	33.00	100	2022	2021		97	15,237	
4	0166	CONC,PAVMT	0	100	29	25	725.00	UT	2.00	2.00	100	2022	2021		100	1,450	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2021		100	5,000	

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		357,665
TOTAL MARKET OB/XF VALUE		26,187
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		413,852
SOH/AGL Deduction		67,078
ASSESSED VALUE		346,774
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		296,774
TOTAL JUST VALUE		413,852
NCON VALUE		81,169
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040232	Swimming Pool and	48,000	07/28/2020
20718	SFR	347	05/19/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/98	3/22/2024	WD	Q	I	01	500,000
GRANTOR: SIMMS STEPHEN						
GRANTEE: LEWIS JAMES						
1163/0009	11/28/2008	WD	Q	I		212,000
GRANTOR: VICTOR & DURA DENISE						
GRANTEE: STEPHEN & MICHELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 S6 W28 N6 W25 S27 E11 S3 E15 S5 E9 E19 N2 E12 N33 $
FGR=[ORIG=-66,27] S25 E26 N22 W15 N3 W11 $
FOP=[YR=2022;ORIG=-13,-29] W28 S15 E28 N15 $
BAS=[YR=2022;ORIG=-13,-14] W28 S14 E28 N14 $
BAS=[ORIG=-13,0] W28 S6 E28 N6 $
FOP=[ORIG=-31,35] S6 E10 N6 W10 $
UDG=[YR=2022;ORIG=-90,0] W14 S14 E14 N14 $
UDS=[YR=2022;ORIG=-104,20] S20 E24 N20 W24 $
.

LAND DESCRIPTION

TOTAL OB/XF 26,187

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/28/2024 BY TP Total Acres: 1.03 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 06/05/2024 BY SYS

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

Legal Description

Lot 6, Block B, RUSSWOOD ESTATES, Unit 2, a subdivision according to the plat thereof as recorded in Plat Book 6, Pages 102 and 103 of the public records of Columbia County, Florida.

Appraisers 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

MRVICA, DAVID JERE

341 SW FAUL COURT
LAKE CITY FL 32024

LICENSE NUMBER: RD7056

EXPIRATION DATE: NOVEMBER 30, 2024

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E&O Insurance

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/12/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Wileys Insurance Inc. 483 S Marion Ave Lake City FL 32025-5274	**CONTACT NAME:** Wiley Hunter **PHONE (A/C, No, Ext):** 386-752-1919 **FAX (A/C, No):** 386-752-2102 **E-MAIL ADDRESS:** joei@wileysinsurance.net
INSURED ELITE APPRAISAL GROUP INC. 341 SW Faul Ct Lake City FL 32024-4959	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** TRAVELERS CASUALTY AND SURETY COMPANY OF — 31194 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? ☐ (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Errors and Omissions			106703694	03/21/2024	03/21/2025	EACH CLAIM	1,000,000
							DEDUCTIBLE	5,000
							ALL CLAIMS	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	**CANCELLATION**
INFORMATION PURPOSES ONLY	**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.**
	AUTHORIZED REPRESENTATIVE Wiley S Hunter

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