

APPRAISAL OF REAL PROPERTY



LOCATED AT

4020 Wolf Log Rd
Flomaton, AL 36441

See Attached Tax Cards; PPIN 961812; 006294

FOR

Josh Huss
4020 Wolf Log Rd
Flomaton, AL 36441

OPINION OF VALUE

320,000

AS OF

07/22/2020

BY

Charles Richard Dettling
Dettling & Associates
PO BOX 714
Atmore, AL 36504
(251) 331-4444
dettling@frontiernet.net

Uniform Residential Appraisal Report

2HussJosh0820
File # 2HussJosh0820

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	4020 Wolf Log Rd	City	Flomaton	State	AL	Zip Code	36441
Borrower	None	Owner of Public Record	Joshua B. Huss	County	Escambia		
Legal Description	See Attached Tax Cards; PPIN 961812; 006294						
Assessor's Parcel #	30-24-06-14-0-200-003.001; 006	Tax Year	2019	R.E. Taxes \$	729		
Neighborhood Name	Flomaton; McCall	Map Reference	12120	Census Tract	9703.00		
Occupant	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD	HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Marketing						
Lender/Client	Josh Huss	Address	4020 Wolf Log Rd, Flomaton, AL 36441				
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). Baldwin MLS; None found							

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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s)	Tax Records
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? <input type="checkbox"/> Yes <input type="checkbox"/> 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 type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	15 %				
Built-Up	<input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	0 %				
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	45	Low	0	Multi-Family	0 %			
Neighborhood Boundaries	North: Monroe County; South: Florida; East: Covington County; West: Highway 113			427	High	105	Commercial	0 %			
				120	Pred.	40	Other	85 %			

Neighborhood Description The subject is located a 15 minute drive to local area amenities. Employment is considered average. Present Land Use of "other" is agricultural and forestry. Dwellings in the area have average maintenance with a wide variety of type, age, condition, etc. Flomaton (1,378), Brewton (5,189), East Brewton (2,362), and Riverview (179) are rural towns in eastern Escambia County (2018 Census data).

Market Conditions (including support for the above conclusions) Sales concessions and buy downs are not common. Low mortgage interest rates are helping to support the subject real estate market. The subject area is established with limited new home construction noted. The subject area real estate values are stable, with a few foreclosures and short sells, and low sales activity. There is an imbalance of listings to sales in units presently.

Dimensions See Plat Map Area 10.0 ac Shape Mostly Rectangular View N;Pstrl;

Specific Zoning Classification None exists Zoning Description Predominantly Single Family Residential use

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 Single family

is the most profitable, legally permissible, physically possible and economically feasible use.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Well; Sprinkler only	Street	Asphalt
Gas	<input type="checkbox"/>	None	Sanitary Sewer	<input checked="" type="checkbox"/>	Septic; No Public Ave	Alley	None

FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 01053C0465E FEMA Map Date 06/05/2012

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

No adverse easements or special assessments noted by appraiser. Septic systems are common in the subject market area and do not negatively influence property values or marketability. No issues noted with septic system. Public sewer is not available at the subject site. A lack of zoning is common in the unincorporated areas of Escambia County and does not negatively influence marketability or market values.

General Description		Foundation		Exterior Description		Interior	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space		Foundation Walls	Slab/Good	Floors	Ceram/Wd/Cpt/Good
# of Stories	1.0	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls	Brick/Good	Walls	Dry/Good
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area	0 sq.ft.	Roof Surface	Shingle/Good	Trim/Finish	Wood/Good
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Finish	0 %	Gutters & Downspouts	Vinyl/Good	Bath Floor	Ceramic/Good
Design (Style)	Trad	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type	SH VIN/Good	Bath Wainscot	Fiber/CM/Good
Year Built	2006	Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated	Insulated/Good	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs)	5	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens	Aluminum/Good	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete Strips
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input type="checkbox"/> Other	Fuel Electric	<input type="checkbox"/> Fireplace(s) # 0	<input checked="" type="checkbox"/> Fence Chain Link	Garage	# of Cars 0
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle		Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck CovPat	<input checked="" type="checkbox"/> Porch Open	<input checked="" type="checkbox"/> Carport	# of Cars 2
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input type="checkbox"/> Other		<input type="checkbox"/> Pool None	<input checked="" type="checkbox"/> Other Workshop	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances ☐ Refrigerator ☐ Range/Oven ☐ Dishwasher ☐ Disposal ☐ Microwave ☐ Washer/Dryer ☒ Other (describe) None Included

Finished area above grade contains: 7 Rooms 2 Bedrooms 2.0 Bath(s) 2,578 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). Features are standard for a dwelling of the subject's age and quality.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-one to five years ago;Bathrooms-updated-one to five years ago;No external obsolescence was noted. There is minor functional obsolescence due to only 2 bedrooms. This is curable with the addition of a bedroom from areas of the interior, most notably the existing "Den" on the sketch. The subject is a good quality traditional style dwelling built in 2006 in GOOD condition with no significant repairs noted. Effective age lowered due to updates and good maintenance to 5 years. Utilities were functional for the inspection.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe

Uniform Residential Appraisal Report

2HussJosh0820
File # 2HussJosh0820

There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 229,500 to \$ 389,000				
There are 15 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 157,500 to \$ 329,000				
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	4020 Wolf Log Rd Flomaton, AL 36441	95 Keego Rd Brewton, AL 36426	626 Snider Rd Brewton, AL 36426	5172 Poarch Rd Atmore, AL 36502
Proximity to Subject		3.80 miles E	5.22 miles E	19.14 miles W
Sale Price	\$	\$ 278,900	\$ 265,000	\$ 329,000
Sale Price/Gross Liv. Area	\$ 81.94 sq.ft.	\$ 134.54 sq.ft.	\$ 123.20 sq.ft.	\$ 130.04 sq.ft.
Data Source(s)		BCAR#288964;DOM 138	BCAR#289513;DOM 75	BCAR#294099;DOM 8
Verification Source(s)		PPIN 009611; Appraisal/CRD	PPIN 008220 - Appraisal/CRD	PPIN 103069
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing	Armlth	Armlth	Armlth	Armlth
Concessions	Cash;0	Conv;0	Conv;0	Conv;0
Date of Sale/Time	s03/20;c02/20	s04/20;c02/20	s03/20;c02/20	s03/20;c02/20
Location	N;Res;Rural	N;Res;Rural	N;Res;Rural	N;Res;Rural
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	10.0 ac	2.01 ac	6.84 ac	10.0 ac
View	N;Pstrl;	N;Res;	B;Lake;	N;Pstrl;
Design (Style)	DT1.0;Trad	DT1.0;Trad	DT1.0;Trad	DT1.0;Ranch
Quality of Construction	Q3	Q3	Q3	Q3
Actual Age	14	6	2	43
Condition	C3	C3	C2	C3
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	7 2 2.0	7 3 2.0	7 3 2.0	7 3 2.1
Gross Living Area	2,578 sq.ft.	2,073 sq.ft.	2,151 sq.ft.	2,530 sq.ft.
Basement & Finished Rooms Below Grade	0sf	0sf	0sf	0sf
Functional Utility	Average	Average	Average	Average
Heating/Cooling	Central/Central	Central/Central	Central/Central	Central/Central
Energy Efficient Items	Insulation	Insulation	Rinnai	Insulation
Garage/Carport	2cp2dw	2ga2dw	2ga2dw	1ga1dw
Porch/Patio/Deck	Porch/CovPatio	Porch/Stoop	Porch/Patio	Porch/Patio
Fireplace/Other	Workshop/RV	FP/Large Shop	Fireplace	Barns
Swimming Pool, Other				
Net Adjustment (Total)		\$ 39,200	\$ 17,500	\$ 16,000
Adjusted Sale Price		Net Adj. 14.1 %	Net Adj. 6.6 %	Net Adj. 4.9 %
of Comparables		Gross Adj. 16.2 %	Gross Adj. 18.9 %	Gross Adj. 5.8 %
		\$ 318,100	\$ 282,500	\$ 345,000

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ 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) County Records. Note: "Effective Date of Data Source(s)" is the date that the source indicates that it was last updated.

My research ☐ did ☒ 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) County Records/MLS. Note: "Effective Date of Data Source(s)" is the date that the source indicates that it was last updated.

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				
Price of Prior Sale/Transfer				
Data Source(s)	D 0565 P 0415; 10/17/2013	D 0571 P 0151; 02/04/2014	D 0629 P 0463; 12/20/2016	D 0560 P 0643; 08/06/2013
Effective Date of Data Source(s)	09/03/2019	09/03/2019	09/03/2019	09/03/2019

Analysis of prior sale or transfer history of the subject property and comparable sales The appraiser reviewed available public records for the subject within the past 36 months. No prior transfers of the subject were noted within the past 36 months in the public records. Any transfers of the comparable sales noted within the 12 months prior to the above transfers are noted in the grid above. Deed information is taken from tax records, which are substantially delayed in updating. Deed records are only available in the county courthouse located in Brewton, Alabama in paper form, and are not available on-line.

Summary of Sales Comparison Approach Appraiser searched a 20 mile radius in the subject area (wider than 1 mile due to rural area) within the past 24 months and within 20% of the subject GLA. Comparables are considered to be the best available with the lowest adjustments possible. A GLA adjustment of \$35 per square foot was applied. Sale #3 is weighted the most with the lowest net and gross adjustments. Adjustments for sales 1-3 are generally within traditional Fannie Mae standards (15% net, 25% gross, and 10% line item). Comparables bracket the subject in GLA and most dominant features. NO MARKET CONDITION ADJUSTMENTS applied due to stable market indication. Comparable sales in the subject GLA range are very limited in Escambia County, Alabama. Age adjustments are based on effective age not actual age. Sales #1 and #3 warranted age adjustments.

Indicated Value by Sales Comparison Approach \$ 320,000

Indicated Value by: Sales Comparison Approach \$ 320,000 Cost Approach (if developed) \$ 321,272 Income Approach (if developed) \$ 0

The sales comparison approach is the best method of estimating market value because the market approach is represented by actions of buyers and sellers that are typically motivated in a competitive market. The Cost Approach supports the Sales Comparison Approach. The Income Approach is not applicable where dwellings are predominantly owner-occupied.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ 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 complete visual inspection of the interior and exterior areas of the subject property, 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 \$ 320,000 , as of 07/22/2020 , which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

2HussJosh0820
File # 2HussJosh0820

ADDITIONAL COMMENTS	This assignment was made subject to regulation of the State of Alabama Real Estate Appraisers Board. The undersigned state licensed real estate appraiser has met the requirements of the Board that allow this report to be regarded as a "certified appraisal."				
	USPAP PRIOR SERVICES: 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 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.				
	Clarification to Certification #23: The Intended User(s) of this appraisal report is/are the client . The intended use of the appraisal is to assist the client in marketing , subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of the appraisal report form, and Definition of Market value. No additional intended users are identified by the appraiser.				
	HOA INFORMATION -None; USPAP COMPLIANCE - This report complies the version of USPAP which took effect January 1, 2020				
	USPAP OPINION OF REASONABLE EXPOSURE - The value opinion developed in this report is based on estimated market exposure of 6 months, which is the typical marketing time currently experienced in the subject market area as of the effective date of this report.				
	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)		The appraiser maintains land sales in the files and utilizes the extraction method when recent land sales are not available.			
COST APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE		= \$ 35,000	
	Source of cost data clear estimates.com; local builders	DWELLING 2,578 Sq.Ft. @ \$	95.70	= \$ 246,715	
	Quality rating from cost service C3 Effective date of cost data 06/01/2020	0 Sq.Ft. @ \$	= \$	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)	## See Below			
	Dimension were taken from outside measurements using ANSI	Garage/Carport 1,110 Sq.Ft. @ \$	22.75	= \$ 25,253	
	Z765-2013 standards as a guide and should be considered	Total Estimate of Cost-New	= \$ 296,468	
	approximate. The Cost approach is ONLY developed to support the Sales Comparison Approach and may not be used for any other purpose.	Less Physical Functional External	Depreciation 24,696		
	## Porch; Covered Patio; Workshop;	Depreciated Cost of Improvements	= \$ 271,772	
		"As-is" Value of Site Improvements	= \$ 14,500	
	Estimated Remaining Economic Life (HUD and VA only)	55 Years	INDICATED VALUE BY COST APPROACH		
	= \$ 321,272				
	INCOME APPROACH TO VALUE (not required by Fannie Mae)				
	Estimated Monthly Market Rent \$	0	X Gross Rent Multiplier	0 = \$ 0	Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM)				
	The income approach is not applicable due to the fact that dwellings in the subject area are predominantly owner-occupied.				
PROJECT INFORMATION FOR PUDs (if applicable)					
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.					
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source					
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.					
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.					
Describe common elements and recreational facilities.					

Uniform Residential Appraisal Report

2HussJosh0820
File # 2HussJosh0820

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 complete visual inspection of the interior and exterior areas of the subject property, (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.

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 provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. 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.
4. 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.
5. 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 the 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.
6. 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.

Uniform Residential Appraisal Report

2HussJosh0820
File # 2HussJosh0820

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 complete visual inspection of the interior and exterior areas of the subject property. 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.
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.

Uniform Residential Appraisal Report

2HussJosh0820
File # 2HussJosh0820

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:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.

APPRAISER Charles R. Dettling

Signature 
Name Charles Richard Dettling
Company Name Dettling & Associates
Company Address PO BOX 714
Atmore, AL 36504
Telephone Number (251) 331-4444
Email Address dettling@frontiernet.net
Date of Signature and Report 08/09/2020
Effective Date of Appraisal 07/22/2020
State Certification # R00848
or State License #
or Other (describe) State #
State AL
Expiration Date of Certification or License 09/30/2021

ADDRESS OF PROPERTY APPRAISED

4020 Wolf Log Rd
Flomaton, AL 36441
APPRAISED VALUE OF SUBJECT PROPERTY \$ 320,000

LENDER/CLIENT

Name No AMC
Company Name Josh Huss
Company Address 4020 Wolf Log Rd, Flomaton, AL 36441
Email Address jbhuss25@aol.com

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 subject property
☐ Did inspect exterior of subject property from street
Date of Inspection
☐ Did inspect interior and exterior of subject property
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

Tax Record

Escambia County Alabama - 2019							
Property Record Card				Print Close			
							
Parcel Info							
Parcel Number		Delta Pin #		Exempt		AMENTTES ROAD TOPO SEWER WATER GAS	
240814020003001		981812		H1			
Subdivision							
Neighborhood		S TRACT G					
District	City	S-T-R	Acreage	Lot Size	Deed B/P/D		
S2		14-1N-08E	6		OR-0585-0000415-10/17/2013		
Brief Description		BEG 214.43 W OF NE COR OF NW 1/4 OF NE 1/4 S14-T1N-R8E, TH SW LY 580.63 TO N R W CO RD 6; NW LY 568 S ALG SD N R W; NE LY 234.64; E 681 S TO POB. CN TG 5.5 AC(C)					
Owner							
Name		HUSS JOSHUA B					
Mailing Addr		4020 WOLF LOG RD FLOMATON, AL 36441		Physical Addr		4020 WOLF LOG RD	
Values							
Land Total:				\$25,060.00			
Building Total:				\$197,100.00			
Appraised Value:				\$222,160.00			
Yrly Tax:				\$728.7 for 2019			
Tax History							
Tax Year		Date Paid		Amount Paid			
2019		12/17/2019		\$728.70			
2018		12/17/2018		\$737.60			
2017		12/27/2017		\$655.90			
2016		12/22/2016		\$662.20			
Building Sketch Slide-Photo							
	Bldg No	Use Type	Yr Built	Base Area	Upper Area	Story	Appr Value
Detail	1	111	2006	2611	0	1	\$169,700.00
Misc Improvements							
	Code	Desc					Value
	3	CARPORT METAL PREFAB NO FLOOR					\$2,900.00
	4	CARPORT METAL PREFAB NO FLOOR					\$4,900.00
	2	BARN B-43					\$19,800.00

Tax Record

Escambia County Alabama - 2019					
Property Record Card				Print Close	
Parcel Info					
Parcel Number		Delta Pin #	Exempt	AMENITIES ROAD TOPO SEWER WATER GAS	
2406140200003006		0294	H1		
Subdivision					
Neighborhood		S TRACT G			
District	City	S-T-R	Acreage	Lot Size	Deed B/PID
S2	S2	14-1N-08E	5		OR-0565-0000415-10/17/2013
Brief Description		BEG NE COR OF NW1/4 OF NE1/4 S14-T1N-R8E; TH S 229.02'; S LY 54.12'; SW LY 174.9'; S LY 470.58' TO N R W POLLARD- WOLF LOG BRIDGE RD; NW LY 574.8' ALGO SD N R W; NE LY 580.68'; E 214.3' TO POB. ON TG 5.1 AC(C)			
Owner					
Name		HUSS JOSHUA B			
Mailing Addr		4020 WOLF LOG RD FLOMATON, AL 36441		Physical Addr	0 WOLF LOG RD
Values					
Land Total:				\$15,500.00	
Building Total:				\$0.00	
Appraised Value:				\$15,500.00	
Yrly Tax:				\$54.6 for 2019	
Tax History					
Tax Year	Date Paid		Amount Paid		
2019	12/17/2019		\$54.60		
2018	12/17/2018		\$59.50		
2017	12/27/2017		\$59.50		
2016	12/22/2016		\$59.50		

COVID-19 Statement

File No. 2HussJosh0820

Borrower	None				
Property Address	4020 Wolf Log Rd				
City	Flomaton	County	Escambia	State	AL Zip Code 36441
Lender/Client	Josh Huss				

COVID-19 Statement

The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal. For more information see:

<<https://www.liability.com/pdf/guide-note-10Al.pdf>>

<<https://www.liability.com/pdf/guide-note-12Al.pdf>>

The reader should note that in uncertain economic times an opinion of value has a much shorter timeframe during which it is reliable. Since the value opinion herein is stated as of the effective date, unexpected changes in the economic climate may result in higher or lower future values.

Additional Certifications w/sig block

File No. 2HussJosh0820

Borrower	None					
Property Address	4020 Wolf Log Rd					
City	Flomaton	County	Escambia	State	AL	Zip Code 36441
Lender/Client	Josh Huss					

ADDITIONAL CERTIFICATIONS OR CORRECTIONS TO CERTIFICATIONS

21. **Certification #21 is not applicable in this assignment and is NULL AND VOID. This appraisal is not intended for lending purposes.**

23. **Clarification to Certification #23:** The Intended User of this appraisal report is Client. Intended Use is to evaluate the property **for marketing purposes**, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of the appraisal report form, and Definition of Market value. No additional intended users are identified by the appraiser. **Any references to "lending" "mortgage" or other related terms are not relevant and are to be ignored. This appraisal is not intended for lending purposes.**

USPAP PRIOR SERVICES: 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 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 INDEPENDENCE COMMENT: I certify, as the appraiser, that I have completed all aspects of this valuation, including reconciling my opinion of value, free of influence from the client, client's representatives, borrower, or any other party to the transaction.

FIRREA CERTIFICATION

This appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery & Enforcement ACT (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraisal report was signed.

COMPLIANCE CERTIFICATION

This report conforms to the Uniform Standards of Professional Appraisal Practice that was in effect as of the effective date. This report complies with the appraisal requirements of Title XI of FIRREA, as well as Dodd-Frank and all other applicable federal and state statutes in effect as of the effective date.

Signature _____
Name Charles Richard Dettling
Date Signed 08/09/2020
State Certification # R00848 State AL
Or State License # _____ State _____



Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
Or State License # _____ State _____

Supplemental Addendum

File No. 2HussJosh0820

Borrower	None				
Property Address	4020 Wolf Log Rd				
City	Flomaton	County	Escambia	State	AL Zip Code 36441
Lender/Client	Josh Huss				

SCOPE OF WORK -

The following defines in more detail the actual scope of work that was applied to this assignment, in order that the client is not misled. (**Scope of Work Rule, USPAP**). The appraiser identified the subject property through a combination of sources deemed necessary in order to assure that the property being appraised was correct and as complete as possible, including but not limited to tax records, deed records, mortgage filings, etc. The appraiser performed a visual inspection of the subject interior and exterior, took digital photographs of at least the subject dwelling front, rear and street scenes, and drove the neighborhood in order to ascertain the characteristics of the neighborhood, and to develop an indication of the current land uses as well as the highest and best use of the subject property. Zoning information was derived from county and city maps, if available, tax records, or MLS data if deemed reliable by the appraiser. The appraiser measured the subject exterior and calculated the subject dwelling square footage GLA using the ANSI Z765-2013 standard as a guide. The interior and exterior inspection of the subject was performed using the "readily observable" HUD criterion. Comparable sales data was obtained from the MLS system for the subject's county, or from other sources deemed by the appraiser to be reliable. When deemed necessary the appraiser consulted tax records in order to verify comparable sales features or obtain data that is considered to be more reliable than that found in the MLS records. Photographs of comparable sales may be utilized from MLS records due to the fact that such photographs taken at the time that the sale was listed are often more representative of the true condition of that property at the time it was sold, thereby providing a more legitimate comparison with the subject. Original photographs of comparable sales are provided as deemed appropriate by the appraiser. The appraiser utilized well-established sales comparison methodology by placing the subject features on a grid with the comparable sales and making adjustments as appropriate, in order to arrive at an opinion of value based on the Sales Comparison Approach. The Cost Approach is not required by Fannie Mae., is not necessary in order to achieve credible results, and was not developed. Site values were derived from a review of land sales in the subject market area and the extraction method where there is a lack of reliable recent land sales data. The Income Approach is not applicable in this assignment due to the fact that dwellings in the area are predominantly owner-occupied. A final market value opinion of the subject is developed by reviewing the Sales Comparison Approach with weight on sales as deemed appropriate by the appraiser.

ADDITIONAL COMMENTS

File No. 2HussJosh0820

Borrower	None				
Property Address	4020 Wolf Log Rd				
City	Flomaton	County	Escambia	State	AL Zip Code 36441
Lender/Client	Josh Huss				

USPAP COMPLIANCE - This report complies with the provisions of the latest version of USPAP, FIRREA, and all applicable federal and state rules, regulations, and statutes in effect as of the effective date of the report.

COMMENT REGARDING SUBJECT PREDOMINANT VALUE

Current UAD rules do not permit the predominant value to be expressed in a range and must be a single data point. This over-simplified restraint runs contrary to reality, especially in rural markets where a wide range of dwelling size, age, quality and condition exists. A more reasonable view is to express the predominant value in a range, which is more appropriately expressed as \$75,000 to \$125,000. Properties substantially higher than this range are subject to slightly longer marketing time. The subject falls **ABOVE the predominant RANGE with negative influence on marketability**. Properties below the predominant range tend to move quickly in the subject market area.

COMPETING AREAS IN THE SUBJECT MARKET AREA - Wider Search Area

Property values in the greater subject market area are consistent generally, with the exception of the more "high end" subdivisions, or areas that have fallen into decline. There is no data that supports any location adjustment within those areas that do not fall into one of those categories, which is the case for all comparables used. Highways, railroads and other manmade boundaries are not economic barriers in the subject neighborhood.

While the subject community and the character of the subject's immediate location are suburban in nature, the subject community has a population of less than 10,000 with the total Escambia County population at just over 38,000. Therefore the real estate market is very limited, often forcing a wider search than one mile in order to locate truly comparable sales within the past 12 months. **Due to the stable market over the past 24 months, sales within 12 months do not require market conditions adjustments.** Some sales were slightly over 6 months but are completely reliable in the current stable market conditions. More recent comparable sales that were subject to reasonable adjustment were not available.

SITE ADJUSTMENTS are based on estimated site values for the subject and each comparable and may result in positive adjustments for comparables with larger acreage than the subject due to location. Any location adjustments are applied when specific location influences are already reflected in the site values. Adjustments are based on estimated site values and are not based solely on acreage.

AGE ADJUSTMENTS are based upon the observed appearance of the subject as compared to the comparable sales or listings (**EFFECTIVE AGE**) using an estimate of costs to offset effective age differences.

APPRAISER INDEPENDENCE COMMENT

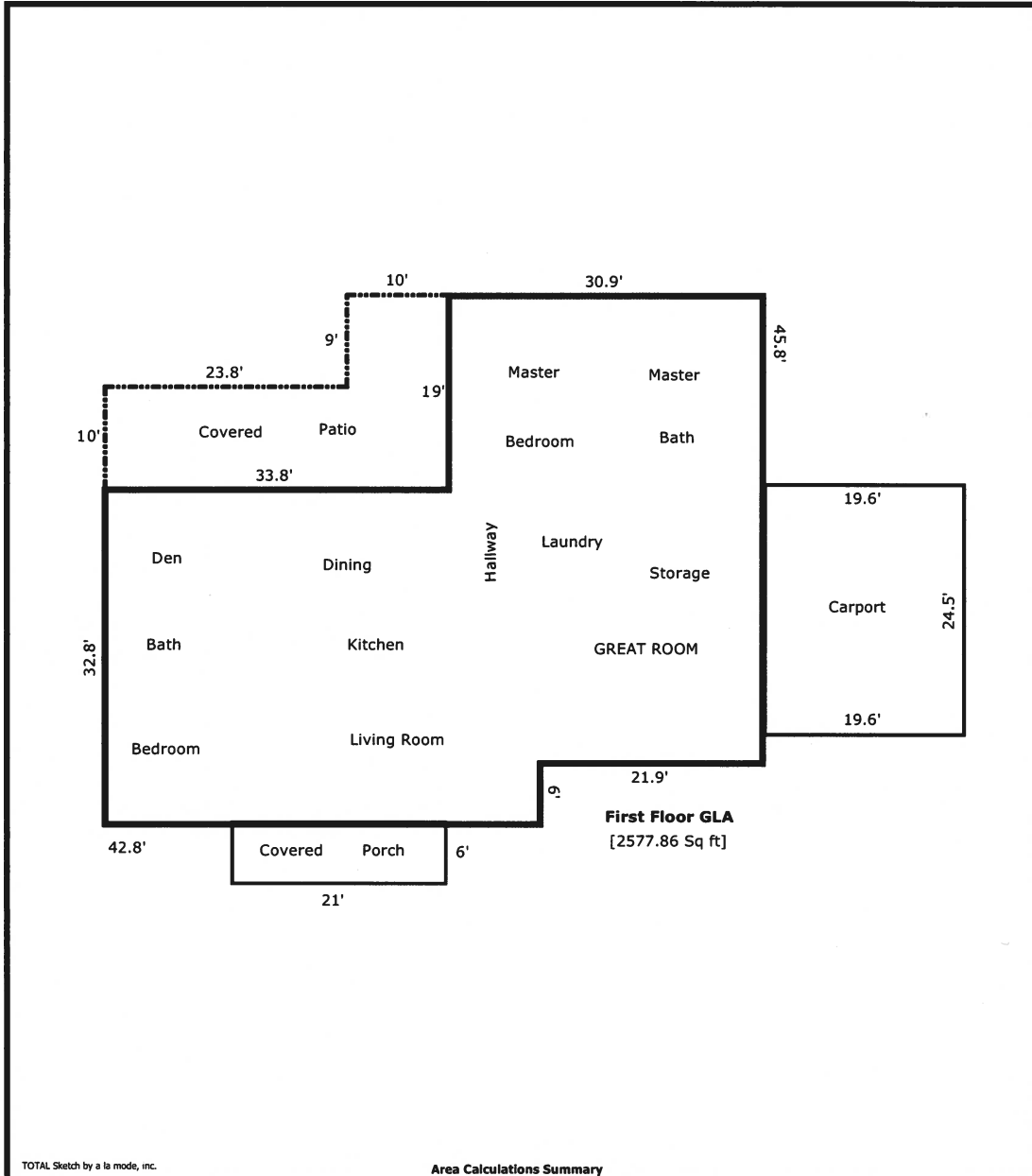
I certify, as the appraiser, that I have completed all aspects of this valuation, including reconciling my opinion of value, free of influence from the client, client's representatives, borrower, or any other party to the transaction.

GLA VARIANCE

Due to the very limited subject market area and the limited selection of comparable sales and listings in the subject GLA range, and the desired bracketing of the subject in GLA, some comparables can vary by more than 15% from the subject GLA.

Building Sketch (Page - 1)

Borrower	None					
Property Address	4020 Wolf Log Rd					
City	Flomaton	County	Escambia	State	AL	Zip Code 36441
Lender/Client	Josh Huss					



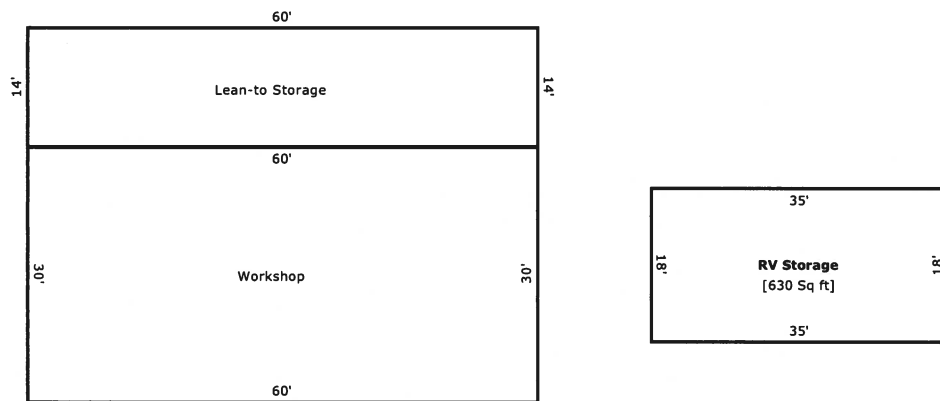
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor GLA	2577.86 Sq ft	$32.8 \times 33.8 = 1108.64$ $30.9 \times 45.8 = 1415.22$ $6 \times 9 = 54$
Total Living Area (Rounded):	2578 Sq ft	
Non-living Area		
Covered Patio	428 Sq ft	$10 \times 9 = 90$ $10 \times 33.8 = 338$
Open Porch	126 Sq ft	$21 \times 6 = 126$
2 Car Carport	480.2 Sq ft	$24.5 \times 19.6 = 480.2$

Building Sketch (Page - 2)

Borrower	None					
Property Address	4020 Wolf Log Rd					
City	Flomaton	County	Escambia	State	AL	Zip Code 36441
Lender/Client	Josh Huss					



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Non-living Area		
WORKSHOP	1800 Sq ft	$60 \times 30 = 1800$
RV Storage	630 Sq ft	$35 \times 18 = 630$

Subject Photo Page

Borrower	None					
Property Address	4020 Wolf Log Rd					
City	Flomaton	County	Escambia	State	AL	Zip Code 36441
Lender/Client	Josh Huss					



Subject Front

4020 Wolf Log Rd
Sales Price
Gross Living Area 2,578
Total Rooms 7
Total Bedrooms 2
Total Bathrooms 2.0
Location N;Res;Rural
View N;Pstrl;
Site 10.0 ac
Quality Q3
Age 14



Subject Rear



Subject Street

Subject Photo Page

Borrower	None					
Property Address	4020 Wolf Log Rd					
City	Flomaton	County	Escambia	State	AL	Zip Code 36441
Lender/Client	Josh Huss					



Front Alternate

4020 Wolf Log Rd
Sales Price
Gross Living Area 2,578
Total Rooms 7
Total Bedrooms 2
Total Bathrooms 2.0
Location N;Res;Rural
View N;Pstrl;
Site 10.0 ac
Quality Q3
Age 14



Subject Side



Subject Address

Subject Photo Page

Borrower	None					
Property Address	4020 Wolf Log Rd					
City	Flomaton	County	Escambia	State	AL	Zip Code 36441
Lender/Client	Josh Huss					



Workshop; RV Shelter

4020 Wolf Log Rd

Sales Price

Gross Living Area 2,578

Total Rooms 7

Total Bedrooms 2

Total Bathrooms 2.0

Location N;Res;Rural

View N;Pstrl;

Site 10.0 ac

Quality Q3

Age 14

Subject Interior Photo Page

Borrower	None					
Property Address	4020 Wolf Log Rd					
City	Flomaton	County	Escambia	State	AL	Zip Code 36441
Lender/Client	Josh Huss					



Great Room

4020 Wolf Log Rd
Sales Price
Gross Living Area 2,578
Total Rooms 7
Total Bedrooms 2
Total Bathrooms 2.0
Location N;Res;Rural
View N;Pstri;
Site 10.0 ac
Quality Q3
Age 14



Storage off Great Room



Dining Room

Subject Interior Photo Page

Borrower	None					
Property Address	4020 Wolf Log Rd					
City	Flomaton	County	Escambia	State	AL	Zip Code 36441
Lender/Client	Josh Huss					



Kitchen

4020 Wolf Log Rd
Sales Price
Gross Living Area 2,578
Total Rooms 7
Total Bedrooms 2
Total Bathrooms 2.0
Location N;Res;Rural
View N;Pstrl;
Site 10.0 ac
Quality Q3
Age 14



Dining Room



Master Bedroom

Subject Interior Photo Page

Borrower	None					
Property Address	4020 Wolf Log Rd					
City	Flomaton	County	Escambia	State	AL	Zip Code 36441
Lender/Client	Josh Huss					

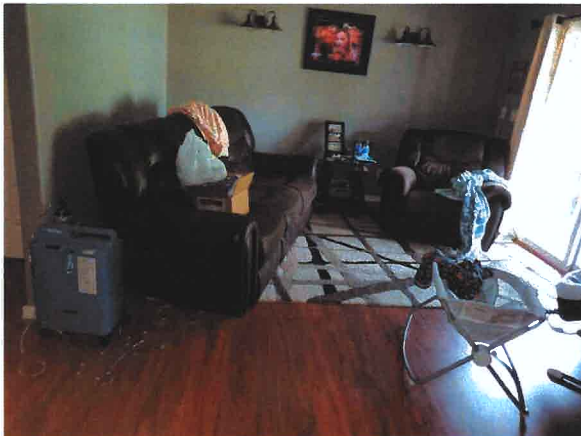


Master Bath

4020 Wolf Log Rd
Sales Price
Gross Living Area 2,578
Total Rooms 7
Total Bedrooms 2
Total Bathrooms 2.0
Location N;Res;Rural
View N;Pstrl;
Site 10.0 ac
Quality Q3
Age 14



Laundry



Den

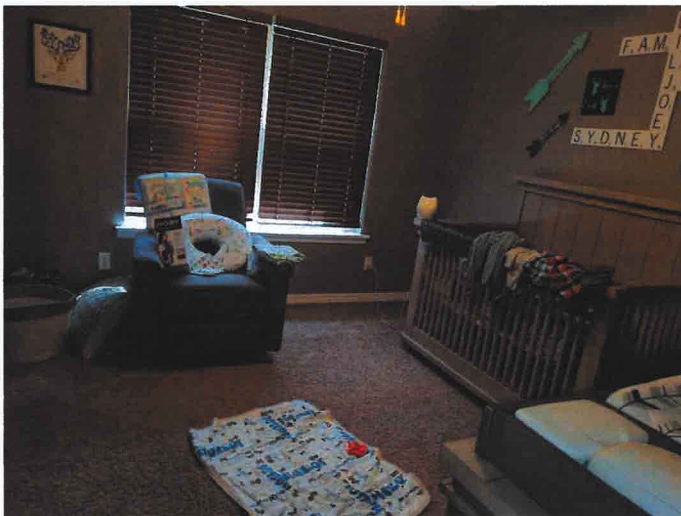
Subject Interior Photo Page

Borrower	None				
Property Address	4020 Wolf Log Rd				
City	Flomaton	County	Escambia	State	AL Zip Code 36441
Lender/Client	Josh Huss				



Bathroom

4020 Wolf Log Rd
Sales Price
Gross Living Area 2,578
Total Rooms 7
Total Bedrooms 2
Total Bathrooms 2.0
Location N;Res;Rural
View N;Pstrl;
Site 10.0 ac
Quality Q3
Age 14



Bedroom

Comparable Photo Page

Borrower	None					
Property Address	4020 Wolf Log Rd					
City	Flomaton	County	Escambia	State	AL	Zip Code 36441
Lender/Client	Josh Huss					



Comparable 1

95 Keego Rd
 Prox. to Subject 3.80 miles E
 Sale Price 278,900
 Gross Living Area 2,073
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;Rural
 View N;Res;
 Site 2.01 ac
 Quality Q3
 Age 6



Comparable 2

626 Snider Rd
 Prox. to Subject 5.22 miles E
 Sale Price 265,000
 Gross Living Area 2,151
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;Rural
 View B;Lake;
 Site 6.84 ac
 Quality Q3
 Age 2



Comparable 3

5172 Poarch Rd
 Prox. to Subject 19.14 miles W
 Sale Price 329,000
 Gross Living Area 2,530
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;Rural
 View N;Pstrl;
 Site 10.0 ac
 Quality Q3
 Age 43

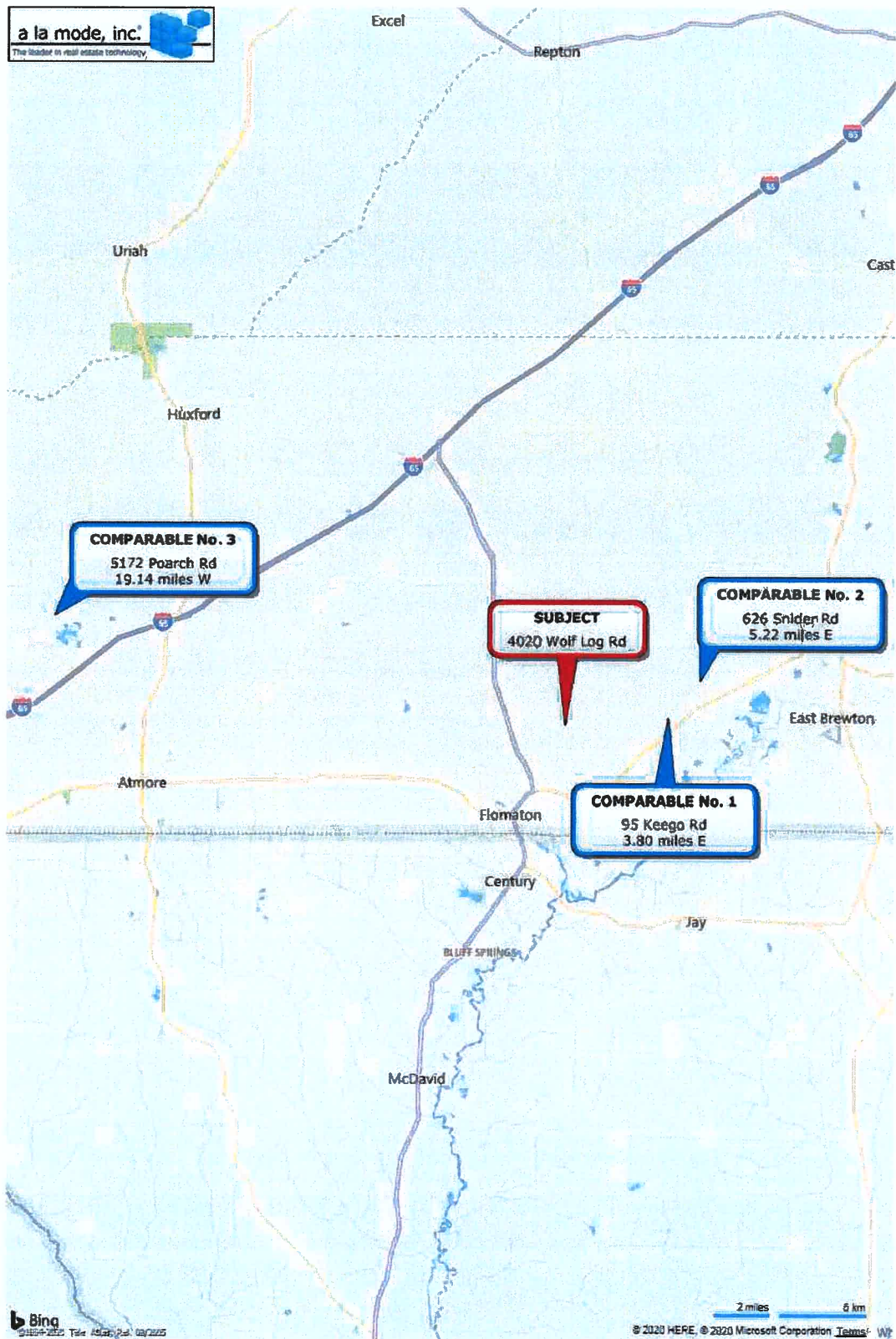
Flood Map

Borrower	None					
Property Address	4020 Wolf Log Rd					
City	Flomaton	County	Escambia	State	AL	Zip Code 36441
Lender/Client	Josh Huss					



Location Map

Borrower	None					
Property Address	4020 Wolf Log Rd					
City	Flomaton	County	Escambia	State	AL	Zip Code 36441
Lender/Client	Josh Huss					



Plat Map



Appraiser License

State of Alabama



This is to certify that

Charles Richard Dettling

*having given satisfactory evidence of the necessary
qualifications required by the laws of the State of Alabama
is licensed to transact business in Alabama as a*

Certified Residential Real Property Appraiser

*With all rights, privileges and obligations
appurtenant thereto.*

LICENSE NUMBER: **R00848**
EXPIRATION DATE: **09/30/2021**

Debra Brooks

Executive Director

ALABAMA REAL ESTATE APPRAISERS BOARD

000007008

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.

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

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
Pstri	Pastoral View	View
PwrLn	Power Lines	View
PubTrm	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

Form UADDEFINE1A - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE