

# Uniform Residential Appraisal Report

091-7942261  
File # 23-481

There are <b>2</b> comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ <b>395,000</b> to \$ <b>409,900</b>					
There are <b>4</b> comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ <b>369,900</b> to \$ <b>525,000</b>					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	6153 County Road 352 Keystone Heights, FL 32656	6184 County Road 352 Keystone Hgts, FL 32656	5620 Silver Sands Cir Keystone Heights, FL 32656	7038 Brightwater Dr Keystone Heights, FL 32656	
Proximity to Subject		0.13 miles SW	1.16 miles SE	1.11 miles E	
Sale Price	\$ 408,000	\$ 445,000	\$ 300,000	\$ 470,000	
Sale Price/Gross Liv. Area	\$ 171.00 sq.ft.	\$ 181.78 sq.ft.	\$ 151.82 sq.ft.	\$ 200.34 sq.ft.	
Data Source(s)		NEFAR #1222804:DOM 233	NEFAR #1230877:DOM 85	NEFMLS#1193734:DOM 34	
Verification Source(s)		Doc #4781-1413/Realist	Doc #4764-691/Realist	Doc #4693-823/Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth FHA:0		ArmLth Cash:0	0
Date of Sale/Time		s12/23:c12/23		s03/23:c01/23	0
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	30100 sf	2.81 ac	-27,700	24829 sf	0
View	B;Wtr;	B;Woods;	+12,000	B;Wtr;	-2,500
Design (Style)	DT1;Ranch	DT2;Traditional	0	DT1;Ranch	
Quality of Construction	Q4	Q4		Q4	
Actual Age	63	48	0	43	-10,000
Condition	C4	C3	-20,000	C4	C3
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	7 4 3.0	7 4 2.0	+5,000	7 4 2.0	+5,000
Gross Living Area	2,386 sq.ft.	2,448 sq.ft.	-5,600	1,976 sq.ft.	+36,900
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Average	Average		Average	
Heating/Cooling	CHAC	CHAC		CHAC	
Energy Efficient Items	None	None		None	
Garage/Carport	1cp1dw	1gd2dw	-4,000	1dw	+4,000
Porch/Patio/Deck	Front/Rear/Fl Rm	Front/Rear	+15,000	Front/Rear/Fl Rm	+15,000
Pool Features	No Pool	Inground Pool	-25,000	No Pool	
Additional Features	Storage	Storage		Storage	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -50,300	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 35,900	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -42,500	
Adjusted Sale Price of Comparables		Net Adj. 11.3 % Gross Adj. 25.7 % \$ 394,700	Net Adj. 12.0 % Gross Adj. 18.6 % \$ 335,900	Net Adj. 9.0 % Gross Adj. 17.6 % \$ 427,500	

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) Realist

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) Realist

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)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	12/28/2023	12/28/2023	12/28/2023	12/28/2023

Analysis of prior sale or transfer history of the subject property and comparable sales The subject has not transferred ownership within the previous three years according to public records we reviewed. There were no previous transfers of the comparable's within the last 12 months.

Summary of Sales Comparison Approach See Addenda

Indicated Value by Sales Comparison Approach \$ 408,000

Indicated Value by: Sales Comparison Approach \$ 408,000 Cost Approach (if developed) \$ 70,000 Income Approach (if developed) \$

The Sales Comparison best reflects current market trends and is most reliable for providing an opinion of value. The Cost Approach is not required and not used. The Income Approach was not required and is not used. There are rentals, but the value is best estimated by Sales Comparison and not the Income or Cost Approach.

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: Repair/Replace septic tank and add septic lid, repair electric connection to primary bath, repair/restore electric at lake porch, mitigate water intrusion at door.

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 \$ 408,000, as of 12/28/2023, which is the date of inspection and the effective date of this appraisal.