

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	7647 Flora Springs Road, Jacksonville, FL 32219	Order ID	8472990	Property ID	33459071
Inspection Date	10/16/2022	Date of Report	10/18/2022		
Loan Number	49133	APN	0028861025		
Borrower Name	Catamount Properties 2018 LLC	County	Duval		

Tracking IDs

Order Tracking ID	10.14.22 CS-Citi Update BPOs	Tracking ID 1	10.14.22 CS-Citi Update BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments After completing an exterior inspection of the subject property. The exterior appears to be in good condition.
R. E. Taxes	\$3,491	
Assessed Value	\$229,056	
Zoning Classification	Residential AGR	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Doors and windows appear to be closed and locked)		
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	FLORA SPRINGS ESTATES	
Association Fees	\$125 / Year (Other: Usual and customary)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments The subject property is located in the quiet subdivision of FLORA SPRINGS ESTATES on the Northside of Jacksonville. This particular area is known for being rural; however, new subdivisions are under construction nearby. This area is a mix of suburban/rural. This specific neighborhood is zoned AGR and features single family homes that sit on sizeable lots.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$67500 High: \$490000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	7647 Flora Springs Road	9735 Cilantro Dr	9444 Cypress Ridge Ct	9298 Spider Lily Ln
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32219	32219	32219	32219
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.55 ¹	0.86 ¹	1.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$375,000	\$466,000	\$420,000
List Price \$	--	\$375,000	\$464,000	\$420,000
Original List Date		10/11/2022	09/06/2022	08/13/2022
DOM · Cumulative DOM	-- · --	5 · 7	40 · 42	64 · 66
Age (# of years)	17	2	16	9
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	2 Stories Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	2,299	2,006	2,355	2,776
Bdrm · Bths · ½ Bths	4 · 2	4 · 3	4 · 3	5 · 4
Total Room #	10	10	10	15
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	2.52 acres	.14 acres	.51 acres	.30 acres
Other	--	--	--	--

* Listing 2 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.

Current Listings - Cont.

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

- Listing 1** Although Comp has one more full bathroom than the subject property, Comp is inferior to the subject property on the basis of having a significantly smaller lot size, and less GLA. MLS Remarks: Immaculately maintained Trevi model 4/3 built in 2020. This gently lived in home features 42' inch cabinets, quartz countertops, stainless steel appliances, tile throughout wet and main areas. Screen in patio with pavers is perfect for entertaining year round. This community is currently building an amenities center with pool, playground and outdoor gm. A must see!
- Listing 2** Although Comp has more GLA and an additional full bathroom, Comp is inferior on the basis of having a smaller lot size. MLS Remarks: Your dream home is waiting just for you! This kitchen is ready for cooking with ample counter space and cabinets for storage. Flow into the main living area, featuring a Fireplace. Relax in your primary suite, complete with Spacious layout. Other bedrooms provide additional flexible living space. Head to the backyard for the perfect private area to enjoy the outdoors. Don't miss this incredible opportunity.
- Listing 3** Although Comp has a smaller lot size than the subject property, Comp is superior to the subject on the basis of having more GLA, an additional bedroom, 2 additional full bathrooms , and a screened pool. MLS Remarks: ENTERTAINMENT FAMILY HOME with a POOL! Located in a cul de sac, this open concept home includes beautiful hard wood floors in the main living area with tall tray ceilings. A CHEF'S DREAM KITCHEN! It that includes granite counter tops, two ovens, 42-inch cabinets, convenient breakfast bar, and breakfast nook. Master bedroom include tray ceilings, a dream closets with built-in shelving. Upstairs includes a Mother-In-Law suite accompanied by a full bath and walk-in closet that could also be used as a movie room, office, "hide-away" man cave right in time for football season or "she-shed" for her. With all this home has to offer, the main attraction is an enclosed outdoor oasis that includes a heated pool and an outdoor kitchen with a gas grill, mini refrigerator, and high bar.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	7647 Flora Springs Road	9450 Cypress Ridge Ct	8122 Sierra Oaks Blvd	10035 Kings Crossing Dr
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32219	32219	32219	32219
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.84 ¹	0.99 ¹	1.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$499,900	\$469,999	\$549,500
List Price \$	--	\$499,900	\$455,000	\$499,900
Sale Price \$	--	\$510,000	\$453,000	\$480,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	09/15/2022	10/12/2022	08/30/2022
DOM · Cumulative DOM	-- · --	35 · 35	83 · 83	119 · 119
Age (# of years)	17	8	8	15
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,299	2,538	2,325	2,728
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 3	4 · 3
Total Room #	10	11	10	12
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	--	--
Lot Size	2.52 acres	.54 acres	.95 acres	4.32 acres
Other	--	--	--	--
Net Adjustment	--	-\$18,126	+\$9,574	-\$43,678
Adjusted Price	--	\$491,874	\$462,574	\$436,322

* Sold 2 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.

Recent Sales - Cont.

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

- Sold 1** Although Comp has a smaller lot size, Comp is superior to the subject on the basis of having more GLA and a pool. Appropriate adjustments were made for differing features. MLS PARADISE FOUND! This amazing all brick 4/2 on a half-acre lot in the beautiful neighborhood of Sierra Oaks boasts a spacious floor plan, brand new waterproof LVP flooring, SS appliances in the kitchen, vaulted ceilings, indoor laundry room, extended parking, huge owner's suite and an incredible backyard oasis that's so pretty in the daytime and comes alive at night! As you enter the front door, you'll find a formal dining room on the left, on the right is a formal living room or office (that can also be a 5th bedroom) with French doors. Straight ahead, you'll find the huge family room that opens to the patio and pool area. In the kitchen, there is plenty of storage space and a breakfast area! Along the back hallway are 3 good sized guest bedrooms and the guest bath. There's lots of room in the owner's suite - even the largest bedroom furniture will fit - and the en-suite offers double vanities, a shower and separate garden tub for soaking along with his/hers closets. Every day is a vacation sitting around this brand-new saltwater pool with waterfall feature and sun shelf (perfect for lounging)! The entire pool and paver patio is completely surrounded by a Lifetime screen enclosure so you don't have to worry about bugs or leaves and it's an entertainer's DREAM with an extended deck to the firepit! The backyard is fully fenced with vinyl fencing which offers tons of privacy and has large 8' doors for easy access and storage. Driveway has also been extended and widened for RV/boat parking or additional cars. Seller says 10 cars can easily fit in the driveway! This is such a gorgeous home! Make your appointment to see it!
- Sold 2** Although Comp had one more bathroom than the subject property, Comp is inferior to the subject property on the basis of having a smaller lot size, and one less bedroom. Difference in GLA was not significant. Appropriate adjustments were made for differing features. MLS Remarks: This beautiful, custom built home situated on just shy of 1 acre features a custom designed kitchen with 11' ceilings, granite countertops, LVP plank flooring, custom bead board walls, French doors opening onto a lanai w/ a paver patio and fire pit for outdoor entertaining. Built in 2014, this home is located in a peaceful, quaint community mins. from the airport, shopping, and dining. The master bath features a claw foot tub, expansive walk-in shower and custom closets with built-in storage shelving. Other attributes include a 3-Zone HVAC system, expansive laundry room and a long driveway that leads to an area to house your boat, RV, or other toys! Separate well for irrigation purposes. This home is so warm and inviting. Come out for a visit!
- Sold 3** Com is superior to the subject property on the basis of having more GLA, an additional bathroom, a 3-car garage, and a larger lot size. Appropriate adjustments were made for differing features. MLS Remarks: PRICE REDUCED! Motivated Sellers!!! Own this Beautiful oasis in Jacksonville Ranch Club. A gorgeous 4.3 acre lot, half of which is beautifully situated as preserved land. 4 beds, 3 baths & 3 car garage! Enjoy the openness of the warm & welcoming interior which boasts a spacious floor plan leading out to your covered patio, perfect for entertaining! Enjoy sipping your favorite drink while watching the deer play from the screened in back porch. Take in the breath of fresh air in this peaceful community. Bring your horses & enjoy nature and trails. Take advantage and relax, fish at your leisure to stocked fishing ponds. A few amenities include dock/pier, playground, fenced RV parking & so much more. This property will not disappoint, see the beauty for yourself!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Subject sold on 4/18/2022 for \$310,000 Subject sold on 4/18/2022 for \$379,000					
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	2						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	04/18/2022	\$379,900	Tax Records
--	--	--	--	Sold	04/18/2022	\$310,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$462,000	\$462,000
Sales Price	\$462,000	\$462,000
30 Day Price	\$462,000	--
Comments Regarding Pricing Strategy		
<p>Selecting sold/listed comps that were within 1 mile of the subject with a similar lot size proved to be difficult. Search parameters were expanded to 2 miles in order to find sold and listed comps most similar to the subject property. This area is a mix of rural/residential, therefore, comps will be further from the subject property. Furthermore, because of the uniqueness of this property (Lot size), finding comps with a similar lot size was difficult. Adjustments were made for differing features of the sold comps. GLA adjustments were not made for less than 100sqft difference in GLA. SOLD COMP 1: GLA: -\$10,200 Lot size: +\$12,074 Pool: -\$20,000 TOTAL ADJ: -\$18,126 SOLD COMP 2: One less bedroom: +\$3,000 Additional full bathroom: -\$3,000 Lot size: +\$9,574 TOTAL ADJ: +\$9,574 SOLD COMP 3: GLA: -\$19,200 Additional bathroom: -\$3,000 Lot size: -\$10,978 Three-car garage: -\$2,000 Seller Concession: -\$8,500 TOTAL ADJ: -\$43,678 Based on the condition of the subject property, current market conditions, and the analysis of listed and sold comps, the AS-IS price of the subject property is 462,000. If the subject property is priced appropriately, it is likely to sell at asking price.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to the
Notes current report being supportive of recent updating/renovations (noted in uploaded MLS doc) to the subject property.

Subject Photos



Front



Front



Address Verification



Street



Street



Street

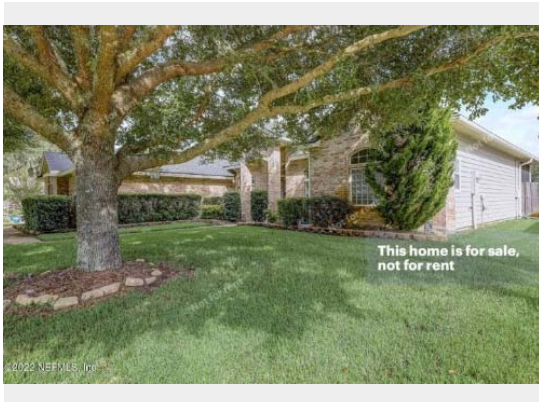
Listing Photos

L1 9735 Cilantro Dr
Jacksonville, FL 32219



Front

L2 9444 Cypress Ridge Ct
Jacksonville, FL 32219



Front

L3 9298 Spider Lily Ln
Jacksonville, FL 32219



Front

Sales Photos

S1 9450 Cypress Ridge Ct
Jacksonville, FL 32219



Front

S2 8122 Sierra Oaks Blvd
Jacksonville, FL 32219



Front

S3 10035 Kings Crossing Dr
Jacksonville, FL 32219



Front

ClearMaps Addendum

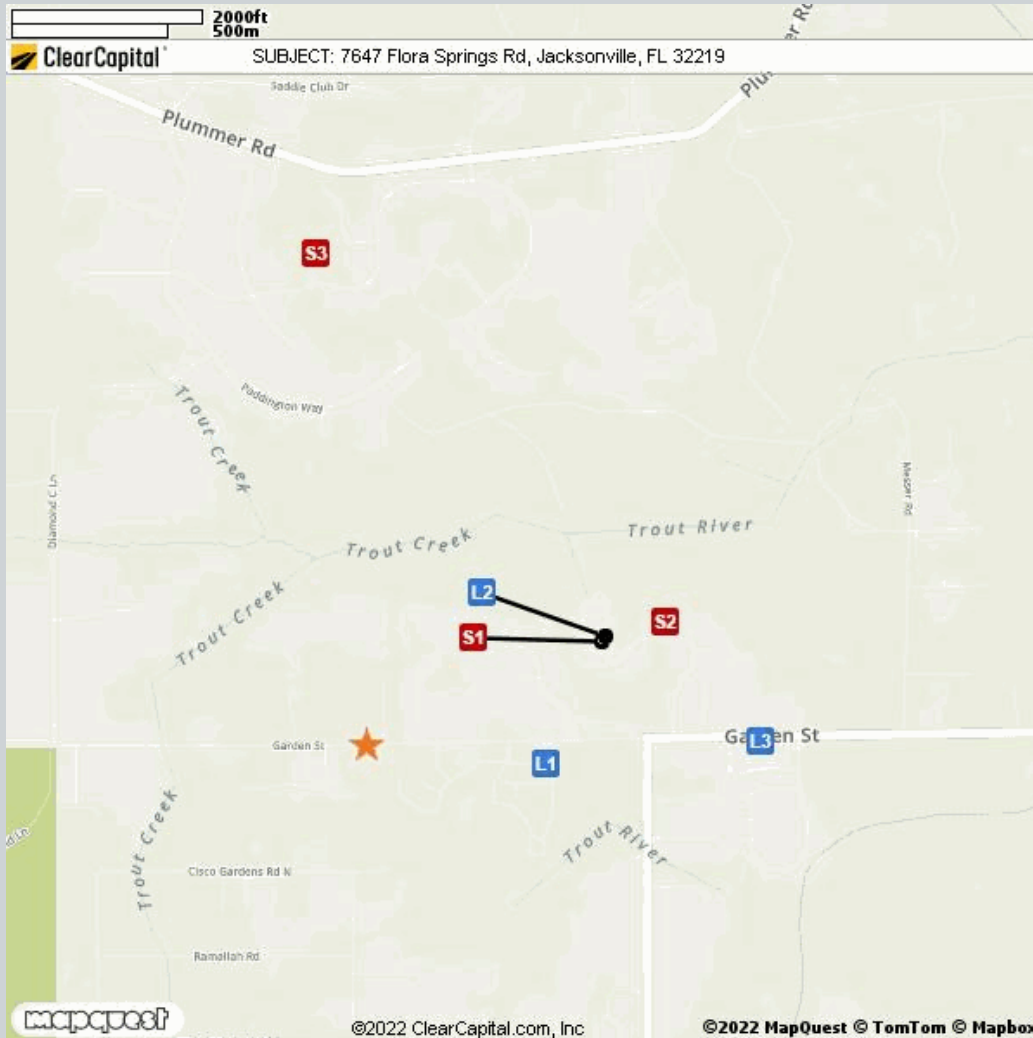
Address ★ 7647 Flora Springs Road, Jacksonville, FL 32219

Loan Number 49133

Suggested List \$462,000

Suggested Repaired \$462,000

Sale \$462,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7647 Flora Springs Road, Jacksonville, FL 32219	--	Parcel Match
L1 Listing 1	9735 Cilantro Dr, Jacksonville, FL 32219	0.55 Miles ¹	Parcel Match
L2 Listing 2	9444 Cypress Ridge Ct, Jacksonville, FL 32219	0.86 Miles ¹	Parcel Match
L3 Listing 3	9298 Spider Lily Ln, Jacksonville, FL 32219	1.19 Miles ¹	Parcel Match
S1 Sold 1	9450 Cypress Ridge Ct, Jacksonville, FL 32219	0.84 Miles ¹	Parcel Match
S2 Sold 2	8122 Sierra Oaks Blvd, Jacksonville, FL 32219	0.99 Miles ¹	Parcel Match
S3 Sold 3	10035 Kings Crossing Dr, Jacksonville, FL 32219	1.47 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	Karimah Baptiste	Company/Brokerage	Florida Homes Realty and Mortgage
License No	SL3473327	Address	8809 Ivy Mill PL N Jacksonville FL 32244
License Expiration	03/31/2024	License State	FL
Phone	8165887754	Email	drkaribhomes@gmail.com
Broker Distance to Subject	14.83 miles	Date Signed	10/16/2022

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.