

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	109 Clark Dr, Defuniak Springs, FLORIDA 32433	Order ID	9442214	Property ID	35610752
Inspection Date	06/28/2024	Date of Report	06/30/2024		
Loan Number	2000004478	APN	135N19210000060010		
Borrower Name	CAM XI Trust	County	Walton		

Tracking IDs					
Order Tracking ID	6.26_bpo_aged	Tracking ID 1	6.26_bpo_aged		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	ELSIE M CARROLL	The property looked adequately maintained. the road going to the property is maintained and all gravel
R. E. Taxes	\$230	
Assessed Value	\$126,995	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Not Visible	
Road Type	Public	

Neighborhood & Market Data

		Neighborhood Comments
Location Type	Rural	Surrounding homes sit on 5 plus acres, it's a rural area with no near shopping nor restaurants
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$95550 High: \$711250	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	>180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	109 Clark Dr	144 Icie Pine Rd	4989 State Highway 83	6198 Co Hwy 183b
City, State	Defuniak Springs, FLORIDA	Westville, FL	Defuniak Springs, FL	Ponce De Leon, FL
Zip Code	32433	32464	32433	32455
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.78 ¹	9.64 ¹	9.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$349,000	\$799,000	\$549,900
List Price \$	--	\$349,000	\$799,000	\$499,000
Original List Date		12/18/2023	05/08/2024	01/30/2024
DOM · Cumulative DOM	-- · --	156 · 195	48 · 53	141 · 152
Age (# of years)	36	43	22	56
Condition	Average	Average	Good	Fair
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Other	Neutral ; Other	Neutral ; Waterfront	Neutral ; Waterfront
View	Neutral ; Pastoral	Beneficial ; Pastoral	Neutral ; Pastoral	Neutral ; Pastoral
Style/Design	1 Story Ranch	1 Story Ranch	2 Stories 2 story	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,450	1,803	3,076	3,229
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2	4 · 3	3 · 2
Total Room #	6	6	7	5
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 2 Car(s)	Detached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	35 acres	38 acres	35 acres	42 acres
Other	--	--	--	--

* Listing 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 No updating on a paved road, barn, pasture and creek

Listing 2 Well maintained with pond view and attached 2 car

Listing 3 No updating, detached 4 car garage, water frontage to a pond

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	109 Clark Dr	401 Mims Road	2415 Thad Bell Road	2600 Co Highway 0605
City, State	Defuniak Springs, FLORIDA	Defuniak Springs, FL	Defuniak Springs, FL	Defuniak Springs, FL
Zip Code	32433	32433	32433	32433
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.77 ¹	4.78 ¹	8.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$339,900	\$399,900	\$375,000
List Price \$	--	\$339,900	\$399,900	\$350,000
Sale Price \$	--	\$339,900	\$360,000	\$350,000
Type of Financing	--	Fha	Conv	Va
Date of Sale	--	05/28/2024	10/20/2023	12/17/2023
DOM · Cumulative DOM	-- · --	48 · 91	5 · 42	13 · 61
Age (# of years)	36	49	7	16
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
View	Neutral ; Pastoral	Neutral ; Other	Neutral ; Pastoral	Neutral ; Other
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,450	1,881	1,104	1,204
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 3	2 · 1	2 · 2
Total Room #	6	7	3	4
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	35 acres	22 acres	11.57 acres	20 acres
Other	--	--	--	--
Net Adjustment	--	+\$56,000	+\$128,000	+\$30,000
Adjusted Price	--	\$395,900	\$488,000	\$380,000

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Pond, bar, fencing no updating Adjust plus for land, bed, bath, carport

Sold 2 Barn, no garage' maintained Adjust neg for all for land 24 acres less, plus less 1 bed and 1 bath and no garage

Sold 3 Adjust plus Five Barn, shed, fence for livestock adjust -no garage. Maintain but no updating.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Last time the property was Sold 6/8/2006 for \$16,100				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$395,900	\$395,900
Sales Price	\$395,900	\$395,900
30 Day Price	\$375,000	--
Comments Regarding Pricing Strategy		
Sold 1 had the best characteristics To the subject property with the closest location. I had to extend search in a rural area, although there is a little more population in the subjects area		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.
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Subject Photos



Front



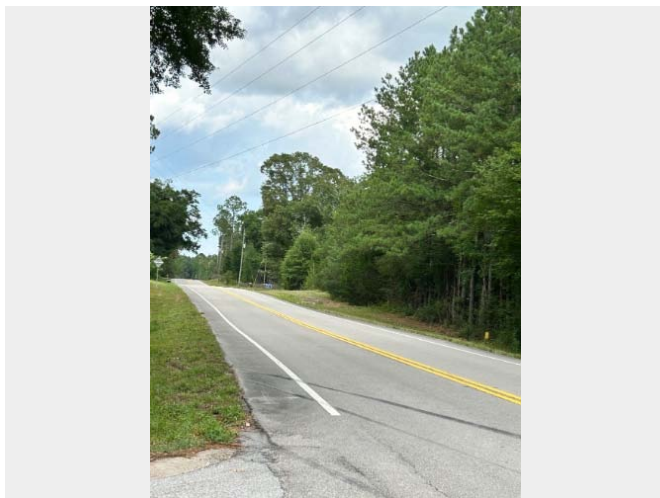
Address Verification



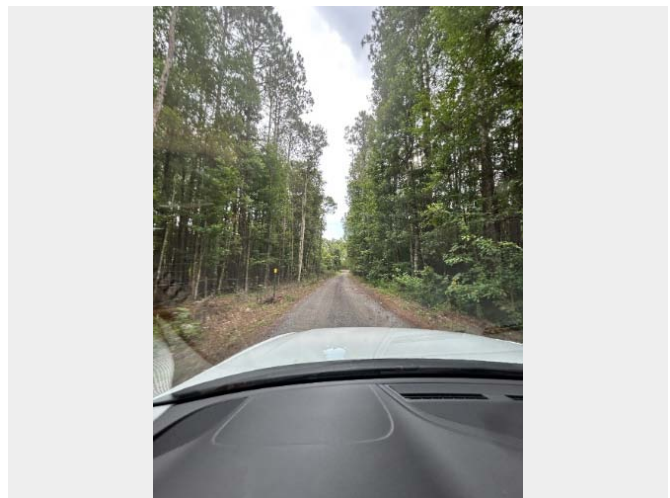
Side



Street



Street



Street

Subject Photos



Street



Other

Listing Photos

L1 144 ICIE Pine Rd
Westville, FL 32464



Front

L2 4989 State Highway 83
Defuniak Springs, FL 32433



Front

L3 6198 Co Hwy 183B
Ponce De Leon, FL 32455



Front

Sales Photos

S1 401 Mims Road
Defuniak Springs, FL 32433



**4 BR, 3 Bth Brick Home on 22 Ac
Pond, Creek, Barn, Fencing**

Front

S2 2415 Thad Bell Road
Defuniak Springs, FL 32433



Front

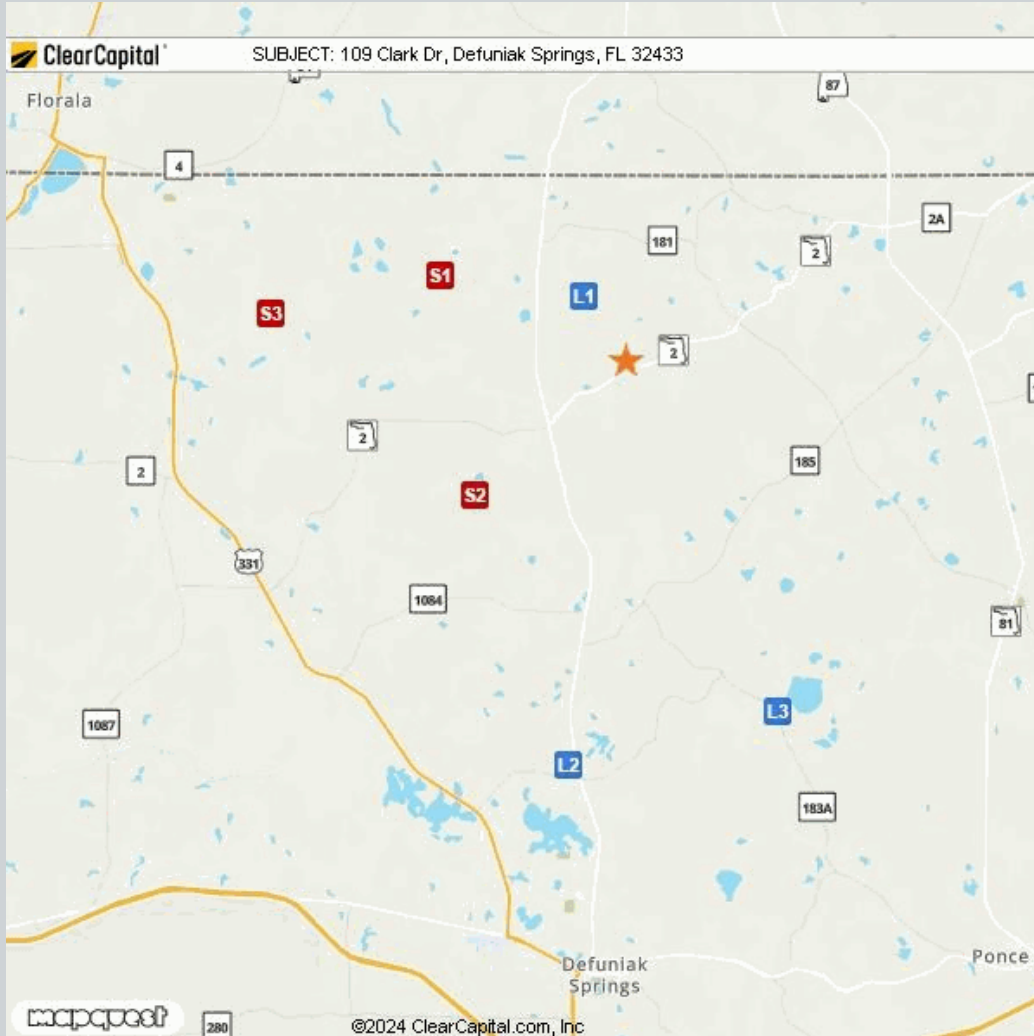
S3 2600 Co Highway 0605
Defuniak Springs, FL 32433



Front

ClearMaps Addendum

Address ★ 109 Clark Dr, Defuniak Springs, FLORIDA 32433
Loan Number 2000004478 **Suggested List** \$395,900 **Suggested Repaired** \$395,900 **Sale** \$395,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	109 Clark Dr, Defuniak Springs, Florida 32433	--	Parcel Match
L1 Listing 1	144 Icie Pine Rd, Westville, FL 32464	1.78 Miles ¹	Parcel Match
L2 Listing 2	4989 State Highway 83, Defuniak Springs, FL 32433	9.64 Miles ¹	Parcel Match
L3 Listing 3	6198 Co Hwy 183b, Ponce De Leon, FL 32455	9.03 Miles ¹	Parcel Match
S1 Sold 1	401 Mims Road, Defuniak Springs, FL 32433	4.77 Miles ¹	Parcel Match
S2 Sold 2	2415 Thad Bell Road, Defuniak Springs, FL 32433	4.78 Miles ¹	Parcel Match
S3 Sold 3	2600 Co Highway 0605, Defuniak Springs, FL 32433	8.41 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.
² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Gina Brady	Company/Brokerage	Primis Realty
License No	BK3442073	Address	800 Weeden Island Dr Niceville FL 32578
License Expiration	03/31/2025	License State	FL
Phone	8136908677	Email	ginabradly68@gmail.com
Broker Distance to Subject	37.14 miles	Date Signed	06/30/2024

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) 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. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on 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. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.