



**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

1133 14th St N  
EDINA GARDEN OF EDEN LOT 101  
Saint Petersburg, FL 33705-1160

**FOR:**

Andrew & Whitney Manguar  
1133 14th Street N  
St Petersburg, FL 33705

**AS OF:**

01/22/2024

**BY:**

Dean Davy  
Cert Res RD#2077

Borrower	Andrew S & Whitney W Manguar		File No.	240126A	
Property Address	1133 14th St N				
City	Saint Petersburg	County	Pinellas	State	FL Zip Code 33705-1160
Lender/Client	Andrew & Whitney Manguar				

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**SUMMARY OF SALIENT FEATURES**

<b>SUBJECT INFORMATION</b>	Subject Address	1133 14th St N
	Legal Description	EDINA GARDEN OF EDEN LOT 101
	City	Saint Petersburg
	County	Pinellas
	State	FL
	Zip Code	33705-1160
	Census Tract	0234.00
	Map Reference	45300
<b>SALES PRICE</b>	Sale Price	\$
	Date of Sale	
<b>CLIENT</b>	Borrower	Andrew S & Whitney W Manguar
	Lender/Client	Andrew & Whitney Manguar
<b>DESCRIPTION OF IMPROVEMENTS</b>	Size (Square Feet)	2,251
	Price per Square Foot	\$
	Location	Euclid/St Paul
	Age	A9 Eff 4
	Condition	Good
	Total Rooms	7
	Bedrooms	4
	Baths	3.0
<b>APPRAISER</b>	Appraiser	Dean Davy
	Date of Appraised Value	01/22/2024
<b>VALUE</b>	Final Estimate of Value	\$ 870,000

# RESIDENTIAL APPRAISAL REPORT

File No.: 240126A

Property Address: 1133 14th St N City: Saint Petersburg State: FL Zip Code: 33705-1160  
 County: Pinellas Legal Description: EDINA GARDEN OF EDEN LOT 101 Assessor's Parcel #: 13-31-16-25254-000-1010  
 Tax Year: 2023 R.E. Taxes: \$ 12,895 Special Assessments: \$ n/a Borrower (if applicable): Andrew S & Whitney W Manguar  
 Current Owner of Record: Andrew S & Whitney W Manguar Occupant:  Owner  Tenant  Vacant  Manufactured Housing  
 Project Type:  PUD  Condominium  Cooperative  Other (describe) HOA: \$ per year per month  
 Market Area Name: Edina Garden Of Eden Map Reference: 45300 Census Tract: 0234.00

The purpose of this appraisal is to develop an opinion of:  Market Value (as defined), or  other type of value (describe)  
 This report reflects the following value (if not Current, see comments):  Current (the Inspection Date is the Effective Date)  Retrospective  Prospective  
 Approaches developed for this appraisal:  Sales Comparison Approach  Cost Approach  Income Approach (See Reconciliation Comments and Scope of Work)  
 Property Rights Appraised:  Fee Simple  Leasehold  Leased Fee  Other (describe)  
 Intended Use: The intended use of this appraisal is to assist the client in establishing market value for the subject property.  
 Intended User(s) (by name or type): Andrew & Whitney Manguar  
 Client: Andrew & Whitney Manguar Address: 1133 14th Street N, St Petersburg, FL 33705  
 Appraiser: Dean Davy Address: 1301 Eastfield Dr, Clearwater, FL 33764-3744

Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	One-Unit Housing		Present Land Use		Change in Land Use	
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		PRICE (\$000)	AGE (yrs)	One-Unit	85%	<input checked="" type="checkbox"/> Not Likely	
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	650	Low 2	2-4 Unit	5%	<input type="checkbox"/> Likely *	<input type="checkbox"/> In Process *	
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	1,400	High 35	Multi-Unit	5%	* To:		
Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	980	Pred 15	Comm'l	5%			
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.							

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):  
 Area is bounded by I-275 (west), 38th Ave N (north), 4th St (east) and 5th Ave N (south). The subject is located in a market area which is comprised mainly of single family properties which vary in size, age and design, thus creating a wide value range. There are some income-producing properties and commercial support properties nearby, concentrated along the thoroughfares; this is not considered detrimental. Shopping and all other urban facilities are located nearby. Market conditions have been increasing in the majority of market areas over the past 24+ months due to limited inventory and favorable financing rates; however multiple interest rate hikes by the Federal Reserve since May 2022 have shown inventory to have increases, longer marketing times, and market values may begin to trend downward.

Dimensions: 50x150.2x50x151.2 Site Area: 7,510 sf  
 Zoning Classification: Conventional Description: Neighborhood Traditional / Residential Single Family  
 Zoning Compliance:  Legal  Legal nonconforming (grandfathered)  Illegal  No zoning  
 Are CC&Rs applicable?  Yes  No  Unknown Have the documents been reviewed?  Yes  No Ground Rent (if applicable) \$ /  
 Highest & Best Use as improved:  Present use, or  Other use (explain)  
 Actual Use as of Effective Date: Current Use Use as appraised in this report: Current Use  
 Summary of Highest & Best Use: The highest and best use for the subject property at the time of this report is as currently improved.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Above Street Grade
Gas	<input type="checkbox"/>	<input type="checkbox"/>	None	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rectangular
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Appears Adequate
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Alley	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Residential
Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)								
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 12103C0217H FEMA Map Date 8/24/2021								
Site Comments: UTILITIES: No adverse easements or encroachments were observed.								

<b>General Description</b> # of Units: 1 <input type="checkbox"/> Acc. Unit # of Stories: 2 Type: <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> Design (Style): 2-Story <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons. Actual Age (Yrs.): 9 Effective Age (Yrs.): 4 Yrs.	<b>Exterior Description</b> Foundation: Concrete Exterior Walls: CBS-FrmStucco/AV Roof Surface: Shingle Gutters & Dwnspts.: Aluminum Window Type: Single Hung Storm/Screens: No/Yes	<b>Foundation</b> Slab: Concrete Crawl Space: No Basement: None Sump Pump: <input type="checkbox"/> None Dampness: <input type="checkbox"/> None Settlement: None Observed Infestation: None Observed	<b>Basement</b> <input checked="" type="checkbox"/> None Area Sq. Ft.: None % Finished: n/a Ceiling: _____ Walls: _____ Floor: _____ Outside Entry: _____	<b>Heating</b> Type: Central Fuel: Elec. <b>Cooling</b> Central: Yes Other: _____
<b>Interior Description</b> Floors: Carpet-Tile/Good Walls: Drywall/Good Trim/Finish: Wood/Good Bath Floor: Tile/Good Bath Wainscot: Tile/Good Doors: Wd-Metal-Glass/Good	<b>Appliances</b> Refrigerator: <input checked="" type="checkbox"/> Range/Oven: <input checked="" type="checkbox"/> Disposal: <input checked="" type="checkbox"/> Dishwasher: <input checked="" type="checkbox"/> Fan/Hood: <input checked="" type="checkbox"/> Microwave: <input checked="" type="checkbox"/> Washer/Dryer: <input type="checkbox"/>	<b>Attic</b> <input type="checkbox"/> None Stairs: <input checked="" type="checkbox"/> Drop Stair: <input checked="" type="checkbox"/> Scuttle: <input checked="" type="checkbox"/> Doorway: <input type="checkbox"/> Floor: <input type="checkbox"/> Heated: <input checked="" type="checkbox"/> Finished: <input type="checkbox"/>	<b>Amenities</b> Fireplace(s) #: 0 Woodstove(s) #: 0 Patio: None Deck: None Porch: Cov'd Porch Fence: Wood Pool: None	<b>Car Storage</b> <input type="checkbox"/> None Garage # of cars ( 4 Tot.) Attach. _____ Detach. 2 Bit-In _____ Carport _____ Driveway 2 Surface Concrete
Finished area above grade contains: 7 Rooms 4 Bedrooms 3.0 Bath(s) 2,251 Square Feet of Gross Living Area Above Grade Additional features: Covered entry porch, wood fence, covered rear porch, detached 2-car garage, ceiling fans/lighting, Granite counters, tray ceiling in primary bedroom. Describe the condition of the property (including physical, functional and external obsolescence): The subject is a 9-year old two-story home which has been well-maintained and updated. Recent upgrades include: paint, flooring, fans/lighting, appliances, remodeled kitchen, updated bathrooms. The subject was in need of exterior painting and minor cosmetic wall/trim repairs. The Physical depreciation is reflected from the effective age and observed conditions. No external or functional obsolescence was observed.				

# RESIDENTIAL APPRAISAL REPORT

File No.: 240126A

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): Public Records/MLS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	Prior 36 month sales history for subject and 12
Date:	month sales history for comparables have been provided.	
Price:		
Source(s): CoreLogic/MLS		
2nd Prior Subject Sale/Transfer		
Date:		
Price:		
Source(s):		

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

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	1133 14th St N Saint Petersburg, FL 33705-1160	2022 14th St N St Petersburg, FL 33704-3914	850 30th Ave N Saint Petersburg, FL 33704-2023	864 13th Ave N St Petersburg, FL 33701-1016
Proximity to Subject		0.48 miles N	1.15 miles NE	0.40 miles E
Sale Price	\$	\$ 855,000	\$ 1,020,000	\$ 1,095,000
Sale Price/GLA	\$ /sq.ft.	\$ 493.93 /sq.ft.	\$ 347.41 /sq.ft.	\$ 563.27 /sq.ft.
Data Source(s)	Public Records	StellarMLS#T3482883;DOM 2	StellarMLS#U8218553;DOM 25	StellarMLS#O6130890;DOM 50
Verification Source(s)	Inspection	Pinellas County Records	Pinellas County Records	Pinellas County Records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing		ArmLth	ArmLth	ArmLth
Concessions		Cash;0	Cash;0	Conv;0
Date of Sale/Time		s12/23;c11/23	s01/24;c11/23	s12/23;c09/23
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Euclid/St Paul	Euclid/St Paul	Crescent Heights	Crescent Lake/SUP
Site	7,510 sf	4683 sf	6451 sf	6896 sf
View	Residential	Residential	Busy Street	Residential
Design (Style)	2-Story	2-Story	2-Story	2-Story
Quality of Construction	Good	Good	Good	Good
Age	A9 Eff 4	A9 Eff 4	A4 Eff 2	A19 Eff 4
Condition	Good	Good	Good	Good
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	7 4 3.0	7 3 2.1	8 4 3.1	7 3 2.1
Gross Living Area	2,251 sq.ft.	1,731 sq.ft.	2,936 sq.ft.	1,944 sq.ft.
Basement & Finished Rooms Below Grade	None n/a	None n/a	None n/a	None n/a
Functional Utility	Average	Average	Average	Average
Heating/Cooling	Central	Central	Central	Central
Energy Efficient Items	None	None	None	None
Garage/Carport	2 Garage	2 Garage	3 Garage	2 Garage/1 Carport
Porch/Patio/Deck	CvdEntry	CvdEntry,FP	CvdEntry,outdoor Kit	CvdEntry
Porch/Patio/Deck Cont'd:	Cov'd Porch	ScrPorch	Cov'd Porch,OpPatio	WdDeck,Balc,Patio
Pool:	No Pool	Scr. Pool Pkg.	No Pool	Open Pool Pkg.
Kitchen:	Equipped Kit.	Equipped Kit.	Equipped Kit.	Equipped Kit.
Bonus Areas:	None	None	None	Gar Apt: 540sf
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -18,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -149,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -146,600
Adjusted Sale Price of Comparables		Net 2.2 % Gross 20.7 % \$ 836,400	Net 14.7 % Gross 18.0 % \$ 870,500	Net 13.4 % Gross 21.9 % \$ 948,400

Summary of Sales Comparison Approach

Comparables utilized were newer 2-story custom homes from the subjects market area which were felt to offer the highest degree of similarity to the subject at the time of this report. Comparables situated on considerably smaller lots have been adjusted under Site. Comparable 2 fronted a busy street which was an inferior View amenity that was adjusted accordingly. Comparable 3 was located in the Crescent Lake community which commanded a higher market premium which was adjusted under Location. Comparables 2&5 were newer homes which had lower Actual & Effective Ages that were adjusted accordingly. Comparable 5 was a custom energy star rated "Green" home which had superior overall Quality of Construction and custom features which commanded a market premium that warranted an adjustment. Comparables 2&5 were located outside the desired one-mile range limit, however were similar homes in competing subdivisions and were considered to be strong market value indicators. Comparables 1&2 exceeded the desired Size ratio, however were recently closed sales of similar homes which offered a high degree of similarity to the subject. Reported seller paid closing costs for comparables in market area range from 0-6%, which were considered typical for the subject market area. Therefore, no adjustment for sales concessions was deemed appropriate. No adjustments were warranted to older comparable sales which closed beyond 90-days as a 12-month market study showed that market values have not declined over the elapsed time period. Comparables utilized bracketed the subject's Size and Age. Consideration was given to all comparables in estimating value due to their strong similarities and proximity to the subject.

Indicated Value by Sales Comparison Approach \$	870,000
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# RESIDENTIAL APPRAISAL REPORT

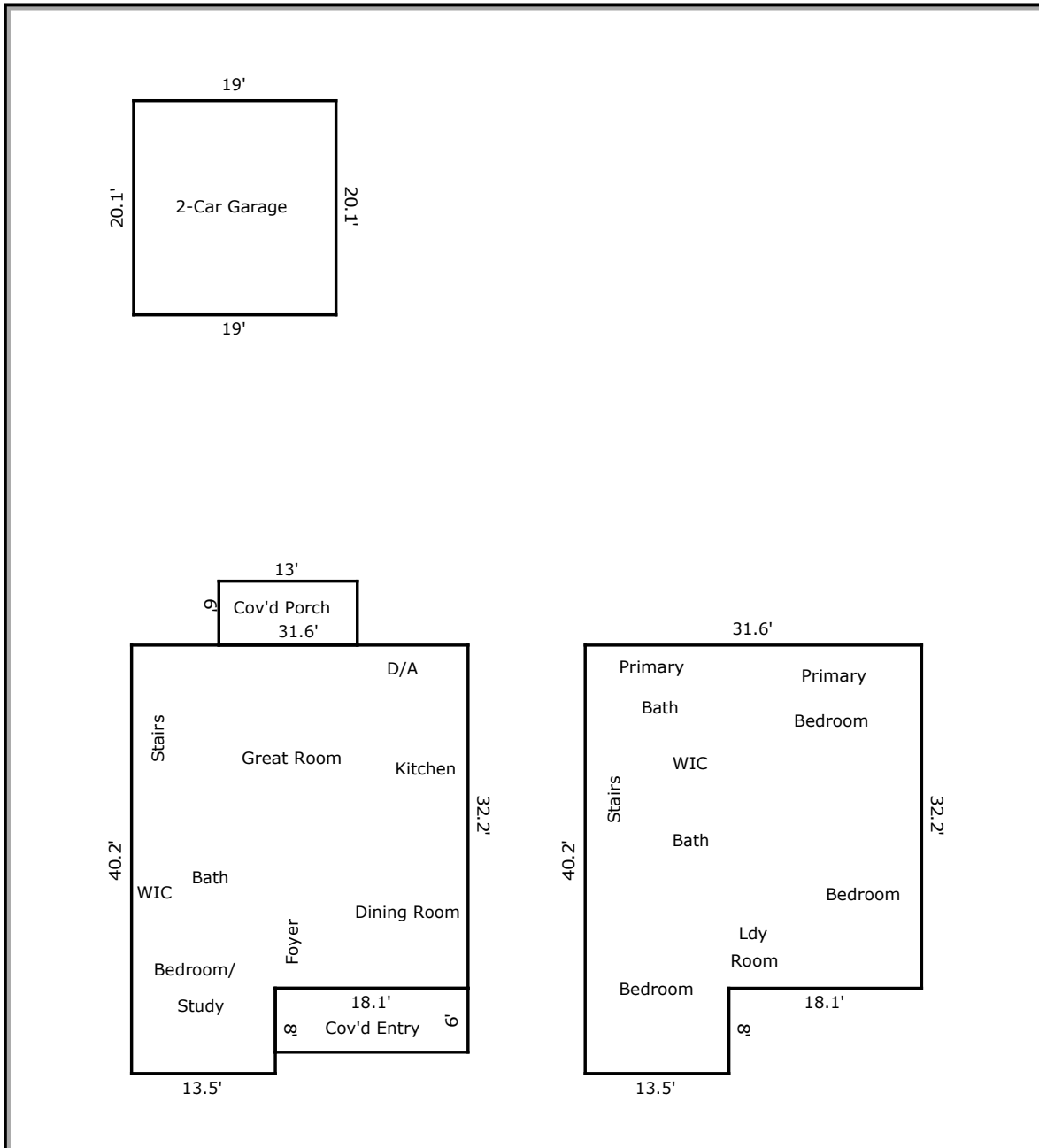
File No.: 240126A

COST APPROACH	<b>COST APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	
	Source of cost data:	OPINION OF SITE VALUE -----=\$
	Quality rating from cost service:	DWELLING Sq.Ft. @ \$ -----=\$
	Effective date of cost data:	Sq.Ft. @ \$ -----=\$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ \$ -----=\$
	<b>COST APPROACH NOT DEEMED NECESSARY, AND NOT REQUIRED BY LENDER/CLIENT.</b>	Sq.Ft. @ \$ -----=\$
	Estimated Remaining Economic Life (if required): 75 Years	Garage/Carport Sq.Ft. @ \$ -----=\$
	Total Estimate of Cost-New -----=\$	
Less Physical Functional External -----=\$		
Depreciation -----=\$		
Depreciated Cost of Improvements -----=\$		
"As-is" Value of Site Improvements -----=\$		
-----=\$		
-----=\$		
<b>INDICATED VALUE BY COST APPROACH</b> -----=\$		
INCOME APPROACH	<b>INCOME APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$	X Gross Rent Multiplier = \$ Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM): Insufficient GRM data was available for an Income Approach.	
PUD	<b>PROJECT INFORMATION FOR PUDs (if applicable)</b> <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: Describe common elements and recreational facilities:	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 870,000	Cost Approach (if developed) \$
	Income Approach (if developed) \$	
	Final Reconciliation The Sales Comparison Analysis carried the greatest weight in estimating value as it reflects the actions of buyers and sellers in the market place.	
	Valuation is based on the real estate only and does not include any personal property.	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: The subject was appraised in "as-is" Condition.	
<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.		
Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 870,000, as of: 01/22/2024, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.		
ATTACHMENTS	A true and complete copy of this report contains 26 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits:	
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input checked="" type="checkbox"/> Plat, Aerial, Flood Maps <input checked="" type="checkbox"/> Appraiser License & Resume <input type="checkbox"/>	
SIGNATURES	Client Contact: Kelly Hayden	Client Name: Andrew & Whitney Manguar
	E-Mail: haydenhometeam@gmail.com	Address: 1133 14th Street N, St Petersburg, FL 33705
	APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
	Appraiser Name: Dean Davy	Supervisory or Co-Appraiser Name:
	Company: Davy Property Solutions, Inc.	Company:
	Phone: (727) 536-0384 Fax: n/a	Phone: Fax:
	E-Mail: ddavy@davypropertysolutions.com	E-Mail:
	Date of Report (Signature): 01/24/2024	Date of Report (Signature):
	License or Certification #: CERT RES RD2077 State: FL	License or Certification #: State:
Designation:	Designation:	
Expiration Date of License or Certification: 11/30/2024	Expiration Date of License or Certification:	
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: 01/22/2024	Date of Inspection:	



### Building Sketch

Borrower	Andrew S & Whitney W Manguar				
Property Address	1133 14th St N				
City	Saint Petersburg	County	Pinellas	State	FL
Zip Code	33705-1160				
Lender/Client	Andrew & Whitney Manguar				



TOTAL Sketch by a la mode

Area Calculations Summary		
Living Area	Calculation Details	
First Floor	1125.52 Sq ft	31.6 × 32.2 = 1017.52 13.5 × 8 = 108
Second Floor	1125.52 Sq ft	31.6 × 32.2 = 1017.52 8 × 13.5 = 108
<b>Total Living Area (Rounded):</b>	<b>2251 Sq ft</b>	
Non-living Area		
Covered Porch	78 Sq ft	13 × 6 = 78
2-Car Garage	381.9 Sq ft	20.1 × 19 = 381.9
Cov'd Entry	108.6 Sq ft	6 × 18.1 = 108.6



### Plat Map

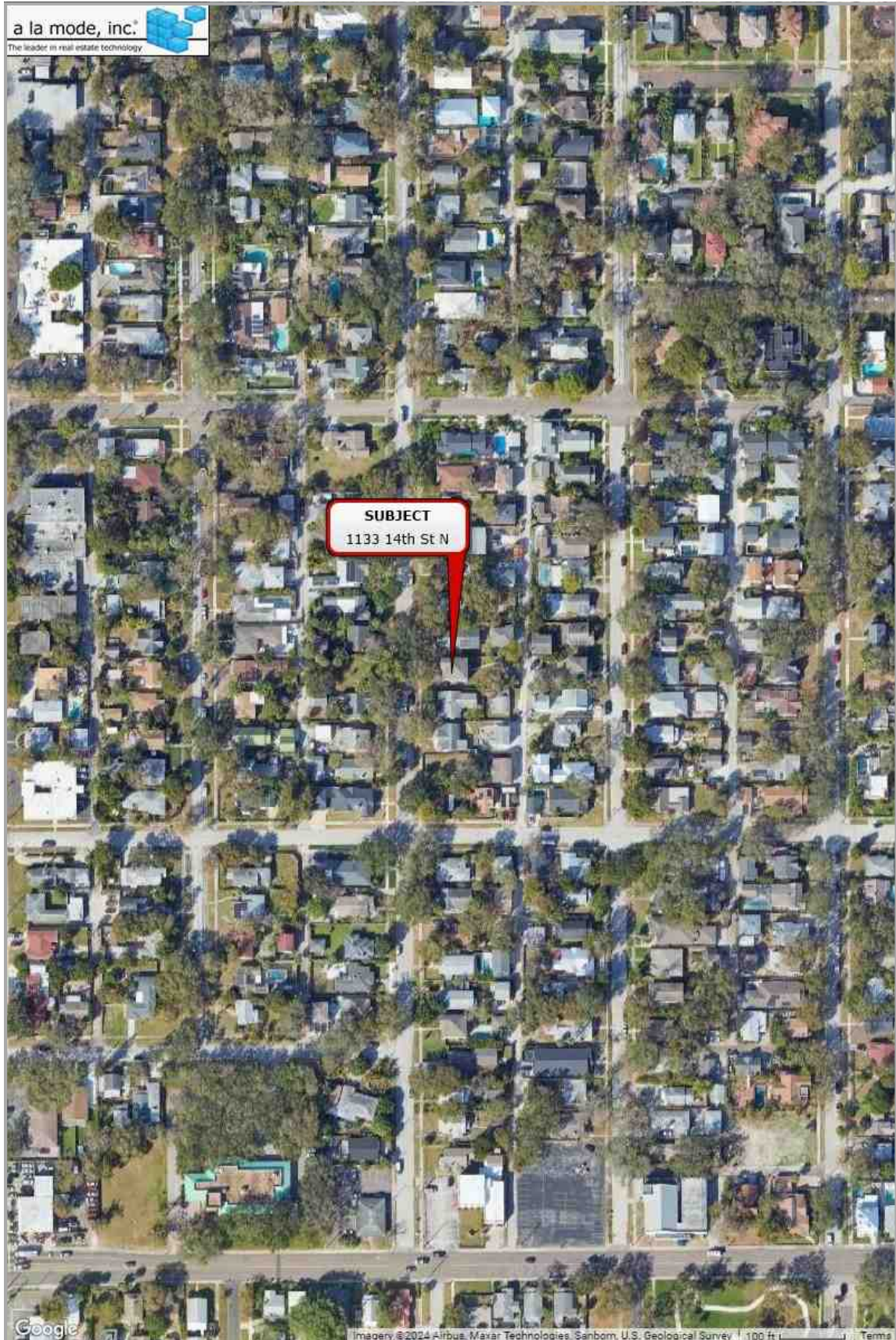
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Property Address	1133 14th St N						
City	Saint Petersburg	County	Pinellas	State	FL	Zip Code	33705-1160
Lender/Client	Andrew & Whitney Manguar						





### Aerial Map

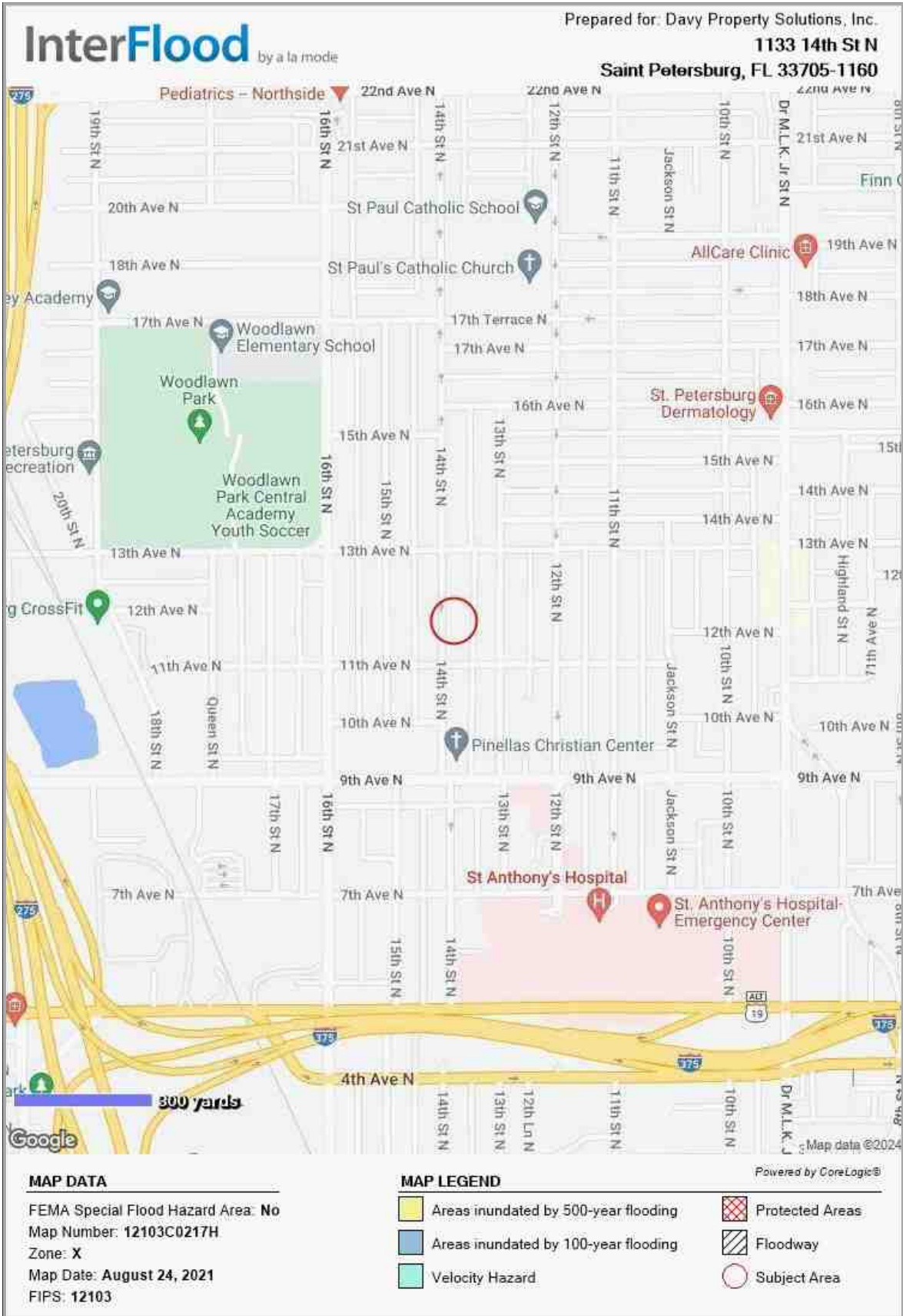
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Property Address	1133 14th St N						
City	Saint Petersburg	County	Pinellas	State	FL	Zip Code	33705-1160
Lender/Client	Andrew & Whitney Manguar						





### Flood Map

Borrower	Andrew S & Whitney W Manguar						
Property Address	1133 14th St N						
City	Saint Petersburg	County	Pinellas	State	FL	Zip Code	33705-1160
Lender/Client	Andrew & Whitney Manguar						



# Assumptions, Limiting Conditions & Scope of Work

File No.: 240126A  
 State: FL Zip Code: 33705-1160

Property Address: 1133 14th St N	City: Saint Petersburg
Client: Andrew & Whitney Manguar	Address: 1133 14th Street N, St Petersburg, FL 33705
Appraiser: Dean Davy	Address: 1301 Eastfield Dr, Clearwater, FL 33764-3744

**STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS**

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

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

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

This report is based on the extraordinary assumption that all improvements were legally permitted by the proper authority, that the property meets applicable codes and ordinances, and that unless otherwise noted in this report all major systems are in operating condition. No permit history was examined or determined in the course of the appraisal.

I examined information regarding the subject property in the public records including data from the county property appraiser. If applicable, I have observed data regarding the subject property in the local multiple listing service as well as the archives of the MLS.

From visual inspection no deficiencies were observed, however appraiser is not a licensed home inspector/engineer, and is not certified or licensed to make judgments of basic structural elements (Roof, Foundation, Electric/Plumbing systems, Mold/Toxic substances, Septic/Well systems, etc.) within the improvement, only to report what may appear to be present.

Unless otherwise noted, the appraisal assumes that the condition of basic structural elements (Roof, Foundation, Electric/Plumbing systems, Mold/Toxic substances, Septic/Well systems, etc.) is typical for the subject's age and comply with building codes in place at the time of construction the report does not warrant or guarantee the condition of the subject property. An inspection by a professional building inspector is always prudent. Appraiser retains the right to amend the estimate of value contained in this report if at a later date the professional inspection data or repair estimates substantially differ from those reported in the original appraisal report.

The subject property was measured according to ANSI Z765-2021. Measurements were taken to the nearest tenth of a foot, with the total square footage being reported to the nearest whole foot. THE APPRAISER HAS CALCULATED THE HEATED SQUARE FOOTAGE OF THE SUBJECT PROPERTY'S GROSS-LIVING AREA FROM FIELD MEASUREMENTS TAKEN AT THE TIME OF PROPERTY VIEWING. PHYSICAL AND TRANSACTIONAL INFORMATION REPORTED IN THIS APPRAISAL REPORT MAY BE DIFFERENT THAN THAT REPORTED IN EITHER THE MLS, THE ASSESSOR FILES, OR OTHER PUBLIC RECORD DATA SOURCES. THE APPRAISER COMPLIED WITH ANSI Z765-2021 IN CALCULATING AND REPORTING THE FINISHED SQUARE FOOTAGE OF THE SUBJECT PROPERTY.

# Certifications

File No.: 240126A

Property Address: 1133 14th St N	City: Saint Petersburg	State: FL	Zip Code: 33705-1160
Client: Andrew & Whitney Manguar	Address: 1133 14th Street N, St Petersburg, FL 33705		
Appraiser: Dean Davy	Address: 1301 Eastfield Dr, Clearwater, FL 33764-3744		

**APPRAISER'S CERTIFICATION**

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no 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 to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of 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 of the present owners or occupants of the properties in the vicinity of the subject property.
- 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.

Additional Certifications: COVID-19 was officially declared a pandemic by the World Health Organization (WHO) on March 11, 2020. It is currently unknown what direct, or indirect, effect this event may have on the national economy, the local economy or the market in which the subject property is located. 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 this event, or any event, subsequent to the effective date of the appraisal.

**DEFINITION OF MARKET VALUE \*:**

Market value means 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 and 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:


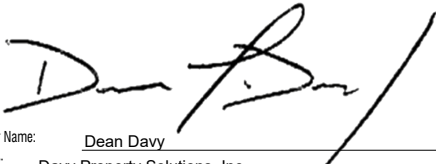
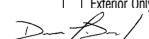
1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements 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.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Adjustments: Adjustments which exceed standard guidelines are not detrimental to this report. The adjustments made in this appraisal are market derived based on paired sales, historical data, Sensitivity Analysis marketability Analysis, realtor interviews, etc. Marketability Analysis is a method utilizing indicators which determines the value or sales price of a property. Sensitivity Analysis is a technique used to determine how different values of an independent variable will impact a particular dependent variable under a given set of assumptions. The quality and condition ratings for the subject and comparables are based on the established UAD condition and quality ratings with their corresponding definitions along with the inspection of the subject (interior and/or exterior depending on the scope of assignment) and the inspection of the comparable properties from the street in conjunction with a review of the photos and comments from MFRMLS. Supportive data is retained in the appraiser's files. All adjustments have been rounded to the nearest \$100, unless otherwise noted.

Fences: Market adjustments are typically not assessed for fencing due to multiple factors: Question of ownership, possibility of fence being located outside the property line and/or in an easement or and/or the physical condition of fencing. Exceptions would be with custom and/or high quality fencing which would justify a market adjustment.

Client Contact: Kelly Hayden	Client Name: Andrew & Whitney Manguar
E-Mail: haydenhometeam@gmail.com	Address: 1133 14th Street N, St Petersburg, FL 33705

<p>APPRAISER  Serial:2228F7F2</p>  <p>Appraiser Name: <u>Dean Davy</u>                  Company: <u>Davy Property Solutions, Inc.</u>                  Phone: <u>(727) 536-0384</u> Fax: <u>n/a</u>                  E-Mail: <u>ddavy@davypropertysolutions.com</u>                  Date Report Signed: <u>01/24/2024</u>                  License or Certification #: <u>CERT RES RD2077</u> State: <u>FL</u>                  Designation: _____                  Expiration Date of License or Certification: <u>11/30/2024</u>                  Inspection of Subject: <input checked="" type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None                  Date of Inspection: <u>01/22/2024</u></p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____                  Company: _____                  Phone: _____ Fax: _____                  E-Mail: _____                  Date Report Signed: _____                  License or Certification #: _____ State: _____                  Designation: _____                  Expiration Date of License or Certification: _____                  Inspection of Subject: <input type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None                  Date of Inspection: _____</p> 
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## Subject Photo Page

Borrower	Andrew S & Whitney W Manguar				
Property Address	1133 14th St N				
City	Saint Petersburg	County	Pinellas	State	FL
				Zip Code	33705-1160
Lender/Client	Andrew & Whitney Manguar				



### Subject Front

1133 14th St N  
 Sales Price  
 Gross Living Area 2,251  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 3.0  
 Location Euclid/St Paul  
 View Residential  
 Site 7,510 sf  
 Quality Good  
 Age A9 Eff 4



### Subject Rear



### Subject Street

*D. B.*

### Photograph Addendum

Borrower	Andrew S & Whitney W Manguar						
Property Address	1133 14th St N						
City	Saint Petersburg	County	Pinellas	State	FL	Zip Code	33705-1160
Lender/Client	Andrew & Whitney Manguar						



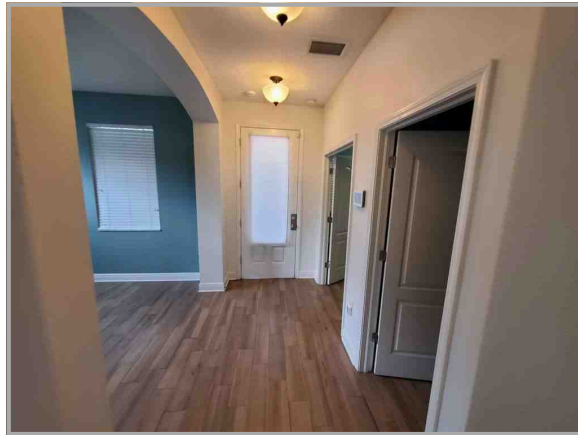
**Rear/Garage View**



**Rear View from Alley**



**Alley View**



**Foyer**



**Great Room**



**Great Room/Kitchen**



**Photograph Addendum**

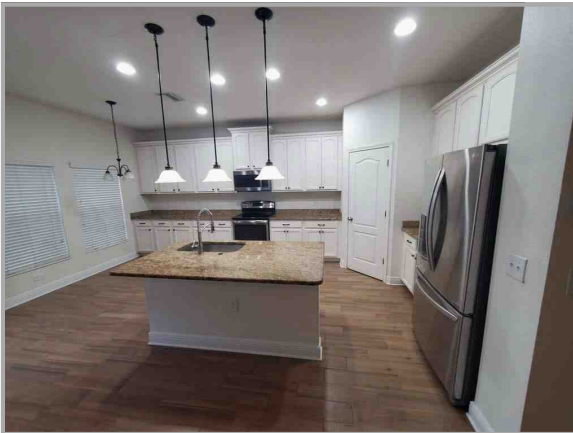
Borrower	Andrew S & Whitney W Manguar						
Property Address	1133 14th St N						
City	Saint Petersburg	County	Pinellas	State	FL	Zip Code	33705-1160
Lender/Client	Andrew & Whitney Manguar						



**Dining Room**



**Kitchen**



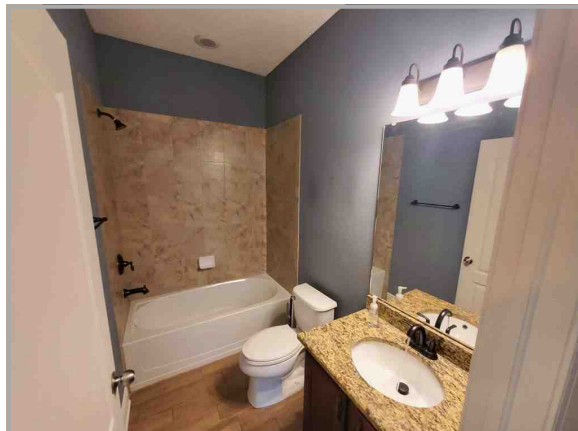
**Kitchen**



**Dining Area**



**Bedroom**

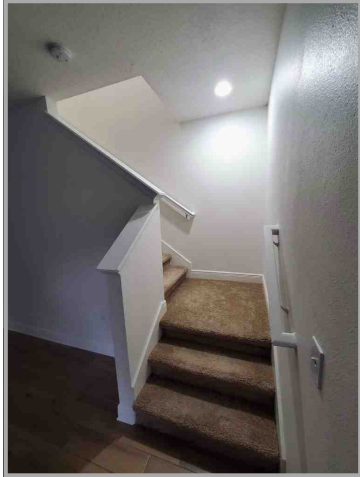


**Bath**



**Photograph Addendum**

Borrower	Andrew S & Whitney W Manguar						
Property Address	1133 14th St N						
City	Saint Petersburg	County	Pinellas	State	FL	Zip Code	33705-1160
Lender/Client	Andrew & Whitney Manguar						



**Staircase**



**Laundry**



**Bedroom**



**Bedroom**



**Bath**



**Primary Bedroom**

**Photograph Addendum**

Borrower	Andrew S & Whitney W Manguar						
Property Address	1133 14th St N						
City	Saint Petersburg	County	Pinellas	State	FL	Zip Code	33705-1160
Lender/Client	Andrew & Whitney Manguar						



**Primary Bath**



**Primary Bath**



**Primary Bath**



**Garage Interior**



**Electric Panel**



**Thermostat**

### Comparable Photo Page

Borrower	Andrew S & Whitney W Manguar					
Property Address	1133 14th St N					
City	Saint Petersburg	County	Pinellas	State	FL	Zip Code 33705-1160
Lender/Client	Andrew & Whitney Manguar					



#### Comparable 1

2022 14th St N  
 Prox. to Subject 0.48 miles N  
 Sale Price 855,000  
 Gross Living Area 1,731  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.1  
 Location Euclid/St Paul  
 View Residential  
 Site 4683 sf  
 Quality Good  
 Age A9 Eff 4



#### Comparable 2

850 30th Ave N  
 Prox. to Subject 1.15 miles NE  
 Sale Price 1,020,000  
 Gross Living Area 2,936  
 Total Rooms 8  
 Total Bedrooms 4  
 Total Bathrooms 3.1  
 Location Crescent Heights  
 View Busy Street  
 Site 6451 sf  
 Quality Good  
 Age A4 Eff 2



#### Comparable 3

864 13th Ave N  
 Prox. to Subject 0.40 miles E  
 Sale Price 1,095,000  
 Gross Living Area 1,944  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.1  
 Location Crescent Lake/SUP  
 View Residential  
 Site 6896 sf  
 Quality Good  
 Age A19 Eff 4



**Comparable Photo Page**

Borrower	Andrew S & Whitney W Manguar				
Property Address	1133 14th St N				
City	Saint Petersburg	County	Pinellas	State	FL Zip Code 33705-1160
Lender/Client	Andrew & Whitney Manguar				



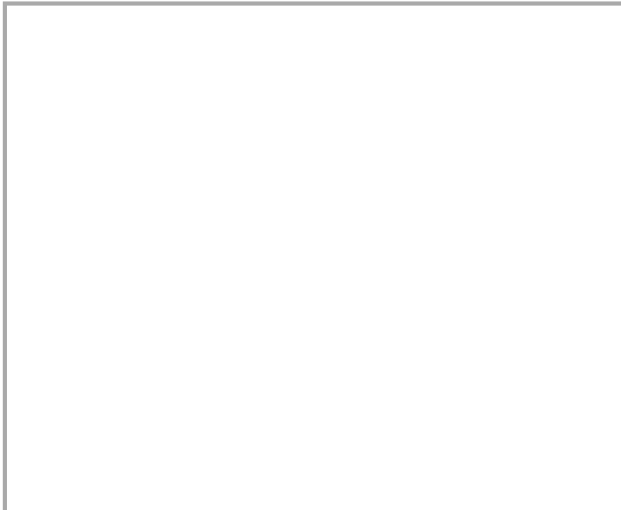
**Comparable 4**

1101 Jackson St N  
 Prox. to Subject 0.26 miles E  
 Sale Price 815,000  
 Gross Living Area 1,848  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.1  
 Location Euclid/St Paul  
 View Residential  
 Site 6329 sf  
 Quality Good  
 Age A7 Eff 4



**Comparable 5**

1445 29th Ave N  
 Prox. to Subject 1.04 miles N  
 Sale Price 1,000,000  
 Gross Living Area 2,572  
 Total Rooms 8  
 Total Bedrooms 4  
 Total Bathrooms 3.0  
 Location Woodlawn  
 View Residential  
 Site 6251 sf  
 Quality Superior  
 Age A3 Eff 2

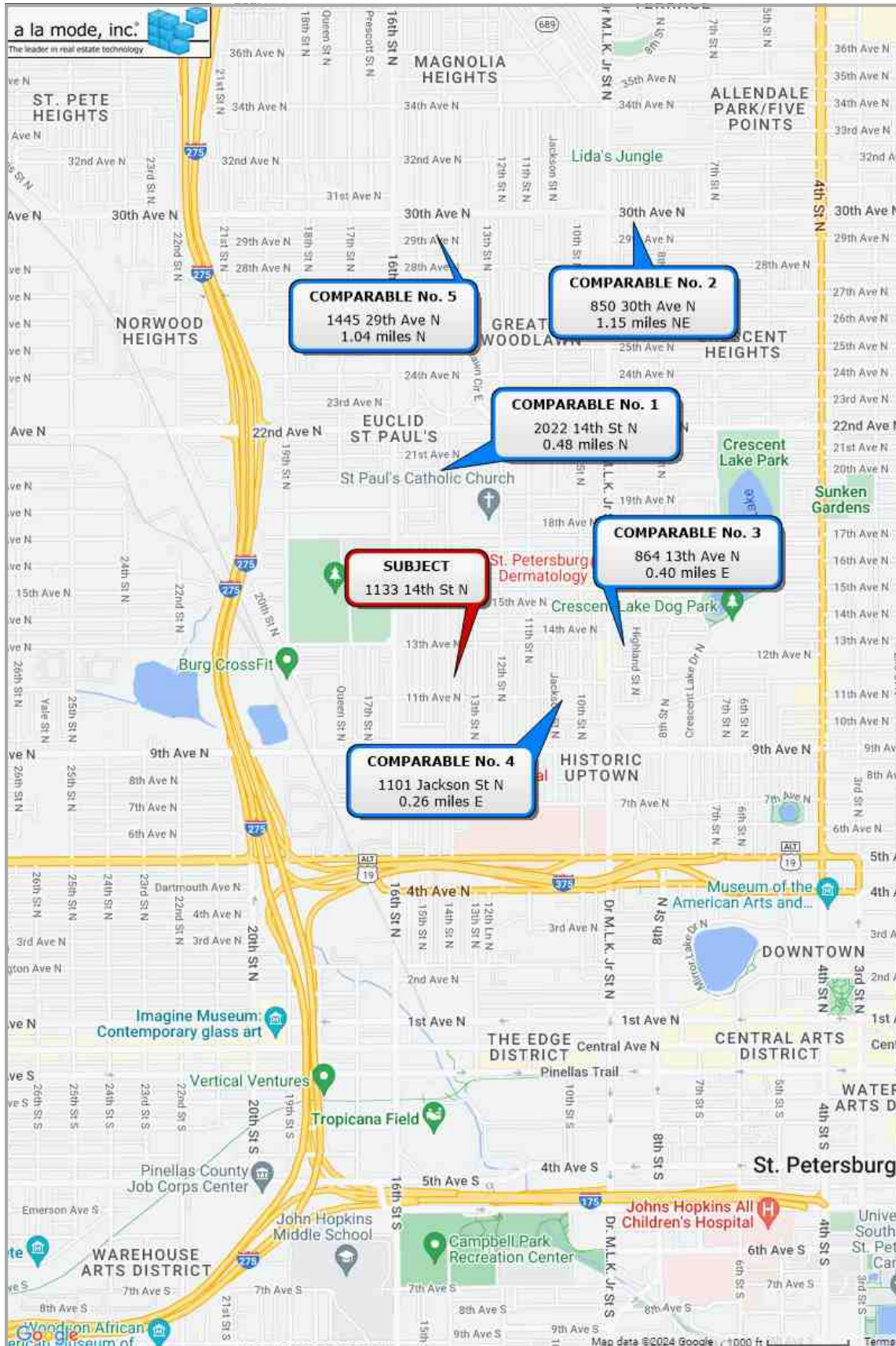


**Comparable 6**

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

### Location Map

Borrower	Andrew S & Whitney W Manguar				
Property Address	1133 14th St N				
City	Saint Petersburg	County	Pinellas	State	FL
Lender/Client	Andrew & Whitney Manguar				
				Zip Code	33705-1160



*D. B.*



# Appraisers License



Ron DeSantis, Governor

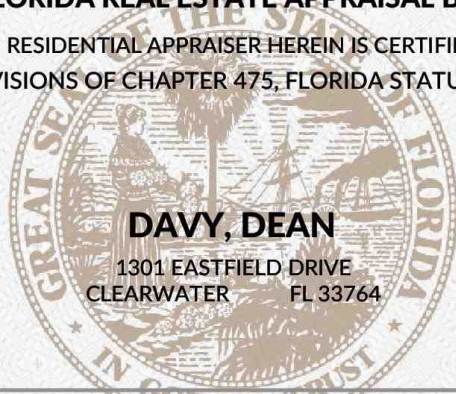
Melanie S. Griffin, Secretary



## STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

### FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES



**DAVY, DEAN**

1301 EASTFIELD DRIVE  
CLEARWATER FL 33764

**LICENSE NUMBER: RD2077**

**EXPIRATION DATE: NOVEMBER 30, 2024**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

# APPRAISER RESUME

**PERSONAL DATA**

<b>Name:</b> Dean Davy	<b>Phone Number:</b> (727) 536-0384
<b>Address:</b> 1301 Eastfield Dr Clearwater, FL 33764-3744	<b>Fax Number:</b> n/a
<b>E-mail:</b> ddavy@davypropertysolutions.com	<b>Certifications:</b> CERT RES RD2077
<b>Web Address:</b> www.davypropertysolutions.com	VA Panel of Appraisers #5001677
<b>Company Name:</b> Davy Property Solutions, Inc.	FHA Lender Select Roster
	Licensed Real Estate Broker #BK0437171

**PROFESSIONAL MEMBERSHIPS**

Florida Association of Realtors, National Association of Realtors  
 FHA Lender Select Roster  
 VA Panel of Appraisers #5001677

**EDUCATION**

Name of Institution (HS, College, University, etc.)	Dates Attended	Type of Degree or Certificate
St. Petersburg Catholic High School	1978-1981	Diploma
St. Petersburg Junior College	1981-1982	Business Courses
University of South Florida	1982-1984	Business & General College courses

Professional/Technical Courses (Real Estate Related)	Date Completed	Sponsoring Organization
Real Estate Salesman License Course	1985	Bert Rodgers School of Real Estate
Dale Carnegie/Effective Speaking and Human Relations	1987	Dale Carnegie School
Real Estate Broker's License Course	1988	Bert Rodgers School of Real Estate
Residential Appraisal AB-1/Pre-licensing course	1992	Bert Rogers
Continuing Education / Real Estate License	Every 2 Years since 1985	Bert Rogers/Cooke School of Real Estate
Continuing Education / Appraisal State-Certification	Every 2 Years since 1994	Bert Rogers/McKissock/Steve Williamson
HUD/FHA Certified Appraiser Training Course	1985	FHA Roster Appraiser Certification
Real Estate/PRO Ethics Course	2004	Florida Assoc. of Real Estate
FHA Training Seminar	2011	HUD Atlanta Homeownership Center
MLS Compliance 101	Every 2 Years since 1985	Florida Assoc. of Real Estate
FAIR HOUSING, BIAS & DISCRIMINATION	2022	McKissock

Seminars, Conferences, Clinics Attended	Date Completed	Sponsoring Organization
All requirements met or exceeded each two years in order to meet state requirements for education in Appraisals and Real Estate.	Ongoing since 1985	See Above

