

SUMMARY APPRAISAL REPORT

Uniform Residential Appraisal Report

File No:

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **1811 TYNDALL DRIVE** City **TALLAHASSEE** State **FL** Zip Code **32304**  
 Borrower **N/A** Owner of Public Record **DAWN D REDINGER** County **LEON**  
 Legal Description **AZALEA PARK 3 LOT 8 BLOCK B OR 1683/1625**  
 Assessor's Parcel # **410226 B0080** Tax Year **2007** R.E. Taxes \$ **506.69**  
 Neighborhood Name **AZALEA PARK** Map Reference **LEON** Census Tract **20.01**  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ **n/a**  PUD HOA \$ **n/a**  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe) \_\_\_\_\_  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) **REO**  
 Lender/Client \_\_\_\_\_ Address \_\_\_\_\_  
 Is the subject \_\_\_\_\_ has it been offered for sale \_\_\_\_\_  
 Report data source(s) used, offering price(s), and date(s) **MLS**  
 I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
**N/A**  
 Contract Price \$ **N/A** Date of Contract **N/A** Is the property seller the owner of public record?  Yes  No Data Source(s) **Public Records**  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid **N/A** **N/A**  
 Note: Race and the racial composition of the neighborhood are not appraisal factors.  

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %		
Location	Urban	Suburban	Rural	Property Values	Increasing	Stable	Declining	PRICE	AGE	One-Unit
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input checked="" type="checkbox"/> Over Supply	\$1000	(yrs)	2-4 Unit
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	85.0 Low	47	Multi-Family
Neighborhood Boundaries	<b>See Attached Addendum</b>			110 High	55	Commercial	5 %	108 Pred.	50	Other VAC
										5 %

 Neighborhood Description **SEE ATTACHED ADDENDUM**  
 Market Conditions (including support for the above conclusions) **SEE ATTACHED ADDENDUM**  
 Dimensions **96.86X64.27X17.47X166.96** Area **6609 Sq. Ft. +/-** Shape **IRREGULAR** View **AVERAGE**  
 Specific Zoning Classification **R-3** Zoning Description **SINGLE DETACHED, ATTACHED, AND TWO FAMILY RESIDENTIAL**  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe) \_\_\_\_\_  
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe **See Attached Addendum**  

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street	<b>ASPHALT</b>	<input checked="" type="checkbox"/>
Gas	<input type="checkbox"/>	<b>NONE</b>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<b>NONE</b>	<input type="checkbox"/>

 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **X** FEMA Map # **12073C0261D** FEMA Map Date **03/16/2005**  
 Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe \_\_\_\_\_  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe **THERE**  
**APPEAR TO BE NO ADVERSE SITE CONDITIONS.**  

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION		INTERIOR	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	Concrete Slab	<input checked="" type="checkbox"/> Crawl Space	Foundation Walls	<b>BLK PERM/AVG</b>	Floors	<b>TL/HRDWD/AVG</b>
# of Stories	<b>01</b>	Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	<b>ASBEST SHG/AG</b>	Walls	<b>Drywall/AVG</b>
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Alt. <input type="checkbox"/> S-Det/End Unit	Basement Area	<b>0 sq. ft.</b>	Roof Surface	<b>FLAT ROOF/AVG</b>	Trim/Finish	<b>Painted/AVG</b>
Design (Style)	<b>RANCH</b>	Basement Finish	<b>N/A %</b>	Gutters & Downspouts	<b>NO/NO</b>	Bath Floor	<b>Ceramic/AVG</b>
Year Built	<b>1959</b>	Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	<b>Single Hung/AVG</b>	Bath Wainscot	<b>Ceramic/AVG</b>
Effective Age (Yrs)	<b>30</b>	Evidence of	<input type="checkbox"/> Infestation	Storm Sash/Insulated	<b>NO/YES/AVG</b>	Car Storage	<input type="checkbox"/> None
Air	<input checked="" type="checkbox"/> None	Dampness	<input type="checkbox"/> Settlement	Screens	<b>YES/AVG</b>	Driveway Surface	<b>CONC STRIPS</b>
Drop Stair	<input type="checkbox"/> Stairs	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Wood Stove(s) #	Garage	# of Cars
Floor	<input type="checkbox"/> Scumbe	Other	Fuel <b>ELEC</b>	Fireplace(s) #	<input type="checkbox"/> Fence	Carport	# of Cars
Finished	<input type="checkbox"/> Heated	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	Patio/Deck	<input checked="" type="checkbox"/> Porch	Other	# of Cars
Appliances	Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe) _____	Individual	Other	Popl	<input checked="" type="checkbox"/> Other STG	Other	# of Cars
Finished area above grade contains:	<b>5 Rooms</b>		<b>3 Bedrooms</b>		<b>1 Bath(s)</b>	<b>917 Square Feet of Gross Living Area Above Grade</b>	

 Additional features (special energy efficient items, etc.) **INCLUDES STORAGE AND A CHAIN LINK FENCE.**  
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **See Attached Addendum**  
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe **THERE**  
**APPEAR TO BE NO PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS THAT AFFECT THE LIVABILITY, SOUNDNESS, OR STRUCTURAL INTEGRITY OF THE PROPERTY.**  
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe **THE PROPERTY**  
**DOES GENERALLY CONFORM TO THE NEIGHBORHOOD.**

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There are comparable properties currently offered for sale in the subject neighborhood ranging in price from  
 There are comparable sales in the subject neighborhood within the past twelve months ranging in sale price from

to \$

FEATURE	SUBJECT
1811 TYNDALL DRIVE	
Address TALLAHASSEE	
Proximity to Subject	
Sale Price	\$ N/A
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.
Data Source(s)	
Verification Source(s)	
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing Concessions	N/A
Date of Sale/Time	N/A
Location	Suburban
Leasehold/Fee Simple	FEE SIMPLE
Site	.15 ACRES +/-
View	AVERAGE
Design (Style)	RANCH
Quality of Construction	AVERAGE
Actual Age	A50/E30
Condition	FAIR
Above Grade	Total Items Items
Room Count	5 3 1
Gross Living Area-35.00	917 sq. ft.
Basement & Finished	No Basement
Rooms Below Grade	N/A
Functional Utility	AVERAGE
Heating/Cooling	FWA C/Air
Energy Efficient Items	TYPICAL
Garage/Carport	01 Car Carport
Porch/Patio/Deck	PORCH/STG
FENCE/FPL	FENCE
Net Adjustment (Total)	
Adjusted Sale Price	
of Comparables	

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales.

ITEM	SUBJECT
Date of Prior Sale/Transfer	N/A
Price of Prior Sale/Transfer	\$0
Data Source(s)	Public Records
Effective Date of Data Source(s)	04/14/2009

Analysis of prior sale or transfer history of the subject property and comparable sales

Summary of Sales Comparison 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:

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 \$

85.0  
Trade No.

which is the date of inspection and the effective date of this appraisal

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Form No. URAR 1001 March 2009  
1001, 10, 10/09