

# Market Conditions Addendum to the Appraisal Report

091-5897153-703  
File No. 400122276

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 **7108 Alana Rd** City **Jacksonville** State **FL** ZIP Code **32211**

Borrower **Mattie Worthey**

**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.

| Inventory Analysis  | Prior 7-12 Months   | Prior 4-6 Months | Current - 3 Months | Overall Trend                                 |  |                                     |
|---|---|------------------|--------------------|---|--|-------------------------------------|
| Total # of Comparable Sales (Settled)                                 | 93  | 50               | 48                 | <input type="checkbox"/> Increasing           | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining  |
| Absorption Rate (Total Sales/Months)                                  | 15.50   | 16.67            | 16.00              | <input type="checkbox"/> Increasing           | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining  |
| Total # of Comparable Active Listings                                 | 48  | 52               | 63                 | <input type="checkbox"/> Declining            | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing |
| Months of Housing Supply (Total Listings/Ab.Rate)                     | 3.1   | 3.1              | 3.9                | <input type="checkbox"/> Declining            | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> 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  | 130,500   | 130,500          | 147,450            | <input type="checkbox"/> Increasing           | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining  |
| Median Comparable Sales Days on Market                                | 52  | 52               | 43                 | <input type="checkbox"/> Declining            | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing |
| Median Comparable List Price  | 124,950   | 135,000          | 139,900            | <input type="checkbox"/> Increasing           | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining  |
| Median Comparable Listings Days on Market                             | 145   | 133.5            | 68                 | <input checked="" type="checkbox"/> Declining | <input type="checkbox"/> Stable            | <input type="checkbox"/> Increasing |
| Median Sale Price as % of List Price                                  | 97%   | 98%              | 99%                | <input type="checkbox"/> Increasing           | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining  |
| Seller-(developer, builder, etc.)paid financial assistance prevalent? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                  |                    | <input type="checkbox"/> Declining            | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> 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.). **Seller concessions do occur in this market area and are typically 3-5% of purchase price toward buyer closing costs.**

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).

**There have been foreclosure sales occurring in this area over the past two years and they have negatively affected values.**

Cite data sources for above information. **MLS, public records.**

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.

**Subject's market is considered tenuously stable with estimated marketing time at 3-6 months when taking into consideration all cumulative days on market. Supply currently equals demand. All cash, FHA, and new conventional financing are prevalent. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. The estimated exposure time for the subject, considering a hypothetical sale of the property as of the effective date of this report at the concluded opinion of market value would have been 3 to 6 months based upon analysis of historical data available to this appraiser, which is similar to the neighborhood marketing time.**

**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)          |                   |                  |                    | <input type="checkbox"/> Increasing | <input type="checkbox"/> Stable | <input type="checkbox"/> Declining  |
| Absorption Rate (Total Sales/Months)           |                   |                  |                    | <input type="checkbox"/> Increasing | <input type="checkbox"/> Stable | <input type="checkbox"/> Declining  |
| Total # of Active Comparable Listings          |                   |                  |                    | <input type="checkbox"/> Declining  | <input type="checkbox"/> Stable | <input type="checkbox"/> Increasing |
| Months of Unit Supply (Total Listings/Ab.Rate) |                   |                  |                    | <input type="checkbox"/> Declining  | <input type="checkbox"/> Stable | <input type="checkbox"/> 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.

Signature

Appraiser Name **Mary Jarrell**  
Company Name **Crown Point Appraisers, Inc.**  
Company Address **1420 Harbor Oaks Road, Jacksonville, FL 32207**  
State License/Certification # **Cert Res RD1359** State **FL**  
Email Address **crown-pt@comcast.net**

Signature

Supervisory Appraiser Name  
Company Name  
Company Address  
State License/Certification # State  
Email Address

Uniform Residential Appraisal Report

091-5897153-703
File # 400122276

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 7108 Alana Rd City Jacksonville State FL Zip Code 32211
Borrower Mattie Worthey Owner of Public Record WE HELP FOUNDATION County Duval
Legal Description 25-091 10-2S-27E ARLINGTON HILLS NO 4 LOT 25 BLOCK 13 O/R BK 2621-1116
Assessor's Parcel # 118623 0000 Tax Year 2014 R.E. Taxes \$ 1,689
Neighborhood Name ARLINGTON Map Reference 27260 Census Tract 0150.01
Occupant [ ] Owner [ ] Tenant [x] Vacant Special Assessments \$ 0 [ ] PUD HOA \$ 0 [ ] per year [ ] per month
Property Rights Appraised [x] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [x] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)
Lender/Client imortgage Address 4800 N Scottsdale Road, Suite 3800, Scottsdale, AZ 85251
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? [x] Yes [ ] No
Report data source(s) used, offering price(s), and date(s). DOM 2;MLS #776542. Date Listed: 06/07/2015. Asking price \$145,000.

CONTRACT

I [x] 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 signed copy of the purchase contract was reviewed. In addition, the price and terms were confirmed with the seller.
Contract Price \$ 140,000 Date of Contract 07/15/2015 Is the property seller the owner of public record? [x] Yes [ ] No Data Source(s) Tax 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 [x] 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 [x] Suburban [ ] Rural Property Values [ ] Increasing [x] Stable [ ] Declining PRICE AGE One-Unit 100 %
Built-Up [x] Over 75% [ ] 25-75% [ ] Under 25% Demand/Supply [ ] Shortage [x] In Balance [ ] Over Supply \$ (000) (yrs) 2-4 Unit %
Growth [ ] Rapid [x] Stable [ ] Slow Marketing Time [ ] Under 3 mths [x] 3-6 mths [ ] Over 6 mths 80 Low 25 Multi-Family %
Neighborhood Boundaries Bound on the South by Arlington Expressway, the North by Merrill Road, the East by Mill Creek Road and the West by University Blvd in Jacksonville, Florida. 174 High 65 Commercial %
133 Pred. 55 Other %
Neighborhood Description This is a single family residential area of predominantly older homes located in the Arlington area of Jacksonville.
Neighborhood consists mostly of masonry and frame single family dwellings of average quality construction and appeal. Subject is within close proximity to local schools, shopping and service facilities. The general appearance of the area is good.
Market Conditions (including support for the above conclusions) A current search of the MLS indicates there are approximately 63 homes for sale within the immediate area of the subject. Asking prices range from \$85,000 to \$180,000 with actual sales prices ranging from \$80,000 to \$174,000. Typical marketing time is under six months if not overpriced.

SITE

Dimensions 70/60x 120 Area 7800 sf Shape Rectangular View N;Res;
Specific Zoning Classification RLD-60 Zoning Description Residential Low Density
Zoning Compliance [x] 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? [x] Yes [ ] No If No, describe
Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [x] [ ] Water [x] [ ] Street Asphalt [x] [ ]
Gas [ ] [ ] None Sanitary Sewer [ ] [x] Septic tank Alley None [ ] [ ]
FEMA Special Flood Hazard Area [ ] Yes [x] No FEMA Flood Zone X FEMA Map # 12031C0377H FEMA Map Date 06/03/2013
Are the utilities and off-site improvements typical for the market area? [x] Yes [ ] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [x] No If Yes, describe

IMPROVEMENTS

General Description Foundation Exterior Description materials/condition Interior materials/condition
Units [x] One [ ] One with Accessory Unit [x] Concrete Slab [ ] Crawl Space Foundation Walls Block/Good Floors Cpt/Tile/Good
# of Stories 1 [ ] Full Basement [ ] Partial Basement Exterior Walls Block/Good Walls Plaster/Good
Type [x] Det. [ ] Att. [ ] S-Det./End Unit Basement Area 0 sq.ft. Roof Surface Tar/Gravel/Good Trim/Finish Wood/Good
[x] Existing [ ] Proposed [ ] Under Const. Basement Finish 0 % Gutters & Downspouts Aluminum/Good Bath Floor Tile/Good
Design (Style) Ranch [ ] Outside Entry/Exit [ ] Sump Pump Window Type Single hung/Good Bath Wainscot Paint/Good
Year Built 1956 Evidence of [ ] Infestation Storm Sash/Insulated No Car Storage [ ] None
Effective Age (Yrs) 20 [ ] Dampness [ ] Settlement Screens Yes/Good [x] Driveway # of Cars 1
Attic [ ] None Heating [x] FWA [ ] HWBB [ ] Radiant Amenities [ ] Woodstove(s) # 0 Driveway Surface Concrete
[ ] Drop Stair [ ] Stairs [ ] Other Fuel Electric [ ] Fireplace(s) # 0 [x] Fence Partial [ ] Garage # of Cars 0
[ ] Floor [x] Scuttle Cooling [x] Central Air Conditioning [ ] Patio/Deck None [x] Porch Front [x] Carport # of Cars 1
[ ] Finished [ ] Heated [ ] Individual [ ] Other [ ] Pool None [ ] Other None [x] Att. [ ] Det. [ ] Built-in
Appliances [x] Refrigerator [x] Range/Oven [x] Dishwasher [x] Disposal [x] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 8 Rooms 4 Bedrooms 3.0 Bath(s) 1,835 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) Front screened porch, ceramic tile throughout, older cabinets, granite counters, newer appliances.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-less than one year ago;Bathrooms-updated-less than one year ago;Subject is in good condition and is typical of other homes in the area. Kitchen has been updated with new granite counters and updated appliances. Baths have been updated with new tile and vanities.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [x] No If Yes, describe
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [x] Yes [ ] No If No, describe

# Uniform Residential Appraisal Report

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| There are 63 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 85,000 to \$ 179,500 |   | There are 191 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 80,000 to \$ 174,000 |   |   |                    |
|---|---|---|---|---|--------------------|
| FEATURE   | SUBJECT                                 | COMPARABLE SALE # 1   | COMPARABLE SALE # 2                         | COMPARABLE SALE # 3   |                    |
| Address   | 7108 Alana Rd<br>Jacksonville, FL 32211 | 8526 Sanlando Ave<br>Jacksonville, FL 32211   | 8256 Sanlando Ave<br>Jacksonville, FL 32211 | 2549 Woolery Dr<br>Jacksonville, FL 32211                                 |                    |
| Proximity to Subject  |   | 0.95 miles SE   | 0.75 miles SE                               | 0.82 miles E  |                    |
| Sale Price  | \$ 140,000                              | \$ 147,000  | \$ 139,900                                  | \$ 148,200  |                    |
| Sale Price/Gross Liv. Area  | \$ 76.29 sq.ft.                         | \$ 87.50 sq.ft.   | \$ 89.85 sq.ft.                             | \$ 71.73 sq.ft.   |                    |
| Data Source(s)  |   | MLS #765589;DOM 8   | MLS #772142;DOM 2                           | MLS #767296;DOM 12  |                    |
| Verification Source(s)  |   | Public Records  | Public Records                              | Public Records  |                    |
| VALUE ADJUSTMENTS   | DESCRIPTION                             | DESCRIPTION   | +(-) \$ Adjustment                          | DESCRIPTION   | +(-) \$ Adjustment |
| Sales or Financing Concessions  |   | ArmLth Conv;0   | 0   | ArmLth Conv;0   | 0                  |
| Date of Sale/Time   |   | s05/15;c04/15   |   | s07/15;c05/15   |                    |
| Location  | N;Res;                                  | N;Res;  |   | N;Res;  |                    |
| Leasehold/Fee Simple  | Fee Simple                              | Fee Simple  |   | Fee Simple  |                    |
| Site  | 7800 sf                                 | 9148 sf   | 0   | 11326 sf  | 0                  |
| View  | N;Res;                                  | N;Res;  |   | N;Res;  |                    |
| Design (Style)  | DT1;Ranch                               | DT1;Ranch   |   | DT1;Ranch   |                    |
| Quality of Construction   | Q4                                      | Q4  |   | Q4  |                    |
| Actual Age  | 59                                      | 53  | 0   | 53  | 0                  |
| Condition   | C3                                      | C2  | -5,000                                      | C3  |                    |
| Above Grade   |   |   |   |   |                    |
| Room Count  | Total Bdrms. Baths                      | Total Bdrms. Baths  |   | Total Bdrms. Baths  |                    |
|   | 8 4 3.0                                 | 7 3 2.0   | +3,000                                      | 7 3 2.0   | +3,000             |
| Gross Living Area   | 1,835 sq.ft.                            | 1,680 sq.ft.  | +3,100                                      | 1,557 sq.ft.  | +5,600             |
| Basement & Finished Rooms Below Grade   | Osf                                     | Osf   |   | Osf   |                    |
| Functional Utility  | Adequate                                | Adequate  |   | Adequate  |                    |
| Heating/Cooling   | Central                                 | Central   |   | Central   |                    |
| Energy Efficient Items  | Standard                                | Standard  |   | Standard  |                    |
| Garage/Carport  | 1cp1dw                                  | 2ga2dw  | -4,000                                      | 2cp2dw  | -1,000             |
| Porch/Patio/Deck  | Cov'd porch                             | Cov'd porch   |   | Cov'd porch   |                    |
| Net Adjustment (Total)  |   | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -2,900  |   | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 7,600 |                    |
| Adjusted Sale Price of Comparables  |   | Net Adj. 2.0%<br>Gross Adj. 10.3% \$ 144,100  |   | Net Adj. 5.4%<br>Gross Adj. 6.9% \$ 147,500                               |                    |

SALES COMPARISON APPROACH

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) **MLS/Public 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) **MLS/Public 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      | 04/01/2015     | 10/31/2014         |                    |                    |
| Price of Prior Sale/Transfer     | \$64,500       | \$55,000           |                    |                    |
| Data Source(s)                   | Public Records | Public Records     | Public Records     | Public Records     |
| Effective Date of Data Source(s) | 07/01/2015     | 07/01/2015         | 07/01/2015         | 07/01/2015         |

Analysis of prior sale or transfer history of the subject property and comparable sales **Subject was purchased in 04/2015 for \$64,500 and was subsequently renovated, hence, current higher sales price. Sale 1 was previously purchased in 10/2014 for \$55,000 and was subsequently renovated, hence, adjustment.**

Summary of Sales Comparison Approach **Please note that Sales 1 and 3 have all new kitchen cabinets, superior to the subject's original cabinets, hence, adjustment. Sales 1 and 2 are smaller in size with Sale 3 being larger in size. Sale 1 is most similar overall being most similar in size and was given greatest weight in the final analysis supported by Sales 2 and 3.**

Indicated Value by Sales Comparison Approach \$ **142,000**

Indicated Value by: **Sales Comparison Approach \$ 142,000 Cost Approach (if developed) \$ 145,078 Income Approach (if developed) \$**

The Sales Comparison Approach is the most reliable indicator to value as it best reflects the actions of buyers and sellers in the marketplace.

The Cost Approach was not required to produce a credible report. The Income Approach was not used as these homes are not typically purchased for their income producing potential.

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 \$ 142,000, as of 07/28/2015, which is the date of inspection and the effective date of this appraisal.**

RECONCILIATION

# Uniform Residential Appraisal Report

091-5897153-703  
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The Intended User of this appraisal report is the Lender/Client and HUD/FHA. 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 the Definition of Market Value. No additional Intended Users are identified by the appraiser.

Please note that the utilities were on and in working order during the inspection.

Subject meets all HUD handbook guidelines and the standards set forth in HUD 4105.1 and 4150.2 Handbook.

**"My Comp Search"**The appraiser's comparable search parameters began with an MLS search for homes sold within the prior six months, located within a mile of the subject property, built between 1950 and 1975, containing 1600 to 2100 square feet of living area. The comparable sales used in the appraisal were the most recent and overall similar sales within the subject's market area. Sales 4 and 5 are listings that were included to show comparability of similar home listings and were adjusted for accordingly.

*I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.*

**A reasonable exposure time is 3 months.**

**FIRREA Certification Statement:** The appraiser certifies and agrees that this appraisal report 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 seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

**A head and shoulders inspection of the attic was made.**

**Septic is typical for the area and city sewer is not available to the subject's site.**

**No sales, listing, or pending activity was discovered within the past one year period of homes with a similar third bath amenity as the subject's; hence the across the board adjustment. A third bath amenity like subject's is typical in the market and the fact that market activity of homes with a third bath amenity transferring within the past one year period were not discovered does not create an atypical amenity or over improvement. The across the board adjustment is warranted and market supported from past analysis within this market.**

**Please note that the subject has a kitchenette in the den area. This appears to be an 'added feature' for the den (an tv watching area) and is not a separate apartment. This area is part of the home and is not a separate area. Although there are homes in the area with kitchenettes, none have recently sold. This is typical for the area.**

**It is noted that Sales 4 and 5 are separated from the subject by Merrill Road however these sales are located in the same ISD as the subject and experiences the same market appeal.**

### 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 Cost Approach was not required to produce a credible report and was not used. Cost Approach is not to be used for insurance purposes.

|  |  |  |                                    |                                  |               |
|--|--|--|------------------------------------|----------------------------------|---------------|
| ESTIMATED  | <input type="checkbox"/> REPRODUCTION OR | <input checked="" type="checkbox"/> REPLACEMENT COST NEW | OPINION OF SITE VALUE              |                                  | =\$ 28,000    |
| Source of cost data  | Marshall and Swift                       |  | DWELLING                           | 1,835 Sq.Ft. @ \$ 75.00          | =\$ 137,625   |
| Quality rating from cost service   | Avg                                      | Effective date of cost data                              | Current                            | 0 Sq.Ft. @ \$                    | =\$           |
| Comments on Cost Approach (gross living area calculations, depreciation, etc.) |  |  |                                    |                                  | =\$           |
| See attached sketch addendum for measurements and calculations.                |  |  | Garage/Carport                     | 378 Sq.Ft. @ \$ 15.00            | =\$ 5,670     |
|  |  |  | Total Estimate of Cost-New         |                                  | =\$ 143,295   |
|  |  |  | Less Physical                      | Functional                       | External      |
|  |  |  | Depreciation                       | 38,217                           | = \$( 38,217) |
|  |  |  | Depreciated Cost of Improvements   |                                  | =\$ 105,078   |
|  |  |  | "As-is" Value of Site Improvements |                                  | =\$ 12,000    |
| Estimated Remaining Economic Life (HUD and VA only)                            |  |  | 55 Years                           | INDICATED VALUE BY COST APPROACH | =\$ 145,078   |

### 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)

### 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.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

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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.

# Uniform Residential Appraisal Report

091-5897153-703  
File # 400122276

**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

091-5897153-703  
File # 400122276

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

Signature \_\_\_\_\_  
Name Mary Jarrell  
Company Name Crown Point Appraisers, Inc.  
Company Address 1420 Harbor Oaks Road  
Jacksonville, FL 32207  
Telephone Number (904) 393-9002  
Email Address crown-pt@comcast.net  
Date of Signature and Report 08/03/2015  
Effective Date of Appraisal 07/28/2015  
State Certification # Cert Res RD1359  
or State License # \_\_\_\_\_  
or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
State FL  
Expiration Date of Certification or License 11/30/2016

## ADDRESS OF PROPERTY APPRAISED

7108 Alana Rd  
Jacksonville, FL 32211  
APPRAISED VALUE OF SUBJECT PROPERTY \$ 142,000

## LENDER/CLIENT

Name No AMC  
Company Name imortgage  
Company Address 4800 N Scottsdale Road, Suite 3800,  
Scottsdale, AZ 85251  
Email Address \_\_\_\_\_

## 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 \_\_\_\_\_



# Uniform Residential Appraisal Report

091-5897153-703  
File # 400122276

| FEATURE   |  | SUBJECT                                 |         |       | COMPARABLE SALE # 4  |         |       | COMPARABLE SALE # 5                         |       |         | COMPARABLE SALE # 6  |  |       |                    |       |  |
|---|--|---|---------|-------|--|---------|-------|---|-------|---------|--|--|-------|--------------------|-------|--|
| Address   |  | 7108 Alana Rd<br>Jacksonville, FL 32211 |         |       | 7044 Greenfern Ln<br>Jacksonville, FL 32277                      |         |       | 7026 Greenfern Ln<br>Jacksonville, FL 32277 |       |         |  |  |       |                    |       |  |
| Proximity to Subject  |  |   |         |       | 0.75 miles N   |         |       | 0.77 miles N                                |       |         |  |  |       |                    |       |  |
| Sale Price  |  | \$ 140,000                              |         |       | \$ 158,500   |         |       | \$ 144,900                                  |       |         | \$   |  |       |                    |       |  |
| Sale Price/Gross Liv. Area  |  | \$ 76.29 sq.ft.                         |         |       | \$ 89.85 sq.ft.  |         |       | \$ 79.09 sq.ft.                             |       |         | \$ sq.ft.  |  |       |                    |       |  |
| Data Source(s)  |  |   |         |       | MLS #773573;DOM 74   |         |       | MLS #775157;DOM 62                          |       |         |  |  |       |                    |       |  |
| Verification Source(s)  |  |   |         |       | Public Records   |         |       | Public Records                              |       |         |  |  |       |                    |       |  |
| VALUE ADJUSTMENTS   |  | DESCRIPTION                             |         |       | DESCRIPTION  |         |       | +(-) \$ Adjustment                          |       |         | DESCRIPTION  |  |       | +(-) \$ Adjustment |       |  |
| Sales or Financing  |  |   |         |       | Listing  |         |       |   |       |         | Listing  |  |       |                    |       |  |
| Concessions   |  |   |         |       | List/Sale;4800   |         |       | -4,800                                      |       |         | List/Sale;4300   |  |       | -4,300             |       |  |
| Date of Sale/Time   |  |   |         |       | c07/15   |         |       |   |       |         | Active   |  |       |                    |       |  |
| Location  |  | N;Res;                                  |         |       | N;Res;   |         |       |   |       |         | N;Res;   |  |       |                    |       |  |
| Leasehold/Fee Simple  |  | Fee Simple                              |         |       | Fee Simple   |         |       |   |       |         | Fee Simple   |  |       |                    |       |  |
| Site  |  | 7800 sf                                 |         |       | 9148 sf  |         |       | 0   |       |         | 9583 sf  |  |       | 0                  |       |  |
| View  |  | N;Res;                                  |         |       | N;Res;   |         |       |   |       |         | N;Res;   |  |       |                    |       |  |
| Design (Style)  |  | DT1;Ranch                               |         |       | DT1;Ranch  |         |       |   |       |         | DT1;Ranch  |  |       |                    |       |  |
| Quality of Construction   |  | Q4                                      |         |       | Q4   |         |       |   |       |         | Q4   |  |       |                    |       |  |
| Actual Age  |  | 59                                      |         |       | 53   |         |       | 0   |       |         | 52   |  |       | 0                  |       |  |
| Condition   |  | C3                                      |         |       | C2   |         |       | -5,000                                      |       |         | C3   |  |       |                    |       |  |
| Above Grade   |  | Total                                   | Bd rms. | Baths | Total  | Bd rms. | Baths |   | Total | Bd rms. | Baths  |  | Total | Bd rms.            | Baths |  |
| Room Count  |  | 8                                       | 4       | 3.0   | 8  | 4       | 3.0   |   | 8     | 4       | 2.1  |  |       |                    |       |  |
| Gross Living Area   |  | 1,835 sq.ft.                            |         |       | 1,764 sq.ft.   |         |       | 0   |       |         | 1,832 sq.ft.   |  |       | 0                  |       |  |
| Basement & Finished Rooms Below Grade   |  | 0sf                                     |         |       | 0sf  |         |       |   |       |         | 0sf  |  |       |                    |       |  |
| Functional Utility  |  | Adequate                                |         |       | Adequate   |         |       |   |       |         | Adequate   |  |       |                    |       |  |
| Heating/Cooling   |  | Central                                 |         |       | Central  |         |       |   |       |         | Central  |  |       |                    |       |  |
| Energy Efficient Items  |  | Standard                                |         |       | Standard   |         |       |   |       |         | Standard   |  |       |                    |       |  |
| Garage/Carport  |  | 1cp1dw                                  |         |       | 2cp2dw   |         |       | -1,000                                      |       |         | 1dw  |  |       | +1,000             |       |  |
| Porch/Patio/Deck  |  | Cov'd porch                             |         |       | Cov'd porch  |         |       |   |       |         | Cov'd porch  |  |       |                    |       |  |
|   |  |   |         |       | Pool   |         |       | -7,500                                      |       |         |  |  |       |                    |       |  |
| Net Adjustment (Total)  |  |   |         |       | <input type="checkbox"/> + <input checked="" type="checkbox"/> - |         |       | \$ -18,300                                  |       |         | <input type="checkbox"/> + <input checked="" type="checkbox"/> - |  |       | \$ -1,800          |       |  |
| Adjusted Sale Price of Comparables  |  |   |         |       | Net Adj. 11.5 %  |         |       |   |       |         | Net Adj. 1.2 %   |  |       |                    |       |  |
|   |  |   |         |       | Gross Adj. 11.5 %  |         |       | \$ 140,200                                  |       |         | Gross Adj. 4.7 %   |  |       | \$ 143,100         |       |  |
| 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   |  | 04/01/2015                              |         |       | 03/22/2015   |         |       | 03/12/2015                                  |       |         |  |  |       |                    |       |  |
| Price of Prior Sale/Transfer  |  | \$64,500                                |         |       | \$62,200   |         |       | \$84,000                                    |       |         |  |  |       |                    |       |  |
| Data Source(s)  |  | Public Records                          |         |       | Public Records   |         |       | Public Records                              |       |         |  |  |       |                    |       |  |
| Effective Date of Data Source(s)  |  | 07/01/2015                              |         |       | 07/01/2015   |         |       | 07/01/2015                                  |       |         |  |  |       |                    |       |  |
| Analysis of prior sale or transfer history of the subject property and comparable sales                                 Sale 4 was previously purchased in 03/2015 for \$62,200 and was subsequently fully renovated, hence, adjustment. Sale 5 was previously purchased in 03/2015 for \$84,000 and was subsequently renovated, hence, adjustment. |  |   |         |       |  |         |       |   |       |         |  |  |       |                    |       |  |
| Analysis/Comments   |  |   |         |       |  |         |       |   |       |         |  |  |       |                    |       |  |



## Subject Photo Page

|                  |                |        |       |       |    |          |       |
|------------------|----------------|--------|-------|-------|----|----------|-------|
| Borrower         | Mattie Worthey |        |       |       |    |          |       |
| Property Address | 7108 Alana Rd  |        |       |       |    |          |       |
| City             | Jacksonville   | County | Duval | State | FL | Zip Code | 32211 |
| Lender/Client    | imortgage      |        |       |       |    |          |       |



### Subject Front

7108 Alana Rd  
Sales Price 140,000  
Gross Living Area 1,835  
Total Rooms 8  
Total Bedrooms 4  
Total Bathrooms 3.0  
Location N;Res;  
View N;Res;  
Site 7800 sf  
Quality Q4  
Age 59



### Subject Rear



### Subject Street

## Interior Photos

|                  |                |        |       |       |    |          |       |
|------------------|----------------|--------|-------|-------|----|----------|-------|
| Borrower         | Mattie Worthey |        |       |       |    |          |       |
| Property Address | 7108 Alana Rd  |        |       |       |    |          |       |
| City             | Jacksonville   | County | Duval | State | FL | Zip Code | 32211 |
| Lender/Client    | imortgage      |        |       |       |    |          |       |



**Bedroom**



**Den**



**Kitchenette**



**Bath**



**Bedroom**



**Bedroom**



**Bedroom**



**Bath**



**Bath**



**Dining**



**Kitchen**



**Family**



**Utility**



## Photograph Addendum

|                  |                |        |       |       |    |          |       |
|------------------|----------------|--------|-------|-------|----|----------|-------|
| Borrower         | Mattie Worthey |        |       |       |    |          |       |
| Property Address | 7108 Alana Rd  |        |       |       |    |          |       |
| City             | Jacksonville   | County | Duval | State | FL | Zip Code | 32211 |
| Lender/Client    | imortgage      |        |       |       |    |          |       |



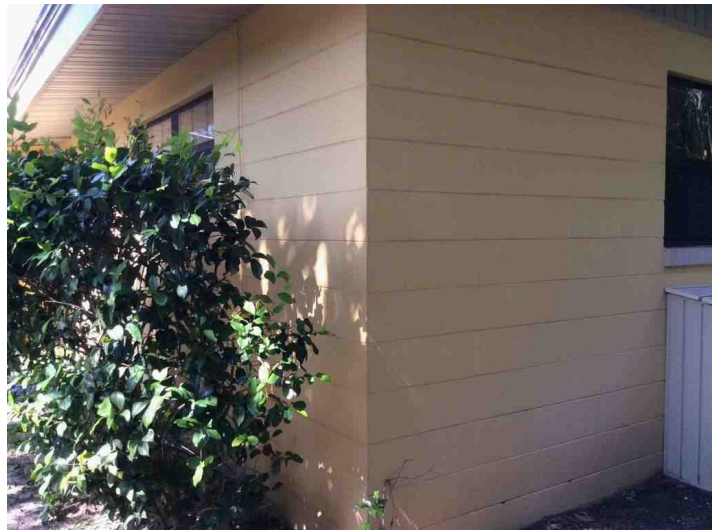
**Corner/Side**



**Corner/Side**



**Corner/Side**



**Corner/Side**



**Corner/Side**



**Corner/Side**



## Comparable Photo Page

|                  |                |        |       |       |    |          |       |
|------------------|----------------|--------|-------|-------|----|----------|-------|
| Borrower         | Mattie Worthey |        |       |       |    |          |       |
| Property Address | 7108 Alana Rd  |        |       |       |    |          |       |
| City             | Jacksonville   | County | Duval | State | FL | Zip Code | 32211 |
| Lender/Client    | imortgage      |        |       |       |    |          |       |



### Comparable 1

8526 Sanlando Ave  
 Prox. to Subject 0.95 miles SE  
 Sale Price 147,000  
 Gross Living Area 1,680  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 9148 sf  
 Quality Q4  
 Age 53



### Comparable 2

8256 Sanlando Ave  
 Prox. to Subject 0.75 miles SE  
 Sale Price 139,900  
 Gross Living Area 1,557  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 11326 sf  
 Quality Q4  
 Age 53



### Comparable 3

2549 Woolery Dr  
 Prox. to Subject 0.82 miles E  
 Sale Price 148,200  
 Gross Living Area 2,066  
 Total Rooms 8  
 Total Bedrooms 4  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 8712 sf  
 Quality Q4  
 Age 51

## Comparable Photo Page

|                  |                |        |       |          |       |
|------------------|----------------|--------|-------|----------|-------|
| Borrower         | Mattie Worthey |        |       |          |       |
| Property Address | 7108 Alana Rd  |        |       |          |       |
| City             | Jacksonville   | County | Duval | State    | FL    |
| Lender/Client    | imortgage      |        |       |          |       |
|                  |                |        |       | Zip Code | 32211 |



### Comparable 4

7044 Greenfern Ln  
 Prox. to Subject 0.75 miles N  
 Sale Price 158,500  
 Gross Living Area 1,764  
 Total Rooms 8  
 Total Bedrooms 4  
 Total Bathrooms 3.0  
 Location N;Res;  
 View N;Res;  
 Site 9148 sf  
 Quality Q4  
 Age 53



### Comparable 5

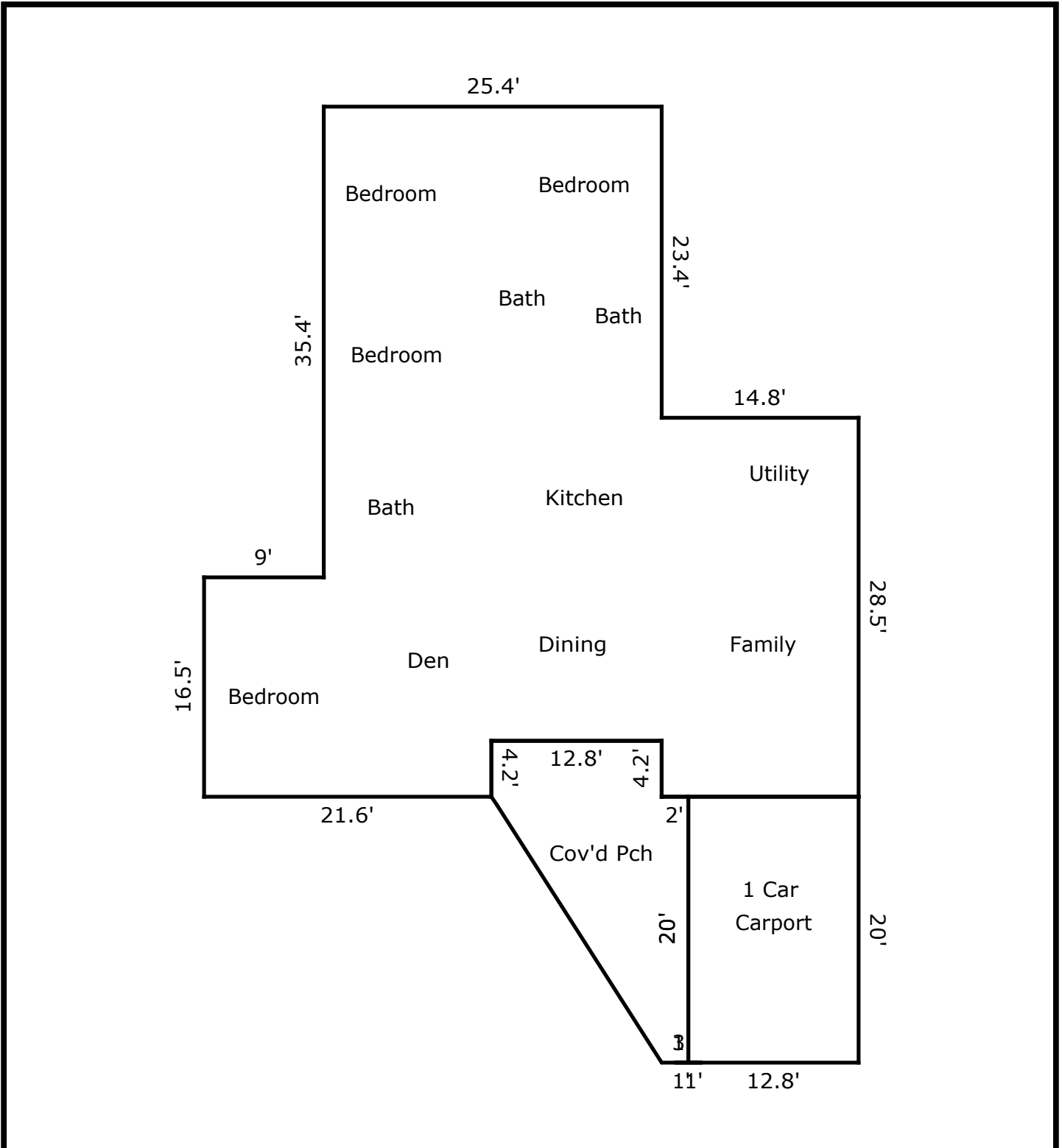
7026 Greenfern Ln  
 Prox. to Subject 0.77 miles N  
 Sale Price 144,900  
 Gross Living Area 1,832  
 Total Rooms 8  
 Total Bedrooms 4  
 Total Bathrooms 2.1  
 Location N;Res;  
 View N;Res;  
 Site 9583 sf  
 Quality Q4  
 Age 52

### Comparable 6

Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

## Building Sketch

|                  |                |        |       |       |    |          |       |
|------------------|----------------|--------|-------|-------|----|----------|-------|
| Borrower         | Mattie Worthey |        |       |       |    |          |       |
| Property Address | 7108 Alana Rd  |        |       |       |    |          |       |
| City             | Jacksonville   | County | Duval | State | FL | Zip Code | 32211 |
| Lender/Client    | imortgage      |        |       |       |    |          |       |



TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

| Living Area                         | Calculation Details |                               |          |
|-------------------------------------|---------------------|-------------------------------|----------|
| First Floor                         | 1834.8 Sq ft        | $28.5 \times 14.8$            | = 421.8  |
|                                     |                     | $25.4 \times 35.4$            | = 899.16 |
|                                     |                     | $12.3 \times 12.8$            | = 157.44 |
|                                     |                     | $16.5 \times 21.6$            | = 356.4  |
| <b>Total Living Area (Rounded):</b> | <b>1835 Sq ft</b>   |                               |          |
| Non-living Area                     |                     |                               |          |
| Screened Porch                      | 221.6 Sq ft         | $20 \times 2$                 | = 40     |
|                                     |                     | $12.8 \times 4.2$             | = 53.76  |
|                                     |                     | $0.6 \times 12.4$             | = 7.44   |
|                                     |                     | $0.5 \times 12.4 \times 19.4$ | = 120.28 |
|                                     |                     | $0.5 \times 0.6 \times 0.4$   | = 0.12   |
| Undefined Area                      | 256 Sq ft           | $12.8 \times 20$              | = 256    |



## Location Map

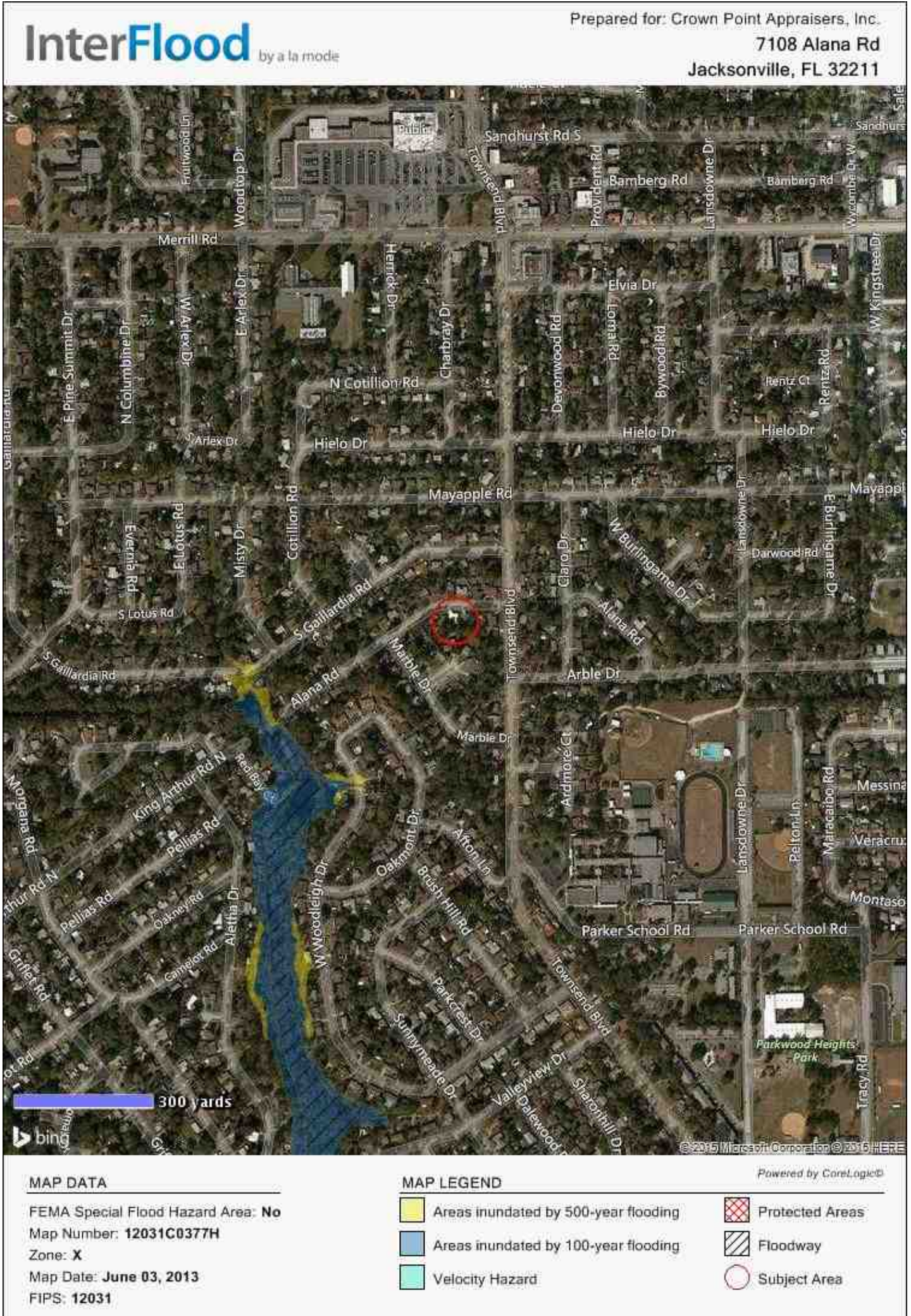
|                  |                |        |       |       |    |          |       |
|------------------|----------------|--------|-------|-------|----|----------|-------|
| Borrower         | Mattie Worthey |        |       |       |    |          |       |
| Property Address | 7108 Alana Rd  |        |       |       |    |          |       |
| City             | Jacksonville   | County | Duval | State | FL | Zip Code | 32211 |
| Lender/Client    | imortgage      |        |       |       |    |          |       |





# Flood Map

|                  |                |        |       |       |    |          |       |
|------------------|----------------|--------|-------|-------|----|----------|-------|
| Borrower         | Mattie Worthey |        |       |       |    |          |       |
| Property Address | 7108 Alana Rd  |        |       |       |    |          |       |
| City             | Jacksonville   | County | Duval | State | FL | Zip Code | 32211 |
| Lender/Client    | imortgage      |        |       |       |    |          |       |





USPAP ADDENDUM

091-5897153-703  
File No. 400122276

|                  |                |              |                         |
|------------------|----------------|--------------|-------------------------|
| Borrower         | Mattie Worthey |              |                         |
| Property Address | 7108 Alana Rd  |              |                         |
| City             | Jacksonville   | County Duval | State FL Zip Code 32211 |
| Lender           | imortgage      |              |                         |

This report was prepared under the following USPAP reporting option:

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: 4 months.

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

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**

**APPRAISER:**

**SUPERVISORY APPRAISER: (only if required)**

Signature: \_\_\_\_\_  
Name: Mary Jarrell  
Date Signed: 08/03/2015  
State Certification #: Cert Res RD1359  
or State License #: \_\_\_\_\_  
State: FL  
Expiration Date of Certification or License: 11/30/2016  
Effective Date of Appraisal: 07/28/2015

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



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**FLORIDA REAL ESTATE APPRAISAL BD  
1940 N. MONROE ST.  
TALLAHASSEE FL 32399-0783**

850-487-1395

JARRELL, MARY LUCINDA  
1334 SAN MATEO AVENUE  
JACKSONVILLE FL 32207

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbecue restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto [www.myfloridalicense.com](http://www.myfloridalicense.com). There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
FLORIDA REAL ESTATE APPRAISAL BD**

**LICENSE NUMBER**

RD1359

The CERTIFIED RESIDENTIAL APPRAISER  
Named below IS CERTIFIED  
Under the provisions of Chapter 475 FS.  
Expiration date: NOV 30, 2016

JARRELL, MARY LUCINDA  
1334 SAN MATEO AVENUE  
JACKSONVILLE FL 32207



ISSUED: 08/28/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L1408260005990

# Real Estate Appraisers Professional Liability



|             |               |                        |
|-------------|---------------|------------------------|
| Date Issued | Policy Number | Previous Policy Number |
| 01/16/2015  | LSI001539-014 | LSI001539-013          |

## LIBERTY SURPLUS INSURANCE CORPORATION

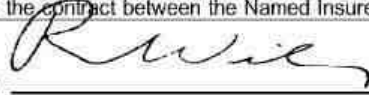
(A New Hampshire Stock Insurance Company, hereinafter the "Company")  
 175 Berkeley Street  
 Boston, MA 02117

THIS IS A CLAIMS MADE AND REPORTED POLICY. PLEASE READ IT CAREFULLY.

Item DECLARATIONS

|  |   |
|--|---|
| <p>1. Customer ID: 132262<br/>                 Named Insured:<br/>                 CROWN POINT APPRAISERS, INC.<br/>                 Mary Lucinda Jarrell<br/>                 1420 Harbor Oaks Road<br/>                 Jacksonville, FL 32207</p> | <p>This insurance is issued pursuant to the Florida Surplus Lines law. Persons insured by surplus lines carriers do not have the protection of the Florida Insurance Guaranty Act to the extent of any right of recovery for the obligation of an insolvent unlicensed insurer.</p> |
| <p>2. Policy Period:<br/>                 From: 02/13/2015 To: 02/13/2016<br/>                 12:01 A.M. Standard Time at the address stated in Item 1.</p>   |   |
| <p>3. Deductible: \$1,000 Each Claim</p>   |   |
| <p>4. Retroactive Date: 02/13/1995</p>   |   |
| <p>5. Inception Date: 02/13/2002</p>   |   |
| <p>6. Limits of Liability:<br/>                 A. \$1,000,000 Each Claim<br/>                 B. \$1,000,000 Aggregate</p>  | <p>The Limit of Liability for Each Claim and in the Aggregate is reduced by Damages and Claims Expenses as defined in the Policy.</p>   |
| <p>7. Mail all notices, including notice of claim, to Agent:</p>   | <p>ITA Administrators &amp; Insurance Services<br/>                 1600 Anacapa Street<br/>                 Santa Barbara, California 93101<br/>                 (800) 334-0652; Fax: (805) 962-0652</p>   |
| <p>8. Annual Premium: \$1,186.00<br/>                 + \$59.30 Surplus Lines Tax<br/>                 + \$2.08 FLSO Service Fees</p>  |   |
| <p>9. Number of Appraisers: 1</p>  |   |
| <p>10. Forms attached at issue: LIA002S (10/11) GPO 4916 03 10 LIA009 (08/11) LIA012 (08/11)<br/>                 LIA020 (03/10) OFAC (08/09) SC-9 (10/08)</p>   |   |

This Declarations Page together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Real Estate Appraisers Professional Liability Insurance Policy shall constitute the contract between the Named Insured and the Company.

By   
 \_\_\_\_\_  
 Authorized Signature

LIA001S (04/10)