

GIBBONEY & ASSOCIATES

Gibboney & Associates
1107 E Silver Springs Blvd, #9
Ocala, FL 34470
352-433-2580

10/16/2024

City of Ocala, City Engineer's Office
110 SE Watula Avenue, Ocala, FL 34471

Re: Property: 0 SE 18th Ave
Ocala, FL 34471
Borrower: NA
File no.: 24-235R

Opinion of value: \$ 239,000
Effective date: 09/25/2024

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the Certification and Limiting Conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Anna Roth
State Certified Residential Real Estate Appraiser
License or Certification #: RD7323
State: FL Expires: 11/30/2024
anna@gibboneyappraisals.com

LAND APPRAISAL REPORT

Borrower NA, Property Address 0 SE 18th Ave, City Ocala, County Marion, State FL, Zip Code 34471. Includes fields for Census Tract, Map Reference, and various appraisal details.

NEIGHBORHOOD section containing a grid of property characteristics (Location, Built Up, Growth Rate, etc.) and a detailed comment block describing the neighborhood as primarily single-family homes.

SITE section detailing dimensions (.50 acre), zoning (R1), and utility information (Elec., Gas, Water, San. Sewer). Includes an OFF SITE IMPROVEMENTS table.

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis.

MARKET DATA ANALYSIS table with columns for ITEM, SUBJECT PROPERTY, and three COMPARABLE NO. properties. Includes a summary row for Net Adj. (Total) and Indicated Value of Subject.

Comments and Conditions of Appraisal: See attached addendum.

RECONCILIATION section with a signature for Anna Roth, date of report 10/16/2024, and final market value estimate of \$239,000 as of 09/25/2024.

General Text Addendum

File No. 24-235R

Borrower	NA				
Property Address	0 SE 18th Ave				
City	Ocala	County	Marion	State	FL Zip Code 34471
Lender/Client	City of Ocala, City Engineer's Office				

Neighborhood Description:

The neighborhood/marketing boundaries are: SR40 to the north, SE 17th Street to the south, SE 25th Avenue to the east, and US Highway 441 to the west.

Land : Neighborhood - Market Conditions

Many conventional financing products are still available and while interest rates are higher than they were, the inventory is low and is maintaining a favorable market. Overall, based on industry data, the housing market in Marion County seems to be remaining strong.

Estimated marketing time for competitively priced properties is approximately three to six months. The subject's exposure time is estimated to be around 180 days, or six months.

No personalty was considered or included in this report.

A digital camera was used for the photographs in this report. The images have not been edited or enhanced.

The intended user of this appraisal report is the lender/client. The intended use is to evaluate the property that is the subject of a finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal form, and definitions of market value. No additional intended users are identified by the appraiser.

The appraiser has not conducted any appraisal services regarding the subject property in the past three years, as of the effective date of the appraisal report.

Land : Sales Comparison Analysis - Summary of Sales Comparison Approach

Typically, the Sales Comparison Approach is the most appropriate indicator of value for residential properties. Comparable Sales 1-4 are recent, in the subject's marketing area and are considered supportive. The adjusted sales prices had a range from \$100,484 to \$365,000. The appraised value was taken from the median adjusted sales price.

No size adjustment was deemed necessary for sales within .05 acre of the subject parcel size.

The main emphasis for selection of the comparable sales was the location of the sales, within the stated neighborhood boundaries. The subject is located in close proximity to Downtown Ocala, in a marketing area known as The Woodfields. This is a built up, established neighborhood where there is a very limited number of vacant lots. Comparable Sale 3 represents a tear down sale. Due to the scarcity of vacant lots and lot sales, some of the comparable sales used in the appraisal report occurred over twelve months from the effective date of the appraisal report. They were utilized because they were the most recently closed sale most similar to the subject. No marketing or time adjustment was deemed necessary.

The subject parcel does not currently exist. It is a potion (the S 1/2 acre) of parcel ID#29170-000-00. The property taxes, parcel dimensions, and unique parcel ID do not exist.

Subject Photo Page

Borrower	NA				
Property Address	0 SE 18th Ave				
City	Ocala	County	Marion	State	FL Zip Code 34471
Lender/Client	City of Ocala, City Engineer's Office				



Subject Front

0 SE 18th Ave
Sales Price
Gross Living Area 572
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1.0
Location N;Res;
View N;Res;
Site 10,500 sf
Quality Q4
Age 65



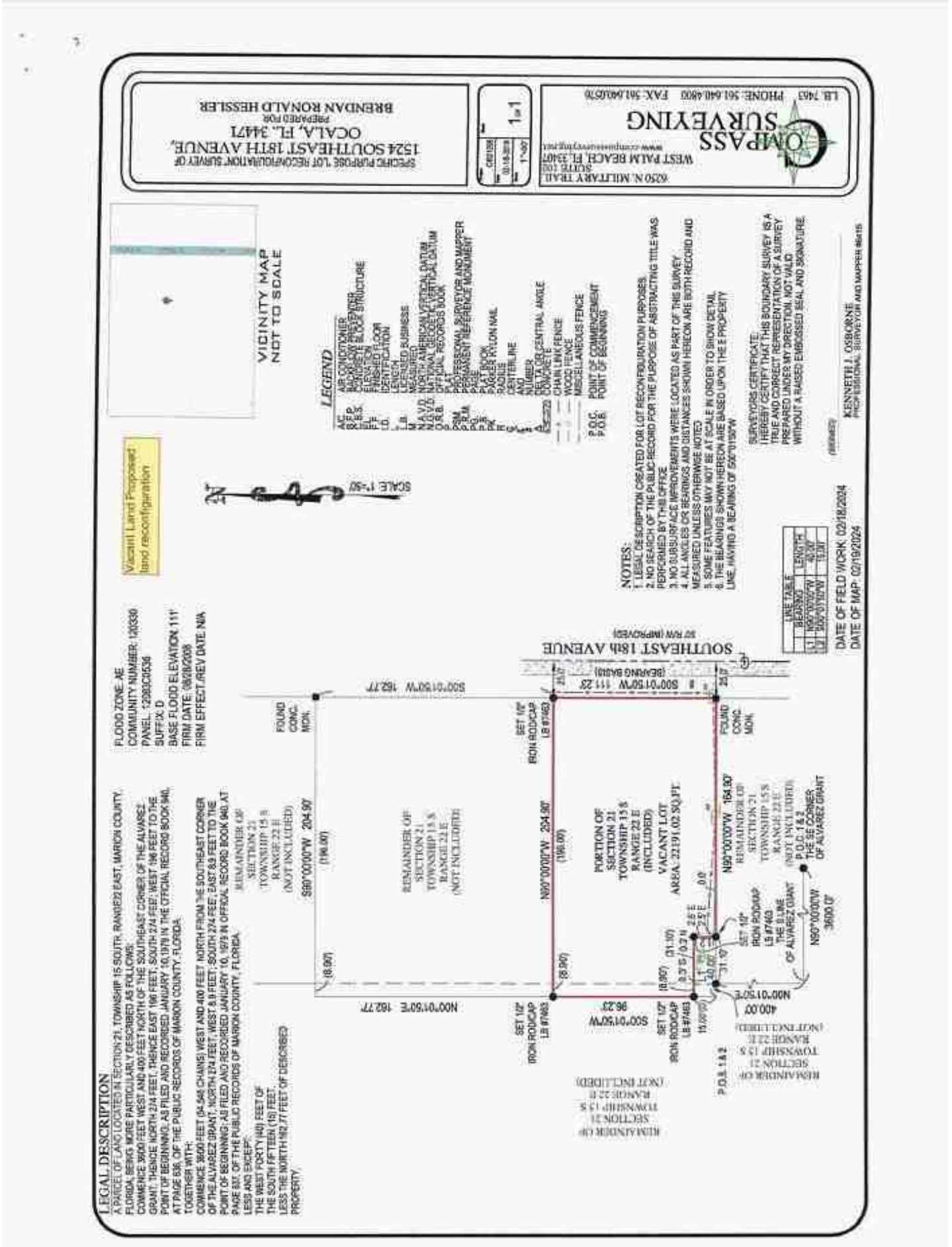
Subject



Subject Street

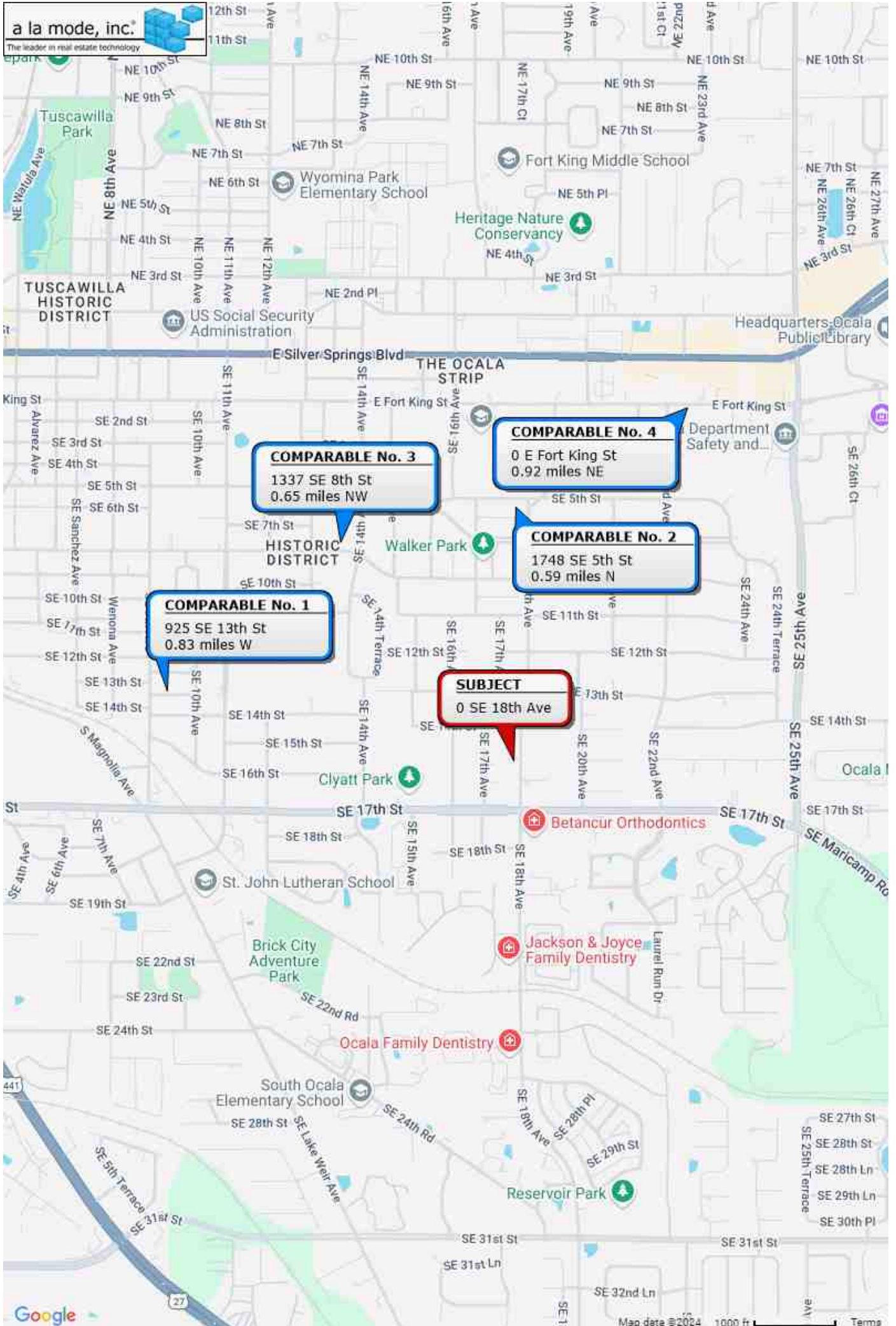
Survey

Borrower	NA			
Property Address	0 SE 18th Ave			
City	Ocala	County Marion	State FL	Zip Code 34471
Lender/Client	City of Ocala, City Engineer's Office			



Location Map

Borrower	NA			
Property Address	0 SE 18th Ave			
City	Ocala	County Marion	State FL	Zip Code 34471
Lender/Client	City of Ocala, City Engineer's Office			





Declarations

Agency	Branch	Prefix	Policy Number
078990	969	RIA65261367523	

Insurance is provided by
Continental Casualty Company,
151 North Franklin Street, Chicago, IL 60606
A Stock Insurance Company.

1. NAMED INSURED AND MAILING ADDRESS:

Anna Arnold Roth
1444 SE 8th Street
Ocala, FL 34471

NOTICE TO POLICYHOLDERS:

The Errors and Omissions Liability coverage
afforded by this policy is on a Claims Made and
Reported basis. Claim Expenses will reduce the
Limits of Liability. Please review the policy
carefully and discuss this coverage with your
insurance agent or broker.

2. POLICY PERIOD: Inception: 10/20/2023 Expiration: 10/20/2024
at 12:01 A.M. Standard time at your address shown above.

3. ERRORS AND OMISSIONS LIABILITY:

A. Limits of Liability:	Each Claim:	\$500,000	Aggregate:	\$1,000,000
B. Discrimination Limits of Liability:				\$100,000
C. Deductible:	Each Claim:	\$500		
D. First Coverage Date:	10/20/2020			
E. Prior Acts Date:	10/20/2009			

4. PREMIUM

Total Premium:	\$607.00
Florida Insurance Guaranty Association - Regular Assessment	\$10.32

5. FORMS AND ENDORSEMENTS ATTACHED AT INCEPTION:

CNA88632XX	Individual Real Estate Appraisers
CNA90097XX	Vicarious Liability Endorsement
CNA91170FL	Amendatory Endorsement - Florida
GSL7541FL	Cancellation/Non-Renewal Endorsement - Florida

CNA90182XX ED 09-2017

I - 1372816 B - 36630

Countersigned by Authorized Representative



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



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

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

ROTH, ANNA ARNOLD

1444 SE 8TH ST
OCALA FL 34471

LICENSE NUMBER: RD7323

EXPIRATION DATE: NOVEMBER 30, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Appraiser Independence Certification


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

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

I assert that no employee, director, officer, or agent of City of Ocala, City Engineer's Office, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of City of Ocala, City Engineer's Office, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that City of Ocala, City Engineer's Office has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

 <hr/> Signature	10/16/2024 <hr/> Date
Anna Roth <hr/> Appraiser's Name	RD7323 <hr/> State License or Certification #
State Certified Residential Real Estate Appraiser <hr/> State Title or Designation	11/30/2024 <hr/> Expiration Date of License or Certification
	FL <hr/> State

0 SE 18th Ave, Ocala, FL 34471
 Address of Property Appraised

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.

DEFINITIONS

PURPOSE AND INTENDED USE: The purpose of this appraisal is to develop an opinion of the market value of the real property that is the subject of this report. The intended use of this appraisal is for a mortgage finance transaction.

INTENDED USER: The intended user of this summary appraisal report is the lender/client. Other intended users may include the mortgagee or its successors and assigns, mortgage insurers, consultants, government sponsored enterprises, or other secondary market participants.

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.

UNACCEPTABLE APPRAISAL PRACTICES

The following are unacceptable appraisal practices:

1. The development and/or reporting of an opinion of value that is not supportable by market data or that is misleading;
2. The development of a valuation conclusion that is based- either partially or completely- on the sex, race, color, religion, handicap, national origin, or familial status of either the prospective owners or occupants of the subject property or the present owners or occupants of the properties in the vicinity of the subject property; or that is based on any other factor that local, state, or federal law designates as being discriminatory;
3. The inclusion of inaccurate or incomplete data about the subject neighborhood, site, improvements, or comparable sales;
4. The failure to research, analyze, and report on negative factors with respect to the subject neighborhood, subject property, or proximity of the subject property to adverse influences;
5. The failure to research, analyze, and report on any current agreement of sale or recent listing for sale of the subject property and the prior sales of the subject property and the comparable sales for a minimum of three years prior to the effective date of the appraisal;
6. The selection and use of inappropriate comparable sales or the failure to use comparable sales that are locationally, physically, and functionally the most similar to the subject property;
7. The creation of comparable sales by combining vacant land sales with the contract purchase price of a home that has been built or will be built on the land;
8. The use of comparable sales in the valuation process when the appraiser has not personally inspected the exterior of the comparable properties from the street;
9. The use of adjustments to the comparable sales that do not reflect the market's reaction to the differences between the subject property and the comparable sales, or the failure to make adjustments when they are clearly indicated;
10. The use of data- particularly comparable sales data- that was provided by parties who have a financial interest in the sale or financing of the subject property without the appraiser's verification of the information from a disinterested source;
11. The development and/or reporting of an appraisal in a manner or direction that favors the cause of the client or any related party, the attainment of a specific result, or the occurrence of a subsequent event in order to receive compensation and/or employment for performing the appraisal and/or in anticipation of receiving future assignments; and
12. The development and/or reporting of an appraisal in a manner that is inconsistent with the requirements of the Uniform Standards of Professional Appraisal Practice that were in place as of the effective date of the appraisal.

STATEMENT OF LIMITING CONDITIONS: The appraiser's certification that appears below is subject to the following 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 the appraisal. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided any required sketch including the dimensions of the improvements in the appraisal report to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. 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.
4. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent adverse conditions of the property (such as, but not limited to, needed repairs, depreciation, 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, the appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state, or local laws.
6. The lender/client specified in the appraisal report may distribute the appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; consultants; data collection or reporting services; professional appraisal organizations; government sponsored enterprises or other secondary market participants; or any department, agency, or instrumentality of the United States or any state or the District of Columbia without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must be obtained before the appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have developed and reported the appraisal in accordance with the scope of work requirements stated in the attached appraisal report.
2. I performed the appraisal as a limited appraisal, subject to the Departure Rule 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 as of the effective date of the appraisal (unless I have otherwise indicated in the appraisal report that the appraisal is a complete appraisal, in which case, the Departure Rule does not apply).
3. 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 further certify that I considered the cost and income approaches to value, but through mutual agreement with the client, did not develop them unless I have noted otherwise in this report.
4. I did not engage in any of the above unacceptable appraisal practices, and the appraisal has been completed in accordance with the Uniform Standards of Professional Appraisal Practice that were in place as of the effective date of the appraisal.
5. I have knowledge and experience in appraising this type of property in the subject market area.
6. I am aware of and have access to the necessary and appropriate data sources for the area in which the property is located.
7. I have adequate information about the physical characteristics of both the subject property and comparable sales to develop the appraisal. I have adequate comparable market data in the subject market area to develop a reliable sales comparison analysis for the subject property.
8. I obtained the information, estimates, and opinions that were expressed in the appraisal report from reliable public and/or private sources that I believe to be true and correct.
9. I have taken into consideration the factors that have an impact on value in the development of my opinion of market value for the subject property. I have noted in the appraisal report any adverse conditions (such as, but not limited to, needed repairs, depreciation, 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 the appraisal. I have considered these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them, and have commented about the effect of the conditions on the marketability of the subject property.
10. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
11. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the limiting conditions specified in this appraisal report.

12. 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 the 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.

13. My employment and/or compensation for performing the 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).

14. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value. The exposure time associated with the opinion of market value for the subject property is consistent with the marketing time noted in the neighborhood section of this report. The marketing period concluded for the subject property at the stated opinion of market value is also consistent with the marketing time noted in the neighborhood section.

15. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed in the 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 the appraisal report; therefore, any change made to the appraisal is unauthorized and I will take no responsibility for it.

16. I identified the lender/client in the appraisal report who is the individual, organization, or agent for the organization that ordered and will receive the appraisal report.

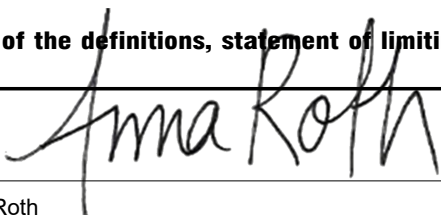
17. I have have not had my state certification or state license suspended or revoked in the past five (5) years for any appraisal offense by any federal agency or state appraiser licensing board or agency. If I have had my state certification or state license suspended or revoked, an explanation is attached to the appraisal report.

18. I acknowledge that any intentional or negligent misrepresentation(s) contained in the 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: I certify that I directly supervised the appraiser who prepared this appraisal report and that the appraisal and appraisal report comply with the requirements of the Uniform Standards of Professional Appraisal Practice. I agree with the statements and conclusions of the appraiser and I agree to be bound by the appraiser's certifications numbered 4, 5, 6, 7, 8, 10, 12, 13, 16, 17, and 18. I take full responsibility for the appraisal and the appraisal report.

The source of the definitions, statement of limiting conditions, and appraiser's certifications is Fannie Mae.

APPRAISER



Signature _____
 Name Anna Roth
 Company Name Gibboney & Associates
 Company Address 1107 E Silver Springs Blvd, Unit 9, Ocala, FL
34470
 Telephone Number 352-433-2580
 Email Address anna@gibboneyappraisals.com
 Date Report Signed 10/16/2024
 Effective Date of Appraisal 09/25/2024
 State Certification # RD7323
 or State License # _____
 or Other _____
 State FL
 Expiration Date of Certification or License 11/30/2024

ADDRESS OF PROPERTY APPRAISED
0 SE 18th Ave
Ocala, FL 34471

APPRAISED VALUE OF SUBJECT PROPERTY \$ 239,000

LENDER/CLIENT

Name _____
 Company Name City of Ocala, City Engineer's Office
 Company Address 110 SE Watula Avenue, Ocala, FL 34471
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date Report Signed _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUPERVISORY APPRAISER

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 _____