

APPRAISAL OF REAL PROPERTY



LOCATED AT

2208 Cove Ct
Longwood, FL 32779
Lot 29 Lake Brantley Isles Amended Plat Pb 9 Pg 67

FOR

Dakota Construction Services, LLC
100 Phoenix Dr, Ste. #300
Ann Arbor, MI 48108

OPINION OF VALUE

1,200,000

AS OF

08/05/2020

BY

Ann-Marie Daley
Daily Appraisal LLC
1124 Copenhagen Way
Winter Garden, FL 34787-4430
(407) 489-3415
dailyappraisal@hotmail.com

Borrower	Not Required for this report	File No.	2020-258
Property Address	2208 Cove Ct		
City	Longwood	County	Seminole
		State	FL
		Zip Code	32779
Lender/Client	Dakota Construction Services, LLC		

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RESIDENTIAL APPRAISAL REPORT

File No.: 2020-258

Property Address: 2208 Cove Ct	City: Longwood	State: FL	Zip Code: 32779
County: Seminole		Legal Description: Lot 29 Lake Brantley Isles Amended Plat Pb 9 Pg 67	
Assessor's Parcel #: 04-21-29-501-0000-0290			
Tax Year: 2019	R.E. Taxes: \$ 2,651	Special Assessments: \$ 0	Borrower (if applicable): Not Required for this report
Current Owner of Record: Aya Property Inv LLC & Sally Properties LLC		Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Manufactured Housing
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input checked="" type="checkbox"/> Other (describe) N/A	HOA: \$ 0		<input type="checkbox"/> per year <input type="checkbox"/> per month
Market Area Name: Lake Brantley		Map Reference: 36740	Census Tract: 0216.12

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: The intended use of this report is to determine the market value of the subject for non lending purposes.			
Intended User(s) (by name or type): Sally Properties LLC			
Client: Dakota Construction Services, LLC		Address: N/A	
Appraiser: Ann-Marie Daley		Address: 1124 Copenhagen Way, Winter Garden, FL 34787-4430	

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner 93 <input checked="" type="checkbox"/> Tenant 5 <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE AGE	One-Unit 85 %	<input checked="" type="checkbox"/> Not Likely
Growth rate: <input checked="" type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		\$ (000) (yrs)	2-4 Unit 2 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		399 Low 0	Multi-Unit 3 %	* To: _____
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		1,467 High 63	Comm'l 10 %	
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	575 Pred 46	Vacant 0 %		

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):
 To the north by: Wekiva Springs Rd, to the west by: Clay Ct, to the south by: Sand Lake Rd, to the east by: E Lake Brantley Dr.

The 1004MC indicate stable property values within the subject boundaries. Stellar MLS indicate conventional, FHA, VA financing readily available at competitive rates and a variety of loan programs. The average conventional interest rates is 3.04% for 30 year fixed rate loans, with 52 DOM. As per Orlando Regional Realtor Association, July 2020.

Dimensions: 115x150x134.91x135 +/- Ft (Subj. to Survey)	Site Area: 18975
Zoning Classification: R-1AA	Description: Single Family Residential
Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Ground Rent (if applicable) \$ /	
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	

Actual Use as of Effective Date: Single Family Residential	Use as appraised in this report: Single Family Residential
Summary of Highest & Best Use: The subject area highest and best use is residential single family dwelling.	

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level at Street
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	18975 sf
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Private	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Mostly Rectangular
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Well	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic	Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Residential
Storm Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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 # 12117C0135F FEMA Map Date 9/28/2007

Site Comments: There are no adverse easements, encroachments or special assessments apparent at the date of observation that would affect the marketability of the subject. The appraiser does not warrant flood zone information and no survey was provided.

General Description	Exterior Description	Foundation	Basement	Heating
# of Units 1 <input type="checkbox"/> Acc. Unit	Foundation Concrete Slab/New	Slab Concrete	Area Sq. Ft. 0	Type Central/Central
# of Stories 2	Exterior Walls CB/Stucco/New	Crawl Space N/A	% Finished 0	Fuel Electric/Gas
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface Tile/New	Basement N/A	Ceiling	
Design (Style) DT2;Contemptry	Gutters & Dwnspts. Gutter/Dwspt/New	Sump Pump <input type="checkbox"/> None Noted	Walls	Cooling Central
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type Double Pane/New	Dampness <input type="checkbox"/> None Noted	Floor	Central
Actual Age (Yrs.) 0	Storm/Screens Mesh/New	Settlement None Noted	Outside Entry	Other
Effective Age (Yrs.) 0		Infestation None Noted		

Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
Floors Hdwd/Carpet/New	Refrigerator <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # 0	Garage # of cars (6 Tot.)
Walls Drywall/New	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Patio Covered	Attach. 3
Trim/Finish WdBrd/Crown/New	Disposal <input checked="" type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Deck None	Detach. 0
Bath Floor Tile/New	Dishwasher <input checked="" type="checkbox"/>	Doorway <input type="checkbox"/>	Porch Covered	Blt.-In 0
Bath Wainscot Tile/New	Fan/Hood <input checked="" type="checkbox"/>	Floor <input type="checkbox"/>	Fence PVC	Carport 0
Doors Wood/New	Microwave <input checked="" type="checkbox"/>	Heated <input type="checkbox"/>	Pool None	Driveway 3
	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>	Spa None	Surface Brick Pavers/New

Finished area above grade contains: 5 Rooms 5 Bedrooms 5.0 Bath(s) 3,404 Square Feet of Gross Living Area Above Grade

Additional features: See Attached Addendum.

Describe the condition of the property (including physical, functional and external obsolescence): The subject is under construction. The floorplan is functional.

There are no adverse external inadequacies noted at the date of observation that would impact marketability.



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TRANSFER HISTORY	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): StellarMLS/Orange County Assessor	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: Subject's 1st prior transfer was vacant
	Date: 11/01/2019	Warranty Deed. The 2nd transfer was a Special Warranty Deed purchase. The 3rd transfer on
	Price: 100	10/19/2018 for \$171,200 was a Certificate of Title.
	Source(s): Orange County Assessor	
	2nd Prior Subject Sale/Transfer	
	Date: 03/29/2019	
	Price: 215,000	
	Source(s): Orange County Assessor	

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	2208 Cove Ct Longwood, FL 32779	392 Island Sound Ct Longwood, FL 32779		950 Terrace Blvd Orlando, FL 32803		1315 Hickory Dr Longwood, FL 32779	
Proximity to Subject		0.49 miles S		10.12 miles SE		0.79 miles SW	
Sale Price	\$	\$ 1,181,700		\$ 1,350,000		\$ 1,466,770	
Sale Price/GLA	\$ 67.57 /sq.ft.	\$ 279.76 /sq.ft.		\$ 337.50 /sq.ft.		\$ 381.87 /sq.ft.	
Data Source(s)	Assessor/Builder	Assessor/MLS#J916050;DOM 0		Assessor/MLS#O5783565;DOM 139		Assessor/MLS#O5818174;DOM 3	
Verification Source(s)	Observation	StellarMLS/Doc#9660-1093		StellarMLS/Doc#20200104237		StellarMLS/Doc#9499-1057	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing Concessions	ArmLth 4,500	ArmLth Conv;30000	-20,000	ArmLth Conv;0	0	ArmLth Conv;0	0
Date of Sale/Time	01/08/2018	s07/20;c10/19	0	s02/20;c01/20	0	s12/19;c10/19	0
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	B;Canal;Lk Brantley	B;Lake Brantley;	-50,000	B;Lake Highland;	-50,000	B;Lake Brantley;	-50,000
Site	18975	40075 sf	0	20413 sf	0	2.00 ac	-140,000
View	B;Lake;	B;Lake;		B;Lake;		B;Lake;	
Design (Style)	DT2;Contemptry	DT2;Contemptry		DT2;Contemptry		DT2;American	0
Quality of Construction	Q2 Custom	Q3	+50,000	Q2 Custom		Q3	+50,000
Age	0	0		2		36	0
Condition	C1	C1		C1		C2-Fully Renovated	0
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	5 5 5.0	9 5 4.0	+10,000	9 4 4.1	+5,000	8 5 4.0	+10,000
Gross Living Area	3,404 sq.ft.	4,224 sq.ft.	-41,000	4,000 sq.ft.	-29,800	3,841 sq.ft.	-21,900
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Good	Good		Good		Average	
Heating/Cooling	Central/Central	Central/Central		Central/Central		Central/Central	
Energy Efficient Items	Insuln/Apps/Windows	Standard		Insuln/Apps/Windows		None	
Garage/Carport	3ga3dw	3ga3dw		2ga2dw	+10,000	4gd4dw	-5,000
Porch/Patio/Deck	CvPor;CvPat;CvdBalcy	CvdEntry;CvdPatio	+5,000	CvEnt;CvPat;CvdBalcy	0	CvEnt;CvPat;CvdBalcy	
Fence/Fireplace	Fence	None	+1,000	None	+1,000	Fireplace	-1,500
Pool/Spa	None	Open Pool	-20,000	None		Open Pool	-20,000
Boathouse/Dock/Lift	None	None		None		None	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -65,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -63,800	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -178,400
Adjusted Sale Price of Comparables			\$ 1,116,700		\$ 1,286,200		\$ 1,288,370


Summary of Sales Comparison Approach The above grid provides a reliable range of indicated value for the subject property, with subject's estimated value being bracketed both by the sales prices of the comparable sales and the adjusted sales prices of the comparables. Room variations are adequately considered in the square foot adjustments. Sale #1 and #2 are given the most weight in determining the subject's estimate of value based on location, age and/or quality of construction. Sale #2 in excess of one mile across major roadways was utilized to bracket the subject quality of construction. Sale #3 is an older dwelling that is fully updated and is on a 1.05 acre lot. Sale #4 is an older renovated dwelling with date of sale within 90 days of the effective date of the appraisal. Sale #5 is a newer construction dwelling that was utilize for its canal frontage. It is given the least weight in determining the subject's estimate of value because access to the lake is via a shared community dock. The homeowners are not allowed private boathouse/dock/lift which has a significant impact on the sale price due to diminished lake access and storage.

Indicated Value by Sales Comparison Approach \$ 1,200,000



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COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal. Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): <u>The appraiser used only the sales comparison approach in estimating market value. The opinion of site value was derived using MLS sales of older dwellings that were purchased for tear down-rebuilt.</u>
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW Source of cost data: <u>N/A</u> Quality rating from cost service: <u>N/A</u> Effective date of cost data: Comments on Cost Approach (gross living area calculations, depreciation, etc.): <u>N/A</u>
	OPINION OF SITE VALUE = \$ <u>250,000</u> DWELLING Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ 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 (if required): <u>60 Years</u> INDICATED VALUE BY COST APPROACH = \$
	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal. Estimated Monthly Market Rent \$ <u>X</u> Gross Rent Multiplier = \$ <u>Indicated Value by Income Approach</u> Summary of Income Approach (including support for market rent and GRM): <u>Primary consideration is given to the Sales Comparison Approach. The cost approach is supportive for new construction dwellings. The Income Approach is not applicable to owner occupied dwellings.</u>
	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development. Legal Name of Project: Describe common elements and recreational facilities:
	Indicated Value by: Sales Comparison Approach \$ <u>1,200,000</u> Cost Approach (if developed) \$ Income Approach (if developed) \$ Final Reconciliation <u>Most weight is given to the Sales Comparison as it is best reflects the actions of typical buyers and sellers in the marketplace. The Cost is given no evaluation weight was not developed and the Income Approach is not typically used in the single family market.</u>
	This appraisal is made <input type="checkbox"/> "as is", <input checked="" 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, <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:
	<input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda. Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>1,200,000</u>, as of: <u>08/05/2020</u>, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.
	ATTACHMENTS A true and complete copy of this report contains <u>26</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report. Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions <input checked="" type="checkbox"/> Floor Plan <input type="checkbox"/>
SIGNATURES Client Contact: <u>Dakota Construction Services, LLC</u> Client Name: <u>Dakota Construction Services, LLC</u> E-Mail: <u>dakotaconstruction@yahoo.com</u> Address: <u>N/A</u> APPRaiser  esign.alamode.com/verify Serial:72093C37 SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Appraiser Name: <u>Ann-Marie Daley</u> Supervisory or Co-Appraiser Name: _____ Company: <u>Daily Appraisal LLC</u> Company: _____ Phone: <u>(407) 489-3415</u> Fax: <u>(407) 520-5433</u> Phone: _____ Fax: _____ E-Mail: <u>dailyappraisal@hotmail.com</u> E-Mail: _____ Date of Report (Signature): <u>08/20/2020</u> Date of Report (Signature): _____ License or Certification #: <u>Cert Res RD6814</u> State: <u>FL</u> License or Certification #: _____ State: _____ Designation: <u>Certified Residential Appraiser</u> Designation: _____ Expiration Date of License or Certification: <u>11/30/2020</u> Expiration Date of License or Certification: _____ Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>08/05/2020</u> Date of Inspection: _____	

ADDITIONAL COMPARABLE SALES

File No.: 2020-258

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	2208 Cove Ct Longwood, FL 32779	105 Brantley Hall Ln Longwood, FL 32779			885 Brantley Dr Longwood, FL 32779					
Proximity to Subject		0.79 miles SE			0.56 miles NE					
Sale Price	\$	\$ 1,115,000			\$ 885,000			\$		
Sale Price/GLA	\$ 67.57 /sq.ft.	\$ 433.68 /sq.ft.		\$ 269.32 /sq.ft.			\$	/sq.ft.		\$
Data Source(s)	Assessor/Builder	Assessor/MLS#O5818174;DOM 3			Assessor/MLS#O5782114;DOM 69					
Verification Source(s)	Observation	StellarMLS/Doc#9632-0314			StellarMLS/Doc#9478-0823					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions	ArmLth 4,500	ArmLth Cash;0		ArmLth Cash;0						
Date of Sale/Time	01/08/2018	s06/20;c06/20		s10/19;c07/19	0					
Rights Appraised	Fee Simple	Fee Simple		Fee Simple						
Location	B;Canal;Lk Brantley	B;Lake Brantley;	-50,000	B;Canal;Lk Brantley						
Site	18975	1.57 ac	-135,000	8268 sf	+20,000					
View	B;Lake;	B;Lake;		B;Lake;						
Design (Style)	DT2;Contempry	DT1;Ranch	+50,000	DT2;Contempry						
Quality of Construction	Q2 Custom	Q3	+50,000	Q3	+50,000					
Age	0	43	0	2	0					
Condition	C1	C3	+50,000	C2	0					
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths			Total Bdrms Baths			
Room Count	5 5 5.0	7 3 2.1	+25,000	8 4 3.0	+20,000					
Gross Living Area	3,404 sq.ft.	2,571 sq.ft.	+41,700	3,286 sq.ft.	+5,900			sq.ft.		
Basement & Finished Rooms Below Grade	0sf	0sf		0sf						
Functional Utility	Good	Good		Good						
Heating/Cooling	Central/Central	Central/Central		Central/Central						
Energy Efficient Items	Insuln/Appls/Windows	Insuln/Appls	0	Insuln/Appls/Windows						
Garage/Carport	3ga3dw	2ga2dw	+10,000	3ga3dw						
Porch/Patio/Deck	CvPor;CvPat;CvdBalcy	CvdEntry;CvdPatio		CvdEntry;CvdPatio						
Fence/Fireplace	Fence	Fireplace	-1,500	Fireplace	-1,500					
Pool/Spa	None	Scr Pool/Spa	-20,000	Open Pool	-20,000					
Boathouse/Dock/Lift	None	Boathse/Dock/Lift	-25,000	None						
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -4,800	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 74,400		<input type="checkbox"/> + <input type="checkbox"/> -	\$		
Adjusted Sale Price of Comparables			\$ 1,110,200		\$ 959,400			\$		

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach

USPAP ADDENDUM

File No. 2020-258

Borrower	Not Required for this report		
Property Address	2208 Cove Ct		
City	Longwood	County	Seminole
		State	FL
		Zip Code	32779
Lender	Dakota Construction Services, LLC		

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: 3-6 months

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

esign.alamode.com/verify Serial: 72093C37

APPRAISER:

Signature: *Ann-Marie Daley*

Name: Ann-Marie Daley

Date Signed: 08/20/2020

State Certification #: Cert Res RD6814

or State License #: _____

State: FL

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

Effective Date of Appraisal: 08/05/2020

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 *Ann-Marie Daley* terior

Supplemental Addendum

File No. 2020-258

Borrower	Not Required for this report						
Property Address	2208 Cove Ct						
City	Longwood	County	Seminole	State	FL	Zip Code	32779
Lender/Client	Dakota Construction Services, LLC						

Purpose:

The purpose of this appraisal is to estimate the fair market value of the subject.

Intended User:

The Intended User of this appraisal report is for Owner's private use only. No additional Intended Users are identified by the appraiser.

Intended Use:

The intended use of the appraisal is solely to assist the Owner in determining estimate of Market Value.

Scope of Appraisal:

Unless otherwise stated, the appraiser has performed a physical observation of the subject property, and a visual observation of the comparables provided. The appraiser has utilized a minimum of two public sources to verify all information. All information gathered through public records is deemed reliable but is not guaranteed.

No personal properties were included in the subject's estimate of value.

Adjustments were derived using pair sales analysis of most similar comparables in the subject market, building-cost.net and/or appraiser file.

The Multiple Listing Service is Stellar MLS.

The appraiser is not a home inspector or structural engineer and cannot warrant the condition of hidden construction elements and mechanical systems, i.e. plumbing, electrical service, heating, air-conditioning components, ventilation systems, etc. The appraiser is not a pest inspection expert and has to assume that the conditions inside the walls of a structure are typical. It is suggested that homeowners and clients seek the services of licensed professionals in these specific areas should they have any concerns. All information gathered through public records is deemed reliable but is not guaranteed.

Highest and Best Use

The four tests used in the analysis of highest and best use of a property are (1) legally possible, (2) physically possible, (3) financially feasible and (4) maximum profitability. The subject's present zoning classification is consistent with the current use and surrounding land uses. The subject's site is typical in size, shape and topography for residential dwellings. Therefore, the highest and best use, both vacant and as improved, is Residential. Competing sales in the subject market demonstrate the subject is financially feasible. The current improvement contribute positively to the site and any change may not be profitable as it may require significant capital with no return on investment.

Predominate Value

The predominate value was derived from sales within in the Subject's market area. The value range is provided as a synopsis of all types of sales, and financing, and though the final value estimate for the subject property does not represent the predominate value for residential properties in this market area, as shown on page 1 of the report. The subject property is within the stated price range for homes in this area; and the fact that the subject property does not represent the predominate value has no adverse effect on the subject's value or marketability. The subject is not an over-improvement.

The appraiser has not performed any services regarding the subject property within the three year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity.

The utilities were on and functional at the time of observation.

Search Criteria

Single family, lake front homes within a 10 mile radius of the subject, GLA 2500-4500 sf.

The property rights for each comparable sale is Fee Simple.

The subject and comparable have the same property rights.

The predominate age represents the year built that occurs most frequently.

Age and condition adjustments are combined when required.

The property tax noted is based on the previous structure.

Site adjustment is based on high & dry area only and does not include the section that extend into the water.

The subject's bathroom count is not bracketed by the comparable as no competing sales were available.

No public sewer connection is available to the subject.

Septic systems are typical for the subject market.

The subject's septic does not impact its marketability.

The septic system is new. There were no signs of damage or odor from subject's system.

See Note Only

About The Subject

About 2208 Cove Ct., Orlando, Florida 32779

Unparalleled quality canal front with access and views of highly coveted Lake Brantley. Just completed new Construction by Dakota Homes. A must see 2 story 5 bedroom 5 bathroom Mediterranean style dream home. 3,404 sq.ft. conditioned area / 5,103 sq.ft. overall area. The best in high end finishes. 11'- 4" and 10' ceiling heights. Luxurious downstairs and upstairs master suites with large walk in closets. 3 additional spacious bedrooms with walk in closets. Multiple storage closets. Wine Cellar. 8' solid core Interior doors. 7" cove crown molding, 1x4 wood casing and generous 1x8 wood Base throughout. Upgraded 1x6 T&G Pine ceilings at front porch, patios and balcony. Custom built solid hardwood maple cabinetry throughout with 66" uppers in kitchen. Exotic granite countertops with beautiful under mount sinks. Energy efficient GE Café appliances including 27.8 cu. ft. French door refrigerator with Keurig K-Cup brewing system, combination double wall oven, six burner gas range top, dishwasher with hidden controls and 36" commercial hood with specially designed custom built metal hood cover. Designer porcelain tile in all bathrooms and laundry room, premium 7-1/2' wide wood flooring throughout, downstairs and upstairs master suites. Designer plumbing fixtures and bathroom accessories. 8' high glass frameless shower enclosures. Designer electrical fixtures throughout including ceiling fans in all bedrooms, living rooms, patios and balcony. Highly efficient 15 SEER rated Heat pump and air conditioning systems. Energy efficient spray foam and core fill insulation. Double pane insulated low E vinyl window. Clopay premium garage doors. Energy efficient gas tankless water heater. Beautiful spacious yard with professionally designed landscaping. Sealed pavers at driveway and patios. Gutters and downspouts. Water well. Water treatment and softener system. Septic system. Comprehensive security system with digital controls and Ring Video Doorbell. Everything you can wish for in your dream home. Welcome Home.

See Also Only



Unparalleled Quality – Welcome Home

2208 Cove Ct., Orlando, FL 32779

Distinguished Features:

- Highest quality Mediterranean style two story home with two master bedroom suites and a total of five bedrooms, five bathrooms, a spacious living room, a den, a large covered patio, a covered balcony, a large sun deck and a three car garage
- Unique 115'X 135' canal front interior lot with lake access and lake views of coveted Lake Brantley
- 3,404 sq.ft. Conditioned area / 5,103 sq.ft. overall area
- Eleven foot four inch first floor and ten foot second floor ceiling heights
- Spacious first story master bedroom suite with his and hers walk in closets
- Two additional first story bathrooms
- Luxurious second story master suite
- Three additional spacious bedrooms with walk in closets
- Wine cellar
- Tile roof
- Block wall construction on first floor
- Lake pump irrigation system with rain sensor
- Professionally designed and installed landscaping
- Lush St. Augustine lawn
- Pavers at driveway and first floor patios already sealed
- Energy efficient spray foam insulation at roof deck, seal-offs, gables, garage/living wall and second story exterior walls
- Energy efficient foam insulation at block walls
- Gutters and downspouts
- Clopay premium garage doors
- Upgraded Seal-Krete water proof primer on all exterior walls
- Premium Flex Lox exterior paint by Sherwin Williams
- Finished spacious three car garage with drywall, base boards and painted floor finish
- Jeld-Wen 8'-0" solid core Interior doors
- Elegant 7" cove crown molding
- Beautiful 1x4 wood casing throughout

Dakota Homes

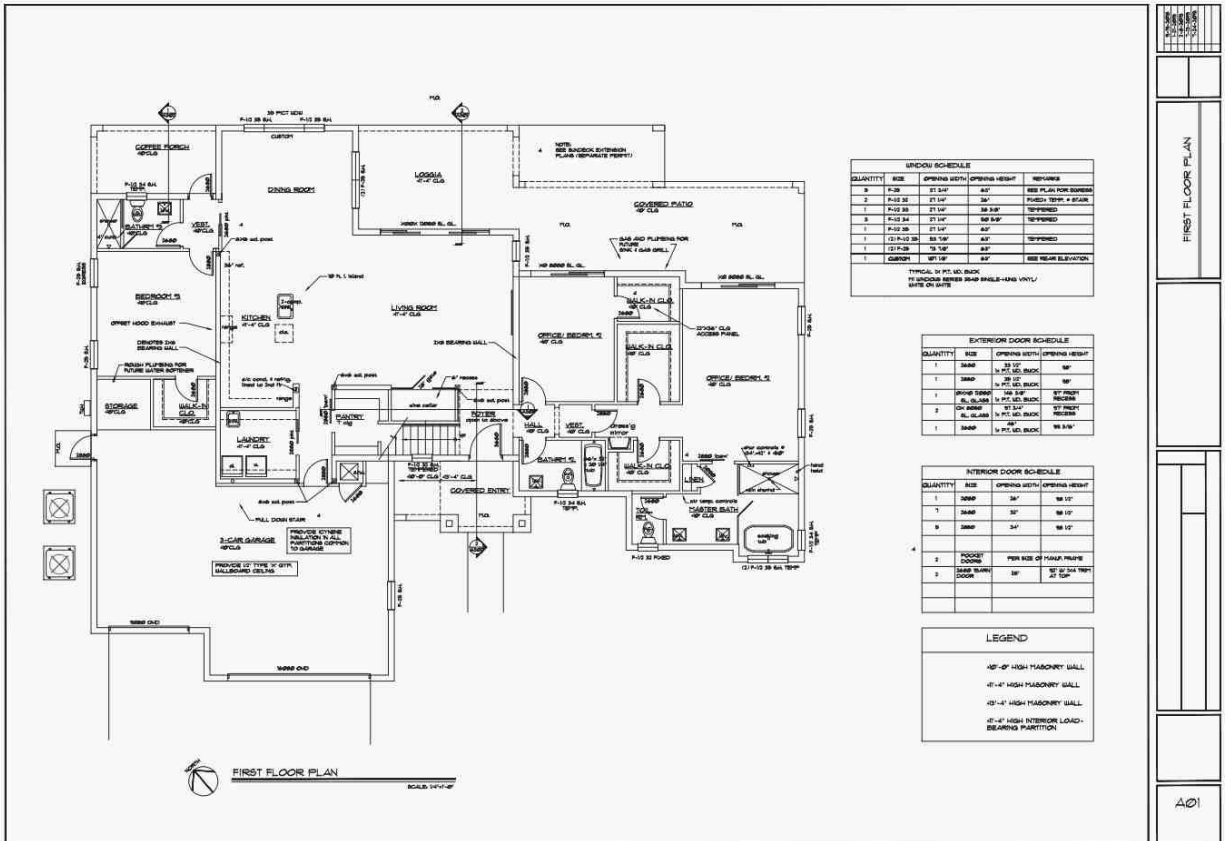


Unparalleled Quality – Welcome Home

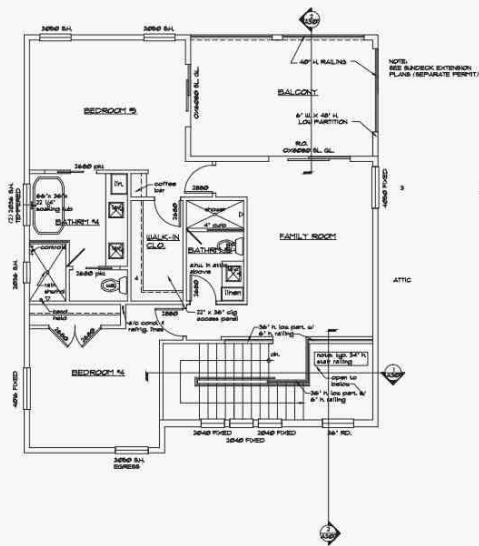
- Generous 1x8 wood base throughout
- Upgraded 1x6 T&G Pine ceilings at front porch, patios and balcony
- Energy efficient double pane insulated low E vinyl windows
- Designer porcelain tile in all bathrooms and laundry room
- Premium 7-1/2" wide Brushed European Oak engineered wood flooring throughout
- Custom built solid hardwood maple cabinetry throughout with 66" uppers in kitchen
- Under-cabinet remote controlled programmable lighting in kitchen
- Exotic granite countertops with under mount sinks
- Energy efficient GE Café appliances including 27.8 cu. ft. French door refrigerator with Keurig K-Cup brewing system, combination double wall oven, six (6) burner gas range top, dishwasher with hidden controls and 36" commercial hood
- Specially designed custom built metal hood cover
- Optional gas hook up for dryer
- Designer plumbing fixtures throughout
- Designer bathroom accessories
- 8'-0" high glass frameless shower enclosures
- Full ceiling height mirrors
- Designer electrical fixtures throughout including ceiling fans in all bedrooms, great room and patio
- Energy efficient natural gas tank-less water heater
- Solid wood kitchen pantry shelving
- Two highly efficient fifteen SEER rated Heat pump and air conditioning systems with programable thermostats
- Comprehensive security system with digital controls and Ring Video Doorbell
- Custom iron works throughout
- New 6' vinyl fence
- New water well
- Large capacity water treatment & water softener in garage
- New septic system with Aerobic Treatment Unit and a two year service agreement
- Pre-plumbing, electrical and gas for future summer kitchen in rear patio

Dakota Homes

Floor Plan-1st Floor



Floor Plan-2nd Floor



SECOND FLOOR WINDOW SCHEDULE				
QUANTITY	SIZE	OPENING WIDTH	OPENING HEIGHT	REMARKS
1	(2) 3826	41 5/8"	42"	TEMP. GLASS & TUB
3	3095D	36 1/2"	66 1/2"	TEMPERED GLASS
1	3095A	24"	42"	TEMPERED GLASS
1	4056	48"	30"	FIXED
3	3248P	24"	48"	FIXED
1	36" ROUND	36"	36"	
1	4056D	41 5/8"	66 1/8"	FIXED

75 WINDOW SERIES 3348 SINGLE-HING VINYL

INTERIOR DOOR SCHEDULE			
QUANTITY	SIZE	OPENING WIDTH	OPENING HEIGHT
2	3040D	37"	58 1/2"
2	3040P	34"	58 1/2"
1	(2) 3040B	82 1/2"	58 1/2"
2	3040 (P&R)	--	--

EXTERIOR DOOR SCHEDULE			
QUANTITY	SIZE	OPENING WIDTH	OPENING HEIGHT
1	4050D	72 1/2"	58 1/2"
1	4050P	56 1/2"	58 1/2"

SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

SECOND FLOOR PLAN

A01.1

Subject Photo Page

Borrower	Not Required for this report				
Property Address	2208 Cove Ct				
City	Longwood	County	Seminole	State	FL Zip Code 32779
Lender/Client	Dakota Construction Services, LLC				



Subject Front

2208 Cove Ct
Sales Price
Gross Living Area 3,404
Total Rooms 5
Total Bedrooms 5
Total Bathrooms 5.0
Location B;Canal;Lk Brantley
View B;Lake;
Site 18975
Quality Q2 Custom
Age 0



Subject Rear



Subject Street

Photograph Addendum

Borrower	Not Required for this report				
Property Address	2208 Cove Ct				
City	Longwood	County	Seminole	State	FL
Lender/Client	Dakota Construction Services, LLC				
				Zip Code	32779



Foyer



Living Room



Dining Room



Kitchen



Kitchen-add'l



Loft



Master Bedroom



Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 5



Master Bathroom

Photograph Addendum

Borrower	Not Required for this report				
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				Zip Code	32779



Master Bathroom-add'l



Bathroom 2



Bathroom 3



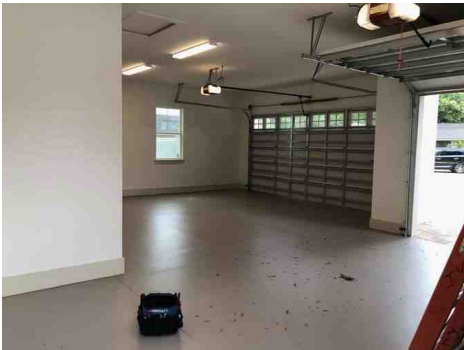
Bathroom 4



Bathroom 5



Laundry Room



Garage



Covered Balcony



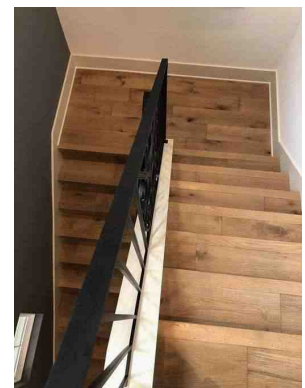
Uncovered Balcony



View From Balcony



View From Balcony



Staircase

Photograph Addendum

Borrower	Not Required for this report				
Property Address	2208 Cove Ct				
City	Longwood	County	Seminole	State	FL Zip Code 32779
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Covered Patio



Water Filtration System



Dual A/C



Gas Water Heater



Gas Cylinder



Well

Comparable Photos 1-3

Borrower	Not Required for this report				
Property Address	2208 Cove Ct				
City	Longwood	County	Seminole	State	FL Zip Code 32779
Lender/Client	Dakota Construction Services, LLC				



Comparable 1

392 Island Sound Ct
 Prox. to Subject 0.49 miles S
 Sales Price 1,181,700
 Borrower/Client 4,224
 Lender 9
 Total Bedrooms 5
 Total Bathrooms 4.0
 Location B;Lake Brantley;
 View B;Lake;
 Site 40075 sf
 Quality Q3
 Age 0



Comparable 2

950 Terrace Blvd
 Prox. to Subject 10.12 miles SE
 Sales Price 1,350,000
 Gross Living Area 4,000
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 4.1
 Location B;Lake Highland;
 View B;Lake;
 Site 20413 sf
 Quality Q2 Custom
 Age 2



Comparable 3

1315 Hickory Dr
 Prox. to Subject 0.79 miles SW
 Sales Price 1,466,770
 Gross Living Area 3,841
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 4.0
 Location B;Lake Brantley;
 View B;Lake;
 Site 2.00 ac
 Quality Q3
 Age 36

See Map Only

Comparable Photo Page

Borrower	Not Required for this report				
Property Address	2208 Cove Ct				
City	Longwood	County	Seminole	State	FL
Lender/Client	Dakota Construction Services, LLC				
				Zip Code	32779



Comparable 4

105 Brantley Hall Ln
 Prox. to Subject 0.79 miles SE
 Sale Price 1,115,000
 Gross Living Area 2,571
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location B;Lake Brantley;
 View B;Lake;
 Site 1.57 ac
 Quality Q3
 Age 43



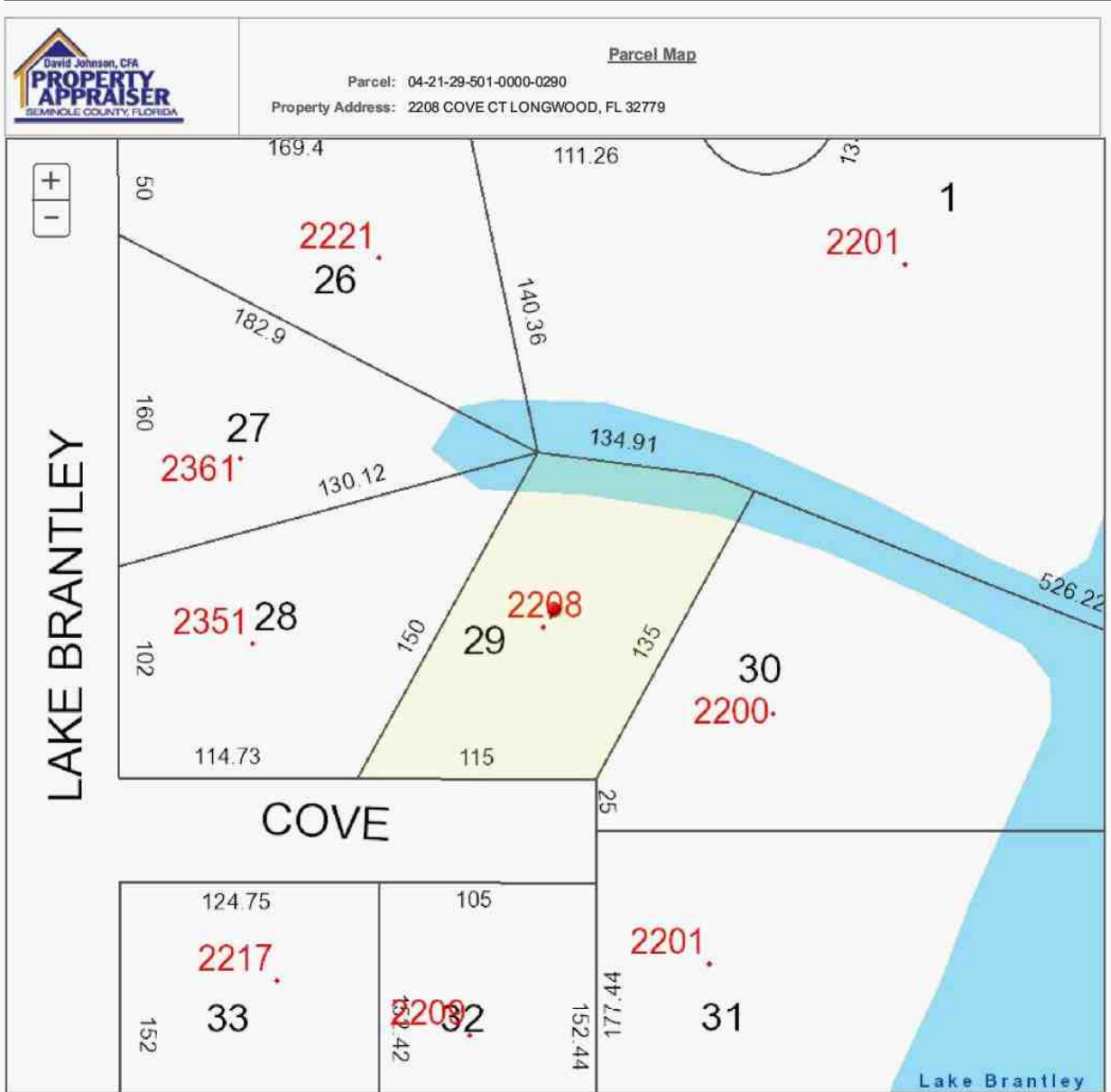
Comparable 5

885 Brantley Dr
 Prox. to Subject 0.56 miles NE
 Sale Price 885,000
 Gross Living Area 3,286
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location B;Canal;Lk Brantley
 View B;Lake;
 Site 8268 sf
 Quality Q3
 Age 2

Comparable 6

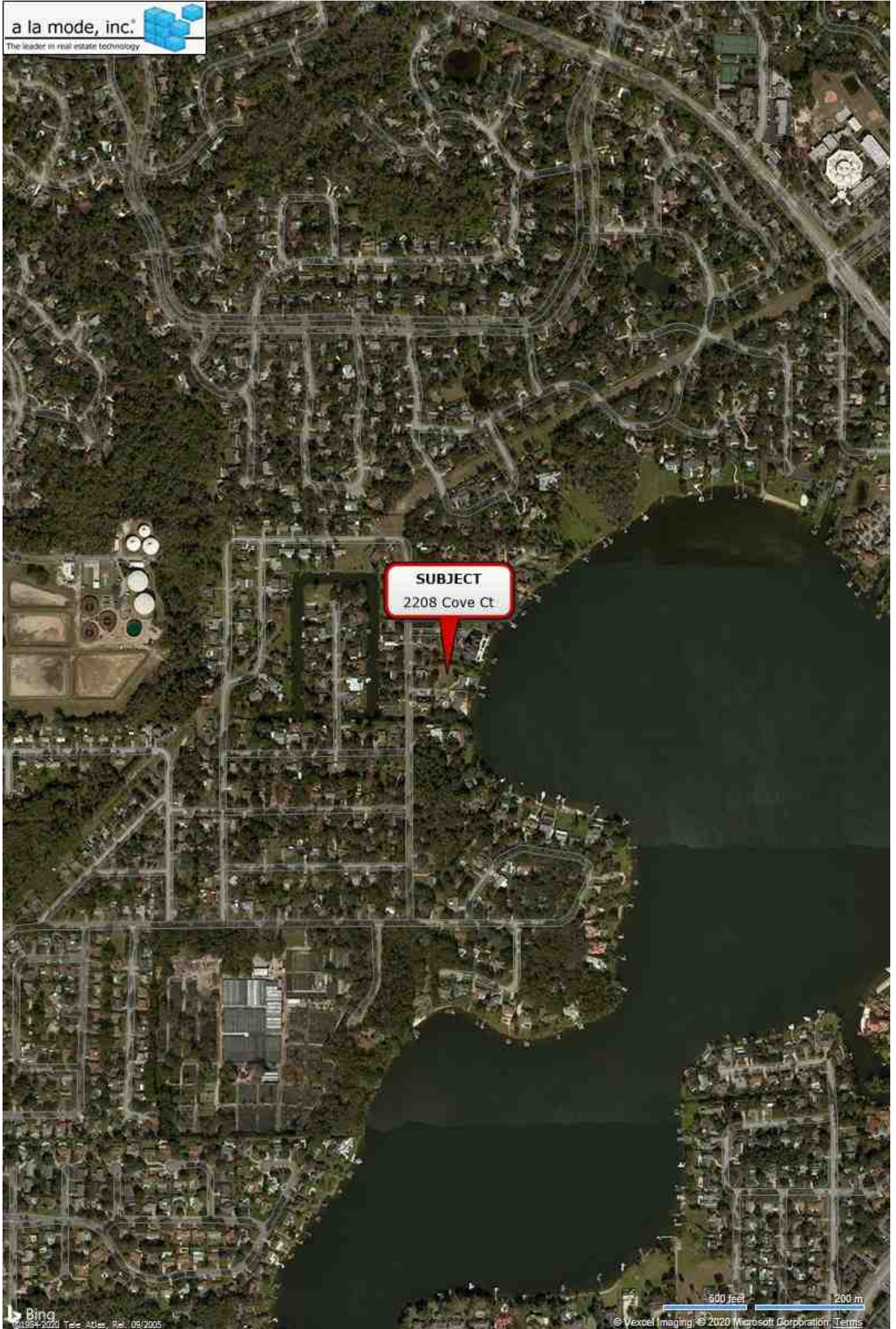
Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Plat Map



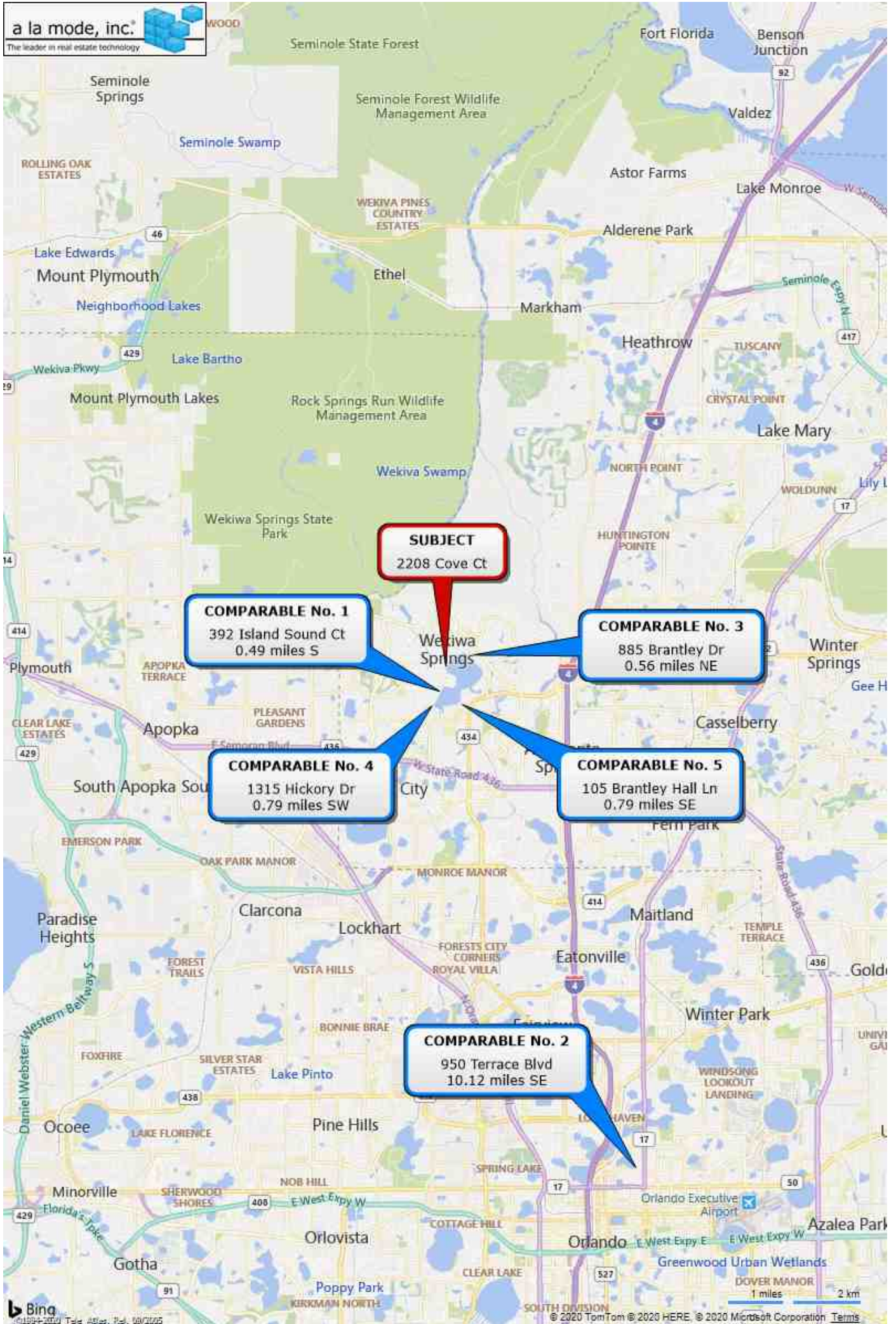
Aerial Map

Borrower	Not Required for this report				
Property Address	2208 Cove Ct				
City	Longwood	County	Seminole	State	FL Zip Code 32779
Lender/Client	Dakota Construction Services, LLC				



Location Map

Borrower	Not Required for this report			
Property Address	2208 Cove Ct			
City	Longwood	County	Seminole	State FL Zip Code 32779
Lender/Client	Dakota Construction Services, LLC			



Appraiser Certification



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

DALEY, ANN-MARIE

1124 COPENHAGEN WAY
WINTER GARDEN FL 34787

LICENSE NUMBER: RD6814

EXPIRATION DATE: NOVEMBER 30, 2020

Always verify licenses online at MyFloridaLicense.com



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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
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
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
s	Settlement Date	Date of Sale/Time
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
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear