



APPRAISAL OF REAL PROPERTY

LOCATED AT:

5891 Jessamine Ave
LOT 35 BLK 589 18TH ADD TO PORT CHARLOTTE
North Port, FL 34291-6371

FOR:

City of North Port
4970 City Hall Blvd
North Port, FL 34286

AS OF:

10/22/2019

BY:

David Lemonde, SRA
Cert Res RD5190

RESIDENTIAL APPRAISAL REPORT

19D11228

File No.: NA
 State: FL Zip Code: 34291-6371

Property Address: 5891 Jessamine Ave City: North Port
 County: Sarasota Legal Description: LOT 35 BLK 589 18TH ADD TO PORT CHARLOTTE
 Assessor's Parcel #: 0967058935
 Tax Year: 2019 R.E. Taxes: \$ 1,692 Special Assessments: \$ 0 Borrower (if applicable): NA
 Current Owner of Record: Foster, James & Mary Occupant: Owner Tenant Vacant Manufactured Housing
 Project Type: PUD Condominium Cooperative Other (describe) None HOA: \$ 0 per year per month
 Market Area Name: North Port Map Reference: 35840 Census Tract: 0027.12

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach (See Reconciliation Comments and Scope of Work)
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: The intended use of this appraisal is to inform the client on current market value for purchase decision purposes.
 Intended User(s) (by name or type): The intended user of this appraisal report is the client, no other users are intended by the appraiser.
 Client: American Acquisition Group LLC Address: 825 S Osprey Ave #305, Sarasota, FL 34236
 Appraiser: David Lemonde, SRA Address: 233 S McCall Rd, Englewood, FL 34223

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	One-Unit Housing		Present Land Use		Change in Land Use	
Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		PRICE (\$000)	AGE (yrs)	One-Unit	60%	<input checked="" type="checkbox"/> Not Likely	
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	70	Low 0	2-4 Unit	0%	<input type="checkbox"/> Likely *	<input type="checkbox"/> In Process *	
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	485	High 36	Multi-Unit	5%			
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	190	Pred 10	Comm'l	5%			
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.			other	30%			

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): See attached addenda.

Dimensions: 152.59x125x81.93x105.66 (MOL) Site Area: 13,156 sf
 Zoning Classification: RSF2 Description: Residential Single Family
 Zoning Compliance: Legal Legal nonconforming (grandfathered) Illegal No zoning
 Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ /
 Highest & Best Use as improved: Present use, or Other use (explain)
 Actual Use as of Effective Date: Single-Family Residence Use as appraised in this report: Single-Family Residence
 Summary of Highest & Best Use: The Highest and Best Use analysis in this report determines that the value of the subject property is directly proportional to the present use of the property in terms of being legally possible, physically possible, financially feasible, and is at its maximum use, and that the property as improved is greater than the value of the site as though vacant.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Mostly Level
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FPL	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Average
Gas	<input type="checkbox"/>	<input type="checkbox"/>	None	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Irregular/Corner
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	North Port	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears adequate
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic/Typical	Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	None	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)
 FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 12115C0378F FEMA Map Date 11/4/2016
 Site Comments: No apparent adverse easements or encroachments were noted at time of inspection. The appraiser has not checked land records for recorded easements and has reported only apparent easements, encroachments and other apparent adverse conditions.

General Description # of Units: 1 <input type="checkbox"/> Acc. Unit # of Stories: 1 Type: <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> Design (Style): Ranch <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons. Actual Age (Yrs.): 14 Effective Age (Yrs.): 8		Exterior Description Foundation: Slab Exterior Walls: Stucco Roof Surface: Shingle Gutters & Dwnspts.: Metal Window Type: Hung Storm/Screens: Nylon		Foundation Slab: Concrete Crawl Space: None Basement: None Sump Pump: <input type="checkbox"/> None Dampness: <input type="checkbox"/> None Noted Settlement: None Noted Infestation: None Noted		Basement <input checked="" type="checkbox"/> None Area Sq. Ft.: 0 % Finished: 0 Ceiling: Walls: Floor: Outside Entry:		Heating Central Type: Central Fuel: Electric Cooling Central Central: Electric Other: Fans	
Interior Description Floors: Vinyl, Carpet Walls: Drywall Trim/Finish: Wood, Paint Bath Floor: Vinyl Bath Wainscot: Tile/Fiberglass Doors: Panel		Appliances Refrigerator: <input checked="" type="checkbox"/> Range/Oven: <input checked="" type="checkbox"/> Disposal: <input type="checkbox"/> Dishwasher: <input checked="" type="checkbox"/> Fan/Hood: <input type="checkbox"/> Microwave: <input checked="" type="checkbox"/> Washer/Dryer: <input checked="" type="checkbox"/>		Attic <input type="checkbox"/> None Stairs: <input type="checkbox"/> Drop Stair: <input checked="" type="checkbox"/> Scuttle: <input type="checkbox"/> Doorway: <input checked="" type="checkbox"/> Floor: <input type="checkbox"/> Heated: <input checked="" type="checkbox"/> Finished: <input type="checkbox"/>		Amenities Fireplace(s) #: 0 Woodstove(s) #: 0 Patio: Open Deck: None Porch: Covered Fence: Vinyl Pool: None Other: Shed		Car Storage <input type="checkbox"/> None Garage: # of cars (6 Tot.) Attach: 2 Car Garage Detach: Bit-In: Carport: 1 Car Driveway: 3 Car Surface: Concrete	

Finished area above grade contains: 7 Rooms 3 Bedrooms 2.0 Bath(s) 1,882 Square Feet of Gross Living Area Above Grade
 Additional features: The features include: See Photo Addenda

Describe the condition of the property (including physical, functional and external obsolescence): The subject is in overall good condition. The quality of construction appears to be average with a shingle roof, stucco exterior and mostly standard finishes. No functional obsolescence was observed. Effective age is based on the observed condition on the inspection date of this appraisal.

ADDITIONAL COMPARABLE SALES

19D11228

File No.: NA

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Address	5891 Jessamine Ave North Port, FL 34291-6371	5608 Kumquat Ave North Port, FL 34291-6339			5108 Sylvania Ave North Port, FL 34291-5612								
Proximity to Subject		0.52 miles NE			0.58 miles E								
Sale Price	\$	\$ 235,000			\$ 224,900			\$					
Sale Price/GLA	\$ /sq.ft.	\$ 94.11 /sq.ft.			\$ 113.47 /sq.ft.			\$ /sq.ft.					
Data Source(s)	Assessor Record	MFRMLS#U8018715;DOM 36			MFRMLS#A4445387;DOM 12								
Verification Source(s)	Inspection	Assessor Record			Assessor Record								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+	(-) \$ Adjust.	DESCRIPTION		+	(-) \$ Adjust.	DESCRIPTION		+	(-) \$ Adjust.
Sales or Financing Concessions		FHA				Listing				None noted			
Date of Sale/Time		11/30/2018				Contract		-10,000					
Rights Appraised	Fee Simple	Fee Simple				Fee Simple							
Location	North Port	North Port				North Port							
Site	13,156 sf	11,623 Sq.Ft.				12,739 Sq.Ft.							
View	Residential	Residential				Residential							
Design (Style)	Ranch	Ranch				Ranch							
Quality of Construction	Average	Good				Good							
Age	14	12				13							
Condition	Good	Good				Good							
Above Grade	Total Bdrms Baths	Total Bdrms Baths				Total Bdrms Baths				Total Bdrms Baths			
Room Count	7 3 2.0	7 4 3.0			-5,000	6 3 2.0							
Gross Living Area	1,882 sq.ft.	2,497 sq.ft.			-18,500	1,982 sq.ft.				-3,000			sq.ft.
Basement & Finished Rooms Below Grade	0sf	0sf				0sf							
Functional Utility	Standard Utility	Standard Utility				Standard Utility							
Heating/Cooling	FWA/Central	FWA/Central				FWA/Central							
Energy Efficient Items	Standard	Standard				Standard							
Garage/Carport	2 Car Garage/CP	3 Car Garage			-1,500	2 Car Garage				+1,500			
Porch/Patio/Deck	Entry, Porch, Patio	Entry, Porch			+1,000	Entry, Porch				+1,000			
Pool	None	None				None							
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -24,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -				\$ -10,500	<input type="checkbox"/> + <input type="checkbox"/> -		\$
Adjusted Sale Price of Comparables					\$ 211,000					\$ 214,400			\$ 0
Summary of Sales Comparison Approach	See Addenda.												

SALES COMPARISON APPROACH

Supplemental Addendum

File No. NA

Owner	Foster, James & Mary						
Property Address	5891 Jessamine Ave						
City	North Port	County	Sarasota	State	FL	Zip Code	34291-6371
Appraiser	David Lemonde, SRA						

• GP Residential : Neighborhood - Description

The subject is located within central section of the North Port area. This area, as with much of North Port, is a mixture of single-family homes and vacant land. This neighborhood is within a proximity to Cranberry Elementary School and places of worship and shopping along Sumter Blvd.

Typical homes in this neighborhood are one-story, concrete block and stucco, most have shingle roofs and a two car garages. The age of the residences range from new construction to approximately 25 years old, with some older homes closer to US 41. Access to interstate 75 is approximately one mile +/- from the subject, and is considered significant due to the amount of commuters that live in North Port and work in the surrounding areas of Sarasota and Fort Myers.

• GP Residential : Neighborhood - Market Conditions

According to the Federal Housing Finance Agency, the North Port-Bradenton-Sarasota MSA has experienced an increase in home prices in the second quarter of 2019. With the exception of a slight decline in the third quarter of 2014 there have been several consecutive quarters without a decline indicating a more stable market.

The market value estimate presented in this appraisal is as of the effective date in the report, and is supported by analysis of comparable sales that have taken place in the period leading up to this date, which reflect the activities of buyers and sellers in that time frame.

• GP Residential : Sales Comparison Analysis - Summary of Sales Comparison Approach

All comparables are within the subject's immediate market area.

All sales are recent in the market. No market condition adjustments are warranted or applied.

Based on a paired analysis, no site adjustment is needed.

The sales are similar in overall age; therefore no adjustment is applied.

Living area adjustments are made on a per square foot (rounded).

All other adjustments are made for differences in amenities which are either inferior or superior to the subject.

After adjustments comparables show a narrow range of value and are given equal weight. Comparable 5 is a pending sale which is not given weight but does support the value range.

GENERAL ASSUMPTIONS:

Real estate investment has an element of risk involved. Performance and success are dependent upon many factors, such as management capability, market liquidity at the time of eventual sale, or subsequent events of a local, national or world character; such as the events of September 11, 2001 and the effect on the economy as a whole. Consequently, this estimate of market value does not absolutely fix or set the price at which the property will sell.

SCOPE OF WORK:

The appraiser viewed the interior and exterior of the subject property; and obtained data from one or more sources, including local government offices (assessment and recorded sale records), real estate professionals, owner(s), and multiple listing services. The sale search included primarily similar sales that settled within the past 3 to 12-months, and located within the subject's market area. The comparable sales were inspected on the exterior only and pictures used are typically taken by the appraiser, however, can include pictures available from multiple list services and other online sources.

MARKETING/EXPOSURE TIMES:

Normal market conditions for the subject property indicate a three months or less marketing time for the subject area. This information is per local MLS. The normal marketing time is contingent upon effective and proper marketing, and considers a realistic offering price and proper continued maintenance of the subject property. Exposure time is estimate to be three months or less based on a competitive list price.

COMMENT:

The Appraiser has prepared this Appraisal in full compliance with applicable Appraiser Independence Requirements and has not performed, participated in, or been associated with any activity in violation of those requirements.

HIGHEST AND BEST USE:

The improvements are considered the highest and best use for the subject property, based on current zoning, supply & demand, market trends and conformity to the neighborhood. The Highest and Best Use analysis in this report determines that the value of the subject property is directly proportional to the present use of the property in terms of being legally possible, physically possible, financially feasible, and is at its maximum use, and that the property as improved is greater than the value of the site as though vacant.

PRIOR SERVICES TO THE SUBJECT:

I have performed no 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.

Supplemental Addendum

File No. NA

Owner	Foster, James & Mary						
Property Address	5891 Jessamine Ave						
City	North Port	County	Sarasota	State	FL	Zip Code	34291-6371
Appraiser	David Lemonde, SRA						

CERTIFICATIONS:

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 Appraisal 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 have completed the continuing education program of the Appraisal Institute.

ADVERSE SITE CONDITIONS:

The subject is in an area zoned for single-family property and the site is improved with a single-family property. The appraiser was not supplied with a survey of the subject site. No effort was made to ascertain whether the subject is located within appropriate setbacks as dictated by zoning. The subject site size appears to be in conformance with zoning requirements. Should the intended user of the appraisal report have concerns over the subjects legality, an appropriate survey from a licensed surveyor would be recommended.

The value estimate is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions, unless otherwise stated within this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's Routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively.

Assumptions, Limiting Conditions & Scope of Work

19D11228

File No.: NA

Property Address: 5891 Jessamine Ave City: North Port State: FL Zip Code: 34291-6371

Client: American Acquisition Group LLC Address: 825 S Osprey Ave #305, Sarasota, FL 34236

Appraiser: David LEMONDE, SRA Address: 233 S McCall Rd, Englewood, FL 34223

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, 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 the appraisal report whether 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.
- 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.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Owner	Foster, James & Mary	File No. <u>NA</u>
Property Address	5891 Jessamine Ave	
City	County	State
North Port	Sarasota	FL
		Zip Code
		34291-6371
Appraiser	David Lemonde, SRA	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

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.
- 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.
- Unless otherwise indicated, I have performed no 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 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).

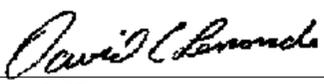
Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

PRIOR SERVICES TO THE SUBJECT:

I have performed no 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.

APPRAISER:

Signature: 

Name: David Lemonde, SRA
SRA, RAA

State Certification #: Cert Res RD5190

or State License #: _____

State: FL Expiration Date of Certification or License: 11/30/2020

Date of Signature and Report: 11/06/2019

Effective Date of Appraisal: 10/22/2019

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 10/22/2019

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

FIRREA / USPAP ADDENDUM

Owner Foster, James & Mary File No. NA
Property Address 5891 Jessamine Ave
City North Port County Sarasota State FL Zip Code 34291-6371

Appraiser David Lemonde, SRA
Purpose
The purpose of this report is to determine the reasonableness of the original report and an opinionated market value of the subject property. The value of this property is the opinion of monetary worth, being appraised in the market, on the effective date of this appraisal.

Scope of Work
The appraiser viewed the exterior and interior of the subject property; and obtained data from one or more sources, including local government offices (assessment and recorded sale records), real estate professionals, owner(s), and multiple listing services. The sale search included primarily similar sales that settled within the past 3 to 12-months, and located within the subject's market area. The comparable sales were inspected on the exterior only, when accessible, and pictures used are typically taken by the appraiser, however, can include pictures available from multiple list services.

Intended Use / Intended User
Intended Use: The intended use of this appraisal is to inform the client on market value for purchase decision purposes.
Intended User(s): The intended user of this appraisal report is the client, no other users are intended by the appraiser.

History of Property
Current listing information: None
Prior sale: 6/18/2004 \$12,000 (site only)

Exposure Time / Marketing Time
Normal market conditions for the subject property indicate a three month or less marketing time for the subject area. This information is per local MLS. The normal marketing time is contingent upon effective and proper marketing, and considers a realistic offering price and proper continued maintenance of the subject property. Exposure time is estimate to be three months or less based on a competitive list price.

Personal (non-realty) Transfers
Personal property is not given value in this report.

Additional Comments
GENERAL ASSUMPTIONS:
Real estate investment has an element of risk involved. Performance and success are dependent upon many factors, such as management capability, market liquidity at the time of eventual sale, or subsequent events of a local, national or world character; such as the events of September 11, 2001 and the effect on the economy as a whole. Consequently, this estimate of market value does not absolutely fix or set the price at which the property will sell.

APPRAISER INDEPENDENCE:
I, as the appraiser, have not been influenced in the appraisal process, completion of this report and/or the value conclusion.

PRIOR SERVICES TO THE SUBJECT:
I have performed no 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.

Certification Supplement
1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

Appraiser: David Lemonde, SRA
Signed Date: 11/06/2019
Certification or License #: Cert Res RD5190
Certification or License State: FL Expires: 11/30/2020
Effective Date of Appraisal: 10/22/2019

Supervisory Appraiser:
Signed Date:
Certification or License #:
Certification or License State: Expires:
Inspection of Subject: [] Did Not [] Exterior Only [] Interior and Exterior

Subject Photo Page

Owner	Foster, James & Mary						
Property Address	5891 Jessamine Ave						
City	North Port	County	Sarasota	State	FL	Zip Code	34291-6371
Appraiser	David Lemonde, SRA						



Subject Front

5891 Jessamine Ave
Sales Price
Gross Living Area 1,882
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.0
Location North Port
View Residential
Site 13,156 sf
Quality Average
Age 14



Subject Rear



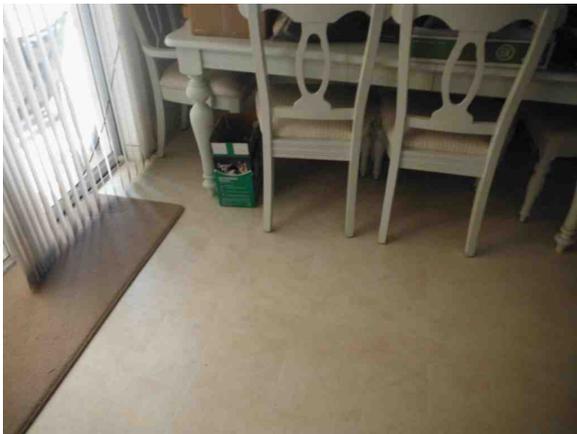
Subject Street

Photograph Addendum

Owner	Foster, James & Mary						
Property Address	5891 Jessamine Ave						
City	North Port	County	Sarasota	State	FL	Zip Code	34291-6371
Appraiser	David Lemonde, SRA						



Den



Nook



Bedroom



Laundry



Bedroom



Bath

Photograph Addendum

Owner	Foster, James & Mary						
Property Address	5891 Jessamine Ave						
City	North Port	County	Sarasota	State	FL	Zip Code	34291-6371
Appraiser	David Lemonde, SRA						



Living



Kitchen



Bedroom



Bath



Garage



Water Heater

Photograph Addendum

Owner	Foster, James & Mary						
Property Address	5891 Jessamine Ave						
City	North Port	County	Sarasota	State	FL	Zip Code	34291-6371
Appraiser	David Lemonde, SRA						



Carport



AC/Electrical



Side



AC Unit



Side



Shed

Photograph Addendum

Owner	Foster, James & Mary				
Property Address	5891 Jessamine Ave				
City	North Port	County	Sarasota	State	FL
Appraiser	David Lemonde, SRA	Zip Code	34291-6371		



Outdoor Shower Area



Porch

GARAGE
 INSULATE CEILING
 INSULATE GARAGE DOOR
 DISMOUNT ATIC FLOOR FOR STORAGE
 GRABBER FOR OWNER
 1 YR. HWY
 WORK BENCH
 SHEDDING
 SCREEDS UNDER TANKS
 SCREEDS ENTRY

KITCHEN
 NEW REFRIGERATOR
 KITCHEN FAUCET - PASS THRU TO CANAL

LAUNDRY RM
 DIRT TO FENCED YARD FOR PETS
 ALL CABINETS / SINKS / PUMPS / TUBS
 FIBER TOWER PRIOR

OUTDOOR SHOWER
 MICRO SPRAWLERS
 FLOWER BEDS / LANDSCAPING
 FENCE W/ S GATE
 CITY WATER / AEROBIC SEWER
 SHED W/ BENCH / STEELING

LANAI
 CEILING FANS
 PAINT SHOWER
 WIRED FOR TV
 PINE STOOLS

Owner Information



Front

MARBLE
 TV CLOSET SYSTEM
 COMPUTER CLOSET
 NEW CEILING FAN
 CLASSIC BATH
 OVER TOILET CABINET

BED 2
 MOUNTY BED
 CLOSET SYSTEM
 HANGING DESK

BED 3
 SHELVES
 BUILT IN DESK
 CHECKERBOARD FLOOR

LIVING RM
 BAR / STOOLS
 CEILING FAN

WHOLE HOUSE
 REMODEL COMPLETE
 ALL OTHERS ABANDONED / REMOVED

Privacy - Security - Lots of trees + amenities yet far away

LOCATION

Owner Information

Location Map

Owner	Foster, James & Mary				
Property Address	5891 Jessamine Ave				
City	North Port	County	Sarasota	State	FL
Appraiser	David Lemonde, SRA	Zip Code	34291-6371		



Comparable Photo Page

Owner	Foster, James & Mary				
Property Address	5891 Jessamine Ave				
City	North Port	County	Sarasota	State	FL
Zip Code	34291-6371				
Appraiser	David Lemonde, SRA				



Comparable 1

5936 Fling Ave
 Prox. to Subject 0.16 miles NW
 Sales Price 210,000
 Gross Living Area 1,489
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location North Port
 View Water
 Site 10,000 Sq.Ft.
 Quality Average
 Age 13



Comparable 2

5480 Jessamine Ave
 Prox. to Subject 0.32 miles E
 Sales Price 200,000
 Gross Living Area 1,568
 Total Rooms 6
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location North Port
 View Residential
 Site 10,000 Sq.Ft.
 Quality Average
 Age 13



Comparable 3

5871 Kumquat Ave
 Prox. to Subject 0.38 miles N
 Sales Price 212,000
 Gross Living Area 1,981
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location North Port
 View Residential
 Site 10,000 Sq.Ft.
 Quality Average
 Age 16

Comparable Photo Page

Owner	Foster, James & Mary				
Property Address	5891 Jessamine Ave				
City	North Port	County	Sarasota	State	FL
Zip Code	34291-6371				
Appraiser	David Lemonde, SRA				



Comparable 4

5608 Kumquat Ave
 Prox. to Subject 0.52 miles NE
 Sales Price 235,000
 Gross Living Area 2,497
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location North Port
 View Residential
 Site 11,623 Sq.Ft.
 Quality Good
 Age 12



Comparable 5

5108 Sylvania Ave
 Prox. to Subject 0.58 miles E
 Sales Price 224,900
 Gross Living Area 1,982
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location North Port
 View Residential
 Site 12,739 Sq.Ft.
 Quality Good
 Age 13

Comparable 6

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

Building Sketch (Page - 2)

Owner	Foster, James & Mary				
Property Address	5891 Jessamine Ave				
City	North Port	County	Sarasota	State	FL
				Zip Code	34291-6371
Appraiser	David Lemonde, SRA				

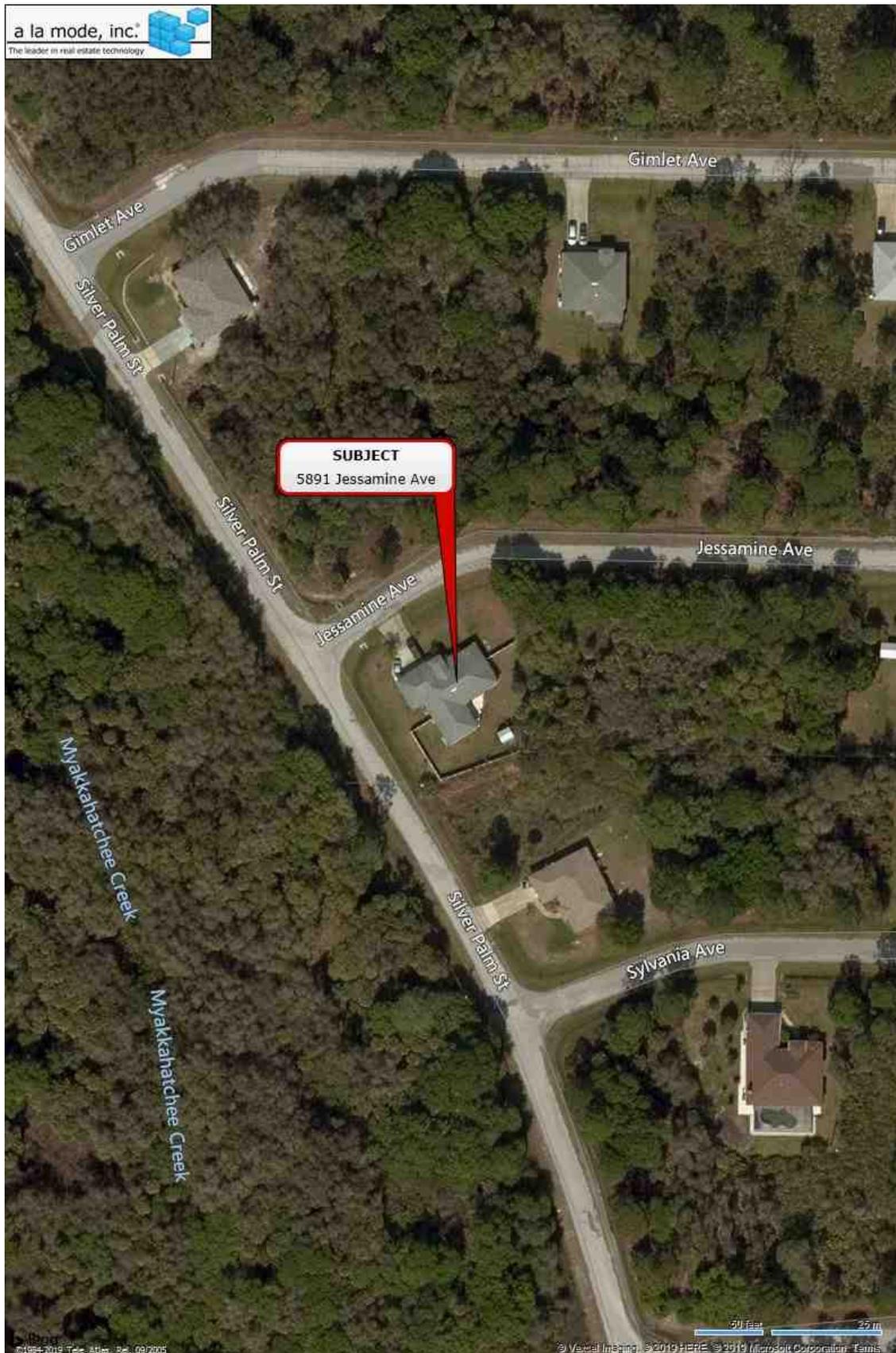
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	1881.95 Sq ft	$0.5 \times 2 \times 2 = 2$ $0.5 \times 2 \times 2 = 2$ $7.5 \times 2 = 15$ $24 \times 32.3 = 775.2$ $13.25 \times 10.8 = 143.1$ $55.75 \times 6.2 = 345.65$ $0.5 \times 4 \times 4 = 8$ $36 \times 4 = 144$ $36 \times 10 = 360$ $29 \times 3 = 87$
Total Living Area (Rounded):	1882 Sq ft	
Non-living Area	Area	Calculation Details
Porch	199.8 Sq ft	$10.8 \times 18.5 = 199.8$
Porch	70 Sq ft	$7 \times 10 = 70$
Shed	80 Sq ft	$10 \times 8 = 80$
Garage	466 Sq ft	$19.75 \times 20 = 395$ $4 \times 15.75 = 63$ $0.5 \times 4 \times 4 = 8$
Carport	240 Sq ft	$24 \times 10 = 240$

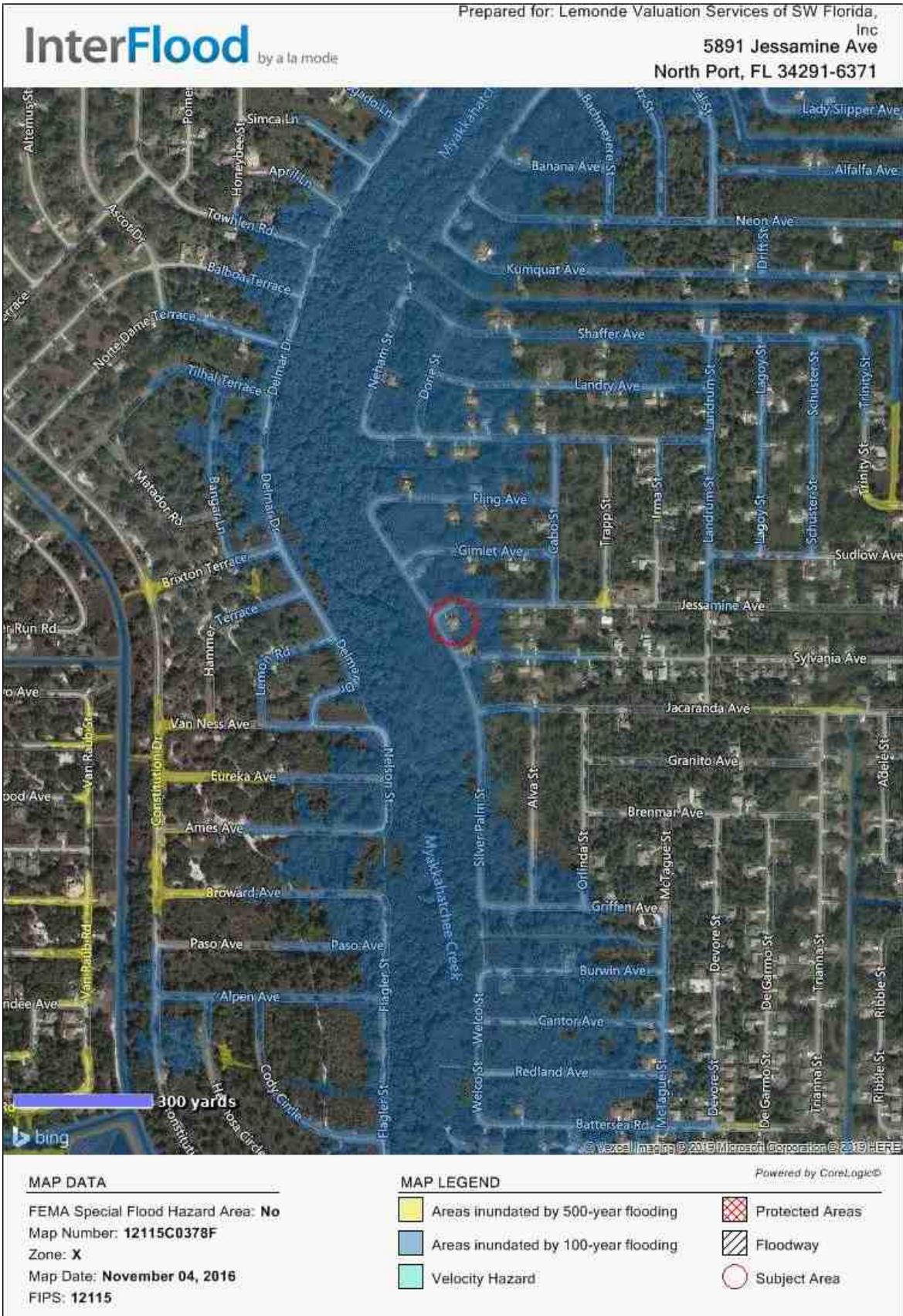
Location Map

Owner	Foster, James & Mary						
Property Address	5891 Jessamine Ave						
City	North Port	County	Sarasota	State	FL	Zip Code	34291-6371
Appraiser	David Lemonde, SRA						



Flood Map

Owner	Foster, James & Mary				
Property Address	5891 Jessamine Ave				
City	North Port	County	Sarasota	State	FL
Appraiser	David Lemonde, SRA			Zip Code	34291-6371



License



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, 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

LEMONDE, DAVID CHARLES

233 MCCALL RD
ENGLEWOOD FL 34223

LICENSE NUMBER: RD5190

EXPIRATION DATE: NOVEMBER 30, 2020

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.