

Borrower/Client	Wendy Davis	File No.	Bayside 23-04-012		
Property Address	4837 Eagle Cove Blvd				
City	Palm Harbor	County	Pinellas	State	FL
				Zip Code	34685
Lender	Wedgewood Inc				

TABLE OF CONTENTS

USPAP Identification Addendum 1

MainForm 2

Additional Comparables 4-6 8

1004 MC 9

Supplemental Addendum 10

Subject Medium Photos 13

Subject Medium Photos 14

Location Map 15

Comparable Photos 1-3 16

Comparable Photos 4-6 17

Subject 2008 MLS Listing 18

Subject 2008 MLS Listing 19

Subject Aerial 20

Subject Public Record 21

UAD Definitions Addendum 22

Appraiser's Certification 25

E & O Insurance 26

USPAP ADDENDUM

File No. Bayside 23-04-012

Borrower	Wendy Davis		
Property Address	4837 Eagle Cove Blvd		
City	Palm Harbor	County	Pinellas
Lender	Wedgewood Inc		
	State	FL	Zip Code 34685

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-30 days

EXPOSURE TIME: estimated length of time that the property interested being appraised would have offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

USPAP 2020-2021 Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Additional Certifications

I certify that, to the best of my knowledge and belief:

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, 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.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

APPRAISER COMPETENCY

An appraiser must determine, prior to accepting the assignment, that he or she can perform the assignment competently. Competency requires:

1. The ability to properly identify the problem to be addressed; and
2. The knowledge and experience to complete the assignment competently; and
3. Recognition of, and compliance with, laws and regulations that apply to the appraiser or to the assignment.

I am competent to perform this assignment based on my state appraiser license and familiarity with this type of property in the subject market. In preparing this appraisal, David Richard Gehrke (Cert Res RD4718), has the competency to complete this assignment.


Clarification on Intended Use

The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, home equity line of credit, or internal asset evaluation by the lender/client related to their specific use(s) cited on page. This report is not intended for any other uses.

Clarification on #23: The appraiser has not identified any purchaser, borrower or seller as an Intended User of this appraisal and no such party should rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from another appraiser for any property purchase decision or any appraisal contingency in a purchase agreement relating to the property.

esign.alamode.com/verify Serial:62BED070

APPRAISER:

Signature: 

Name: David Richard Gehrke

Date Signed: 04/18/2023

State Certification #: Cert Res RD4718

or State License #: _____

State: FL

Expiration Date of Certification or License: 11/30/2024

Effective Date of Appraisal: 04/17/2023

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street or

Exterior-Only Inspection Residential Appraisal Report

File # Bayside 23-04-012

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 **4837 Eagle Cove Blvd** City **Palm Harbor** State **FL** Zip Code **34685**
 Borrower **Wendy Davis** Owner of Public Record **Angelino, Orsola** County **Pinellas**
 Legal Description **EAGLE COVE LOT 3**
 Assessor's Parcel # **27-27-16-23629-000-0030** Tax Year **2022** R.E. Taxes \$ **2,970**
 Neighborhood Name **Eagle Cove** Map Reference **45300** Census Tract **0273.33**
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **550** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) **Market Value**
 Lender/Client **Wedgewood Inc** Address **2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **The last Stellar MLS listing for the subject was in 2008. Due to a lack of a more current source, this listing (Stellar MLS U7322083) and county records for the subject were used to determine the subjects characteristics.**
 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.
 Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____
 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.
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 <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %		
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	359	Low 22	Multi-Family	15 %		
Neighborhood Boundaries The subject is bound to the north by Pine Ridge Blvd, to the west by Lake Tarpon, to the east by Hillsborough County and to the south by Tampa Rd.		740	High 51	Commercial	5 %		
Neighborhood Description There are no apparent factors that should affect the subject's marketability. The subject has access to all necessary supporting facilities including schools, shopping, recreation and employment centers. The "other" percentage in Present Land Use is for undeveloped land, parks, and recreation facilities.		600	Pred. 27	Other	15 %		

Market Conditions (including support for the above conclusions) **MLS data for single family homes in the for Pinellas County indicates the subjects market is increasing with a 4.6% year over year median price increase (as of Feb 2023). According to the S&P Corelogic Case-Shiller index for the Tampa Bay area (as of January 2023) the median home price has increased 10.49% over the past year.**

Dimensions **70x113.6x19.7x69.7x162.5** Area **9209 sf** Shape **Irregular** View **B;Woods;Res**
 Specific Zoning Classification **RPD** Zoning Description **Residential Planned Development**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe **See supplemental addendum**
 Utilities **Public Other (describe)** **Public Other (describe)** **Off-site Improvements - Type** **Public Private**
 Electricity Water Street **Asphalt**
 Gas None Sanitary Sewer Alley **None**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **12103C0077G** FEMA Map Date **09/03/2003**
 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
The subject backs to a wooded conservation area. Typically, the wooded view and additional privacy have a beneficial impact on residential properties. The balance of the surrounding properties are residential. No adverse site conditions were observed or known. No gas utility is typical and acceptable in the subjects market.
 Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Other (describe) **Stellar MLS U7322083; 2008** Data Source for Gross Living Area **Pinellas County Property Appraiser**

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck ScrPor	<input type="checkbox"/> Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls CBkStc/Good	Fuel Electric	<input checked="" type="checkbox"/> Porch Porch	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Contemp	Roof Surface Shingle/Good	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1992	Gutters & Downspouts None	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Wood	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 20	Window Type AlumSH/Avg	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)	
Finished area above grade contains: 8 Rooms 4 Bedrooms 3.0 Bath(s) 2,020 Square Feet of Gross Living Area Above Grade				

Additional features (special energy efficient items, etc.) **The subject's physical characteristics were obtained from county records and old MLS (Stellar MLS#U7296977).**
 Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). **C3;Per the MLS (Stellar MLS#U7296977), the subjects kitchen and bathrooms were updated in 2008, the AC was new in 2007 and the water heater in 2007.**
 Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No
 If Yes, describe.
There were no apparent physical deficiencies or adverse conditions noted at the time of observation. The subject was viewed after Hurricanes Ian and Nicole occurred. No readily observable storm damage was observed on the subject property or immediate surrounding neighborhood.
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe.
The subject's appraised value is above the predominant value for neighborhood. The value is within the price range for the neighborhood and being above the predominant value for the area does not indicate the subject is an over improvement or adversely impact the property.

Exterior-Only Inspection Residential Appraisal Report

File # Bayside 23-04-012

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 549,900 to \$ 599,900				
There are 52 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 359,000 to \$ 740,000				
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address 4837 Eagle Cove Blvd Palm Harbor, FL 34685		4019 Eagle Cove West Dr Palm Harbor, FL 34685		4178 Ridgemoor Dr N Palm Harbor, FL 34685
Proximity to Subject		0.04 miles E		0.73 miles E
Sale Price		\$ 600,000		\$ 610,000
Sale Price/Gross Liv. Area		\$ 273.97 sq.ft.		\$ 331.16 sq.ft.
Data Source(s)		Stellar MLS#T3426262;DOM 27		Stellar MLS#O6068924;DOM 111
Verification Source(s)		Agt Alisha Stockton813-732-5851		Pinellas County Property Appr
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0
Date of Sale/Time		s04/23;c03/23		0 s12/22;c12/22
Location		N;Res;		N;Res;
Leasehold/Fee Simple		Fee Simple		Fee Simple
Site		9209 sf		0 8712 sf
View		B;Woods;Res		+25,000 N;Res;
Design (Style)		DT1;Contemp		DT1;Contemp
Quality of Construction		Q4		Q4
Actual Age		31		0 29
Condition		C3		-15,000 C3
Above Grade		Total Bdrms. Baths		Total Bdrms. Baths
Room Count		8 4 3.0		+5,000 8 3 2.0
Gross Living Area		2,020 sq.ft.		-12,800 1,842 sq.ft.
Basement & Finished Rooms Below Grade		0sf		0sf
Functional Utility		Average		Average
Heating/Cooling		FWA/CAC		FWA/CAC
Energy Efficient Items		None		None
Garage/Carport		2ga2dw		2ga2dw
Porch/Patio/Deck		Scr Porch		Scr Porch
Fireplaces		None		None
Pool		Pool		Pool
Gas Utility		No Gas Utility		No Gas Utility
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 17,200		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,400
Adjusted Sale Price of Comparables		Net Adj. 2.9% Gross Adj. 7.1% \$ 617,200		Net Adj. 0.6% Gross Adj. 5.5% \$ 613,400
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain				
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.				
Data Source(s) MLS & Pinellas County Property Appraiser				
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.				
Data Source(s) MLS & Pinellas County Property Appraiser				
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).				
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	10/24/2022		07/02/2022	05/16/2022
Price of Prior Sale/Transfer	\$106,100		\$507,200	\$565,000
Data Source(s)	Black Knight	Black Knight	Black Knight	Black Knight
Effective Date of Data Source(s)	04/16/2023	04/16/2023	04/16/2023	04/16/2023
Analysis of prior sale or transfer history of the subject property and comparable sales				
According to the Pinellas County Property Appraiser, the subject has a transfer in the 36 months prior to the effective date of this appraisal. On 10/24/22 a non-MLS transaction on a Cert of Title Deed was recorded for \$106,100. It is not representative of the subjects market. With the exception of sales 2 and 3 the sales do not have transactions within 12 months of their current transfers. The prior sales on comps 2 and 3 were non-MLS transfers and their increase appears to be due to improvements and an appreciating market. The inclusion of sales with recent prior transfers does not appear to have reduced the reliability of the comparables. Therefore, they were deemed acceptable indicators of value.				
Summary of Sales Comparison Approach See additional comments on page 3				
Indicated Value by Sales Comparison Approach \$ 613,000				
Indicated Value by: Sales Comparison Approach \$ 613,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0				
The subject is a single-family residence. Typically, the market will rely on the Sales Comparison Approach. Sufficient market data was available to develop a reasonable and credible opinion of value. The Cost Approach is not necessary to develop credible assignment results and is less reliable for existing homes. The Income Approach would not be considered by the market. Therefore, neither were pondered in this analysis.				
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> 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 visual inspection of the exterior areas of the subject property from at least the street, 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 \$ 613,000 , as of 04/17/2023 , which is the date of inspection and the effective date of this appraisal.				

Exterior-Only Inspection Residential Appraisal Report

File # Bayside 23-04-012

Sales Comparison Analysis - Summary of Sales Comparison Approach

Data source for the comparables was Stellar MLS. The search criteria for identifying recent comparable properties were SFRs from the subject's market that are similar in size, location and appeal. The subject's market has a shortage of available housing that has adversely impacted the number of the comparables available for analysis. Due to the limited data, the report includes only one sale from the subjects subdivision (comp 1, the only sale from development in past year), one sale over 6 months old and one sale dissimilar in age. Although less than ideal, the report comps are the most proximate, similar and recent comps available for analysis and were included due to a lack of superior alternatives. The report comparables are placed in chronological sale date order in the market data grid. Their order is not an indication of the ranking of the report comparables. The subject's market has been increasing. The report comps are reflective of current market conditions and time adjustments were unnecessary. Age adjustments are unnecessary since the market is more focused on condition and updating than chorological age. Comparables 2 and 3 were adjusted for their superior condition due to more recent and/or significant updating. The subject and sale 2 have beneficial wooded views. Comps 1, 3, 4 and 5 were adjusted for the market surcharge paid for the view. The market does not differentiate between 3- and 4-bedroom homes; therefore, bedrooms adjustments were not applied. All adjustments were derived from the subject's market through a combination of sensitivity, pair sales and depreciated cost analysis and complimented by the appraiser's experience in the market place. Although considered, comparable 5 is not a closed sale and was not weighted in the reconciliation of the sales comparison approach. The four comparable sales bracket the potential value of the subject property in adjusted range from \$608,700 to \$617,200. Sales 1 and 2 are the most recent and were given the most weight at approximately 30% each and secondary weight was placed on sales 3 and 4 at approximately 20% each. All factors considered; it is reasonable the subject would have a market value of \$613,000.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$
Source of cost data	DWELLING Sq.Ft. @ \$	= \$
Quality rating from cost service Effective date of cost data	Sq.Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		= \$
The cost approach was deemed unnecessary since the approach is not reliable for a property of the subjects age. With older homes, it is difficult to estimate the physical depreciation resulting in an undependable approach to value. The remaining economic life was provided at the clients request.	Garage/Carport Sq.Ft. @ \$	= \$
	Total Estimate of Cost-New	= \$
	Less Physical Functional External	
	Depreciation	= \$()
	Depreciated Cost of Improvements	= \$
	"As-is" Value of Site Improvements	= \$
Estimated Remaining Economic Life (HUD and VA only) 55 Years	INDICATED VALUE BY COST APPROACH	= \$ 0

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion

Does the project contain any multi-dwelling units? Yes No Data Source(s)

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

PUD INFORMATION

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF 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.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting 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 this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
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. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, 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, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Exterior-Only Inspection Residential Appraisal Report

File # Bayside 23-04-012

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements 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 at the time this appraisal report was prepared.
4. 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 have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, 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 this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. 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 this 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.
18. My employment and/or compensation for performing this 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).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this 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 this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

Exterior-Only Inspection Residential Appraisal Report

File # Bayside 23-04-012

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

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this 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: The Supervisory Appraiser certifies and agrees that:

- I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- This appraisal report complies with 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 at the time this appraisal report was prepared.
- If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a <https://www.alamode.com/verify> appraisal [Serial# 62BED070](https://www.alamode.com/verify) delivered containing my original hand written signature.

APPRAISER David Richard Gehrke

Signature 

Name David Richard Gehrke

Company Name Bayside Valuations LLC

Company Address 2678 Brattle Lane
Clearwater, FL 33761

Telephone Number 727-647-0607

Email Address baysidedave6@gmail.com

Date of Signature and Report 04/18/2023

Effective Date of Appraisal 04/17/2023

State Certification # Cert Res RD4718

or State License # _____

or Other (describe) _____ State # _____

State FL

Expiration Date of Certification or License 11/30/2024

ADDRESS OF PROPERTY APPRAISED

4837 Eagle Cove Blvd
Palm Harbor, FL 34685

APPRAISED VALUE OF SUBJECT PROPERTY \$ 613,000

LENDER/CLIENT

Name Clear Capital

Company Name Wedgewood Inc

Company Address 2015 Manhattan Beach Blvd Suite 100,
Redondo Beach, CA 90278

Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

Telephone Number _____

Email Address _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

SUBJECT PROPERTY

Did not inspect exterior of subject property

Did inspect exterior of subject property from street

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 _____

Exterior-Only Inspection Residential Appraisal Report

File # Bayside 23-04-012

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Address	4837 Eagle Cove Blvd Palm Harbor, FL 34685	5441 Worthington Loop Palm Harbor, FL 34685			4377 Live Oak Blvd Palm Harbor, FL 34685								
Proximity to Subject		0.80 miles E			0.63 miles W								
Sale Price	\$	\$ 599,900			\$ 599,900			\$					
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 273.43 sq.ft.			\$ 290.93 sq.ft.			\$ sq.ft.					
Data Source(s)		Stellar MLS#U8172640;DOM 5			Stellar MLS#U8196445;DOM 9								
Verification Source(s)		Pinellas County Property Appr			Pinellas County Property Appr								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	-	\$ Adjustment	DESCRIPTION	+	-	\$ Adjustment	DESCRIPTION	+	-	\$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0				Listing							
Date of Sale/Time		s09/22;c08/22			0 Active								
Location	N;Res;	N;Res;			N;Res;								
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple								
Site	9209 sf	9470 sf			7989 sf			0					
View	B;Woods;Res	N;Res;			N;Res;			+25,000					
Design (Style)	DT1;Contemp	DT1;Contemp			DT1;Contemp								
Quality of Construction	Q4	Q4			Q4								
Actual Age	31	33			26			0					
Condition	C3	C3			C3								
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	
Room Count	8	4	3.0	8	4	2.0	7	3	2.0	7	3	2.0	
Gross Living Area	2,020 sq.ft.		2,194 sq.ft.		-13,100		2,062 sq.ft.		0		sq.ft.		
Basement & Finished Rooms Below Grade	0sf	0sf			0sf								
Functional Utility	Average	Average			Average								
Heating/Cooling	FWA/CAC	FWA/CAC			FWA/CAC								
Energy Efficient Items	None	None			None								
Garage/Carport	2ga2dw	2ga2dw			2ga2dw								
Porch/Patio/Deck	Scr Porch	Scr Porch			ScrPorch/Pat			0					
Fireplaces	None	1 Fireplace			None			-3,000					
Pool	Pool	Pool			None			+25,000					
Gas Utility	No Gas Utility	No Gas Utility			No Gas Utility								
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -			<input checked="" type="checkbox"/> + <input type="checkbox"/> -			<input type="checkbox"/> + <input type="checkbox"/> -					
Adjusted Sale Price of Comparables		Net Adj. 2.2%			Net Adj. 9.0%			Net Adj. %					
		Gross Adj. 7.5%			Gross Adj. 9.0%			Gross Adj. %					
		\$ 612,800			\$ 653,900			\$					
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).													
ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Date of Prior Sale/Transfer	10/24/2022												
Price of Prior Sale/Transfer	\$106,100												
Data Source(s)	Black Knight	Black Knight			Black Knight								
Effective Date of Data Source(s)	04/16/2023	04/16/2023			04/16/2023								
Analysis of prior sale or transfer history of the subject property and comparable sales													
According to the Pinellas County Property Appraiser, the subject does													
not have a transfer in the 36 months prior to the effective date of this appraisal and with the exception of sales 2 and 3 the sales do not have													
transactions within 12 months of their current transfers. The prior sales on comps 2 and 3 were non-MLS transfers and their increase appears to													
be due to improvements and an appreciating market. The inclusion of sales with recent prior transfers does not appear to have reduced the													
reliability of the comparables. Therefore, they were deemed acceptable indicators of value.													
Analysis/Comments													
See additional comments on page 3													

Market Conditions Addendum to the Appraisal Report

File No. Bayside 23-04-012

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **4837 Eagle Cove Blvd** City **Palm Harbor** State **FL** ZIP Code **34685**

Borrower **Wendy Davis**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	29	8	15	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	4.83	2.67	5.00	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	3	6	2	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.6	2.25	0.4	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	563,000	597,000	553,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Sales Days on Market	5	23.5	21	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	584,000	589,450	574,900	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Listings Days on Market	50	88	6	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	101.46	98.12	97.77	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining

Seller-(developer, builder, etc.)paid financial assistance prevalent? Yes No

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

Stellar MLS indicates there were 52 closed sales during the past 12 months and 10 of those sales contained seller concessions which is 19% of the total transactions in this market area. Prior Months 7-12: 29 Sales; 5 with concessions; 17% of sales for this period. 4-6: 8 Sales; 3 with concessions; 38% of sales for this period. 0-3: 15 Sales; 2 with concessions; 13% of sales for this period. The concessions ranged between \$881 and \$13,650. The median concession amount is \$4,650.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. Stellar MLS was the data source used to complete the Market Conditions Addendum. 4/16/2023

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

MLS data for single family homes in the for Pinellas County indicates the subjects market is increasing with a 4.6% year over year median price increase (as of Feb 2023). According to the S&P Corelogic Case-Shiller index for the Tampa Bay area (as of January 2023) the median home price has increased 10.49% over the past year. **The active listing and sales data on this MC addendum indicates values are declining. This is based on a small sample size which are typically less reliable. Therefore, the larger analysis, MLS and S&P Corelogic Case-Shiller index were given the most consideration and indicate the market is increasing.**


If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

 esign.alamode.com/verify Serial:62BED070

Signature		Signature	
Appraiser Name	David Richard Gehrke	Supervisory Appraiser Name	
Company Name	Bayside Valuations LLC	Company Name	
Company Address	2678 Brattle Lane, Clearwater, FL 33761	Company Address	
State License/Certification #	Cert Res RD4718 State FL	State License/Certification #	State
Email Address	baysidedave6@gmail.com	Email Address	

Supplemental Addendum

File No. Bayside 23-04-012

Borrower/Client	Wendy Davis						
Property Address	4837 Eagle Cove Blvd						
City	Palm Harbor	County	Pinellas	State	FL	Zip Code	34685
Lender	Wedgewood Inc						

SCOPE OF WORK

The appraiser has been contracted to complete a current market value appraisal of the subject property. The client instructions were to complete a current market value appraisal for mortgage finance purposes. Based on the instructions provided the market value definition selected is the one used and accepted by the FDIC, NCUA and FNMA. The source of the definition is Federal Mortgage Lending (Comptroller of the Currency).

Market Value Definition:

Market value is the most probable price that 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:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and each acting in what he or she considers his/her own best interest;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 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.

Based on the instructions provided from the client the intended use and intended user(s) are:

Intended Use: The intended use of this appraisal report is to determine the current market value of the subject property for loan servicing purposes. No other intended use was planned when completing this report.

Intended User(s): The intended users of this appraisal are the lender/client identified in this report. No other intended users were planned when completing this report.

Clarification on Appraiser's Certification #23 (on page of 6 of this URAR form): The appraiser has not identified any purchaser, borrower or seller as an Intended User of this appraisal and no such party should rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from another appraiser for any property purchase decision or any appraisal contingency in a purchase agreement relating to the property.

The subject property was viewed from the EXTERIOR ONLY: The subject was physically viewed by the appraiser through an exterior observation from the street. The appraiser photographed the residence from the street and used an old Stellar MLS from 2008 (Stellar MLS U7322083) and the subjects county record to determine the most accurate features for the dwelling.

The data collection process also includes: research of on-line public sources (MLS, public records, city and county websites, FEMA maps, etc.) to determine site size and accessibility, zoning classification, utilities, flood zone, chorological age, etc. Some of the research on these sources also serves as a verification process for the information collected on site and the sources are cross referenced, when applicable, to verify each other. If significant and relevant differences exist, they are reconciled and explained in the report.

HIGHEST AND BEST USE

The rationale and support for the opinion of highest and best use developed for this assignment is as per below:

Highest and Best Use is defined as "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property-specific with respect to the user and timing of the use-that is adequately supported and results in the highest present value".

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Appraisal Institute, 2010).

The highest and best use analysis is a critical step in the valuation process. The comparable properties incorporated into the appraisal are directly affected by the highest and best use analysis. The analysis is based on the use that a hypothetical purchaser would make of the property based on the four tests cited below:

Legally Permissible - The use must be legal and probable. That is, the use must conform to existing zoning restrictions, or there must be a reasonable likelihood a rezoning or variance may be granted.

Physically Possible - The test of physical possibility addresses the physical characteristics associated with the site that might affect its highest and best use. The size, shape, terrain, accessibility of land and risk of natural disasters affect the land uses of a site.

Financially Feasible - Land may be developed with different uses. Only those uses, which produce a positive net return over time, are deemed financially viable. This use must not depress surrounding property values.

Maximum Productivity - Of all the uses that fulfill the first three tests, there is only one use, which produces the greatest return. This single use represents the property's Highest and Best Use. Supply and demand are constantly fluctuating, so it is common for a property's Highest and Best Use to change.

The current use of the real estate as of the date of value is residential as described in the improvements section of this appraisal.

After consideration of the above criteria it has been determined that the current improvements continue to the total market value of the property and the return from a new improvement would not currently offset the cost of the improvements.

Supplemental Addendum

File No. Bayside 23-04-012

Borrower/Client	Wendy Davis						
Property Address	4837 Eagle Cove Blvd						
City	Palm Harbor	County	Pinellas	State	FL	Zip Code	34685
Lender	Wedgewood Inc						

existing improvements and constructing a new one. Further, the subject functions best as its current use. The subjects highest and best use has been determined to be as improved.

Once the highest and best use is established, the comparable selection can be determined. A search of the local MLS was completed for the most similar, proximate and recent properties. After, the most similar, proximate and recent sales were selected, their features and characteristics are analyzed and their sale prices and dates confirmed through public records and in some instances other data sources available to the appraiser and personal interviews with market participants. Adjustments based on market reaction to the market recognized differences between the subject and each sale are applied to the sale prices. The end result is a range of indicated values for the subject property. The indicated values are then reconciled and weighted based on their similarities to the subject.

A valuation of a residential property includes consideration of the cost, income, and sales comparison approaches. In this particular instance, the income approach was considered but deemed inapplicable due to the prevalence of similar properties selling for owner occupancy rather than for rental purposes. Further, the cost approach was considered, but deemed unnecessary, since it is unreliable for homes the subjects age. Sufficient reliable market data is available to value the property under the market approach. The sales comparison approach is the most reliable approach to determine market value for residential properties since it is most reflective of the actions and tendencies of the market.

This is an **appraisal report** that is intended to comply with the reporting requirements set forth under standard rule 2.2 of the uniform standards of professional appraisal practice. As such, the discussions, analysis, and conclusions are summarized herein for presentation purposes. A summary of the primary sales utilized in arriving at an opinion of value has been included. Other pertinent information has been presented in either a summary format or is contained in the appraisers files, which are incorporated herein by reference.

Additional Information on the Approaches to Value

The SALES COMPARABLE APPROACH is considered the best indicator of value because it reflects the attitudes of the buyers and sellers in the marketplace. It is considered the most reliable method for a supported market value, is the preferred method of appraisers in the subjects market and is relied upon for this report. A wide variety of information, sale and listing data over the previous period was analyzed in order to provide the limited data presented in the attached sales comparison analysis grid. The best pieces of market data were included on the comparable grid. Additional sales and listings were reviewed and analyzed.

The sales comparison approach in a real estate appraisal is based primarily on the **principle of substitution**. This approach assumes a prudent individual will pay no more for a property than it would cost to purchase a comparable substitute property. The approach recognizes that a typical buyer will compare asking prices and seek to purchase the property that meets his or her wants and needs for the lowest cost. In developing the sales comparison approach, the state licensed real estate appraiser attempts to interpret and measure the actions of parties involved in the marketplace, including buyers, sellers and investors.

The COST APPROACH to value estimates the property price as the value of its components, the underlying land, and the depreciated value of the improvements. Because there is insufficient market evidence to credibly support the derivation of total depreciation, the cost approach was not completed in this report.

The INCOME APPROACH to value estimates the market value of a property based on the income of the property. This approach was not considered applicable due to the fact that the majority of housing stock in the area is owner occupied and not typically used for investment. The subject is not currently used as an income producing property.

APPRAISER COMPETENCY

An appraiser must determine, prior to accepting the assignment, that he or she can perform the assignment competently. Competency requires:

1. The ability to properly identify the problem to be addressed; and
2. The knowledge and experience to complete the assignment competently; and
3. Recognition of, and compliance with, laws and regulations that apply to the appraiser or to the assignment.

I am competent to perform this assignment based on my state appraiser license and familiarity with this type of property in the subject market. In preparing this appraisal, David Richard Gehrke (Cert Res RD4718), has the competency to complete this assignment.

I, David Richard Gehrke (Cert Res RD4718), certify, as an appraiser, that I have completed all aspects of the valuation, including reconciling my opinion of value, free of influence from the client, client's representation, borrower, or any other party in the transaction.

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- I have performed no (or the specified) services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal viewing of the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the person signing this certification

Supplemental Addendum

File No. Bayside 23-04-012

Borrower/Client	Wendy Davis						
Property Address	4837 Eagle Cove Blvd						
City	Palm Harbor	County	Pinellas	State	FL	Zip Code	34685
Lender	Wedgewood Inc						

the name of each individual providing significant real property appraisal assistance will be stated.)

Additional Limited Conditions and applicable notes:

The appraiser is not familiar with any engineering studies made to determine the bearing capacity of the land. Improvements in the area appear to be structurally sound. It is therefore assumed that soil and subsoil conditions are stable unless specifically outlined in this report.

Any exhibits in the report are intended to assist the reader in visualizing the property and its surroundings. The drawings are not intended as surveys and the drawings are not intended to be exact in size, scale or detail.

The value estimate involves only the real estate and all normal building equipment if any improvements are involved. Unless otherwise indicated, the opinion of value arrived at in this appraisal report is for the real estate only and DOES NOT INCLUDE ANY PERSONAL PROPERTY OF ANY KIND. Above ground pools or non-attached items such as freestanding appliances and window treatments are some examples of personal property.

All opinions, as to values stated, are presented as the appraiser's opinion based on the information set forth in the report and their experience. No responsibility is assumed for changes in market conditions or for the inability of the client or any other party to achieve their desired results based upon the appraised value.

Context quoting or partial reprinting of this appraisal report is unauthorized. Further, neither all nor any part of the contents of this report especially any conclusions as to value, the identity of the appraiser nor the name of the firm which he/she is connected, shall be reproduced, published, or disseminated to the public through advertising media, public relations media, news media, or another public means of communication, without the prior written consent of the appraiser signing the report.

The appraiser uses a variety of data services such as public and private online databases which include assessor's records, county recorder, FEMA Flood Maps, county websites, local zoning maps, information and definitions, local MLS information, and/or any other reliable sources considered typical for the market area. These referenced sources are considered as reliable sources. When discrepancies in the information are found, the appraiser will use the source(s) that is believed to be the most reliable and report only the data pertinent to the valuation process. When applicable, the data presented in the Sales Comparison Approach has been verified by more than one source unless otherwise noted. The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties.

Information regarding the comparable sales has been obtained from public sources and listing agencies. If any significant discrepancies are revealed, the right to amend this report is reserved.

The appraisal report requires the appraiser to note the condition of materials of several components of the subject property. The appraiser makes no representations, guarantees or warranties (express or implied), regarding the materials, their fitness, quality, condition or remaining economic life. An appraiser is NOT QUALIFIED NOR TRAINED to discover/disclose hidden defects in material or workmanship. The client should utilize or at least consider the services of a professional licensed home inspector to evaluate same if concerned about the condition of materials of the subject property.

Statements regarding zoning compliances are intended only in the most general sense. Zoning and building ordinances vary significantly from one municipality to another and can be extremely detailed. The scope of this assignment does not include a comparison of every potentially significant characteristic of the subject property's site and improvements relative to zoning and building ordinances. Unless otherwise noted, standard utility and right of way easements are insignificant to value. However, a current locational or boundary survey or title report may reveal encroachments, easements, zoning violations or other matters of interest that could warrant modifications of the appraised value.

Appraisal Institute Comments

The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I David Richard Gehrke, have completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.

Subject Photo Page

Borrower/Client	Wendy Davis				
Property Address	4837 Eagle Cove Blvd				
City	Palm Harbor	County	Pinellas	State	FL Zip Code 34685
Lender	Wedgewood Inc				



Subject Front

4837 Eagle Cove Blvd
Sales Price
Gross Living Area 2,020
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 3.0
Location N;Res;
View B;Woods;Res
Site 9209 sf
Quality Q4
Age 31



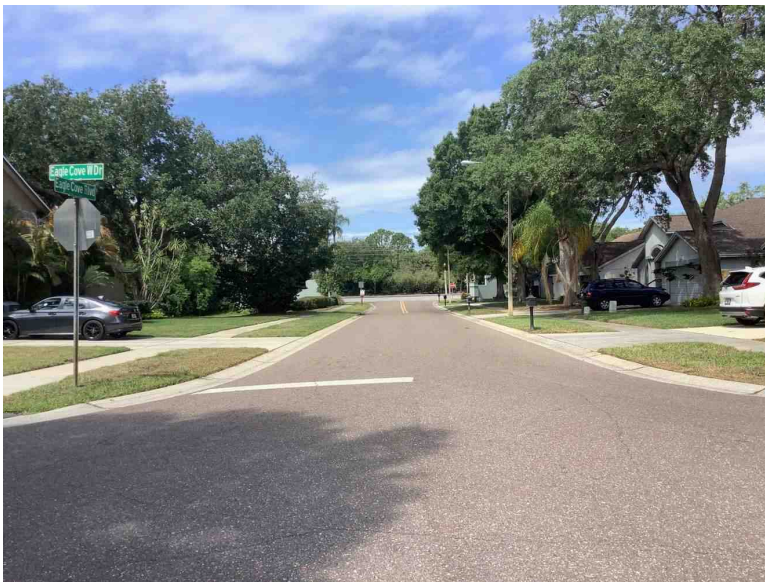
Subject Front & Side



Subject Front & Side

Subject Photo Page

Borrower/Client	Wendy Davis				
Property Address	4837 Eagle Cove Blvd				
City	Palm Harbor	County	Pinellas	State	FL Zip Code 34685
Lender	Wedgewood Inc				



Subject Street

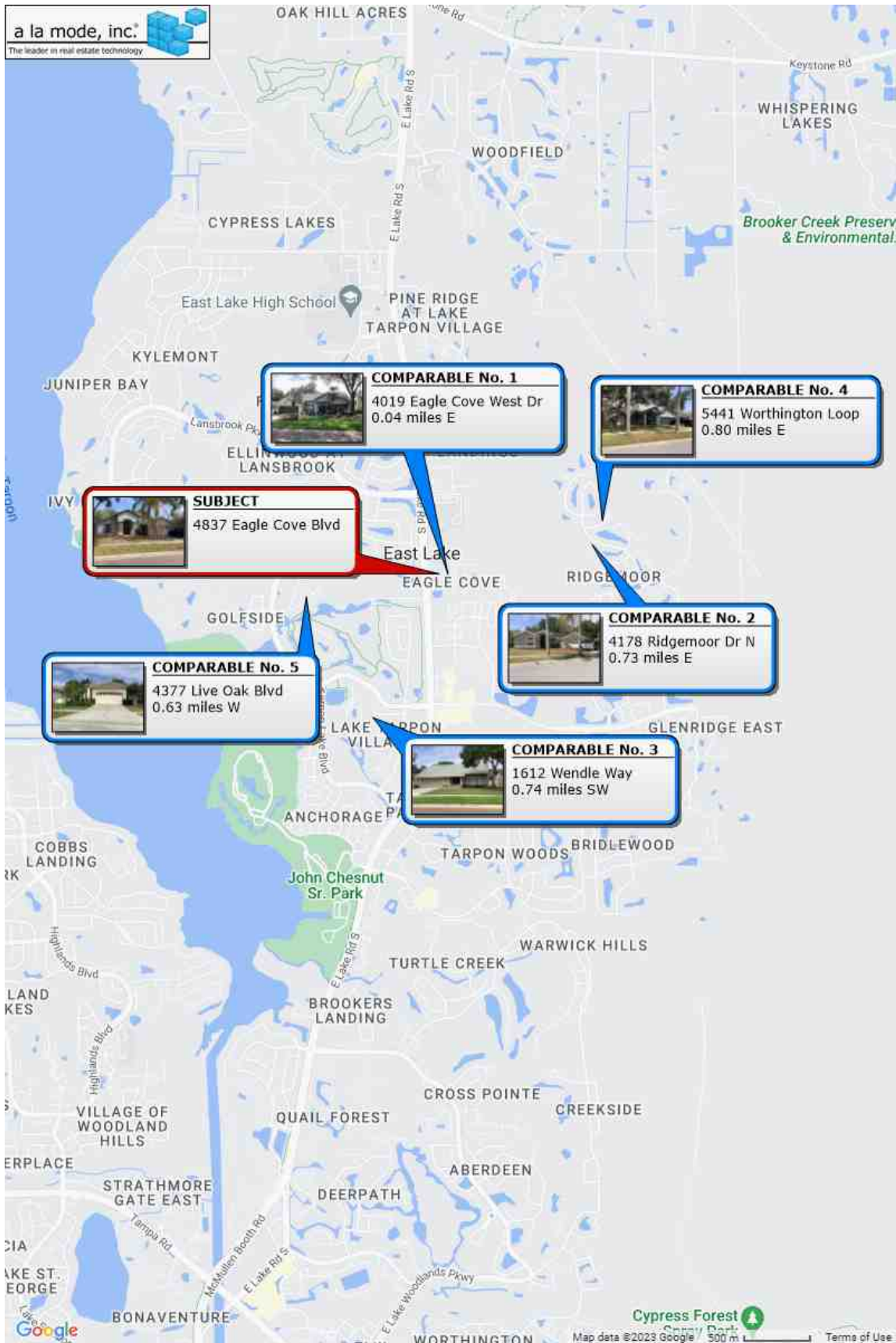
4837 Eagle Cove Blvd
Sales Price
Gross Living Area 2,020
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 3.0
Location N;Res;
View B;Woods;Res
Site 9209 sf
Quality Q4
Age 31



Subj Street Other Direction

Location Map

Borrower/Client	Wendy Davis				
Property Address	4837 Eagle Cove Blvd				
City	Palm Harbor	County	Pinellas	State	FL
Lender	Wedgewood Inc	Zip Code	34685		



Comparable Photos 1-3

Borrower/Client	Wendy Davis				
Property Address	4837 Eagle Cove Blvd				
City	Palm Harbor	County	Pinellas	State	FL
				Zip Code	34685
Lender	Wedgewood Inc				



Comparable 1

4019 Eagle Cove West Dr
 Prox. to Subject 0.04 miles E
 Sale Price 600,000
 Gross Living Area 2,190
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 7697 sf
 Quality Q4
 Age 32



Comparable 2

4178 Ridgemoor Dr N
 Prox. to Subject 0.73 miles E
 Sale Price 610,000
 Gross Living Area 1,842
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View B;Woods;Res
 Site 8712 sf
 Quality Q4
 Age 29



Comparable 3

1612 Wendle Way
 Prox. to Subject 0.74 miles SW
 Sale Price 615,000
 Gross Living Area 2,277
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 10206 sf
 Quality Q4
 Age 44

Comparable Photos 4-6

Borrower/Client	Wendy Davis				
Property Address	4837 Eagle Cove Blvd				
City	Palm Harbor	County	Pinellas	State	FL
				Zip Code	34685
Lender	Wedgewood Inc				



Comparable 4

5441 Worthington Loop
 Prox. to Subject 0.80 miles E
 Sale Price 599,900
 Gross Living Area 2,194
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 9470 sf
 Quality Q4
 Age 33



Comparable 5

4377 Live Oak Blvd
 Prox. to Subject 0.63 miles W
 Sale Price 599,900
 Gross Living Area 2,062
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 7989 sf
 Quality Q4
 Age 26

Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Subject 2008 MLS Listing

Borrower/Client	Wendy Davis				
Property Address	4837 Eagle Cove Blvd				
City	Palm Harbor	County	Pinellas	State	FL
				Zip Code	34685
Lender	Wedgewood Inc				

U7322083 4837 Eagle Cove BLVD, Palm Harbor, FL 34685



County: Pinellas	Status: Withdrawn Conditional
Subdiv: Eagle Cove	On Market Date: 01/08/2008
Subdiv/Condo:	List Price: \$348,877
Beds: 4	Year Built: 1992
Baths: 3/0	Special Sale: None
Pool: Private	ADOM: 97
Property Style: Single Family Residence	CDOM: 210
Lot Features: Conservation Area, In County, Street Paved	Pets:
Total Acreage: 0 to less than 1/4	Max Times per Yr:
Minimum Lease Period: No Rent	Carport Spcs:
Garage: Yes Attch: Yes Spcs: 2	Garage/Parking Features: Garage Door Openers, Oversized
LP/SqFt: \$172.71	Heated
	Area: 2,020 SqFt / 188 SqM

Home Warranty Y/N: No
Total Annual Assoc Fees: 336.00
Average Monthly Fees: 28.00
Flood Zone Code:

This 4 bedroom, 3 bath home is a former Model and Backs up to Brooker Creek Preserve! As you drive to the home you will see an impeccable lawn with tropical landscaping that gives this home great curb appeal. Enter the home thru double doors that lead to formal living room and dining room with cathedral ceilings. Kitchen has been updated with stove 3 years new, microwave 2 years new, dishwasher new in 2007 and breakfast bar over looking family room and breakfast nook. Home offers a triple split floor plan. Large master suite with spa like master bath with Whirlpool soaking tub, double vanity and large walk-in closet. Step out back to the lanai with beautiful pavers, large heated pool with fountain-step waterfall and enjoy the big private lot with no rear neighbors that backs to preserve! Home offers many extras such as carpet 2 years new, paint (including Ceiling) 1 year new, A/C new in 2007, pavers 4 years new, New hot water heater and both pool bath and 2nd bath upgraded with-in the last 6 months. Oversized garage with built-in cabinets, ducted for heating/cooling.

Land, Site, and Tax Information

Legal Desc: Eagle Cove Lot 3
SE/TP/RG: 27-27-16
Subdivision #: 23629
Tax ID: [27-27-16-23629-000-0030](#)
Taxes: \$2,969
Homestead: Yes
Alt Key/Folio #:

Zoning: Res
Future Land Use:
Zoning Comp:
Tax Year: 2006
AG Exemption Y/N:

Block/Parcel: 000
Front Exposure: South
Lot #: 0030
Other Exemptions:

Ownership: Fee Simple
SW Subd Condo#:
Flood Zone:
Floors in Unit/Home: One
Book/Page:
Total # of Floors:
Land Lease Fee:
Lot Dimensions: 70x130

CDD: Annual CDD Fee:
Complex/Comm Name:
SW Subd Name:
Flood Zone Date:
Floor #:
Census Block:
Bldg Name/#:
Total Units:
Lot Size Acres:
Water Name:

Flood Zone Panel:
Planned Unit Dev: No
Census Tract:
Lot Size:

Interior Information

A/C: Central Air
Heat/Fuel: Central, Electric
Utilities: Cable Available, Sprinkler Meter
Sewer: Public Sewer
Water: Public
Fireplace:
Heated Area Source: Appraisal

Appliances Incl: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Flooring Covering: Carpet, Ceramic Tile
Interior Feat: Attic, Cathedral Ceiling(s), Ceiling Fans(s), Intercom, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s)

Room Type	Level	Approx Dim	Flooring	Features
Bedroom 2		10x12		
Bedroom 3		9x11		
Bedroom 4		10x10		
Living Room		16x17		
Master Bathroom				Tub with Separate Shower Stall
Master Bedroom		12x15		

Exterior Information

Ext Construction: Block, Stucco
Roof: Shingle
Property Description:

Garage Dim:
Architectural Style:

Subject 2008 MLS Listing

Borrower/Client	Wendy Davis				
Property Address	4837 Eagle Cove Blvd				
City	Palm Harbor	County	Pinellas	State	FL
				Zip Code	34685
Lender	Wedgewood Inc				

Pool: Private	Pool Dimensions:	Spa:
Pool Features:		
Patio And Porch Features: Covered, Deck, Enclosed, Patlo, Porch, Screened		
Foundation:		
Garage/Parking Features: Garage Door Opener, Oversized		
Horse Amenities:	Fencing: Fenced	
Green Features		
Disaster Mitigation:	Green Water Features:	
Green Verification		
Verification Type: HERS Index Score	Status:	Source:
Body:	Year:	Metric: 0
URL:	Version:	Rating:
Community Information		
Community Features: Deed Restrictions		
HOA / Comm Assn: Yes	HOA Fees:	HOA Pmt Sched: Annually
	\$336.00 / Required	Mo Maint\$(add HOA): \$0
Realtor Information		
List Agent: GARY UBALDINI	List Agent ID: 260001036	List Agent Direct: 727-787-6995
List Agent E-mail: gubaldin@tamqabav.com	List Agent Fax: 727-786-3517	List Agent Cell:
List Agent 2: NIKKI UBALDINI	List Agent 2 ID: 260001035	List Agent 2 Phone: 727-772-0772
List Agent 2 Email: nlrv130@kw.com		
List Office: Keller Williams Realty	List Office Fax: 727-772-8820	Call Center #:
Original Price: \$348,877		List Office ID: 260010721
On Market Date: 01/08/2008	Price Change:	List Office Phone: 727-772-0772
Previous Price: \$0	Listing Service Type: Full Service	LP/SqFt: \$172.71
Representation:	Owner Phone:	Expiration Date:
Owner:	Association/Manager Name:	Listing Type: Exclusive Right To Sell
Financing Avail: Cash, Conventional	Association/Manager Phone:	
Withdrawn: 04/14/2008	Off-Market: 04/14/2008	
Dual Variable Compensation: No	Non-Rep: 3%-250	Trans Broker: 3%-250
Single Agent: 3%-250		
Realtor Info:		
Confidential Info:		
Showing Instructions: Occupied		
Driving Directions: East Lake Rd - East on Eagle Cove Blvd to home.		
Realtor Remarks:		
Seller's Preferred Closing Agent		
Closing Agent Name:	Phone:	
Email:	Fax:	
Address:		
Closing Company Name:		

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. Digital Millennium Copyright Act Take Down Notice

Accessibility Issues?

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.

Subject Aerial

Borrower/Client	Wendy Davis						
Property Address	4837 Eagle Cove Blvd						
City	Palm Harbor	County	Pinellas	State	FL	Zip Code	34685
Lender	Wedgewood Inc						



Subject Public Record


Borrower/Client	Wendy Davis		
Property Address	4837 Eagle Cove Blvd		
City	Palm Harbor	County	Pinellas
State	FL	Zip Code	34685
Lender	Wedgewood Inc		

EAGLE COVE
LOT 3

4837 EAGLE COVE BLVD, PALM HARBOR

4837 EAGLE COVE BLVD LAND
447 3RD AVE N STE 405
ST PETERSBURG, FL 33701-3255

2022 27-27-16-23629-000-0030



Map Id: 1701.0 1.00 1.00 1.00 Bloomer, Zachary 4-

Page 1 of 1

PRINTED 08/09/2022

BY jamstrong

BUILDING CHARACTERISTICS			0110 Single Family Home	** VALUE SUBJECT TO CHANGE **		Pinellas County Property Appraiser Office		EST																																																																																																																																											
QUALITY	Average						VALUE SUMMARY																																																																																																																																												
CATEGORY	TYPE	% PTS					PRIOR JUST MARKET VALUE	289,666																																																																																																																																											
FOUNDATION	2CONTINUOUS	100 3.00					CURRENT JUST MARKET VALUE	355,122																																																																																																																																											
FLOOR	1SLAB ON	100 6.00					ASSESSED VALUE	318,853																																																																																																																																											
EXTERIOR	5CB	100 27.0					HX-NHX CAP BASE YEAR	0																																																																																																																																											
ROOF	1SHALE CR	100 6.00					TAXABLE VALUE	318,853																																																																																																																																											
ROOF	3SHINGLE	100 5.00					HX	No																																																																																																																																											
FLOOR	3CARPET/HARD	100 10.0					% HX	0.00																																																																																																																																											
INTERIOR	2DRYWALL/PLA	100 33.0					TOT EXEMPTIONS VALUE	0																																																																																																																																											
HEATING	6CENTRAL	100 5.00					PERMIT	TP	BT	EST VAL	ISSUE DATE																																																																																																																																								
COOLING	COOLING	100 3.00																																																																																																																																																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>CATEGORY</th> <th>UNITS</th> </tr> <tr> <td>STORIES</td> <td>1.00</td> </tr> <tr> <td>FIXTURES</td> <td>11.00</td> </tr> <tr> <td>LIVING UNITS</td> <td>1.00</td> </tr> <tr> <td colspan="2">TOTAL LIVING UNITS</td> <td>1</td> </tr> <tr> <td colspan="2">DEPRECIATION ADJ</td> <td>ADJ</td> </tr> <tr> <td>NEIGHBORHOOD</td> <td>0.0000</td> </tr> <tr> <td>EXTERNAL OBSOLESCENCE</td> <td>0.0000</td> </tr> <tr> <td>OTHER</td> <td>0.0000</td> </tr> <tr> <td>TYPE</td> <td>OU</td> <td>HX/NHX</td> </tr> <tr> <td>01</td> <td>02</td> <td>0.00%</td> </tr> <tr> <td>RCHD</td> <td>YB</td> <td>EA</td> </tr> <tr> <td>201496</td> <td>1992</td> <td>25</td> </tr> <tr> <td>SAR</td> <td>AREA</td> <td>% B</td> <td>EFF. AREA</td> </tr> <tr> <td>GRF</td> <td>480</td> <td>35</td> <td>168</td> </tr> <tr> <td>OFF</td> <td>83</td> <td>20</td> <td>17</td> </tr> <tr> <td>OFF</td> <td>180</td> <td>20</td> <td>36</td> </tr> <tr> <td>BAS</td> <td>2,014</td> <td>100</td> <td>2,014</td> </tr> <tr> <td colspan="2"></td> <td>2,757</td> <td>2,235</td> </tr> <tr> <td colspan="4">BUILDING: 1</td> </tr> </table>											CATEGORY	UNITS	STORIES	1.00	FIXTURES	11.00	LIVING UNITS	1.00	TOTAL LIVING UNITS		1	DEPRECIATION ADJ		ADJ	NEIGHBORHOOD	0.0000	EXTERNAL OBSOLESCENCE	0.0000	OTHER	0.0000	TYPE	OU	HX/NHX	01	02	0.00%	RCHD	YB	EA	201496	1992	25	SAR	AREA	% B	EFF. AREA	GRF	480	35	168	OFF	83	20	17	OFF	180	20	36	BAS	2,014	100	2,014			2,757	2,235	BUILDING: 1																																																																																
CATEGORY	UNITS																																																																																																																																																		
STORIES	1.00																																																																																																																																																		
FIXTURES	11.00																																																																																																																																																		
LIVING UNITS	1.00																																																																																																																																																		
TOTAL LIVING UNITS		1																																																																																																																																																	
DEPRECIATION ADJ		ADJ																																																																																																																																																	
NEIGHBORHOOD	0.0000																																																																																																																																																		
EXTERNAL OBSOLESCENCE	0.0000																																																																																																																																																		
OTHER	0.0000																																																																																																																																																		
TYPE	OU	HX/NHX																																																																																																																																																	
01	02	0.00%																																																																																																																																																	
RCHD	YB	EA																																																																																																																																																	
201496	1992	25																																																																																																																																																	
SAR	AREA	% B	EFF. AREA																																																																																																																																																
GRF	480	35	168																																																																																																																																																
OFF	83	20	17																																																																																																																																																
OFF	180	20	36																																																																																																																																																
BAS	2,014	100	2,014																																																																																																																																																
		2,757	2,235																																																																																																																																																
BUILDING: 1																																																																																																																																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>L</th> <th>OFFICIAL BOOK</th> <th>OFFICIAL PAGE</th> <th>DATE OF SALE</th> <th>INSTR</th> <th>Q</th> <th>V</th> <th>REASON</th> <th>SALES PRICE</th> <th>M</th> <th>SELLER</th> <th>BUYER</th> <th>SALES NOTE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>18598</td> <td>0057</td> <td>11/20/2014</td> <td>DD</td> <td>0</td> <td>I</td> <td>11</td> <td>100</td> <td>N</td> <td>LAYTON RUSSELL P</td> <td>QUEST SYSTEMS LLC</td> <td></td> </tr> <tr> <td>2</td> <td>15059</td> <td>0932</td> <td>04/14/2006</td> <td>DD</td> <td>0</td> <td>I</td> <td>G</td> <td></td> <td>N</td> <td>LAYTON RUSSELL P</td> <td>LAYTON, RUSSELL P</td> <td></td> </tr> <tr> <td>3</td> <td>08295</td> <td>0502</td> <td>06/04/1993</td> <td>DD</td> <td>Q</td> <td>I</td> <td></td> <td>157000</td> <td>N</td> <td>SCHOTTENSTEIN MI</td> <td>LAYTON, RUSSELL P</td> <td></td> </tr> <tr> <td>4</td> <td>07161</td> <td>0959</td> <td>12/26/1989</td> <td>DD</td> <td>0</td> <td>V</td> <td></td> <td>121000</td> <td>N</td> <td>MACOMI MARK W INC</td> <td>SCHOTTENSTEIN, M/I</td> <td></td> </tr> </tbody> </table>				L	OFFICIAL BOOK	OFFICIAL PAGE	DATE OF SALE	INSTR	Q	V	REASON	SALES PRICE	M	SELLER	BUYER	SALES NOTE	1	18598	0057	11/20/2014	DD	0	I	11	100	N	LAYTON RUSSELL P	QUEST SYSTEMS LLC		2	15059	0932	04/14/2006	DD	0	I	G		N	LAYTON RUSSELL P	LAYTON, RUSSELL P		3	08295	0502	06/04/1993	DD	Q	I		157000	N	SCHOTTENSTEIN MI	LAYTON, RUSSELL P		4	07161	0959	12/26/1989	DD	0	V		121000	N	MACOMI MARK W INC	SCHOTTENSTEIN, M/I		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>L</th> <th>EXTRA</th> <th>DESCRIPTION</th> <th>BD</th> <th>HX</th> <th>LEN</th> <th>WID</th> <th>UNITS</th> <th>UNIT VALUE</th> <th>ADJ UNIT VALUE</th> <th>BLT</th> <th>EFF</th> <th>%</th> <th>XF</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0202</td> <td>POOL</td> <td>0.0</td> <td>0</td> <td>0</td> <td>0</td> <td>1.00</td> <td>37,000.00</td> <td>37,000.00</td> <td>1992</td> <td>20</td> <td>1992</td> <td>50</td> <td>18,500</td> </tr> <tr> <td>2</td> <td>2001</td> <td>FND/FNT/NF</td> <td>0.0</td> <td>0</td> <td>0</td> <td>0</td> <td>1.00</td> <td>6,000.00</td> <td>6,000.00</td> <td>1992</td> <td>20</td> <td>1992</td> <td>100</td> <td>6,000</td> </tr> <tr> <td>3</td> <td>0301</td> <td>ENCLOSURE</td> <td>0.0</td> <td>0</td> <td>0</td> <td>0</td> <td>1,454.00</td> <td>7.00</td> <td>7.00</td> <td>1994</td> <td>20</td> <td>1994</td> <td>50</td> <td>5,089</td> </tr> <tr> <td>4</td> <td>0105</td> <td>PATIO/DECK</td> <td>0.0</td> <td>0</td> <td>0</td> <td>0</td> <td>100.00</td> <td>18.00</td> <td>18.00</td> <td>1994</td> <td>20</td> <td>1994</td> <td>50</td> <td>900</td> </tr> </tbody> </table>				L	EXTRA	DESCRIPTION	BD	HX	LEN	WID	UNITS	UNIT VALUE	ADJ UNIT VALUE	BLT	EFF	%	XF	NOTES	1	0202	POOL	0.0	0	0	0	1.00	37,000.00	37,000.00	1992	20	1992	50	18,500	2	2001	FND/FNT/NF	0.0	0	0	0	1.00	6,000.00	6,000.00	1992	20	1992	100	6,000	3	0301	ENCLOSURE	0.0	0	0	0	1,454.00	7.00	7.00	1994	20	1994	50	5,089	4	0105	PATIO/DECK	0.0	0	0	0	100.00	18.00	18.00	1994	20	1994	50	900
L	OFFICIAL BOOK	OFFICIAL PAGE	DATE OF SALE	INSTR	Q	V	REASON	SALES PRICE	M	SELLER	BUYER	SALES NOTE																																																																																																																																							
1	18598	0057	11/20/2014	DD	0	I	11	100	N	LAYTON RUSSELL P	QUEST SYSTEMS LLC																																																																																																																																								
2	15059	0932	04/14/2006	DD	0	I	G		N	LAYTON RUSSELL P	LAYTON, RUSSELL P																																																																																																																																								
3	08295	0502	06/04/1993	DD	Q	I		157000	N	SCHOTTENSTEIN MI	LAYTON, RUSSELL P																																																																																																																																								
4	07161	0959	12/26/1989	DD	0	V		121000	N	MACOMI MARK W INC	SCHOTTENSTEIN, M/I																																																																																																																																								
L	EXTRA	DESCRIPTION	BD	HX	LEN	WID	UNITS	UNIT VALUE	ADJ UNIT VALUE	BLT	EFF	%	XF	NOTES																																																																																																																																					
1	0202	POOL	0.0	0	0	0	1.00	37,000.00	37,000.00	1992	20	1992	50	18,500																																																																																																																																					
2	2001	FND/FNT/NF	0.0	0	0	0	1.00	6,000.00	6,000.00	1992	20	1992	100	6,000																																																																																																																																					
3	0301	ENCLOSURE	0.0	0	0	0	1,454.00	7.00	7.00	1994	20	1994	50	5,089																																																																																																																																					
4	0105	PATIO/DECK	0.0	0	0	0	100.00	18.00	18.00	1994	20	1994	50	900																																																																																																																																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>L</th> <th>IN</th> <th>CODE</th> <th>LAND USE</th> <th>LAND USE</th> <th>HX</th> <th>R</th> <th>FRONT</th> <th>DEPTH</th> <th>FF</th> <th>FRNT FT</th> <th>UNITS</th> <th>UT</th> <th>D</th> <th>DEPTH</th> <th>SIZE</th> <th>INFLUENCE</th> <th>UNIT</th> <th>ADJ UNIT</th> <th>LAND</th> <th>OTHER ADJ</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>1</td> <td>01</td> <td>SINGLE</td> <td>0.0</td> <td></td> <td></td> <td>70.00</td> <td>138.0</td> <td>70</td> <td>100.00</td> <td>70.00</td> <td>FF</td> <td>100</td> <td>1.12</td> <td>1.00</td> <td></td> <td>2,350.00</td> <td>2,632.00</td> <td>184,240</td> <td>21</td> <td>UT LV</td> </tr> </tbody> </table>															L	IN	CODE	LAND USE	LAND USE	HX	R	FRONT	DEPTH	FF	FRNT FT	UNITS	UT	D	DEPTH	SIZE	INFLUENCE	UNIT	ADJ UNIT	LAND	OTHER ADJ	C	1	01	SINGLE	0.0			70.00	138.0	70	100.00	70.00	FF	100	1.12	1.00		2,350.00	2,632.00	184,240	21	UT LV																																																																																										
L	IN	CODE	LAND USE	LAND USE	HX	R	FRONT	DEPTH	FF	FRNT FT	UNITS	UT	D	DEPTH	SIZE	INFLUENCE	UNIT	ADJ UNIT	LAND	OTHER ADJ																																																																																																																															
C	1	01	SINGLE	0.0			70.00	138.0	70	100.00	70.00	FF	100	1.12	1.00		2,350.00	2,632.00	184,240	21	UT LV																																																																																																																														
NOTES																																																																																																																																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">APPRAISAL DATES</th> </tr> </thead> <tbody> <tr> <td>REVIEW DATE</td> <td>01/28/2022</td> </tr> <tr> <td>FIELD NUMBER</td> <td>235</td> </tr> <tr> <td>REVIEW TYPE</td> <td>Oblique</td> </tr> </tbody> </table>															APPRAISAL DATES		REVIEW DATE	01/28/2022	FIELD NUMBER	235	REVIEW TYPE	Oblique																																																																																																																													
APPRAISAL DATES																																																																																																																																																			
REVIEW DATE	01/28/2022																																																																																																																																																		
FIELD NUMBER	235																																																																																																																																																		
REVIEW TYPE	Oblique																																																																																																																																																		

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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade



Appraiser's Certification

Borrower/Client	Wendy Davis						
Property Address	4837 Eagle Cove Blvd						
City	Palm Harbor	County	Pinellas	State	FL	Zip Code	34685
Lender	Wedgewood Inc						



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

GEHRKE, DAVID RICHARD
2678 BRATTLE LN
CLEARWATER FL 33761

LICENSE NUMBER: RD4718
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.

E & O Insurance

Borrower/Client	Wendy Davis				
Property Address	4837 Eagle Cove Blvd				
City	Palm Harbor	County	Pinellas	State	FL
				Zip Code	34685
Lender	Wedgewood Inc				



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
 06/03/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BIBERK P.O. Box 113247 Stamford, CT 06911	CONTACT NAME: PHONE: 844-472-0967 FAX: 203-654-3613 (A/C. No. Ext): E-MAIL: customerservice@bIBERK.com (A/C. No.): ADDRESS:														
INSURED David Gehrke 2678 BRATTLE LANE NA Clearwater, FL 33761	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: National Liability & Fire Insurance Company</td> <td>20052</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: National Liability & Fire Insurance Company	20052	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: National Liability & Fire Insurance Company	20052														
INSURER B:															
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES


CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL. SUBR. (INSR. W/O)	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L. AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJ. <input type="checkbox"/> LDC <input type="checkbox"/> OTHER					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED. EXP. (Any one person) \$ PERSONAL & ADJ. INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ OTHER \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ OTHER \$
	UMBRELLA LIAB. <input type="checkbox"/> EXCESS LIAB. <input type="checkbox"/> OCCUR / <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED. <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ OTHER \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NY) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability (Errors & Omissions): Claims-Made		N9PL504718	06/29/2022	06/29/2023	Per Occurrence/ Aggregate \$1,000,000/ \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER David Gehrke 2678 BRATTLE LANE NA Clearwater, FL 33761	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--

© 1988-2015 ACORD CORPORATION. All rights reserved.
 ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD