

LAND APPRAISAL REPORT

File No. _____

SUBJECT	Borrower	N/A		Census Tract	12071-0403.07	Map Reference	15980	
	Property Address	1128 COVE ST E						
	City	LEHIGH ACRES	County	LEE	State	FL	Zip Code	33974-2532
	Legal Description	LEHIGH ACRES UNIT 9 BLK 46 PB 15 PG 231 LOT 2						
	Sale Price	NONE	Date of Sale	NONE	Loan Term	NONE	Property Rights Appraised	<input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimus PUD
NEIGHBORHOOD	Actual Real Estate Taxes	\$24.18 (yr.)		Loan charges to be paid by seller	NONE			
	Lender/Client	Address _____						
	Occupant	VACANT		Appraiser	Instructions to Appraiser			DETERMINE MARKET VALUE

NEIGHBORHOOD	Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good	Avg	Fair	Poor
	Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Demand/Supply	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input checked="" type="checkbox"/> Over Supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Present Land Use	35 % 1 Family 5 % 2-4 Family % Apts % Condo 5 % Commercial			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Change in Present Land Use	<input type="checkbox"/> Not Likely	<input checked="" type="checkbox"/> Likely	<input type="checkbox"/> Taking Place(*)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	25 % Vacant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Single Family Price Range	30 to 200+ Predominant Value 75			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	NEW yrs. to yrs. 35 Predominant Age 2-10 yrs.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) **THE SUBJECT IS LOCATED IN A RESIDENTIAL AREA CONSISTING OF SINGLE AND MULTI FAMILY PROPERTIES VARYING IN QUALITY AND APPEAL. THE SUBJECT IS LOCATED CLOSE TO SHOPPING, BANKING, SCHOOLS AND RECREATIONAL FACILITIES.**

SITE	Dimensions	NO SURVEY PROVIDED = 10,000		<input type="checkbox"/> Corner Lot	
	Zoning Classification	RS-1 RESIDENTIAL SINGLE FAMILY		Present Improvements <input checked="" type="checkbox"/> Do <input type="checkbox"/> Do Not Conform to Zoning Regulations	
	Highest and Best Use	<input type="checkbox"/> Present Use	<input checked="" type="checkbox"/> Other (specify) IMPROVED WITH A SINGLE FAMILY RESIDENCE		
	Elec.	Public	<input checked="" type="checkbox"/>	Other (Describe)	
		OFF-SITE IMPROVEMENTS			
	Gas	<input type="checkbox"/>	NONE	Str. Address	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
	Water	<input type="checkbox"/>	WELL/TYPICAL	Surface	GRAVEL
	San. Sewer	<input type="checkbox"/>	SEPTIC/TYPICAL	Maintenance	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
		<input type="checkbox"/>	Underground Elec & Tel	Storm Sewer	<input type="checkbox"/> Curb/Gutter
		<input type="checkbox"/>		Sidewalk	<input checked="" type="checkbox"/> Street Lights

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) **NONE NOTED**

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject, if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT
Address	1128 COVE ST E
	LEHIGH ACRES
Proximity to subject	
Sales Price	\$
Price \$/Sq. Ft.	N/A
Data Source	INSPECTION
Date of Sale and	DESCRIPTION
Time Adjustment	NONE
Location	AVERAGE
Site/View	RESIDENTIAL
SITE	10,000 SQ. FT.
Sales or Financing	NONE
Concessions	N/A
Net Adj. (Total)	
Indicated Value	
of Subject	

RECONCILIATION

Appraiser Signature	Supervisor Signature (if applicable)
Appraiser Name	Supervisor Name
Date Report Signed	March 11, 2010
State Certification #	State FL
State License #	State
<input type="checkbox"/> Did <input type="checkbox"/> Did Not Physically Inspect Property	