

APPRAISAL OF



A SINGLE FAMILY PATIO HOME

LOCATED AT:

730 CANBERRA ROAD
WINTER HAVEN, FL 33884

CLIENT:

THOMAS GRAUER JR
1003 SAPLING DRIVE
WINTER SPRINGS, FL, 32708

AS OF:

February 9, 2026

BY:

PATRICIA K. REASS
CERT RES RD382

02/11/2026

THOMAS GRAUER JR
1003 SAPLING DRIVE
WINTER SPRINGS, FL, 32708

File Number: 730 Canberra

In accordance with your request, I have appraised the real property at:

730 CANBERRA ROAD
WINTER HAVEN, FL 33884

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as Improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of February 9, 2026 is:

\$275,000
Two Hundred Seventy-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

SINCERELY,



PATRICIA K. REASS
CERT RES RD382

APPRAISAL GROUP MIDFLORIDA LLC
Residential Appraisal Report

File No. 730 Canberra

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

PURPOSE
 Client Name/Intended User THOMAS GRAUER JR E-mail tgrauer1@me.com
 Client Address 1003 SAPLING DRIVE City WINTER SPRINGS State FL Zip 32708
 Additional Intended User(s) ADDITIONAL INTENDED USERS INCLUDE REALTOR, RENEE BUTLER. NO OTHER ADDITIONAL INTENDED USERS NAMED
 Intended Use ESTIMATE MARKET VALUE FOR MARKETING PURPOSES

SUBJECT
 Property Address 730 CANBERRA ROAD City WINTER HAVEN State FL Zip 33884
 Owner of Public Record JOYCE L. GRAUER County POLK
 Legal Description SEE ATTACHED ADDENDUM
 Assessor's Parcel # 27-28-29-000000-043690 Tax Year 2025 R.E. Taxes \$ 1,362.70
 Neighborhood Name CYPRESSWOOD Map Reference S29 T28 R27 Census Tract 0141.23
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 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.
 Prior Sale/Transfer: Date MAY, 2022 Price 100 Source(s) LIFE ESTATE TRANSFER RECORDED IN ORB:12346/00750
 Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) NO PRIOR SALES OR TRANSFER OF THE SUBJECT OTHER THAN TO A LIFE ESTATE DEED DATED MAY, 2004 (ORB:12346/00750). SHOULD ANY TRANSFERS OCCURRED WITHIN THE PRECEDING 12 MONTHS OF THE DATE OF SALE OF THE COMPARABLE SALES, THIS INFORMATION WILL BE LOCATED IN THE COMPARABLE SALES SECTION OF THE ATTACHED ADDENDUM.

SALES HISTORY
 Offerings, options and contracts as of the effective date of the appraisal THE SUBJECT HAS NOT BEEN OFFERED FOR SALE AND NO KNOWN OPTIONS OR CONTRACTS AS OF THE EFFECTIVE DATE OF THE APPRAISAL.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %			
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	85 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yes)	2-4 Unit	%
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	225 Low	33	Multi-Family	%
Neighborhood Boundaries See Attached Addendum								370 High	49	Commercial	10 %
								300 Pred.	35	Other Golf Crs	5 %

Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) See Attached Addendum

NEIGHBORHOOD

Dimensions IRREGULAR - SEE PLAT Area 6534 sf +/- Shape IRREGULAR View GOLF COURSE
 Specific Zoning Classification RM Zoning Description RESIDENTIAL MEDIUM - POLK COUNTY LAND USE DESIGNATION
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe. See Attached Addendum

SITE
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements—Type Public Private
 Electricity Water Street ASPHALT
 Gas Sanitary Sewer Alley NONE
 Site Comments THE SUBJECT SITE IS TYPICAL FOR MOST IN THE AREA, WITH THE GOLF COURSE AT THE REAR OF THE PROPERTY. FEMA MAPPING INFORMATION INDICATES THE SUBJECT IS NOT LOCATED IN A FLOOD ZONE - MAP #12105C-0369G DATED 12/22/2016. A PHYSICAL SURVEY IS REQUIRED TO MAKE A FINAL DETERMINATION.

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials		INTERIOR materials	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One w/ Acc. unit <input type="checkbox"/>	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Conc. Block/Slab	Floors	WOOD/TILE/CPT		
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	CB/STUCCO	Walls	Painted Drywall		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area sq. ft.	Roof Surface	SHINGLE	Trim/Finish	Standard Wood		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish %	Gutters & Downspouts	GUTTERS & OVRHNG	Bath Floor	C. TILE		
Design (Style) PATIO HOME	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	S/H ALUMINUM	Bath Wainscot	C. TILE		
Year Built 1985		Storm Sash/Insulated	N/A	Car Storage	<input type="checkbox"/> None		
Effective Age (Yrs) 30		Screens	YES	<input checked="" type="checkbox"/> Driveway # of Cars 2			
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities	Wood Stove(s) #	Driveway Surface	PAVER		
<input checked="" type="checkbox"/> Drop Slat <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel ELECTRIC	Fireplace(s) #		<input checked="" type="checkbox"/> Garage # of Cars 2			
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Cov	<input checked="" type="checkbox"/> Porch Vin Wndw	<input type="checkbox"/> Carport # of Cars			
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-In			
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)				
Finished area above grade contains: 4 Rooms 2 Bedrooms 2 Bath(s) 1,571 Square Feet of Gross Living Area Above Grade							

Additional Features See Attached Addendum

Comments on the Improvements See Attached Addendum

IMPROVEMENTS



APPRAISAL GROUP MIDFLORIDA LLC
Residential Appraisal Report

File No. 730 Canberra

FEATURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3			
730 CANBERRA ROAD Address WINTER HAVEN, FL 33884		381 TROON CT WINTER HAVEN, FL 33884	466 MUIRFIELD CT WINTER HAVEN, FL 33884	426 GLENEAGLES CT WINTER HAVEN, FL 33884			
Proximity to Subject		0.27 miles SE	0.34 miles SW	0.22 miles SE			
Sale Price		\$ 249,900	\$ 222,000	\$ 252,500			
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 154.07 sq. ft.	\$ 180.19 sq. ft.	\$ 145.87 sq. ft.			
Data Source(s)		StellarMLS#P4935066;DOM 195	StellarMLS#P4937243;DOM 17	StellarMLS#P4937083;DOM 2			
Verification Source(s)		Polk County Records	Polk County Records	Polk County Records			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	ADJUSTMENT	DESCRIPTION	ADJUSTMENT	DESCRIPTION	ADJUSTMENT
Sale or Financing Concessions		CONV 0		CASH 0		CONV 1000	
Date of Sale/Time		01/2026		01/2026		12/2025	
Location	CYPRESSWOOD	CYPRESSWOOD		CYPRESSWOOD		CYPRESSWOOD	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	6534 sf +/-	7079 sf +/-		6338 sf +/-		5171 sf +/-	
View	GOLF COURSE	GOLF COURSE		RESIDENTIAL	15,000	RESIDENTIAL	15,000
Design (Style)	PATIO HOME	PATIO HOME		PATIO HOME		PATIO HOME	
Quality of Construction	CB/STUCCO	CB/STUCCO		CB/STUCCO		CB/STUCCO	
Actual Age	41	49		42		47	
Condition	SOME UPDATES	FEW UPDATES	20,000	FEW UPDATES	20,000	SOME UPDATES	
Above Grade Room Count	Total: 4, Bdrms: 2, Baths: 2	Total: 4, Bdrms: 2, Baths: 2		Total: 4, Bdrms: 2, Baths: 2		Total: 5, Bdrms: 2, Baths: 2	
Gross Living Area 50.00	1,571 sq. ft.	1,822 sq. ft.	0	1,232 sq. ft.	17,000	1,731 sq. ft.	-8,000
Basement & Finished Rooms Below Grade	NONE	NONE		NONE		NONE	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	NONE	NONE		NONE		NONE	
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Porch/Patio/Deck	Enc.Prch/Paver/Patio	Enc.Prch in Liv Area/None	2,500	Enc.Prch/Patio		Enc.Prch in Liv Area/None	2,500
	NONE	NONE		NONE		NONE	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 22,500		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 52,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 9,500	
Adjusted Sale Price of Comparables		Net Adj. 9.0% Gross Adj. 9.0% \$ 272,400		Net Adj. 23.4% Gross Adj. 23.4% \$ 274,000		Net Adj. 3.8% Gross Adj. 10.1% \$ 262,000	
Summary of Sales Comparison Approach							
Indicated Value by Sales Comparison Approach \$ 275,000							
COST APPROACH TO VALUE							
Site Value Comments FEW VACANT LAND SALES IN THE AREA WITHIN THE SUBJECT DEVELOPMENT, HOWEVER A FEW WERE LOCATED THAT RANGED FROM \$55,000 OFF THE GOLF COURSE AND \$121,900 ON THE GOLF COURSE.							
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW				OPINION OF SITE VALUE			
Source of cost data				Dwelling Sq. Ft. @ \$			
Quality rating from cost service Effective date of cost data				Sq. Ft. @ \$			
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				Garage/Carport Sq. Ft. @ \$			
THE COST APPROACH TO VALUE IS HEAVILY RELIED UPON WHEN VALUING PROPERTIES THAT ARE NEW OR NEARLY NEW. DUE TO THE AGE OF THE SUBJECT BEING 41 YEARS OLD WITH AN EFFECTIVE AGE OF 30 YEARS AND THE SUBJECTIVITY OF DEPRECIATION, THE COST APPROACH IS NOT DEVELOPED AS IT WOULD NOT LEND A CREDIBLE RESULT.				Total Estimate of Cost-New			
				Less Physical Functional External			
				Depreciation			
				Depreciated Cost of Improvements			
				As-Is Value of Site Improvements			
				INDICATED VALUE BY COST APPROACH			
INCOME APPROACH TO VALUE							
Estimated Monthly Market Rent \$ 0.00 X Gross Rent Multiplier 0.00 = \$ 0 Indicated Value by Income Approach							
Summary of Income Approach (including support for market rent and GRM) See Attached Addendum							
Methods and techniques employed: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other:							
Discussion of methods and techniques employed, including reason for excluding an approach to value: SEE ABOVE REMARKS							
Reconciliation comments: See Attached Addendum							
RECONCILIATION							
Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 02/09/2026, which is the effective date of this appraisal, is:							
<input checked="" type="checkbox"/> Single point \$ 275,000 <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____							
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:							



Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
 2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
 3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
 4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
 5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
 6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
 7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
 8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.
- This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.
- Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.
- Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.
9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
 10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
 11. The ACI General Purpose Appraisal Report (GPAPTM) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's 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. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

THE APPRAISER HAS NOT PROVIDED VALUATION SERVICES ON THE SUBJECT PROPERTY WITHIN THE 3 YEARS PRIOR TO THE ACCEPTANCE OF THE ASSIGNMENT FOR THIS APPRAISAL.

Definition of Value: Market Value Other Value: _____

Source of Definition: The definition set forth for U.S. federally regulated lending institutions by secondary market Fannie Mae GSE is used.
 "The most probable price (in terms of money) 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: the buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and 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."

ADDRESS OF THE PROPERTY APPRAISED:
 730 CANBERRA ROAD
 WINTER HAVEN, FL 33884
 EFFECTIVE DATE OF THE APPRAISAL: 02/09/2026
 APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 275,000

APPRAISER

Signature: *Patricia K. Reass*
 Name: PATRICIA K. REASS
 Company Name: APPRAISAL GROUP MIDFLORIDA LLC
 Company Address: 756 CANBERRA ROAD
 WINTER HAVEN, FL 33884
 Telephone Number: 883-206-9914
 Email Address: REASSP@GMAIL.COM
 State Certification # CERT RES RD382
 or License # _____
 or Other (describe): _____ State #: _____
 State: FL
 Expiration Date of Certification or License: 11/30/2026
 Date of Signature and Report: 02/11/2026
 Date of Property Viewing: 02/09/2026
 Degree of property viewing:
 Interior and Exterior Exterior Only Did not personally view

SUPERVISORY APPRAISER

Signature: _____
 Name: _____
 Company Name: _____
 Company Address: _____
 Telephone Number: _____
 Email Address: _____
 State Certification # _____
 or License # _____
 State: _____
 Expiration Date of Certification or License: _____
 Date of Signature: _____
 Date of Property Viewing: _____
 Degree of property viewing:
 Interior and Exterior Exterior Only Did not personally view

ADDENDUM

Client: THOMAS GRAUER JR	File No.: 730 Canberra
Property Address: 730 CANBERRA ROAD	Case No.:
City: WINTER HAVEN	State: FL Zip: 33884

Legal Description

BEG 2222.31 FT N & 48.92 FT E OF SE COR OF SEC 30 RUN N 88 DEG 12 MIN 30 SEC W 37.70 FT S 01 DEG 47 MIN 30 SEC W 125 FT S 88 DEG 12 MIN 30 SEC E 69.25 FT N 12 DEG 27 MIN 30 SEC W 128.97 FT TO POB BEING LOT 210 OF UNREC CYPRESSWOOD PATIO HOMES

Neighborhood Boundaries and Description

THE SUBJECT IS LOCATED IN THE CYPRESSWOOD GOLF AND COUNTRY CLUB AREA APPROXIMATELY ONE MILE WEST OF U.S.HIGHWAY 27 AND JUST SOUTH OF COUNTY ROAD 542. STATE ROAD 540 IS TWO AND ONE-HALF MILES TO THE SOUTH AND INTERSTATE 4 IS APPROXIMATELY 20 MILES NORTH OFF U.S.HIGHWAY 27.

CYPRESSWOOD HAS A GOLF COURSE AND TENNIS COURTS AVAILABLE THROUGH MEMBERSHIP. HOMEOWNERS ASSOCIATION FEES MAINTAIN THE PRIVATE ROADS, STREET LIGHTING, COMMON AREAS ALONG THE ROADWAYS AND 24-HOUR MANNED GUARD AND TRAFFIC CONTROL GATE.

THE AREA IS WELL ACCEPTED IN THE MARKET PLACE HAVING FOUR PHASES OF PATIO HOMES, TWO PHASES OF GOLF AND TENNIS VILLAS AND THREE PHASES OF SINGLE FAMILY HOMES. UNTIL APPROXIMATELY TEN YEARS AGO, THERE WERE NO GOLF COURSE COMMUNITIES SIMILAR TO CYPRESSWOOD IN THE WINTER HAVEN AREA OTHER THAN THE GRENELEFE GOLF AND TENNIS RESORT LOCATED OUTSIDE THE HAINES CITY AREA APPROXIMATELY SEVEN MILES FROM CYPRESSWOOD WHICH IS GOING THROUGH SEVERAL TRANSITIONS. THERE ARE, OF COURSE, OTHER GOLF COURSES, BUT NONE HAVE HAD HOMES BUILT ALONG THE FAIRWAYS AND/OR MARKETED AS GOLF COURSE COMMUNITIES UNTIL RECENTLY...THERE IS NOW A GOLF COURSE CALLED SOUTHERN DUNES WHICH OFFERS SINGLE FAMILY FAIRWAY HOMES IN THE HAINES CITY AREA FIVE MILES NORTH OF CYPRESSWOOD WITH SINGLE FAMILY HOMES ON FAIRWAY LOTS. THE LAKE ASHTON DEVELOPMENT IS ALSO A GOLF COURSE COMMUNITY WITH SIMILAR PROPERTIES TO CYPRESSWOOD, HAVING PATIO HOMES ON FAIRWAY LOTS, A LARGE CLUBHOUSE, POOL AND TENNIS. LAKE ASHTON HOMEOWNERS PAY A PREMIUM FOR THE "LIFESTYLE" BEING PURCHASED. LAKE ASHTON IS A 55+ COMMUNITY AND OFFERS A VARIETY OF ACTIVITIES AND VARIOUS TYPE RESIDENTIAL PROPERTIES INCLUDING RECREATION VEHICLE-PORT HOMES, OFFERING THOSE HOMEOWNERS HUGE GARAGE BAYS IN WHICH TO PARK THEIR CLASS A MOTORCOACHES. RIDGEWOOD LAKES GOLFING COMMUNITY OFFERS WHITE HERON GOLF COURSE AND IS APPROXIMATELY 15 MILES NORTH OF CYPRESSWOOD, JUST SOUTH OF INTERSTATE 4 AND THE HIGHLANDS RESERVE GOLF COURSE AND VACATION HOME DEVELOPMENT IS FOUND NORTH OF INTERSTATE 4.

Neighborhood Market Conditions

MARKET CONDITIONS IN THE SUBJECT MARKET HAVE SEEN A SLOWING OF HOUSING IN THE AREA DUE TO PRICES AND HIGHER INTEREST RATES SINCE THE 2023 FEDERAL RESERVE RATE INCREASES. DUE TO THE OVER SUPPLY OF PROPERTIES IN THIS CENTRAL FLORIDA AREA, THE MARKET IS CONSIDERED TO BE A BUYERS' MARKET. HIGHER PRICED PROPERTIES ARE FOUND ON GOLF COURSE SITES WHICH ARE CONSIDERED TO BE PREMIUM AS THERE ARE NO "BACK YARD" NEIGHBORS.

RESEARCH FOR THIS ASSIGNMENT INCLUDED SEARCHING WITHIN THE RADIUS OF PATIO HOME PHASES FOR SINGLE FAMILY RESIDENTIAL PROPERTIES IN THE SUBJECT MARKET AREA BETWEEN THE DATES 01/2025 - 02/2026, SHOWN AS ACTIVE OR PENDING WITH HEATED AREA BETWEEN 1400-2100 SF . THE FOLLOWING IS REFLECTING THE STATISTICS RETURNED FROM THIS SEARCH:

PRIOR 7-12 MONTHS (02/2025-08/2025)

TOTAL # OF COMPARABLE SALES (SETTLED)	13
ABSORPTION RATE (TOTAL SALES/MONTHS)	2.17
TOTAL # OF COMPARABLE ACTIVE LISTINGS	6
MONTHS OF HOUSING SUPPLY (LIST/AB RATE)	2.77
MEDIAN COMPARABLE SALE PRICE	\$292,500
MEDIAN COMPARABLE SALES DOM	47
MEDIAN COMPARABLE LIST PRICE (LISTINGS)	\$312,450
MEDIAN COMPARABLE LISTINGS DOM (LISTINGS)	196
MEDIAN SALE PRICE/MEDIAN LIST PRICE %	94.66%

ADDENDUM

Client: THOMAS GRAUER JR	File No.: 730 Canberra
Property Address: 730 CANBERRA ROAD	Case No.:
City: WINTER HAVEN	State: FL Zip: 33884

PRIOR 4-6 MONTHS (08/2025-11/2025)

TOTAL # OF COMPARABLE SALES (SETTLED)	2
ABSORPTION RATE (TOTAL SALES/MONTHS)	0.67
TOTAL # OF COMPARABLE ACTIVE LISTINGS	9
MONTHS OF HOUSING SUPPLY (LIST/AB RATE)	13.50
MEDIAN COMPARABLE SALE PRICE	\$322,000
MEDIAN COMPARABLE SALES DOM	55
MEDIAN COMPARABLE LIST PRICE (LISTINGS)	\$278,500
MEDIAN COMPARABLE LISTINGS DOM (LISTINGS)	131
MEDIAN SALE PRICE/MEDIAN LIST PRICE %	97.74%

CURRENT - 3 MONTHS (11/2025-02/2026)

TOTAL # OF COMPARABLE SALES (SETTLED)	5
ABSORPTION RATE (TOTAL SALES/MONTHS)	1.67
TOTAL # OF COMPARABLE ACTIVE LISTINGS	9
MONTHS OF HOUSING SUPPLY (LIST/AB RATE)	5.40
MEDIAN COMPARABLE SALE PRICE	\$252,500
MEDIAN COMPARABLE SALES DOM	108
MEDIAN COMPARABLE LIST PRICE (LISTINGS)	\$315,500
MEDIAN COMPARABLE LISTINGS DOM (LISTINGS)	97
MEDIAN SALE PRICE/MEDIAN LIST PRICE %	97.15%

ACTIVE LISTINGS INCLUDE:

4 - 2 BR HOMES NO GOLF COURSE SITES
 5 - 3 BR HOMES (3 OF WHICH ARE FOUND ON GOLF COURSE SITES)
 ACTIVE LISTINGS RANGE FROM \$234,500 - \$367,000

PENDING LISTINGS INCLUDE:

3 - 2 BR HOMES NO GOLF COURSE SITES
 PENDING LISTINGS RANGE FROM \$210,000 - \$249,900

SOLD LISTINGS INCLUDE:

7 - 2 BR HOMES (1 GOLF COURSE SITES)
 13 - 3 BR HOMES (4 OF WHICH ARE FOUND ON GOLF COURSE SITES)
 SOLD LISTINGS RANGE FROM \$222,000 - \$370,000

****ONE PROPERTY OFF THE GOLF COURSE WAS FOUND PURCHASED BY AN INVESTOR 3/14/2025 FOR \$225,000 AND A SUBSEQUENT SALE WAS SHOWN 9/3/2025 FOR \$329,000 HAVING BEEN COMPLETELY REMODELED.**

Highest and Best Use

THE SUBJECT AS IMPROVED IS A LEGALLY PERMISSIBLE USE BASED ON ITS CURRENT ZONING. ALSO, THE LOT SIZE, SHAPE, PHYSICAL CONDITION AND LAND-TO-BUILDING RATIO ALLOW THE PRESENT STRUCTURE AND INDICATE A GOOD UTILIZATION OF THE IMPROVEMENTS. BASED ON CURRENT MARKET CONDITIONS, THE PRESENT USE AND STRUCTURE AS A SINGLE FAMILY RESIDENCE IS ITS FINANCIALLY FEASIBLE AND MAXIMALLY PRODUCTIVE USE.

Additional Features

THERE IS A SMALL COVERED ENTRY AREA, FOYER, LIVING ROOM, DINING AREA, KITCHEN WITH NOOK, VINYL WINDOW ENCLOSED PORCH WITH RIVER ROCK ON SLAB OVERLOOKING THE 17TH FAIRWAY ON THE CYPRESSWOOD GOLF COURSE. THE HOME OFFERS TWO BEDROOMS, TWO FULL BATHS, A LAUNDRY AREA IN THE TWO CAR GARAGE WHICH ALSO HAS A UTILITY SINK AND DROP-STAIR ACCESS TO ATTIC.

Quality and Condition of Property

THE HOME APPEARS TO BE IN AVERAGE CONDITION HAVING BEEN CONSTRUCTED IN 1985 (41 YEARS ACTUAL AGE) WITH AN EFFECTIVE AGE OF 30 YEARS. WHILE VARIOUS AREAS IN THE HOME ARE DATED (MICA COUNTERS AT KITCHEN COUNTER TOPS, AND HALL BATH, THE HOME APPEARS TO HAVE HAD TYPICAL MAINTENANCE AND ACCORDING TO A NOTICE OF COMMENCEMENT, THE ROOF WAS INSTALLED IN MAY, 2019 (ORB:10849/0243). WOOD FLOORING HAS BEEN INSTALLED THROUGH MUCH OF THE HOME, UPDATED 20" TILE FLOORING IS FOUND IN THE KITCHEN AND THE MASTER SHOWER ROOM APPEARS TO HAVE BEEN UPDATED ESTIMATED WITHIN THE PAST 10-15 YEARS. THE WATER HEATER APPEARS TO HAVE A 2015 DATE ON THE LABEL AND THE AIR CONDITIONER MAY HAVE BEEN INSTALLED IN 2021 BASED ON STICKER FOUND ON COMPRESSOR...THESE UPDATES NEED TO BE CONFIRMED AS THE OWNER HAS NOT OCCUPIED THE HOME AND THE CLIENT HAS NO KNOWLEDGE AS TO THE AGE OF THESE ITEMS. A HOME INSPECTION IS RECOMMENDED TO CONFIRM.

ADDENDUM

Client: THOMAS GRAUER JR	File No.: 730 Canberra
Property Address: 730 CANBERRA ROAD	Case No.:
City: WINTER HAVEN	State: FL Zip: 33884

Comments on Sales Comparison

THE MARKET APPROACH TO VALUE IS A PROCESS OF COMPARING THE MARKET DATA, THAT IS, THE PRICES PAID FOR SIMILAR PROPERTIES, PRICES ASKED BY OWNERS AND OFFERS MADE BY PROSPECTIVE PURCHASERS WILLING TO BUY. IT IS THE PROCESS OF COMPARING THIS MARKET DATA WITH THE SUBJECT PROPERTY IN RELEVANT FORM. THE KEY TO THE MARKET APPROACH TO VALUE IS THE AVAILABILITY OF SALES DATA, INFORMATION ON RECENT SALES OF SIMILAR PROPERTIES HAVING SIMILAR PHYSICAL QUALITIES, LOCATION QUALITIES, ETC.

BECAUSE NO TWO PROPERTIES ARE EVER EXACTLY ALIKE, THE TERMS AND CONDITIONS OF EACH SALE OFTEN VARY FROM ONE TO ANOTHER. ADJUSTMENTS ARE MADE FOR THESE DIFFERENCES, COMPARING THEM IN KIND WITH THE SUBJECT PROPERTY. VARIOUS UNITS OF COMPARISON CAN BE EMPLOYED, SOME DEPENDENT UPON THE UNIT OF COMPARISON CONSIDERED THE BEST INDICATOR BY THE MARKET AS TO HOW PROPERTIES ARE BOUGHT AND SOLD WITHIN A GIVEN AREA. SUCH UNITS OF COMPARISON MAY INCLUDE SALE PRICE PER SQUARE FOOT OF LAND INCLUDING IMPROVEMENTS, SALES PRICE PER SQUARE FOOT OF BUILDING INCLUDING OR EXCLUDING LAND, SALE PRICE AS RELATED TO GROSS INCOME AS OF THE DATE OF THE SALE AND MANY OTHER UNITS OF COMPARISON DEPENDING UPON THE TYPE OF PROPERTY BEING APPRAISED.

WITH RESPECT TO THE SUBJECT PROPERTY, IN ANALYZING A NUMBER OF RECENT IMPROVED SALES, THE APPRAISER FOUND THE BEST UNIT OF COMPARISON TO THE SUBJECT WAS THE SQUARE FOOTAGE, AGE, LOCATION AND QUALITY TO THE SUBJECT. THE APPRAISER CAREFULLY RESEARCHED MARKET SOURCES IN ORDER TO LOCATE SALES OF COMPARABLE HOMES IN THE SURROUNDING MARKET AREA WITH SIMILAR ATTRIBUTES AND ADJUSTING FOR VARIOUS DIFFERENCES. BEDROOM COUNT IS NOT A SEPARATE ADJUSTMENT AS OFTEN TIMES, A DEN MAY BE USED AS A BEDROOM, OR A FAMILY ROOM CONVERTED INTO A BEDROOM. THE LIVING AREA SQUARE FOOTAGE IS AN ADJUSTING FEATURE RATHER THAN THE ACTUAL NUMBER OF BEDROOMS AND AS SHOWN IN THE SALES GRID.

COMPARABLE SALE #1 IS A 2 BEDROOM/2 BATH ON A GOLF COURSE LOT AND IS AN OLDER HOME WITH AN ENCLOSED PORCH THAT HAD ACCORDING TO THE LISTING AGENT, A "SEPARATE THERMOSTAT" TO INCLUDE IN THE LIVING AREA". IN CONVERSATION WITH THE AGENT, SHE INDICATED "UPDATED NEW WINDOWS" AND "...THE REST PRETTY MUCH WAS ORIGINAL...". ORIGINALLY LISTED FOR \$279,900 IN JUNE, 2025, THE LIST PRICE WAS REDUCED A FEW TIMES TO A FINAL LIST OF \$259,900 AND JUST SOLD AFTER 195 DAYS FOR \$249,900 IN JANUARY, 2026. LISTING AGENT REMARKS INCLUDED "...PRICE SLASHED AND READY TO SELL!! UPDATED AND BEAUTIFULLY MAINTAINED 2BD/2BATH PLUS BONUS ROOM. DEFINITELY ONE OF THE LOVELIEST HOUSES IN CYPRESSWOOD. GOLF AND COUNTRY CLUB LOCATED ON THE 11TH TEE. THE HOME OFFERS EXCEPTIONAL VIEWS OF THE FAIRWAY. MATURE LANDSCAPING AND CIRCULAR PAVED DRIVEWAY. WELCOME YOUR BUYER TO THIS BEAUTIFUL, MAINTAINED HOME. LARGE LIVING ROOM AND ADJACENT DINING ROOM OFFERS AMPLE ROOM FOR FURNISHINGS. THE BONUS ROOM COULD BE USED AS AN OFFICE OR AN ADDITIONAL SPACE FOR COMPANY AND/OR FAMILY. DISCLAIMER-MEASUREMENTS ARE APPROXIMATE..." THE APPRAISER LOCATED A NOTICE OF COMMENCEMENT FOR ADDING A NEW ROOF IN OCTOBER, 2022. A TRANSFER TO A TRUST WAS RECORDED MARCH, 2024 (ORB:13155/1678).

COMPARABLE SALE #2 IS NOT ON A GOLF COURSE LOT, HAS FEW UPDATES, BATHS APPEAR ORIGINAL AS DOES THE KITCHEN EXCEPT THE STAINLESS APPLIANCES. THERE ARE WOOD FLOORS THROUGHOUT AND THERE IS AN ENCLOSED PORCH (NOT INCLUDED IN THE LIVING AREA SQUARE FOOTAGE) AND AN OPEN PATIO AT THE REAR. LISTING REFERS TO A ROOF INSTALLED IN 2010 AND AIR CONDITIONING REPLACED IN 2016. LISTING REMARKS INCLUDE "...Sited In the desirable golfing community of Cypresswood Golf & Country Club is this charming Patio Home featuring a desirable split-bedroom floor plan with two generously sized bedrooms. As you enter the home, you'll be greeted by a charming side entry porch enhanced with a leaded glass door. The bright and cheerful living room boasts large windows and hardwood flooring, creating an inviting space. The formal dining room is perfect for entertaining, with an easy flow from both the living and kitchen areas. Solid surface flooring and crown molding are featured throughout the home, adding a touch of elegance. The eat-in kitchen offers wood cabinetry, a closet pantry, a gas range, and an upgraded stainless steel appliance package. A glass sliding door from the kitchen brings the outdoors in, providing access to the Florida Room. The primary bedroom suite includes a walk-in closet and an ensuite bath, complete with two linen closets, a single vanity, and a water closet with a walk-in shower. The Florida Room is a perfect retreat to enjoy scenic views year-round, with five glass sliding doors providing seamless access to the patio, an ideal space to relax and unwind. Additional amenities include: Irrigation System, Gutters, Architectural Shingles, Pull-down Attic Stairs, Washer & Gas Dryer, Gas Water Heater and a 2-Car Garage. Cypresswood Golf & Country Club offers an array of amenities, including an 18-hole golf course, clubhouse, pro shop, lounge, wellness center, tennis courts, and a swimming pool. This ideal location is conveniently close to shopping, restaurants, and Legoland, making it the perfect choice for those seeking both luxury and convenience..." ORIGINAL LISTING 12/12/2025 FOR \$239,500 AND WAS ONLY ON THE MARKET 17 DAYS TO CONTRACT AND CLOSED JANUARY 15, 2026 FOR \$222,000 AS A CASH TRANSACTION. THIS PROPERTY WAS IN AN ESTATE AND TRANSFERRED IN AUGUST, 2025 BY PERSONAL REPRESENTATIVE DISTRIBUTIVE DEED (ORB:13669/1411).

COMPARABLE SALE #3 IS ANOTHER 2 BEDROOM, 2 BATH HOME THAT HAS HAD FEW UPDATES BASED ON INTERIOR PHOTOS IN THE LISTING. ORIGINALLY LISTED FOR \$252,500 NOVEMBER 19, 2025 AND WAS ONLY ON THE MARKET TWO DAYS TO CONTRACT. PRIOR SALES HISTORY FOR THIS PROPERTY INCLUDES A CANADIAN OWNER SELLING TO AN INVESTOR FROM OUT OF STATE FOR \$140,000 (ORB:13752/0908) THE RECENT PURCHASE WAS FROM THE INVESTOR FIRM AND CLOSED DECEMBER 30, 2025 FOR \$252,500 AND A SELLER CREDIT IS SHOWN IN THE AMOUNT OF \$1000. LISTING REMARKS INCLUDED "...Located on a cul-de-sac, this 2

ADDENDUM

Client: THOMAS GRAUER JR	File No.: 730 Canberra
Property Address: 730 CANBERRA ROAD	Case No.:
City: WINTER HAVEN	State: FL Zip: 33884

bedroom home overlooks a greenspace "...BACKS TO CYPRESSWOOD BOULEVARD..." and the golf course beyond. NEW INTERIOR AND EXTERIOR PAINT, NEW STAINLESS APPLIANCES, NEW FLOORING AND LIGHTING. Many quality upgrades performed over the past few years include windows, House re-piped 2021, New water heater 2021, New Electric breakers 2023, New AC/Heat Pump 2023, New roof 2024, New dishwasher 2024. This well maintained home is located in Cypresswood Golf and Country Club in Southeast Winter Haven and the front yard sits directly across from an undeveloped island so it affords the feeling of a much larger yard without all of the extra lawn maintenance to worry about. Enjoy morning sunrises from the family room and relaxing or alfresco dining in the courtyard. Patio furniture and large planters in the courtyard are included. Included with your HOA dues are access to the community pool, clubhouse and tennis courts. Listing agent has an ownership interest..." THE ENCLOSED PORCH HAS CENTRAL HEAT AND AIR DUCT WORK AND IS INCLUDED IN THE LIVING AREA.

AN ADDITIONAL SALE IS PROVIDED TO FURTHER ASSIST THE READER IN UNDERSTANDING THE MARKET IN THIS PATIO HOME PHASE OF THE CYPRESSWOOD DEVELOPMENT. COMPARABLE SALE #4 IS ALSO A GOLF COURSE FRONTAGE PROPERTY THAT HAD BEEN PURCHASED IN MAY, 2022 FOR \$299,000 WITH ORIGINAL CABINETRY, TILE FLOORS, DROP CEILING AT KITCHEN AND ORIGINAL BATHS. ENCLOSED PORCH IS VENTED AND INCLUDED IN THE LIVING AREA AND THERE IS A SCREENED PORCH AT THE REAR OF THE HOME. THE CURRENT SALE BEGAN AS A LISTING IN OCTOBER, 2024 FOR \$330,000, REDUCED TO \$325,000 IN NOVEMBER, 2024 AND REDUCED AGAIN IN MARCH, 2025 TO \$320,000. A NEW LISTING AGENT AND BROKERAGE BEGAN THE LISTING IN APRIL, 2025 FOR \$320,000 AND A PENDING CONTRACT IS SHOWN JUNE 30, 2025 AND CLOSED JULY 31, 2025 FOR \$310,000 WITH CONVENTIONAL FINANCING. THE LISTING REMARKS INCLUDED "...Seller Motivated!! Welcome to 571 St Andrews Rd in Winter Haven, a beautifully updated 3-bedroom, 2-bathroom home in the highly sought-after Cypresswood Golf & Country Club, a gated community...This 1,872 sq. ft. residence features an open-concept, split-bedroom floor plan designed for comfort and functionality. The stunning 2022 kitchen boasts solid wood, soft-close cabinets, granite countertops, and newer appliances (2022). The electric stove can also be converted to gas for added convenience. Enjoy breathtaking views of the 11th fairway from the spacious 15' x 29' tiled back patio—an ideal space for relaxing or entertaining. Lush landscaping enhances the serene ambience of the outdoor area. A key feature of this home is the Hunter Irrigation system with dual water meters. This setup significantly reduces your water bill for irrigation, making it easier and more affordable to keep your yard beautifully green year-round. This home offers numerous upgrades, including a gas water heater (2022) and a (2023) updated AC and air handler with a micro vent, serviced annually for efficiency. Roof replaced in (2016). Ceramic tile flooring runs throughout the home. The oversized 20' x 27' two-car garage features an updated sliding screen door, garage door opener, and a laundry area with a wash tub. Additional smart-home features include a Honeywell thermostat with three remote-operated zones, a Blink doorbell, and four exterior security cameras. Homeowner is also providing a 1-year Gold Package Home Warranty through HWA Home Warranties of America with the purchase of this home! Cypresswood provides an exceptional lifestyle with an 18-hole golf course, community pool, fitness center, clubhouse, and restaurant. This golf cart-friendly and walkable neighborhood offers both activity and tranquility. Move-in ready and filled with modern upgrades, this home is a must-see!..."

Income Approach Comments

THE INCOME APPROACH IS NOT DEVELOPED DUE TO THE LACK OF RELIABLE MARKET RENT DATA AND WOULD NOT LEND A CREDIBLE RESULT AS MOST HOMES IN THIS AREA ARE OWNER OCCUPIED AND NOT PURCHASED FOR RENTAL INCOME PURPOSES.

Final Reconciliation

THE VALUE OPINION TO BE DEVELOPED IS MARKET VALUE AND IN ACCORDANCE WITH USPAP STANDARDS RULE 1-5 (b), THE APPRAISER HAS ANALYZED ALL SALES OF THE SUBJECT PROPERTY THAT OCCURRED WITHIN THE THREE (3) YEARS PRIOR TO THE EFFECTIVE DATE OF THE APPRAISAL. FURTHER, AS STATED IN USPAP STANDARDS RULE 1-6, IN DEVELOPING THE REAL PROPERTY APPRAISAL, THE APPRAISER RECONCILED THE QUALITY AND QUANTITY OF DATA AVAILABLE AND ANALYZED WITH THE APPROACHES USED; AND RECONCILED THE APPLICABILITY AND RELEVANCE OF THE APPROACHES, METHODS AND TECHNIQUES USED TO ARRIVE AT THE VALUE CONCLUSION(S).

LIMITED OBSERVATION

Client: THOMAS GRAUER JR	File No.: 730 Canberra
Property Address: 730 CANBERRA ROAD	Case No.:
City: WINTER HAVEN	State: FL Zip: 33884

DUE TO THE LIMITED EXTENT OF THE APPRAISER'S OBSERVATION OF THE PROPERTY, IT IS ASSUMED THAT ALL MAJOR COMPONENTS OF THE SUBJECT, AND COMPARABLES, ARE BUILT TO COMMUNITY STANDARDS TYPICAL OF THE ERA WHEN THE IMPROVEMENTS WERE BUILT OR UPDATED. WE DO NOT RESEARCH BUILDING PERMITS, WELL OR SEWAGE DISPOSAL INFORMATION. WE DO NOT KNOW IF BUILDING PERMITS WERE OBTAINED OR WHAT BUILDING CODES WERE IN EFFECT AT THE TIME OF THE IMPROVEMENT'S CONSTRUCTION OR MODIFICATION. NO VERIFICATION OF BUILDING OR LAND USE PERMITS IS PERFORMED. WE ASSUME THAT ALL HIDDEN COMPONENTS (INCLUDING BUT NOT LIMITED TO FRAMING, FOUNDATION, PLUMBING, ELECTRICAL, INSULATION, HVAC SYSTEMS) EXIST, WERE BUILT TO LOCAL STANDARDS AND ARE IN WORKING ORDER. TYPICALLY, CRAWL SPACES AND ATTICS ARE NOT ENTERED OR VIEWED. IT IS ASSUMED THAT THERE ARE NO STRUCTURAL DEFECTS HIDDEN BY FLOOR OR WALL COVERINGS AND THAT ALL MECHANICAL EQUIPMENT, APPLIANCES, ELECTRICAL COMPONENTS, AND ROOFING ARE FUNCTIONAL. IF THE CLIENT HAS ANY QUESTIONS REGARDING THESE ITEMS, IT IS THE CLIENT'S RESPONSIBILITY TO ORDER THE APPROPRIATE INSPECTIONS. THE APPRAISAL DOES NOT SERVE AS A WARRANTY OF THE COMPLETE CONDITION OF THE PROPERTY.

SUBJECT PROPERTY PHOTO ADDENDUM

Client: THOMAS GRAUER JR	File No.: 730 Canberra
Property Address: 730 CANBERRA ROAD	Case No.:
City: WINTER HAVEN	State: FL Zip: 33884



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: February 9, 2026
Appraised Value: \$ 275,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: THOMAS GRAUER JR	File No.: 730 Canberra
Property Address: 730 CANBERRA ROAD	Case No.:
City: WINTER HAVEN	State: FL Zip: 33884



COMPARABLE SALE #1

381 TROON CT
WINTER HAVEN, FL 33884
Sale Date: s01/26;c12/25
Sale Price: \$ 249,900



COMPARABLE SALE #2

466 MUIRFIELD CT
WINTER HAVEN, FL 33884
Sale Date: s01/26;c12/25
Sale Price: \$ 222,000



COMPARABLE SALE #3

426 GLENEAGLES CT
WINTER HAVEN, FL 33884
Sale Date: s12/25;c11/25
Sale Price: \$ 252,500

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: THOMAS GRAUER JR	File No.: 730 Canberra
Property Address: 730 CANBERRA ROAD	Case No.:
City: WINTER HAVEN	State: FL Zip: 33884



COMPARABLE SALE #4

571 SAINT ANDREWS RD
WINTER HAVEN, FL 33884
Sale Date: s07/25;c06/25
Sale Price: \$ 310,000

COMPARABLE SALE #5

Sale Date:
Sale Price: \$

COMPARABLE SALE #6

Sale Date:
Sale Price: \$

ADDITIONAL SUBJECT PHOTOS

Client: THOMAS GRAUER JR	File No.: 730 Canberra
Property Address: 730 CANBERRA ROAD	Case No.:
City: WINTER HAVEN	State: FL Zip: 33884



GOLF COURSE VIEW AT REAR



SIDE VIEW



SIDE VIEW



GARAGE



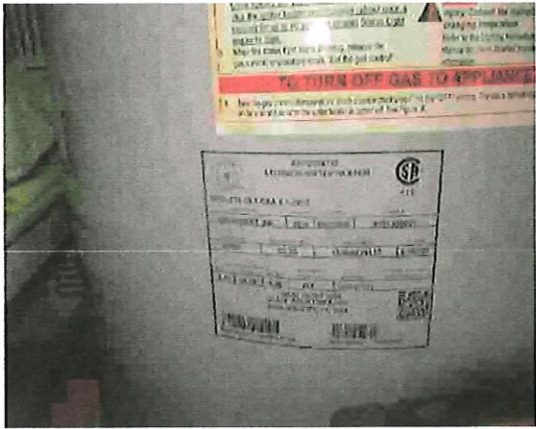
LAUNDRY AREA AND UTILITY SINK AT GARAGE



MECHANICALS AT GARAGE

ADDITIONAL SUBJECT PHOTOS

Client: THOMAS GRAUER JR	File No.: 730 Canberra
Property Address: 730 CANBERRA ROAD	Case No.:
City: WINTER HAVEN	State: FL Zip: 33884



WATER HEATER



AIR HANDLER



GARAGE STORAGE



FRONT BEDROOM



HALL BATH



KITCHEN NOOK

Client: THOMAS GRAUER JR	File No.: 730 Canberra
Property Address: 730 CANBERRA ROAD	Case No.:
City: WINTER HAVEN	State: FL Zip: 33884



DISHWASHER LABEL



KITCHEN



DINING AREA



LIVING ROOM



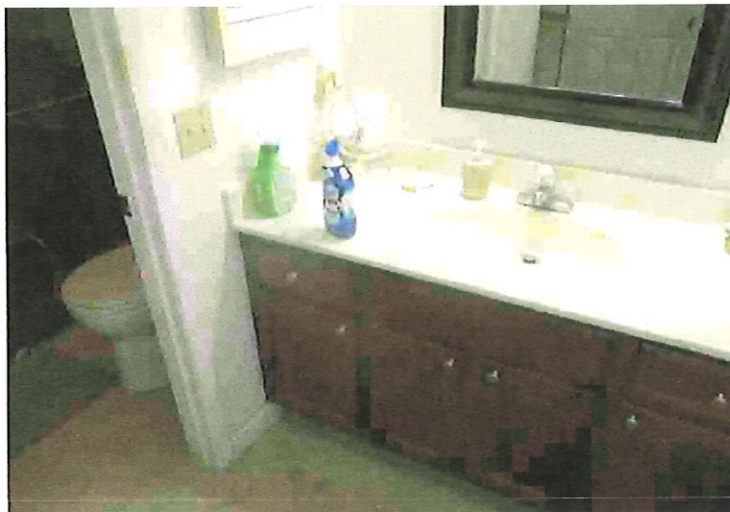
VINYL WINDOW ENCLOSED PORCH



MASTER BATH SHOWER SPACE

ADDITIONAL SUBJECT PHOTOS

Client: THOMAS GRAUER JR	File No.: 730 Canberra
Property Address: 730 CANBERRA ROAD	Case No.:
City: WINTER HAVEN	State: FL Zip: 33884



MASTER BATH VANITY

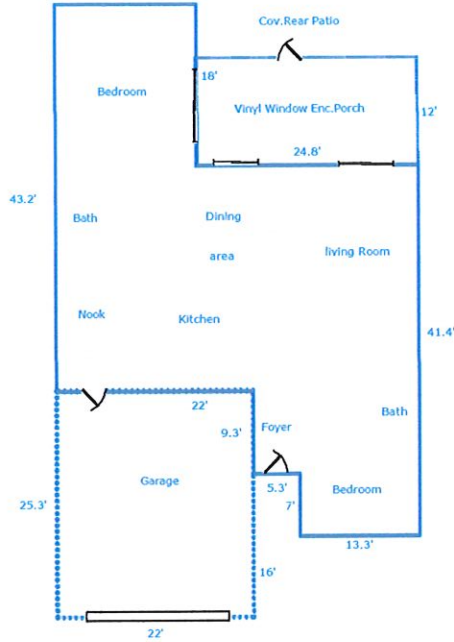


MASTER BEDROOM

INTENTIONALLY LEFT BLANK

FLOORPLAN SKETCH

Client: THOMAS GRAUER JR	File No.: 730 Canberra
Property Address: 730 CANBERRA ROAD	Case No.:
City: WINTER HAVEN	State: FL Zip: 33884



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1570.87	1570.87
GAR	Garage	555.50	555.50
P/P	Vinyl Window Enc Prc	297.60	297.60

LIVING AREA BREAKDOWN			
	Breakdown		Subtotals
First Floor			
0.5 x	25.2 x	0.0	0.22
	9.3 x	18.6	171.87
	18.0 x	15.8	284.40
	40.6 x	25.2	1020.96
	7.0 x	13.3	93.31
0.5 x	18.0 x	0.0	0.11

Net LIVABLE Area

(rounded)

1571

6 Items

(rounded)

1571

DIMENSION LIST ADDENDUM

Client: THOMAS GRAUER JR	File No.: 730 Canberra
Property Address: 730 CANBERRA ROAD	Case No.:
City: WINTER HAVEN	State: FL Zip: 33884

GROSS BUILDING AREA (GBA)		1,571	
GROSS LIVING AREA (GLA)		1,571	
Area(s)	Area	% of GLA	% of GBA
Living	1,571		100.00
Level 1	1,571	100.00	100.00
Level 2	0	0.00	0.00
Level 3	0	0.00	0.00
Other	298	18.97	18.97
Basement <input type="checkbox"/>	0		
Garage <input type="checkbox"/>	556		

Area Measurements				Area Type					
Measurements	Factor	Total		Level 1	Level 2	Level 3	Other	Bsmt.	Garage
0.02 x 25.17 x 0.50 =		0.22		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18.58 x 9.25 x 1.00 =		171.87		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.80 x 18.00 x 1.00 =		284.40		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25.17 x 40.56 x 1.00 =		1,020.96		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.33 x 7.00 x 1.00 =		93.31		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
0.01 x 18.00 x 0.50 =		0.11		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22.00 x 25.25 x 1.00 =		555.50		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x x x =				<input type="checkbox"/>					

PLAT MAP

Client: THOMAS GRAUER JR
Property Address: 730 CANBERRA ROAD
City: WINTER HAVEN

File No.: 730 Canberra
Case No.:
State: FL Zip: 33884

730 CANBERRA PLAT



- Waterbodies
- Municipal Boundaries
- Parcels
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- HALFFOOT2023
- RGB
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

0 110 220 440 Feet

All notes and graphics used for illustrative purposes only. They are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."



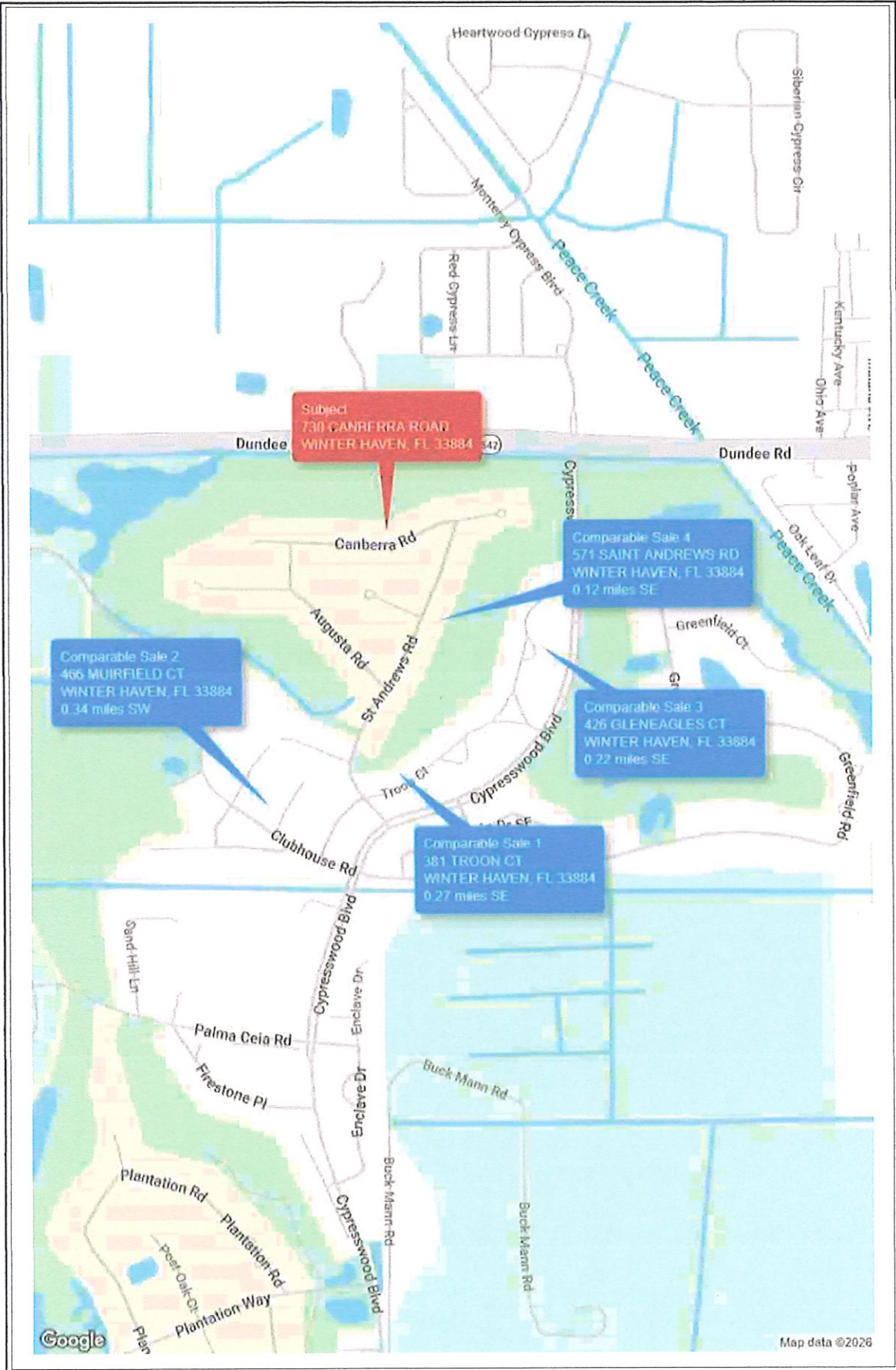
Polk County Property Appraiser
Polk County, Florida
February 11, 2020



LOCATION MAP

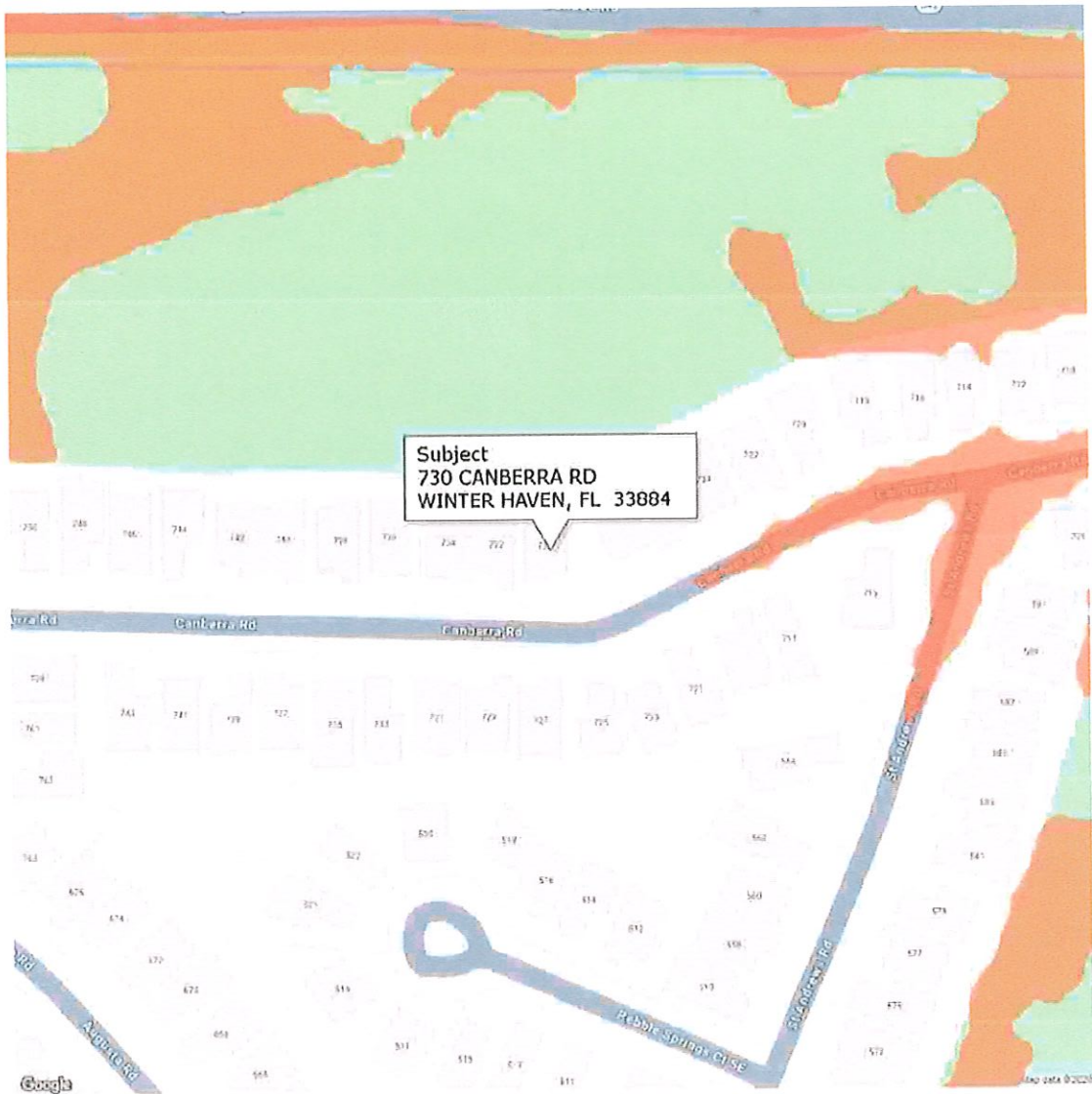
Client: THOMAS GRAUER JR
Property Address: 730 CANBERRA ROAD
City: WINTER HAVEN

File No.: 730 Canberra
Case No.:
State: FL Zip: 33884



FLOOD MAP

Client: THOMAS GRAUER JR	File No.: 730 Canberra
Property Address: 730 CANBERRA ROAD	Case No.:
City: WINTER HAVEN	State: FL Zip: 33884



Subject
730 CANBERRA RD
WINTER HAVEN, FL 33884

FLOOD INFORMATION

Community: Polk County
 Property is NOT in a FEMA Special Flood Hazard Area
 Map Number: 12105C0369G
 Panel: 12105C0369
 Zone: X
 Map Date: 12-22-2016
 FIPS: 12105
 Source: FEMA DFIRM

LEGEND

- = FEMA Special Flood Hazard Area - High Risk
- = Moderate and Minimal Risk Areas
- Road View:**
- = Forest
- = Water

Sky Flood™

No representation or warranty is made by any party concerning the content, accuracy or completeness of the flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

APPRAISER RESUME

Client: THOMAS GRAUER JR	File No.: 730 Canberra
Property Address: 730 CANBERRA ROAD	Case No.:
City: WINTER HAVEN	State: FL Zip: 33884

Patricia K. (Pat) Reass - Cert Res RD382

Mrs. Reass formed Kathman Realty, Inc., (d.b.a. APPRAISAL GROUP) in 1986. While licensed as a Real Estate Broker, her primary focus since inception of the company has been the appraisal of residential properties.

She holds a State of Florida Real Estate Broker license and is one of the first women in the area to become a State-Certified Residential Appraiser (RD382). Pat is also recognized as an approved FIA Roster Appraiser .

Mrs. Reass was a State Permitted Appraisal Instructor (1992-2020) and authored a continuing education class for Real Estate Licensees entitled "Demystifying the Appraisal Process". Pat taught this continuing ed class for independent franchise operations throughout the state of Florida, as well as various associations of Realtors in Florida. She was a featured presenter at the "Triple Play Realtor Convention" in Atlantic City, New Jersey, sharing her knowledge of the industry and appraisal environment for real estate licensees in the New York, New Jersey and Pennsylvania associations of Realtors.


Pat is a Past President of the East Polk County Association of Realtors and former District 10 Vice President for the Florida Association of Realtors. She has also chaired the Florida Realtor Appraisal Council.

Additionally, Mrs. Reass serves as a highly qualified review appraiser for many local and nationwide lenders and has served as an expert court witness in the Tenth Judicial Circuit Court.

Community service is important to Pat. She and her husband helped start a soup kitchen at their church and every Saturday since 2004, the soup kitchen serves between 80-125 hungry folks. Pat Reass was honored by the local Girls, Inc. association with the "She Knows Where She is Going" award as a leader and mentor to young girls and women.

APPRAISER'S LICENSE

Client: THOMAS GRAUER JR	File No.: 730 Canberra
Property Address: 730 CANBERRA ROAD	Case No.:
City: WINTER HAVEN	State: FL Zip: 33884

Ron DeSantis, Governor	Melanie S. Griffin, Secretary
STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION FLORIDA REAL ESTATE APPRAISAL BD	
LICENSE NUMBER: RD382	EXPIRATION DATE: NOVEMBER 30, 2026
THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES	
REASS, PATRICIA KAY 756 CANBERRA ROAD WINTER HAVEN FL 33884	
ISSUED: 11/01/2024	Always verify licenses online at MyFloridaLicense.com Do not alter this document in any form. This is your license. It is unlawful for anyone other than the licensee to use this document.