

Uniform Residential Appraisal Report

Feb. 2013 -08  
File # 13-01032

SUBJECT

CONTRACT

NEIGHBORHOOD

SITE

IMPROVEMENTS

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.

Property Address	3480 Scenic Highway 98	City	Destin	State	FL	Zip Code	32541
Borrower	Jones, Frank & Sally	Owner of Public Record	Alexer, Shane & Susan	County	Okaloosa		
Legal Description	SHORES OF SUNNY BEACH LOT 7						
Assessor's Parcel #	00-2S-22-0584-1020-0063	Tax Year	2012	R.E. Taxes \$	23,661		
Neighborhood Name	Shores of Sunny Beach	Map Reference	18880	Census Tract	0233.03		
Occupant	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD	HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)						
Lender/Client	Baytown Mortgage	Address	723 North Tyndall Parkway, Suite 101, Panama City, FL 32404				
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). DOM 174;Subject was found on the OCAR MLS listed on 08/10/2012 for \$3,400,000, price change to \$3,200,000 on 11/25/2012, price change to \$3,099,000 on 12/1/2012 and status was changed to pending sale on 1/19/2013.							

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;The subject contract is a FL Uniform Contract Residential Contract of Sale of Real Estate dated 1/19/2013 for 3,099,000. Seller willing to pay up to 2% in closing cost. The contract was 12 pages long with 2 addenda.

Contract Price \$	3,099,000	Date of Contract	01/19/2013	Is the property seller the owner of public record?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s)	County Records
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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. \$61,980;;The subject contract is an As Is Florida Realtors/Florida Bar Contract dated 1/19/2013 for 3,099,000. Up to 2% of the closing cost will be paid by the seller, this is typical for the market. The contract was 12 pages long with 2 addenda.

**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	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	55 %					
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %					
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input checked="" type="checkbox"/> Over 6 mths	1,000	Low	1	Multi-Family	20 %				
Neighborhood Boundaries	The subject is bound to the North by Emerald Coast Pkwy, South by The Gulf of Mexico, East by the eastern edge of Okaloosa County and to the West by Mathews Blvd			4,000	High	40	Commercial	15 %				
				2,000	Pred.	18	Other	5 %				
Neighborhood Description	See attached addenda.											
Market Conditions (including support for the above conclusions) See attached addenda.												

Dimensions	66' x 303' x 68' x 299'	Area	20,473 sf	Shape	Mostly Rectangular	View	B;Wtr;
Specific Zoning Classification	Residential - SBN	Zoning Description	Residential - Sunny Beach Neighborhood				
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street	Macadam <input checked="" type="checkbox"/> <input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley	None <input type="checkbox"/> <input type="checkbox"/>
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	12091C0493H	FEMA Map Date	12/06/2002
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe							

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space		Foundation Walls	Wood Pilings/Good	Floors	Hrd Wd\Crpt\Good				
# of Stories	2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls	Stucco/Good	Walls	Drywall\Paint\Good				
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	0 sq.ft.	Roof Surface	Slate/Good	Trim/Finish	Wood\Paint\Good				
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	0 %	Gutters & Downspouts	Aluminum/Good	Bath Floor	Slate Tile\Good				
Design (Style)	Villa	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type	Thermal/Good	Bath Wainscot	Ceramic Tile\Good				
Year Built	1979	Evidence of	<input type="checkbox"/> Infestation	Storm Sash/Insulated	None	Car Storage	<input type="checkbox"/> None				
Effective Age (Yrs)	10	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens	None	<input checked="" type="checkbox"/> Driveway	# of Cars	2			
Attic	<input checked="" type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	0	Driveway Surface	paved			
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) #	2	<input checked="" type="checkbox"/> Fence	Railing	<input checked="" type="checkbox"/> Garage	# of Cars	6	
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	Cov.	<input checked="" type="checkbox"/> Porch	Covered	<input checked="" type="checkbox"/> Carport	# of Cars	2	
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other	<input type="checkbox"/> Pool	None	<input checked="" type="checkbox"/> Other	Spa	<input checked="" type="checkbox"/> Att.	<input checked="" type="checkbox"/> Det.	<input checked="" type="checkbox"/> Built-in	
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)											
Finished area above grade contains: 13 Rooms 5 Bedrooms 6.2 Bath(s) 5,452 Square Feet of Gross Living Area Above Grade											
Additional features (special energy efficient items, etc.). The subject has typical features and energy efficient items for the area.											
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C2;Kitchen-updated-one to five years ago;Bathrooms-updated-one to five years ago;The subject has had the flooring replaced in the kitchen and baths ~2 years ago. All appliances in the kitchen were replaced less than 18 months ago. Carpet and hardwood throughout the house was replaced/installed ~7 years ago. The subject has had an 11' x 11' spa installed in the past 12 months. Subject exhibits less than normal wear and tear on the other components of the house. All these factors lead to a condition of C2 and an effective age of 10 years.											
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe											
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe											

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There are 10 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,999,000 to \$ 4,999,000 .																								
There are 9 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,900,000 to \$ 4,100,000 .																								
FEATURE				SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3											
Address 3480 Scenic Highway 98 Destin, FL 32541				4702 Ocean Blvd Destin, FL 32541			4772 Ocean Blvd Destin, FL 32541			3462 Scenic Highway 98 Destin, FL 32541														
Proximity to Subject				0.37 miles E			0.09 miles W			0.67 miles E														
Sale Price				\$ 3,099,000			\$ 2,986,000			\$ 2,500,000			\$ 3,250,000											
Sale Price/Gross Liv. Area				\$ 568.42 sq.ft.			\$ 521.85 sq.ft.			\$ 489.05 sq.ft.			\$ 524.79 sq.ft.											
Data Source(s)				OCAR# 572631;DOM 212			OCAR# 58398;DOM 176			OCAR#582584;DOM 123														
Verification Source(s)				Okaloosa Cnty Appraiser Record			Okaloosa Cnty Appraiser Record			Okaloosa Cnty Appraiser Record														
VALUE ADJUSTMENTS				DESCRIPTION			DESCRIPTION +(-) \$ Adjustment			DESCRIPTION +(-) \$ Adjustment			DESCRIPTION +(-) \$ Adjustment											
Sales or Financing				ArmLth			ArmLth			ArmLth														
Concessions				Conv;68750			0 Conv;100000			0 Conv;75000			0											
Date of Sale/Time				c01/12			+60,900			s02/13;c01/13			s07/12;c05/12 +44,200											
Location				B;WtrFr;Res			B;WtrFr;Res			B;WtrFr;Res			B;WtrFr;Res											
Leasehold/Fee Simple				Fee Simple			Fee Simple			Fee Simple			Fee Simple											
Site				20,473 sf			20,604 sf			0 16,117 sf			+108,900 20777 sf			0								
View				B;Wtr;			B;Wtr;			B;Wtr;			B;Wtr;											
Design (Style)				DT2;Villa			AT2;Mediterran			-25,000 DT2;Villa			DT2;Villa											
Quality of Construction				Q2			Q2			Q2			Q2											
Actual Age				34			25			-67,185			28			-37,500 30			0					
Condition				C2			C2			C2			C2											
Above Grade				Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths											
Room Count				13 5 6.2			15 7 7.0			+2,500			13 5 6.1			+10,000 14 7 7.1			-7,500					
Gross Living Area				5,452 sq.ft.			5,722 sq.ft.			0			5,112 sq.ft.			0			6,193 sq.ft.			0		
Basement & Finished Rooms Below Grade				Osf			Osf			Osf			Osf											
Functional Utility				Typical/Good			Typical/Good			Typical/Good			Typical/Good											
Heating/Cooling				FWA/CAC			FWA/CAC			FWA/CAC			FWA/CAC											
Energy Efficient Items				Typical			Typical			Typical			+65,000 Typical											
Garage/Carport				3ga2gd1gbi2cp2			3ga2gd1gbi2cp			0 3ga2gd1gbi2cp			0 3ga2gd1gbi2cp			-12,500								
Porch/Patio/Deck				Cov Porch/Patio			Cov Porch/Patio			Cov Porch/Patio			Cov Porch/Patio											
Fireplace				1 In, 1 Out			2 Indoor			0 2 Indoor			0 1 In, 1 Out											
Other Amenities				Spa			Spa			Pool			-10,000 Pool & Spa			-20,000								
Net Adjustment (Total)							<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -28,785			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 136,400			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 4,200											
Adjusted Sale Price of Comparables							Net Adj. 1.0 %			Net Adj. 5.5 %			Net Adj. 0.1 %			Gross Adj. 5.2 % \$ 2,957,215			Gross Adj. 9.3 % \$ 2,636,400			Gross Adj. 2.6 % \$ 3,254,200		
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain																								
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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) Okaloosa County Property Appraiser online record search																								
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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) Okaloosa County Property Appraiser online record search																								
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)				Okaloosa Cnty Online Rcds			Okaloosa Cnty Online Rcds			Okaloosa Cnty Online Rcds			Okaloosa Cnty Online Rcds											
Effective Date of Data Source(s)				02/20/2013			02/20/2013			02/20/2013			02/20/2013											
Analysis of prior sale or transfer history of the subject property and comparable sales Per a search of the Okaloosa County Property Appraiser online property records, the subject has had no transfers in the past 3 years and the comparables have had no transfers in the previous 12 months.																								
Summary of Sales Comparison Approach Sales recited are from subject market area and are in acceptable proximity to the subject. They are the most recent and most comparable homes found. All values affecting dissimilarities were adjusted according to market reaction. Secondary market standards for net and gross adjustment percentages were met. The indicated range of values brackets the value of the subject. The most weight was placed on comparables with the lowest gross % adjustments. The approximate weight given to each comparable is listed here: Comparable 1 - 31%, Comparable 2 - 26%, Comparable 3 - 22% and Comparable 4 - 21%. No weight was given to comparables 5 and 6 as they are not closed sales and were added only to meet client specific requirements. An adjustment value of -6% was made on listing comparables and a -3% on pending comparables based on the median list/sales price ratio determined in the 1004MC form. Appraiser has a reconciled value as determined by the sales comparison approach of \$3,100,000 in US Dollars.																								
Indicated Value by Sales Comparison Approach \$ 3,100,000																								
Indicated Value by: Sales Comparison Approach \$ 3,100,000 Cost Approach (if developed) \$ Income Approach (if developed) \$																								
Market actions of buyers and sellers are best analyzed by the Sales Comparison Approach. The Cost Approach was not developed due to the age of the property. The Income Approach was not developed as the area is composed primarily of owner occupied properties.																								
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> 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 \$ 3,100,000 ,as of 01/19/2013 , which is the date of inspection and the effective date of this appraisal.																								

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SALES COMPARISON APPROACH	FEATURE	SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
	Address	3480 Scenic Highway 98 Destin, FL 32541			2960 Scenic Highway 98 Destin, FL 32541			2968 Scenic Highway 98 Destin, FL 32541			4727 Ocean Blvd Destin, FL 32541					
	Proximity to Subject				0.84 miles W			0.82 miles W			0.47 miles E					
	Sale Price	\$ 3,099,000			\$ 2,999,000			\$ 3,350,000			\$ 3,150,000					
	Sale Price/Gross Liv. Area	\$ 568.42 sq.ft.			\$ 616.70 sq.ft.			\$ 610.31 sq.ft.			\$ 547.54 sq.ft.					
	Data Source(s)				OCAR #589210;DOM 207			OCAR# 59012;DOM 89			OCAR# 589931;DOM 193					
	Verification Source(s)				Okaloosa Cnty Appraiser Record			Okaloosa Cnty Appraiser Record			Okaloosa Cnty Appraiser Record					
	VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION			+(-) \$ Adjustment		
	Sales or Financing				ArmLth						Listing			-201,000		
	Concessions				Conv;59980			0			Active;0			0		
	Date of Sale/Time				s12/12;c12/12						Active			c01/13		
	Location	B;WtrFr;Res			B;WtrFr;Res						B;WtrFr;Res			B;WtrFr;Res		
	Leasehold/Fee Simple	Fee Simple			Fee Simple						Fee Simple			Fee Simple		
	Site	20,473 sf			19525 sf			0			21,344 sf			0		
	View	B;Wtr;			B;Wtr;						B;Wtr;			B;Wtr;		
	Design (Style)	DT2;Villa			DT2;Med			-25,000			DT2;Villa			DT2;Villa		
	Quality of Construction	Q2			Q2						Q2			Q2		
	Actual Age	34			34						28			-50,250		
	Condition	C2			C2						C2			C2		
	Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths				Total	Bdrms.	Baths	Total	Bdrms.	Baths
	Room Count	13	5	6.2	10	4	5.1	+27,500			12	5	6.1	+10,000		
	Gross Living Area	5,452 sq.ft.			4,863 sq.ft.			0			5,489 sq.ft.			0		
	Basement & Finished Rooms Below Grade	0sf			0sf						0sf			0sf		
	Functional Utility	Typical/Good			Typical/Good						Typical/Good			Typical/Good		
	Heating/Cooling	FWA/CAC			FWA/CAC						FWA/CAC			FWA/CAC		
	Energy Efficient Items	Typical			Typical						Typical			Typical		
	Garage/Carport	3ga2gd1gbi2cp2			3ga2gd1gbi2cp			0			3ga2gd1gbi2cp			0		
	Porch/Patio/Deck	Cov Porch/Patio			Cov Porch/Patio						Cov Porch/Patio			Cov Porch/Patio		
	Fireplace	1 In, 1 Out			1 Indoor			+5,000			1 Indoor			+5,000		
	Other Amenities	Spa			Pool			-10,000			None			+15,000		
	Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -2,500			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -221,250		
	Adjusted Sale Price				Net Adj. 0.1 %						Net Adj. 6.6 %					
	of Comparables				Gross Adj. 2.3 %			\$ 2,996,500			Gross Adj. 8.4 %			\$ 3,128,750		
					Gross Adj. 10.1 %			\$ 2,842,625								
	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														
		Price of Prior Sale/Transfer														
		Data Source(s)	Okaloosa Cnty Online Rcds			Okaloosa Cnty Online Rcds			Okaloosa Cnty Online Rcds			Okaloosa Cnty Online Rcds				
		Effective Date of Data Source(s)	02/20/2013			02/20/2013			02/20/2013			02/20/2013				
		Analysis of prior sale or transfer history of the subject property and comparable sales														
		See URAR														
ANALYSIS / COMMENTS	Analysis/Comments See URAR															

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ADDITIONAL COMMENTS

**Extraordinary Assumptions** - The comparables used contain confidential information related to pricing, motivations, negotiations, concessions, fees, etc, that are not typically made known to those not a part of the agreement or closing. Even when provided an interview that confirms parts of a transaction, the values herein are based on the assumption that the data reported to the sources used is correct and reflects the specific marketable features. When more than one source is stated and there are differences in the levels/amounts of the features relevant for refinement, the source deemed most reliable and reflective of the comparable as of the date of that respective sale will be used for comparison.

**Signature Certification** - The digital signatures in this report are duplicates of the original signature(s) and have not been altered or changed in any way.

**Intended User Certification** - The Intended User of this appraisal report is the Client. The Intended Use is to obtain the market value of the property that is the subject of this appraisal for personal knowledge of the client, 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.

**Software Certification** - Any and all references in this (TOTAL) software regarding clients, intended users, intended use, definition of value, assignment conditions, relevant characteristics, scope or work performed, and/or any other conditions / assumptions relative to this assignment are superseded by data expressly entered by the appraiser, respectively.

**Definition/Source of Value** - The purpose of this report is to properly relay the appraisal analysis, opinions, and conclusions in a manner that is objective, impartial, and independent. The value being developed is the most common representation of this arena participant - market value. By definition, market value is the most probable price a property or properties should bring in an open competitive market under conditions requisite to a fair impartial sale where the buyer and seller are both acting knowledgeably and in their own best interest and assuming the price is not affected by unique stimulus or external forces. 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. The buyer and seller are typically motivated, 2. Both parties are knowledgeable and acting in their own best interests, 3. a reasonable time is allowed for the property to be exposed to an open and competitive sale arena, 4. Payment is made in terms of US cash or equivalent 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 sale concessions granted by anyone associated with the sale. This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July and August 1990, by the Federal Reserve System (FRS), by the National Credit Union Administration, (NCUA), by the Federal Deposit Insurance Corporation (FDIC), by the Office of Comptroller of the Currency (OCC), and by the Office of Thrift Supervision (OTS), being further referenced in regulations jointly published in 1994.

**Scope of Work** - The scope of work for this appraisal was 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. I, the appraiser (1) performed a complete visual inspection of the interior and exterior areas of the subject property, (2) inspected the neighborhood, (3) inspected each of the comparable sales from at least the street, (4) researched, verified, and analyzed data from reliable public and/or private sources, and (5) reported my analysis, opinions, and conclusions in this appraisal report. The supervising appraiser has inspected the property at a previous date and did not do another onsite inspection.

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)

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE _____ = \$		
Source of cost data	DWELLING	Sq.Ft. @ \$	_____ = \$
Quality rating from cost service	Effective date of cost data	Sq.Ft. @ \$	_____ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			_____ = \$
		Garage/Carport	Sq.Ft. @ \$ _____ = \$
		Total Estimate of Cost-New _____ = \$	
		Less Physical	Functional External _____ = \$( )
		Depreciation _____ = \$( )	
		Depreciated Cost of Improvements _____ = \$	
		"As-is" Value of Site Improvements _____ = \$	
Estimated Remaining Economic Life (HUD and VA only)	Years	INDICATED VALUE BY COST APPROACH _____ = \$	

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.

# Uniform Residential Appraisal Report

Feb. 2013 -08  
File # 13-01032

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.

# Uniform Residential Appraisal Report

Feb. 2013 -08  
File # 13-01032

**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.

Uniform Residential Appraisal Report

Feb. 2013 -08  
File # 13-01032

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      Ellen Walker

Signature \_\_\_\_\_

Name    Ellen Walker

Company Name    Beach Appraisals

Company Address    9123 Palm St, Suite 101

Destin, FL 32541

Telephone Number    (800) 555-2160

Email Address    info@BeachAppraisals.com

Date of Signature and Report    02/22/2013

Effective Date of Appraisal    01/19/2013

State Certification #    RDZ123456

or State License #    \_\_\_\_\_

or Other (describe)    \_\_\_\_\_ State #    \_\_\_\_\_

State    FL

Expiration Date of Certification or License    11/30/2014

ADDRESS OF PROPERTY APPRAISED

3480 Scenic Highway 98

Destin, FL 32541

APPRAISED VALUE OF SUBJECT PROPERTY \$      3,100,000

LENDER/CLIENT

Name    No AMC

Company Name    Baytown Mortgage

Company Address    723 North Tyndall Parkway, Suite 101,

Panama City, FL 32404

Email Address    Info@BaytownMortgage.net

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    \_\_\_\_\_



Supplemental Addendum

File No. 13-01032

Borrower/Client	Jones, Frank & Sally				
Property Address	3480 Scenic Highway 98				
City	Destin	County	Okaloosa	State	FL
				Zip Code	32541
Lender	Baytown Mortgage				

• URAR: Neighborhood - Description

Destin is a gulf vacation destination with many full time residents with the Gulf of Mexico as the main attraction. The subject's neighborhood, Shores of Sunny Beach, consists of large beach homes & various sized condominiums. Existing homes were built in the late 1970's to 2010. Gulf front properties are typical in the area. The neighborhood has superior appeal due to its linkage to employment centers & support facilities as well as its close proximity to the gulf. The 5% other listed in Present Land Use is vacant land.

• URAR: Neighborhood - Market Conditions

The market value in the area is stabilizing, with supply remaining relatively the same over the past 12 months. At this time, there are significant sales concessions and/or special financing in this market compared to the area as a whole. Days on the market are typically over 180 days with occasional outliers. The subject's market area is considered typical in terms of income levels, demographics, marketability, and appeal for this area. Valuation reflects current market conditions, trends and supply/demand characteristics. Homes in the subject neighborhood and considered comparable occasionally are affected by special financing, if known, are adjusted for the in the market grid. In the subject market seller paid financing concessions up to 4% are considered typical and common. The reasonable exposure time for the subject property is 6 to 9 months.



Revision Request 2/28/2013

Lender called with a revision request to correct a typo on the 1004MC on 2/28/2013. Appraiser removed the signature, updated "ROE" to "REO" on the 1004MC, ran a spell check and updated a few other spelling errors, and then reapplied the signature.

• Intended Use / User:

This appraisal report is prepared for the sole and exclusive use of the appraiser's client, Baytown Mortgage3480 Scenic Highway 98 to assist with the mortgage lending decision. No third parties are authorized to rely upon this report without the express written consent of the appraiser.

The Intended User of this appraisal report is the Lender/Client. No additional Intended Users are identified by the appraiser.

• Remaining Economic Life Comments

The subject property 34 years old. The effective age of the unit is 10 years due to its age, amount of updating, and overall condition. The estimated economic life of structure of this type is 65 years. As a result the remaining economic life of the subject is 25 years.

• Exposure Time:

The appraiser has determined that the subject property would have to be exposed for 0 to 30 days on the open market in order to have a market value of \$3,100,000 on the effective date of the appraisal.

• Additional Final Reconciliation Comments:

The statements of fact contained in this report are true and correct, to the best of my (our) knowledge and belief. I (we) have made a personal inspection of the property that is the subject of this report. No one provided significant professional assistance to the person signing this report (other than the typical clerical support or research personnel employed by the company for these purposes). The Market Data Approach was given primary consideration. The Cost Approach was given secondary consideration as no formal lot appraisal has been performed. The Income Approach was not considered applicable to this type of property, as homes in this area are rarely purchased for their income producing potential. There was limited pool information for this type of value estimation at this time. No personal property of fixtures are included in this appraisal. The purpose, scope, and function of the appraisal is to estimate Market Value for federally related mortgage loan purposes. A



Supplemental Addendum

File No. 13-01032

Borrower/Client	Jones, Frank & Sally				
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Lender	Baytown Mortgage				

detailed review of market sales data extracted from various sources (including Multiple Listing Service, California Market Data Cooperative, TRW Microfiche Service, real estate broker and sales agents, principals, Dataquick Online Information Network, and the appraisers own files), was undertaken by the appraiser. Relevant market factors were weighed and their influence on the subject was considered in the Direct Sales Comparison Analysis. Reproduction cost data and market rental data were reviewed as needed. The appraisal report was then completed in accordance with standards dictated by the Appraisal Institute and lender guidelines (including current appraisal standards and requirements of the Federal Deposit Insurance Corporation of FDIC, the Office of the Comptroller of Currency of OCC, the Office of Thrift Supervision or OTS, the Resolution Trust Corporation or RTC, and the Federal Reserve). The report included data and information needed to lead the reader to a similar market value conclusion. The effective data of the appraisal and the data the appraisal report was prepared are the same, unless otherwise noted. At this time, a reasonable estimate of the marketing time for the subject is approximately 30 to 120 days. My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice. It should also be noted that neither employment of the appraiser nor compensation s conditioned upon the appraisal producing a specific value or value within a given range. By accepting this assignment, I am acknowledging that I possess the appropriate knowledge and experience required to compleat the appraisal assignment competently. In this appraisal assignment, the existence or maintenance of the building, such as the presence of urea-formaldehyde foam insulation, or asbestos, and/or existence of toxic waste, which may or may not be present on the property, has not been considered. The appraiser is not qualified to detect such substances. We urge the client to retain an expert in this field, if desired. This appraisal report is intended to be a self-contained document containing all information necessary to enable a reader to understand the appraiser's opinions and conclusions. Any third party studies referred to (such as pest control, structural, soils, or hazardous materials), have been verified by the appraiser as to their existence and/or relevance, to the extent the assumptions and conclusions are used. If not included with the report, they are maintained within our files, and are available upon request by the client. This appraisal report is intended for use in a mortgage finance transaction only. This report is not intended for any other use.

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Condition Ratings and Definitions

#### C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

#### C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

#### C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

#### C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

#### C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

#### C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

### Quality Ratings and Definitions

#### Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

#### Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner’s site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM  
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner’s site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from “stock” standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is ‘Not Updated’ may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion. A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:  
3.2 indicates three full baths and two half baths.

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

## Other Appraiser-Defined Abbreviations

[illegible]

Subject Photo Page

Borrower/Client	Jones, Frank & Sally				
Property Address	3480 Scenic Highway 98				
City	Destin	County	Okaloosa	State	FL Zip Code 32541
Lender	Baytown Mortgage				



Subject Front

3480 Scenic Highway 98	
Sales Price	3,099,000
Gross Living Area	5,452
Total Rooms	13
Total Bedrooms	5
Total Bathrooms	6.2
Location	B;WtrFr;Res
View	B;Wtr;
Site	20,473 sf
Quality	Q2
Age	34



Subject Rear



Subject Street



Subject Interior Photo Page					
Borrower/Client	Jones, Frank & Sally				
Property Address	3480 Scenic Highway 98				
City	Destin	County	Okaloosa	State	FL Zip Code 32541
Lender	Baytown Mortgage				



Subject Interior

3480 Scenic Highway 98  
Sales Price 3,099,000  
Gross Living Area 5,452  
Total Rooms 13  
Total Bedrooms 5  
Total Bathrooms 6.2  
Location B;WtrFr;Res  
View B;Wtr;  
Site 20,473 sf  
Quality Q2  
Age 34



Subject Interior



Subject Interior

Subject Interior Photo Page					
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Subject Interior



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Subject Interior

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View B;Wtr;  
Site 20,473 sf  
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Subject Interior



Subject Interior

Subject Interior Photo Page					
Borrower/Client	Jones, Frank & Sally				
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Subject Interior

3480 Scenic Highway 98  
Sales Price 3,099,000  
Gross Living Area 5,452  
Total Rooms 13  
Total Bedrooms 5  
Total Bathrooms 6.2  
Location B;WtrFr;Res  
View B;Wtr;  
Site 20,473 sf  
Quality Q2  
Age 34



Subject Interior

Subject Interior



Comparable Photo Page

Borrower/Client	Jones, Frank & Sally					
Property Address	3480 Scenic Highway 98					
City	Destin	County	Okaloosa	State	FL	Zip Code 32541
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Comparable 1

4702 Ocean Blvd	
Prox. to Subject	0.37 miles E
Sale Price	2,986,000
Gross Living Area	5,722
Total Rooms	15
Total Bedrooms	7
Total Bathrooms	7.0
Location	B;WtrFr;Res
View	B;Wtr;
Site	20,604 sf
Quality	Q2
Age	25



Comparable 2

4772 Ocean Blvd	
Prox. to Subject	0.09 miles W
Sale Price	2,500,000
Gross Living Area	5,112
Total Rooms	13
Total Bedrooms	5
Total Bathrooms	6.1
Location	B;WtrFr;Res
View	B;Wtr;
Site	16,117 sf
Quality	Q2
Age	28



Comparable 3

3462 Scenic Highway 98	
Prox. to Subject	0.67 miles E
Sale Price	3,250,000
Gross Living Area	6,193
Total Rooms	14
Total Bedrooms	7
Total Bathrooms	7.1
Location	B;WtrFr;Res
View	B;Wtr;
Site	20777 sf
Quality	Q2
Age	30



Comparable Photo Page

Borrower/Client	Jones, Frank & Sally					
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Lender	Baytown Mortgage					



Comparable 4

2960 Scenic Highway 98	
Prox. to Subject	0.84 miles W
Sale Price	2,999,000
Gross Living Area	4,863
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	5.1
Location	B;WtrFr;Res
View	B;Wtr;
Site	19525 sf
Quality	Q2
Age	34



Comparable 5

2968 Scenic Highway 98	
Prox. to Subject	0.82 miles W
Sale Price	3,350,000
Gross Living Area	5,489
Total Rooms	12
Total Bedrooms	5
Total Bathrooms	6.1
Location	B;WtrFr;Res
View	B;Wtr;
Site	21,344 sf
Quality	Q2
Age	28

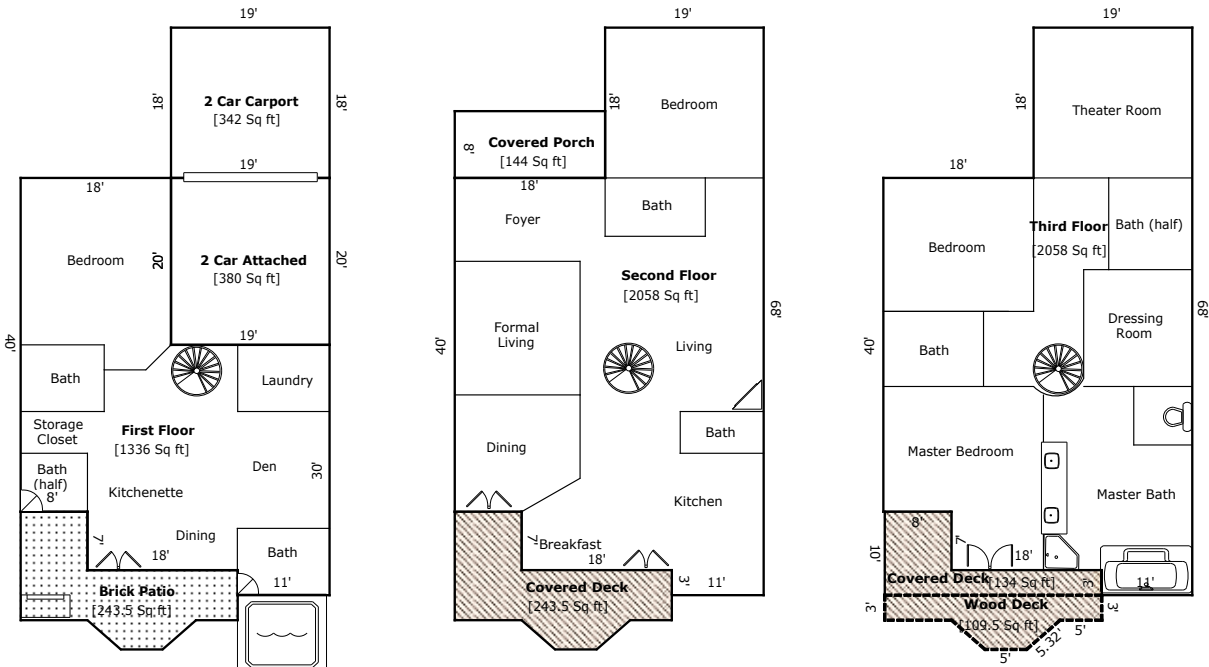


Comparable 6

4727 Ocean Blvd	
Prox. to Subject	0.47 miles E
Sale Price	3,150,000
Gross Living Area	5,753
Total Rooms	14
Total Bedrooms	6
Total Bathrooms	7.2
Location	B;WtrFr;Res
View	B;Wtr;
Site	20,343 sf
Quality	Q2
Age	25

Building Sketch (Page - 1)

Borrower/Client	Jones, Frank & Sally				
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TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area

First Floor	1336 Sq ft
Second Floor	2058 Sq ft
Third Floor	2058 Sq ft
<b>Total Living Area (Rounded):</b>	<b>5452 Sq ft</b>

Non-living Area

2 Car Carport	342 Sq ft
Brick Patio	243.5 Sq ft
2 Car Attached	380 Sq ft
Covered Porch	144 Sq ft
Covered Deck	243.5 Sq ft
Covered Deck	134 Sq ft
Wood Deck	109.5 Sq ft

Location Map

Borrower/Client	Jones, Frank & Sally				
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Lender	Baytown Mortgage				





Aerial Map

Borrower/Client	Jones, Frank & Sally				
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Lender	Baytown Mortgage				





Flood Map

Borrower/Client	Jones, Frank & Sally			
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Lender	Baytown Mortgage			

