



**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

211 E Laurel Ave  
Emery Heights Lots 6, 6A, Blk B-4 PB 12 Pg 94  
Howey In The Hills, FL 34737

**FOR:**

First National Bank of Mt. Dora  
P.O. Box 95  
Mount Dora, FL 32757

**AS OF:**

10/21/2020

**BY:**

Leslie J. Blankenship  
Cert Res RD5339  
**John Roberts Appraisal Service**  
120 North Bay Street, Eustis, FL 32726  
(352) 357-8100 / (352) 589-4733 Fax  
48135L

John Roberts Appraisal Service  
**LAND APPRAISAL REPORT**

SEARS  
File No. 48135L  
Map Reference 25-20-25

SUBJECT	Borrower <b>SEARS, Christian Sr. &amp; Kristen</b>		Census Tract <b>311.03</b>		Map Reference <b>25-20-25</b>				
	Property Address <b>211 E Laurel Ave</b>		County <b>Lake</b>		State <b>FL</b> Zip Code <b>34737</b>				
	Legal Description <b>Emery Heights Lots 6, 6A, Blk B-4 PB 12 Pg 94</b>								
NEIGHBORHOOD	Sale Price \$ <b>45,100</b>		Date of Sale <b>10/01/2020</b>		Loan Term _____ yrs.				
	Actual Real Estate Taxes \$ <b>0</b>		(yr) Loan charges to be paid by seller \$ <b>N/A</b>		Other sales concessions <b>N/A</b>				
	Lender/Client <b>First National Bank of Mt. Dora</b>		Address <b>P.O. Box 95, Mount Dora, FL 32757</b>						
	Occupant <b>N/A</b>		Appraiser <b>Leslie J. Blankenship</b>		Instructions to Appraiser <b>Estimate current market value</b>				
	Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good	Avg.			
	Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Stability	<input type="checkbox"/> Fair			
	Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	Convenience to Employment	<input type="checkbox"/> Poor			
	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/>			
	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Convenience to Schools	<input type="checkbox"/>			
	Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>			
SITE	Present	<input checked="" type="checkbox"/> 100% One-Unit	<input type="checkbox"/> 2-4 Unit	<input type="checkbox"/> Apts.	<input type="checkbox"/> Condo	<input type="checkbox"/> Commercial			
	Land Use	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant						
	Change in Present	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)					
	Land Use	(*) From _____ To _____							
	Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> 0 % Vacant					
	One-Unit Price Range	\$ <b>39,000</b> to \$ <b>487,000</b>		Predominant Value \$ <b>170,000</b>					
	One-Unit Age Range	<b>8</b> yrs. to <b>99</b> yrs.		Predominant Age <b>62</b> yrs.					
	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) <b>The neighborhood consists of conventional single family homes on lots and minor commercial along Highway 19 and Central Avenue. Bicycle and bus distance to schools. Shopping/ employment five miles NE in Tavares, 8 miles NW in Leesburg, and 11 miles South in Clermont, which is typical for the area. Lake Front homes set the upper limit of value.</b>								
	Dimensions	<b>100 x 150</b>		=	<b>15,000 sf</b>				
	Zoning Classification	<b>SF4, Single Family Residential</b>		Present Improvements	<input checked="" type="checkbox"/> Do	<input type="checkbox"/> Do Not			
MARKET DATA ANALYSIS	Highest and Best Use	<input type="checkbox"/> Present Use	<input checked="" type="checkbox"/> Other (specify) <b>Residential</b>						
	Public	Other (Describe) _____		Topo	<b>Level</b>				
	Elec.	<input checked="" type="checkbox"/>	OFF SITE IMPROVEMENTS	Size	<b>Typical for the Area</b>				
	Gas	<input type="checkbox"/> None	Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Shape	<b>Rectangular</b>				
	Water	<input checked="" type="checkbox"/>	Surface <b>Asphalt</b>	View	<b>Residential</b>				
	San. Sewer	<input checked="" type="checkbox"/>	Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Drainage	<b>Appears Adequate</b>				
		<input type="checkbox"/> Underground Elect. & Tel.	<input checked="" type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter	Is the property located in a FEMA Special Flood Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
			<input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights	Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) <b>Flood Map: # 12069C0485E</b>					
	<b>Dated: 12/18/2012. No apparent adverse conditions, easements or encroachments were noted. No environmental hazards were readily apparent, however, the appraiser is not an expert in the field and this visual inspection must not be construed as an environmental assessment.</b>								
	The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.								
ITEM		SUBJECT PROPERTY		COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address <b>211 E Laurel Ave</b>		<b>Howey In The Hills, FL 34737</b>		<b>East Myrtle St</b>		<b>North Temple Ave</b>		<b>127 W Magnolia Ave</b>	
Proximity to Subject				<b>Howey In The Hills, FL 34737</b>		<b>Howey In The Hills, FL 34737</b>		<b>Howey In The Hills, FL 34737</b>	
				<b>0.56 miles S</b>		<b>0.28 miles N</b>		<b>0.37 miles W</b>	
Sales Price		\$ <b>45,100</b>		\$ <b>35,450</b>		\$ <b>40,000</b>		\$ <b>45,000</b>	
Price \$/Sq. Ft.		\$		\$		\$		\$	
Data Source(s)		<b>Inspection</b>		<b>ORB5410/744, GIS, Pub Rcds</b>		<b>ORB5489/565, GIS, Pub Rcds</b>		<b>ORB5442/1043, GIS, Pub Rcds</b>	
ITEM		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION	
Date of Sale/Time Adj.		<b>10/01/2020</b>		<b>10/21/2020</b>		<b>06/05/2020</b>		<b>03/30/2020</b>	
Location		<b>Avg/Suburban</b>		<b>Avg/Suburban</b>		<b>Avg/Suburban</b>		<b>Avg/Suburban</b>	
Site/View		<b>15,000 sf</b>		<b>11,250 sf</b>		<b>0 12,445 sf</b>		<b>0 18,823 sf</b>	
Other Feature		<b>1 Car Driveway</b>		<b>None</b>		<b>+1,500</b>		<b>+1,500</b>	
Sales History: Date		<b>04/21/2020</b>		<b>12/01/1991</b>		<b>04/25/2018</b>		<b>03/30/2020</b>	
Prior Sale Price:		<b>0</b>		<b>\$19,000</b>		<b>\$10</b>		<b>\$10</b>	
Data Source:		<b>ORB 5481/1027</b>		<b>ORB 1142/1311</b>		<b>ORB 5104/1510</b>		<b>ORB 5442/1041</b>	
Sales or Financing		<b>N/A</b>		<b>Cash Sale</b>		<b>Cash Sale</b>		<b>Cash Sale</b>	
Concessions		<b>N/A</b>							
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <b>1,500</b>		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <b>1,500</b>		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <b>1,500</b>		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <b>1,500</b>	
Indicated Value				Net <b>4.2 %</b>		Net <b>3.8 %</b>		Net <b>3.3 %</b>	
of Subject				Gross <b>4.2 %</b> \$ <b>36,950</b>		Gross <b>3.8 %</b> \$ <b>41,500</b>		Gross <b>3.3 %</b> \$ <b>46,500</b>	
Comments on Market Data <b>36 month sales history for the subject and comparables have been verified through county tax records and are listed above. Appraised in accordance with USPAP</b>									
Comments and Conditions of Appraisal <b>The Sales Comparison Approach is considered the only appropriate approach to value of the subject vacant land parcel, and as it best reflects the actions of buyers and sellers in the open marketplace. Reconciled value is below.</b>									
RECONCILIATION	Final Reconciliation <b>All sales are located in subject's surrounding area and bracket the site size. Sale 4 is a lightly older sale, however considered a good indication of value as it is the same size as the subject. No adjustment for differences in size sizes could be proven based on paired sales therefore no adjustment was made. All sales considered.</b>								
	I (WE) ESTIMATE THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF <b>10/21/2020</b> TO BE \$ <b>41,500</b>								
	Appraiser <b>Leslie J. Blankenship</b> Supervisory Appraiser (if applicable) _____								
	Date of Signature and Report <b>10/21/2020</b> Date of Signature _____								
	Title <b>Certified Residential Appraiser</b> Title _____								
State Certification # <b>Cert Res RD5339</b> ST <b>FL</b> State Certification # _____ ST _____									
Or State License # _____ ST _____ Or State License # _____ ST _____									
Expiration Date of State Certification or License <b>11/30/2020</b> Expiration Date of State Certification or License _____									
Date of Inspection (if applicable) <b>10/21/2020</b> <input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property Date of Inspection _____									

## SEARS

[illegible]

# **Addendum to Land Appraisal Report**

File No. 48135L

Borrower/Client	SEARS, Christian Sr. & Kristen				
Property Address	211 E Laurel Ave				
City	Howey In The Hills	County	Lake	State	FL Zip Code 34737
Lender	First National Bank of Mt. Dora				

## **PURPOSE, FUNCTION AND INTENDED USE OF THE APPRAISAL:**

The purpose of the appraisal is to provide an opinion of market value of the subject property as defined in this report by John Roberts Appraisal Service for the referenced client (line 9, "subject" section of the report). The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

## **USPAP ETHICS RULE - CONDUCT SECTION:**

Our research indicates that I/we (John Roberts Appraisal Service) have not performed any services regarding the subject property within the three year period immediately preceding acceptance of this appraisal assignment as an appraiser or in any other capacity.

## **SCOPE (EXTENT) OF REPORT:**


John Roberts Appraisal Service was established in 1971. The office has completed over 50,000 appraisals since inception. The appraisals performed by our office and myself are within a 40 mile radius of our office which is located at 120 North Bay Street, Eustis, Florida. The appraisal is based on the information gathered by the appraiser from inspection of the subject property and neighborhood, selection of comparable sales, listings, and/or rentals within the subject market area. John Roberts Appraisal Service utilizes Micro Decisions software (Micro Base), MLS system, Lake County Property Appraiser's website, Lake County Clerk's website, Lake County Tax Collector's website, Lake County GIS mapping, FEMA online map service center, Census.gov website, Marshall & Swift Cost Handbook. We also utilize websites from additional contiguous counties when necessary. In addition, we have our own database of plats, tax maps, zoning maps, census maps, county and city codes, and aerial photographs to assist in data collection. Our appraisers have full access to thousands of previous appraisals completed by our office. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.

## **EXTRAORDINARY ASSUMPTIONS, HYPOTHETICAL CONDITIONS:**

None/Unless the development of a value opinion for a subject property with proposed improvements as of a current date involves the use of the hypothetical condition that the described improvements have been completed as of the date of value, when, in fact, they have not. In the case of an exterior inspection (drive by), that the interior condition is consistent with the exterior condition.

## **HIGHEST AND BEST USE:**

In determining the highest and best use for the subject property, the following was considered: The most reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value. It is recognized in most cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in existing use.

Signature   
 Name Leslie J. Blankenship  
 Date Signed 10/21/2020  
 State Certification # Cert Res RD5339 State FL  
 Or State License # \_\_\_\_\_ State \_\_\_\_\_

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Date Signed \_\_\_\_\_  
 State Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Or State License # \_\_\_\_\_ State \_\_\_\_\_

### Subject Photo Page

Borrower/Client	SEARS, Christian Sr. & Kristen				
Property Address	211 E Laurel Ave				
City	Howey In The Hills	County	Lake	State	FL Zip Code 34737
Lender	First National Bank of Mt. Dora				



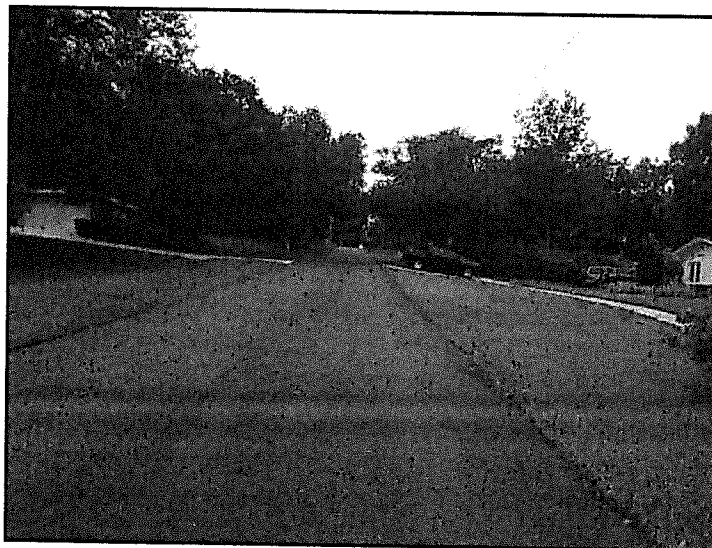
#### Subject Site

211 E Laurel Ave  
45,100

Avg/Suburban  
15,000 sf



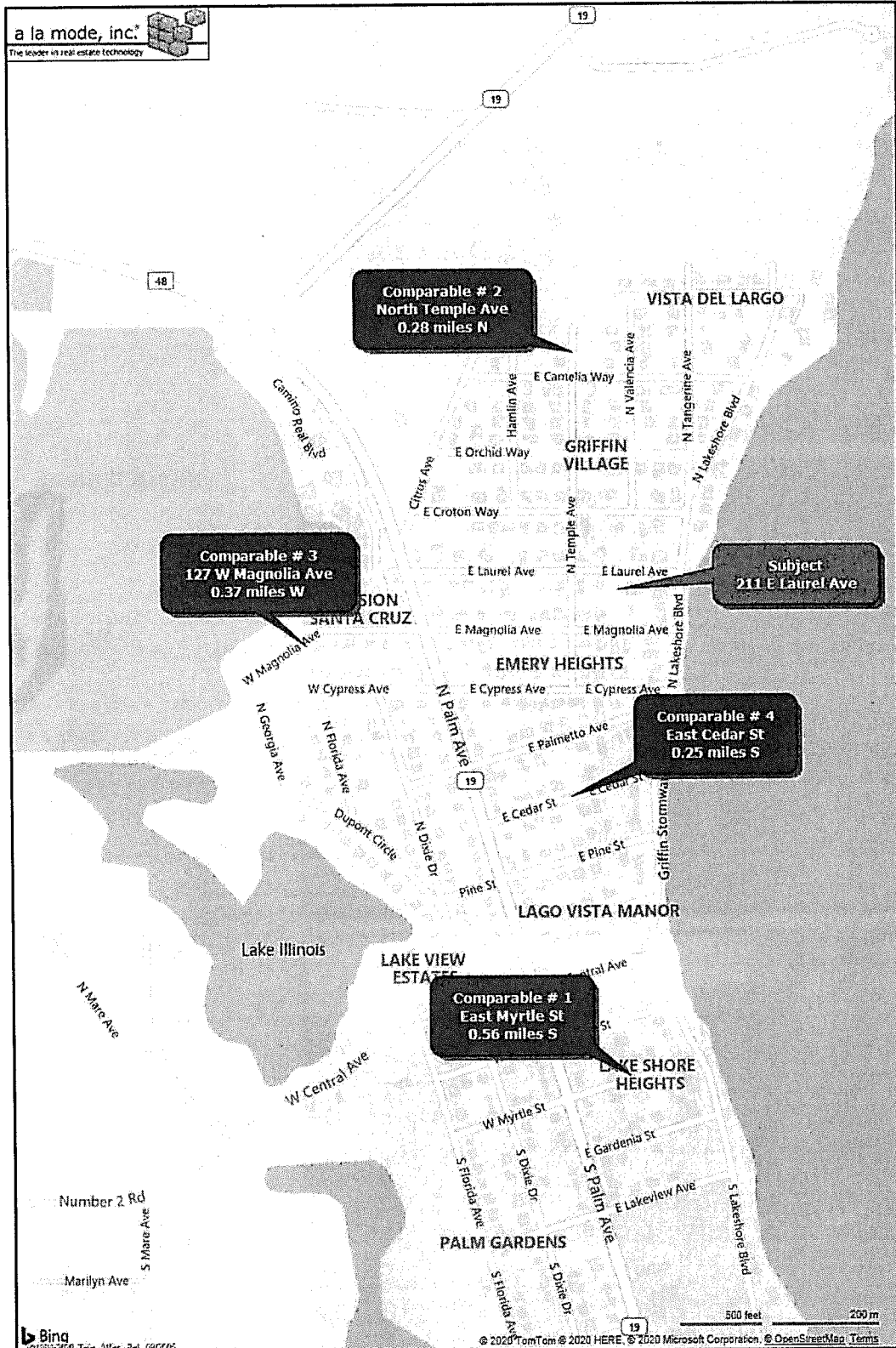
#### Subject Driveway



#### Street Scene

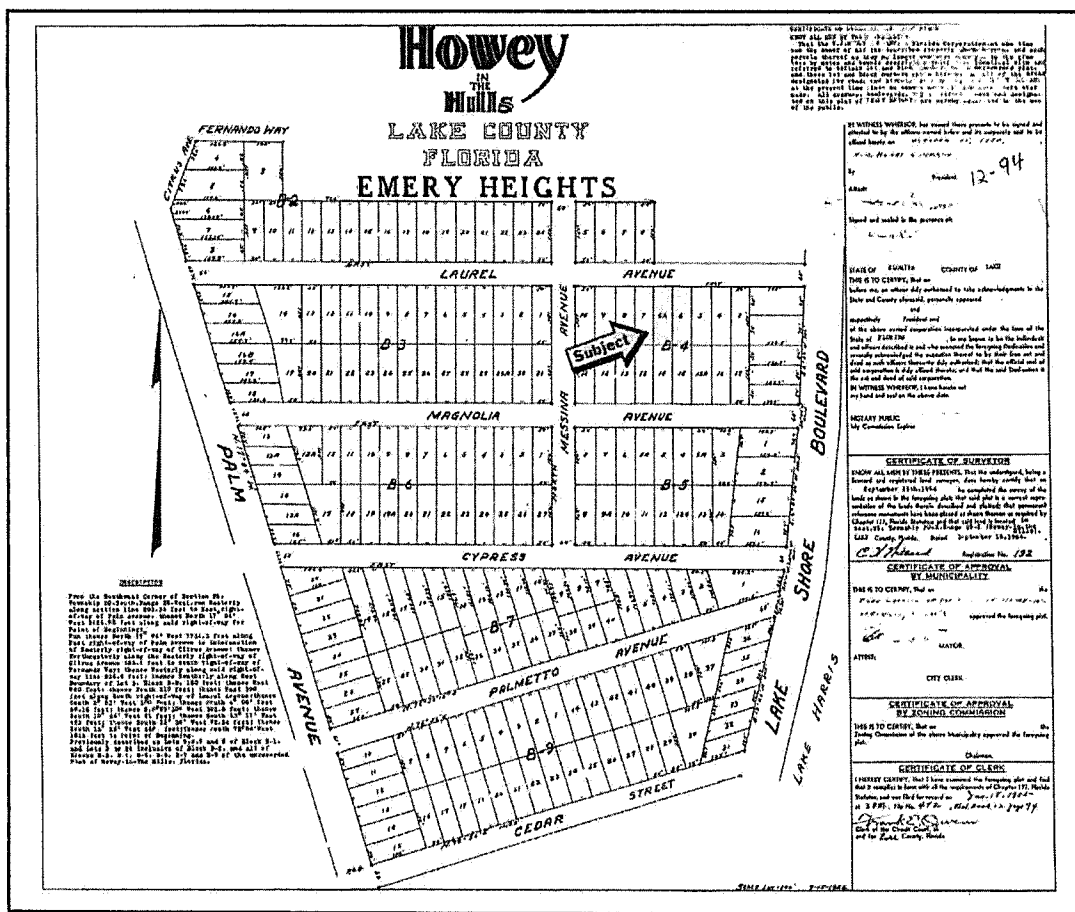
## Location Map

Borrower/Client	SEARS, Christian Sr. & Kristen				
Property Address	211 E Laurel Ave				
City	Howey In The Hills	County	Lake	State	FL
				Zip Code	34737
Lender	First National Bank of Mt. Dora				



## Plat Map

Borrower/Client	SEARS, Christian Sr. & Kristen				
Property Address	211 E Laurel Ave				
City	Howey In The Hills	County	Lake	State	FL Zip Code 34737
Lender	First National Bank of Mt. Dora				





# Aerial Map

Borrower/Client	SEARS, Christian Sr. & Kristen				
Property Address	211 E Laurel Ave				
City	Howey In The Hills	County	Lake	State	FL
Lender	First National Bank of Mt. Dora				
				Zip Code	34737



October 16, 2020

pointLayer

Override 1

polygonLayer

Override 1

County Boundary

Street Names

Local Streets

Subdivision Lot Numbers

Address Locations

Property Name

Tax Parcels Alternate Key

Tax Parcels

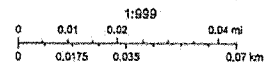
Surrounding Counties

Flood Zones 2012

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

A

AE



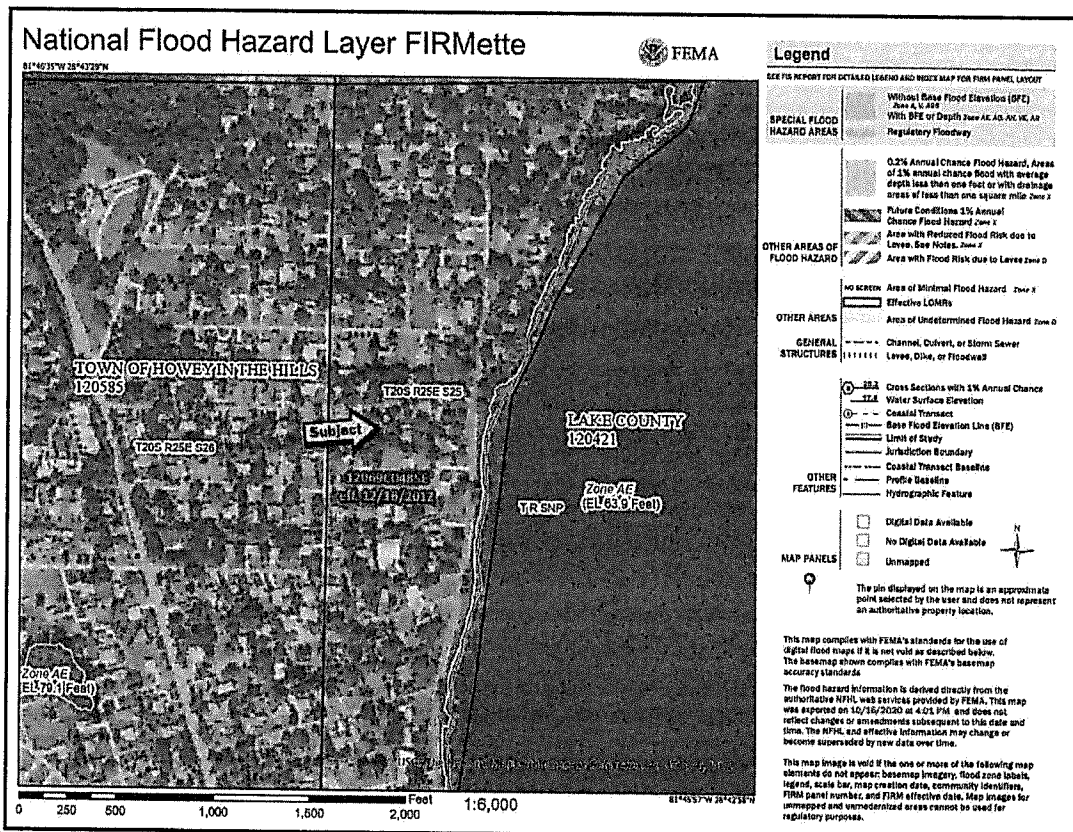
Lake County Property Appraiser  
Lake BOC

Lake County Board of County Commissioners



## Flood Map

Borrower/Client	SEARS, Christian Sr. & Kristen		
Property Address	211 E Laurel Ave		
City	Howey In The Hills	County	Lake
Lender	First National Bank of Mt. Dora	State	FL
		Zip Code	34737




## Appraiser's Certification

Borrower/Client	SEARS, Christian Sr. & Kristen	File No. 48135L
Property Address	211 E Laurel Ave	
City	Howey In The Hills	County Lake State FL Zip Code 34737
Lender	First National Bank of Mt. Dora	

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

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items or significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, professional analyses, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form. I certify that, to the best of my knowledge and belief: The statements of fact contained in this report are true and correct. The report 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.
4. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. 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.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice in place, as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of the market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have made a personal inspection of the property that is the subject of this report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property. On drive by appraisal requests, exterior inspections are performed from the public street unless otherwise noted in the appraisal report. Information is obtained from county tax records, MLS when available, or prior inspections. Any additions, amenities or negative/positive conditions not available from these sources will not be reflected in the appraisal report.
9. No one provided significant professional assistance to the person signing this report.
10. If I relied on significant professional assistance from any individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of 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 the report, therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**APPRAISER:**

Signature:   
 Name: Leslie J. Blankenship  
 Date Signed: 10/21/2020  
 State Certification #: Cert Res RD5339  
 or State License #: \_\_\_\_\_  
 State: FL  
 Expiration Date of Certification or License: 11/30/2020

**SUPERVISORY APPRAISER (only if required):**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_

☐ Did ☐ Did Not Inspect Property

Borrower/Client	SEARS, Christian Sr. & Kristen		File No. 48135L
Property Address	211 E Laurel Ave		
City	Howey In The Hills	County Lake	State FL Zip Code 34737
Lender	First National Bank of Mt. Dora		

## USPAP COMPLIANCE ADDENDUM - APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

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

### Comments on Standards Rule 2-3

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

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

### Comments on Appraisal and Report Identification

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

- i. State the identity of the client, unless the client has specifically requested otherwise; state the identity of any intended users by name or type.
- ii. State the intended use of the appraisal.
- iii. Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal, and economic property characteristics relevant to the assignment.
- iv. State the real property interest appraised.
- v. State the type and definition of value and cite the source of the definition.
- vi. State the effective date of the appraisal and the date of the report.
- vii. Summarize the scope of work used to develop the appraisal.
- viii. Summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained.
- ix. State the use of the real estate existing as of the date of value and the use of the real estate reflected in the appraisal.
- x. When an opinion of highest and best use was developed by the appraiser, summarize the support and rationale for that opinion.
- xi. Clearly and conspicuously: State all extraordinary assumptions and hypothetical conditions; and state that their use might have affected the assignment results.
- xii. Include a signed certification in accordance with Standards Rule 2-3.

#### APPRAISER:

Signature: Leslie J. Blankenship  
 Name: Leslie J. Blankenship  
Certified Residential Appraiser  
 State Certification #: Cert Res RD5339  
 or State License #: \_\_\_\_\_  
 State: FL Expiration Date of Certification or License: 11/30/2020  
 Date of Signature and Report: 10/21/2020  
 Effective Date of Appraisal: 10/21/2020  
 Inspection of Subject: ☐ None ☐ Interior and Exterior ☒ Exterior-Only  
 Date of Inspection (if applicable): 10/21/2020

#### SUPERVISORY or CO-APPRAISER (if applicable):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date of Signature: \_\_\_\_\_  
 Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only  
 Date of Inspection (if applicable): \_\_\_\_\_

**Qualifications of Leslie Blankenship**

File No. 48135L

Borrower/Client	SEARS, Christian Sr. & Kristen		
Property Address	211 E Laurel Ave		
City	Howey In The Hills	County	Lake State FL Zip Code 34737
Lender	First National Bank of Mt. Dora		

**QUALIFICATIONS OF LESLIE J. BLANKENSHIP****Business Address:**

John Roberts Appraisal Service  
120 North Bay Street  
Eustis, FL 32726

(352) 357-8100 Phone  
(352) 589-4733 Fax

**Education:**

- Bert Rodgers Schools – 2016-2017 7-Hour Equivalent USPAP Update Course, 11/2016
- Bert Rodgers Schools – Property and Valuation Analysis for FHA, 11/2016
- Bert Rodgers Schools – Florida Real Estate Appraisal Laws and Rules, 11/2016
- Bert Rodgers Schools – Better to be Safe Than Sorry, 11/2016
- Bert Rodgers Schools – Methodology and Applications of Sales Comparison, 11/2016
- Ed Klopfer Schools of Real Estate – Florida Real Estate Appraisal Laws and Rules, 11/2014
- Ed Klopfer Schools of Real Estate – Appraisal Review of Residential Properties, 11/2014
- Ed Klopfer Schools of Real Estate – Green in Residences and Appraisals, 11/2014
- Ed Klopfer Schools of Real Estate – Methodology & Application of Sales Comparison, 11/2014
- Ed Klopfer Schools of Real Estate – Florida 2014-2015 7-Hour Equiv. USPAP Update, 11/2014
- Cooke Real Estate School-Appraisal Laws & Rules, 11/2012
- Cooke Real Estate School-Foreclosure Basics for Appraisers, 11/2012
- Cooke Real Estate School-National USPAP 2012-2013, 11/2012
- Cooke Real Estate School-Challenging Assignments for Residential Appr, 11/2012
- Cooke Real Estate School – Appraisal of 2-4 Family & Multi Family Properties, 11/2012
- Bert Rodgers Schools – Manufactured and Modular Housing, 11/2010
- Bert Rodgers Schools – Neighborhood Analysis, 11/2010
- Bert Rodgers Schools – Florida Real Estate Appraisal License Law, 11/2010
- Bert Rodgers Schools – 4 Hour Sales Comparison Approach, 11/2010
- Bert Rodgers Schools – Roles and Rules of Supervisor and Trainee, 11/2010
- Bert Rodgers Schools – FHA and VA Appraisals, 11/2010
- Bert Rodgers Schools – Fannie Mae Forms, 11/2010
- Bert Rodgers Schools – 2010-2011 Equivalent National USPAP Course, 11/2010
- McKissock Appraisal School-FL 2008-2009 National USPAP Update, 11/2008
- McKissock Appraisal School-FL Appraising FHA Today, 11/2008
- McKissock Appraisal School-FL The Dirty Dozen, 11/2008
- McKissock Appraisal School-FL Supervisor/Trainee Roles & Relationships, 11/2008
- McKissock Appraisal School-FL Appraisal Laws & Regulations, 11/2008
- McKissock Appraisal School-FL Appraising Factory Built Housing 11/2008
- McKissock Appraisal School-FL Appraising the Oddball, 11/2006
- McKissock Appraisal School- FL Appraisal Laws and Regulations, 11/2006
- McKissock Appraisal School-FL. Dirty Dozen, 11/2006
- McKissock Appraisal School-FL. Appraising FHA Today, 11/2006
- McKissock Appraisal School-FL. Disclosures and Disclaimers, 11/2006
- McKissock Appraisal School-FL. National USPAP Update Equiv.2006, 11/2006
- Bert Rogers Real Estate School - 3 Hour Law Update, 11/2004
- The Appraisal Foundation – 15 Hour USPAP Course, 09/2004
- Steve Williamson's Real Estate Education Specialists – Residential Course II, 09/2004
- FREC – Appraisal Board Course 1, 10/2001
- IFREC – 45 Hour Real Estate Post License Course, 5/1992
- Continuing Education for Real Estate Salesperson every 2 yrs.
- IFREC – Pre-Licensing for Real Estate Salesperson, 10/1991
- Purdue University Calumet, Indiana – BS Degree Marketing & Finance

**Licenses:**

State Certified Residential Real Estate Appraiser – License #5339  
Licensed Real Estate Salesperson – State of Florida – License #597844  
Approved FHA Appraiser (United States Department of Housing & Urban Development)  
Certified Appraiser with the Department of Veterans Affairs (#5002719)

**Experience:**

Residential Real Estate Appraiser with John Roberts Appraisal Service since October 2002. Existing single family, new single family, proposed single family, existing condominium, and PUD's, vacant land and final inspections.  
Real Estate Salesperson with John Roberts Realty since June 2002, active in the listing and sale of residential property and vacant land.  
Real Estate Salesperson with Coldwell Banker (1998-2000).  
Property Manager with Holiday Homes and World of Homes, (1990-1996).

**Association Memberships:**

Realtor / Associate – Realtors Association of Lake and Sumter Counties

**Area of Assignments:**

Lake County; Partial Orange, Marion and Sumter Counties (along the Lake County line).

**Library:**

First American Real Estate Solutions monthly sales data service. MicroBase on-line sales and tax information. MLS sales and listing on-line service. On-line sites including County Clerks of Court, and Property Appraiser's Offices. Complete subdivision plats. Aerial photographs, tax records and tax maps. Private files of all appraisals to date from 1978. Flood maps and census maps. Subdivision restrictions, soil type surveys and the Marshall and Swift construction costing service. Fully computerized appraisal service, EDI capable. Comparable sales database utilizing data collection from eleven staff appraisers.

### License of Leslie Blankenship

Borrower/Client	SEARS, Christian Sr. & Kristen			
Property Address	211 E Laurel Ave			
City	Howey In The Hills	County	Lake	State FL Zip Code 34737
Lender	First National Bank of Mt. Dora			



## Engagement Letter

Borrower/Client	SEARS, Christian Sr. & Kristen				
Property Address	211 E Laurel Ave				
City	Howey In The Hills	County	Lake	State	FL Zip Code 34737
Lender	First National Bank of Mt. Dora				



John Roberts Appraisal Services  
Dear: Cheryl Roberts

This is your authorization to proceed with an appraisal assignment for The First National Bank of Mount Dora, the Client and Intended User of the appraisal report. The intended use of the report will be to assist in a credit decision being made by the Client. The Bank's request for you to perform an Appraisal Report of the following property:

Owner:

Mortgagor: Christian Sears Sr & Kristen Sears

Person to Contact to do Appraisal: Christian Sears Sr

Telephone #: 352-227-0772

Address: 221 E Laurel Ave – Howey In The Hills, FL 34737

Legal Description: PN: 25-20-25-0100-B04-00600

This request is in regards to: (a finance transaction,)

The value requested for the assignment is: a Full Appraisal

- All appraisal reports must conform in all respects to the Uniform Standards of Professional Appraisal Practice (USPAP), Title XI of FIRREA, and any implementing regulations in effect as of the effective date of the report.
- All appraisal reports must include an opinion of the "As Is" value of the real property as of the effective date of the appraisal report, even if a different value (going concern, subject to, prospective, etc.) is requested by the client.
- All appraisal reports must include a certification statement that the report was performed in accordance with the requirements of Title XI of FIRREA and any implementing regulations.
- All interior inspection appraisal reports (Commercial or Residential) must include interior photos.
- All interior inspection residential property appraisal reports must include a building sketch or plans of the building to be built if it is proposed as of the effective date of the report.
- All commercial properties that are leased must include the Income Approach along with any other applicable approach and Leased Fee Interest must be valued if existing leases have over 12 months remaining.
- All form style residential reports must be completely filled out.