

APPRAISAL OF REAL PROPERTY



LOCATED AT

3233 64th St SW
Naples, FL 34105
Golden Gate Est Unit 29 S 150Ft Of Tr 92 Or 1163 Pg 124

FOR

Foundation Mortgage Corporation
1680 Michigan Ave, Ste 700, Miami Beach, FL, 33139

OPINION OF VALUE

4,135,000

AS OF

08/02/2026

BY

Frank Costa
Landmade Corp.
10312 SW 104 Place
Miami, FL 33186
(786)972-5068
landmadecorp@gmail.com

Borrower	Rnv Investments Llc	File No.	08-363-2026
Property Address	3233 64th St SW		
City	Naples	County	Collier
		State	FL
		Zip Code	34105
Lender/Client			

TABLE OF CONTENTS

Cover Page	1
Table of Contents	2
Appraiser Independence Certification	3
URAR	4
URAR	5
URAR	6
URAR	7
URAR	8
URAR	9
Additional Comparables 4-6	10
General Text Addendum	11
Subject Photos	13
Interior Photos	14
Interior Photos	15
Interior Photos	16
Interior Photos	17
Photograph Addendum	18
Comparable Medium Photos 1-3	19
Comparable Medium Photos 4-6	20
Aerial Map	21
Location Map	22
Subject Floor Plan	23
Subject Site Plan	24
Subject Features List - Page 1	25
Subject Features List - Page 2	26
Subject Survey	27
Subject County	28
Subject Imapp Plat Map - Page 1	29
Subject Imapp Plat Map - Page 2	30
Subject Imapp Plat Map - Page 3	31
Subject MLS - Page 1	32
Subject MLS - Page 2	33
Subject MLS - Page 3	34
Subject MLS - Page 4	35
Subject MLS - Page 5	36
Subject MLS - Page 6	37
Subject MLS - Page 7	38
USPAP Identification	39
UAD Definitions Addendum	40
UAD Additional Appraiser Definitions Addendum	43
Appraiser Certificate	44
E & O Policy	45

Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of _____, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of _____ Foundation Mortgage Corporation _____, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that _____ Foundation Mortgage Corporation _____ has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.



Signature
Frank Costa

Appraiser's Name
Certified Residential Appraisal

State Title or Designation

09/02/2026

Date
RD6850

State License or Certification #
11/30/2026

Expiration Date of License or Certification
FL

State

3233 64th St SW, Naples, FL 34105

Address of Property Appraised

Uniform Residential Appraisal Report

File # 08-363-2026

SALES COMPARISON APPROACH

There are 12 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 3,500,000 to \$ 5,350,000 .																				
There are 11 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 3,400,000 to \$ 5,350,000 .																				
FEATURE			SUBJECT			COMPARABLE SALE # 1					COMPARABLE SALE # 2				COMPARABLE SALE # 3					
Address 3233 64th St SW Naples, FL 34105								5301 Tamarind Ridge Dr Naples, FL 34119					5041 Mahogany Ridge Dr Naples, FL 34119				3022 Ravenna Ave Naples, FL 34120			
Proximity to Subject								3.71 miles NE					4.26 miles NE				7.11 miles NE			
Sale Price			\$					\$ 4,360,000					\$ 3,400,000				\$ 4,800,000			
Sale Price/Gross Liv. Area			\$ 1045.48 sq.ft.					\$ 1061.86 sq.ft.					\$ 944.44 sq.ft.				\$ 1000.00 sq.ft.			
Data Source(s)								SWFLMLS#225069538;DOM 141					SWFL#225082607;DOM 0				SWFLAMLS#225004822;DOM 338			
Verification Source(s)								Imapp, County, MLS, Agent Info					Imapp, County, MLS, Agent Info				Imapp, County, MLS, Agent Info			
VALUE ADJUSTMENTS			DESCRIPTION					DESCRIPTION + (-) \$ Adjustment					DESCRIPTION + (-) \$ Adjustment				DESCRIPTION + (-) \$ Adjustment			
Sales or Financing Concessions								ArmLth Conv;0					ArmLth Unk;0				Listing Conv;0			
Date of Sale/Time								s02/26;c02/26					s12/25;c11/25				s08/26;c07/26			
Location			N;Res;					N;Res;					N;Res;				B;Res;			
Leasehold/Fee Simple			Fee Simple					Fee Simple					Fee Simple				Fee Simple			
Site			2.27 ac					2.27 ac					2.86 ac				-128,502			
View			N;Res;Woods					N;Res;Woods					N;Res;Woods				+350,000			
Design (Style)			DT1;Custom					DT1;Custom					DT1;Custom				DT1;Custom			
Quality of Construction			Q2					Q2					Q2				Q2			
Actual Age			0					2					0				1			
Condition			C1					C2					+100,000				C1			
Above Grade			Total Bdrms. Baths					Total Bdrms. Baths					Total Bdrms. Baths				Total Bdrms. Baths			
Room Count			8 4 3.2					8 4 5.1					0				8 4 4.1			
Gross Living Area			3,826 sq.ft.					4,106 sq.ft.					-42,000				3,600 sq.ft.			
Basement & Finished Rooms Below Grade			0sf					0sf					0sf				0sf			
Functional Utility			Good Utility					Good Utility					Good Utility				Good Utility			
Heating/Cooling			FWA/CAC					FWA/CAC					FWA/CAC				FWA/CAC			
Energy Efficient Items			Appliances,etc.					Appliances,etc.					Appliances,etc.				Appliances,etc.			
Garage/Carport			3ga10dw					3ga3gd10dw					-150,000				3ga10dw			
Porch/Patio/Deck			Porch/patio/deck					Porch/patio/deck					Porch/patio/deck				Porch/patio/deck			
Pool/Spa			Pool/Spa					Pool/Spa					Pool/Spa				Pool/Spa			
Other Structures			None					None					None				None			
Net Adjustment (Total)								☐ + ☒ - \$ -92,000					☒ + ☐ - \$ 255,398				☐ + ☒ - \$ -473,944			
Adjusted Sale Price of Comparables								Net Adj. 2.1 % Gross Adj. 6.7 % \$ 4,268,000					Net Adj. 7.5 % Gross Adj. 15.1 % \$ 3,655,398				Net Adj. 9.9 % Gross Adj. 19.1 % \$ 4,326,056			

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

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) Imapp/tax records, county records.
My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data Source(s) Imapp/tax records, county records.

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	CoreLogic Public Records	CoreLogic Public Records	CoreLogic Public Records	CoreLogic Public Records
Effective Date of Data Source(s)	09/01/2026	09/01/2026	09/01/2026	09/01/2026

Analysis of prior sale or transfer history of the subject property and comparable sales See attached info pages for full details on history and prices.

Summary of Sales Comparison Approach All of the sales employed were located in the subject's market area and are adjusted only for their significant differences. All sales were given consideration with the final value estimate arriving near the mid-point of adjusted prices.

****See text addendum for additional analysis.****

Indicated Value by Sales Comparison Approach \$ 4,135,000

Indicated Value by: Sales Comparison Approach \$ 4,135,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

Final reliance is indicated by the sales comparison approached, based on the latest and current actions of buyers and sellers in the market place, using logic and cross verification on several real estate professionals and market participants of all the elements.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: See attached limited conditions and addendum..

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 4,135,000 , as of 08/02/2026 , which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

File # 08-363-2026

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

Note: Please keep in mind Value is a range and Not a point estimate. There is no such thing as one number that is value for any property. However, price is a point and maybe within, above or below an acceptable value range as estimated by a very experienced, independent, unbiased, licensed appraiser. Additionally, the value range is wider, the more unique the property. Adjustments for only significant differences are also a range.

SEE TEXT ADDENDUM FOR ADDITIONAL ANALYSIS*****

***** SEE TEXT ADDENDUM*****

The cost approach was neither applicable nor necessary to estimate a credible value for the subject property. It was not considered applicable due primarily to the following: (1) market participants would not utilize the cost approach as a value indicator and (2) depreciation is difficult to accurately measure due to age and condition.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)***Not developed.

ESTIMATED	☐ REPRODUCTION OR	☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE	_____	= \$
Source of cost data			DWELLING	3,826 Sq.Ft. @ \$	_____ = \$
Quality rating from cost service	Effective date of cost data			0 Sq.Ft. @ \$	_____ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				_____	= \$
			Garage/Carport	Sq.Ft. @ \$	_____ = \$
			Total Estimate of Cost-New _____ = \$		
			Less Physical	Functional	External
			Depreciation		= \$()
			Depreciated Cost of Improvements _____ = \$		
			"As-is" Value of Site Improvements _____ = \$		
Estimated Remaining Economic Life (HUD and VA only) 60 Years			INDICATED VALUE BY COST APPROACH _____ = \$		

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Freddie Mac Form 70 March 2005

UAD Version 9/2011 Page 3 of 6

Fannie Mae Form 1004 March 2005

Form 1004UAD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Uniform Residential Appraisal Report

File # 08-363-2026

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File # 08-363-2026

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

File # 08-363-2026

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRaiser

Frank Costa

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature and Report

Effective Date of Appraisal

State Certification #

or State License #

or Other (describe)

State

Expiration Date of Certification or License

Frank Costa

Landmade Corp.

6330 Sunset Dr #200

South Miami, FL 33143

(786)972-5068

landmadecorp@gmail.com

09/02/2026

08/02/2026

RD6850

FL

11/30/2026

ADDRESS OF PROPERTY APPRAISED

3233 64th St SW

Naples, FL 34105

APPRaised VALUE OF SUBJECT PROPERTY \$

4,135,000

LENDER/CLIENT

No AMC

Foundation Mortgage Corporation

1680 Michigan Ave, Ste 700, Miami Beach, FL,

33139

info@esusa.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

☐ Did not inspect subject property

☐ Did inspect exterior of subject property from street

☐ Did inspect interior and exterior of subject property

Date of Inspection

Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street

☐ Did inspect exterior of comparable sales from street

Date of Inspection

Uniform Residential Appraisal Report

File # 08-363-2026

SALES COMPARISON APPROACH	FEATURE		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6			
	Address 3233 64th St SW Naples, FL 34105		6190 Bur Oaks Ln Naples, FL 34119											
	Proximity to Subject		5.50 miles N											
	Sale Price		\$				\$ 4,775,000		\$		\$			
	Sale Price/Gross Liv. Area		\$ 1045.48 sq.ft.		\$ 1235.13 sq.ft.				\$ sq.ft.		\$ sq.ft.			
	Data Source(s)		SWFLAMLS #224023910;DOM 9											
	Verification Source(s)		Imapp, County, MLS, Agent Info											
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment			
	Sales or Financing				ArmLth									
	Concessions				Cash;0									
	Date of Sale/Time				s05/24;c04/24		0							
	Location		N;Res;		B;Res;		-250,000							
	Leasehold/Fee Simple		Fee Simple		Fee Simple									
	Site		2.27 ac		2.73 ac		-100,188							
	View		N;Res;Woods		N;Res;Woods									
	Design (Style)		DT1;Custom		DT1;Custom									
	Quality of Construction		Q2		Q2									
	Actual Age		0		2		0							
	Condition		C1		C2		+100,000							
	Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths
	Room Count		8	4	3.2	8	4	3.2	0					
	Gross Living Area		3,826 sq.ft.		3,866 sq.ft.		0		sq.ft.		sq.ft.			
	Basement & Finished Rooms Below Grade		0sf		0sf									
	Functional Utility		Good Utility		Good Utility									
	Heating/Cooling		FWA/CAC		FWA/CAC									
	Energy Efficient Items		Appliances,etc.		Appliances,etc.									
	Garage/Carport		3ga10dw		3ga10dw									
	Porch/Patio/Deck		Porch/patio/deck		Porch/patio/deck									
	Pool/Spa		Pool/Spa		Pool/Spa									
	Other Structures		None		Guest House		-250,000							
	Net Adjustment (Total)				☐ + ☒ -		\$ -500,188		☐ + ☐ -		\$		☐ + ☐ - \$	
	Adjusted Sale Price				Net Adj. 10.5 %				Net Adj. %				Net Adj. %	
	of Comparables				Gross Adj. 14.7 %		\$ 4,274,812		Gross Adj. % \$				Gross Adj. % \$	
	SALE HISTORY	Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).												
ITEM		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6				
Date of Prior Sale/Transfer														
Price of Prior Sale/Transfer														
Data Source(s)		CoreLogic Public Records		CoreLogic Public Records										
Effective Date of Data Source(s)		09/01/2026		09/01/2026										
Analysis of prior sale or transfer history of the subject property and comparable sales														
See addendum*****`														
ANALYSIS / COMMENTS	Analysis/Comments See addendum*****`													

Supplemental Addendum

File No. 08-363-2026

Borrower	Rnv Investments Llc				
Property Address	3233 64th St SW				
City	Naples	County	Collier	State	FL Zip Code 34105
Lender/Client					

AIR: (Appraiser Independence Requirement)

No, employee, director, officer or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to Lender / Appraisal Desk.

-FIRREA Certification Statement:

The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

-USPAP prior services disclosure statement

I have NOT performed appraisal services,regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

• URAR : Neighborhood - Description

The subject property is located in the Golden Gate area of Naples, within Collier County, Florida. The surrounding neighborhood is primarily established single-family residential development situated on low-density acreage lots, with agricultural and vacant residential land dispersed throughout. Local commercial services, retail plazas, schools, and essential amenities are located within reasonable driving distance along major corridors such as Golden Gate Parkway, Collier Boulevard (SR-951), and Pine Ridge Road. Interstate 75 is accessible nearby, providing regional transportation access to employment centers and coastal municipal areas. Emergency services, including police and fire protection, are provided by Collier County. Community infrastructure and overall land use patterns are typical for non-subdivision acreage residential areas within Central Collier County.

Additional comments and notations:

*10% marked as "Other" on land use in the area represents recreational facilities and or parks, schools, vacant land.

*No service has been provided to the subject property in the past 3 years by appraiser.

*Reasonable exposure time for the subject is around 60-90 days.

*The utilities where on and observed by appraiser

Predominant value-

Subjects value differs from the neighborhood predominant marketability of the subject is not affected by the improvements; the subject is mostly superior to the homes in the area the area has a trend for being older homes showing remodeling and updating to more modern materials however the average house is typical and average in overall design and appeal; no negative factors noted by appraiser.

Comparable Adjustments:

All adjustments where made based upon market recognition from the actions of buyers and sellers in the marketplace. The prudent buyer is willing to pay a premium for homes which are finished with high quality materials.

Land value: May exceed typical 30% guidelines

The land-to-value ratio exceeds typical 30% guidelines due to the prevalence of larger-than-average lot sizes in this area and strong market demand for vacant residential sites. High baseline land value is typical for the local market and does not represent an adverse factor. The subject lot cannot be subdivided under current zoning regulations.

Supplemental Addendum

File No. 08-363-2026

Borrower	Rnv Investments Llc				
Property Address	3233 64th St SW				
City	Naples	County	Collier	State	FL Zip Code 34105
Lender/Client					

ANSI Z765-2021 standards

The subject property was measured in accordance with ANSI Z765-2021 standards. All measurements were taken to the nearest tenth of a foot (or nearest inch, as applicable) to ensure accuracy and compliance with current measurement requirements.

Market Participant Interviews: The Appraiser’s have conducted interviews and reviewed MLS statements & photos with market participants. A **critical** part of the valuation process is interviewing several very knowledgeable market participants which has been completed.

Note: Please keep in mind Value is a range and Not a point estimate. There is no such thing as one number that is value for any property. However, price is a point and maybe within, above or below an acceptable value range as estimated by a very experienced, independent, unbiased, licensed appraiser. Additionally, the value range is wider, the more unique the property. Adjustments for only significant differences are also a range

SEPTIC TANK & WELL WATER SYSTEMS:

The property relies on a private well water system with a full reverse-osmosis (RO) unit and an on-site septic tank disposal system. Private well/RO and septic systems are typical and standard for acreage properties in this market area, demonstrate full functional utility, and have no adverse effect on marketability or value.

Appraiser surpassing typical guidelines comments:

Due to the subject's custom new-construction quality, 2.27-acre site, and limited availability of directly comparable sales within the immediate 34105 market area, the search parameters were expanded to competing Naples submarkets offering similar property characteristics and buyer appeal. Greater emphasis was placed on overall market competitiveness and physical similarity rather than proximity alone. The selected comparables provide relevant market evidence, with adjustments applied for differences in location, site size, quality, condition, living area, and other significant features. The resulting net and gross adjustments reflect the atypical characteristics of the subject and the limited availability of closely similar sales.

Subject Photo Page

Borrower	Rnv Investments Llc					
Property Address	3233 64th St SW					
City	Naples	County	Collier	State	FL	Zip Code 34105
Lender/Client						



Subject Front

3233 64th St SW
Sales Price
Gross Living Area 3,826
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 3.2
Location N;Res;
View N;Res;Woods
Site 2.27 ac
Quality Q2
Age 0

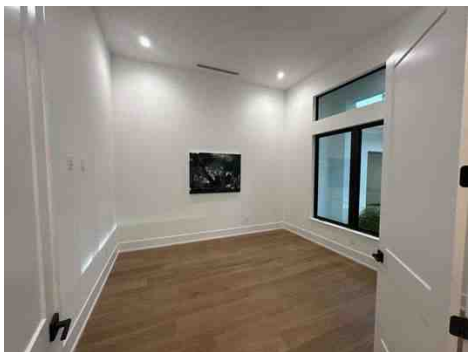


Subject Rear

Subject Street

Interior Photos

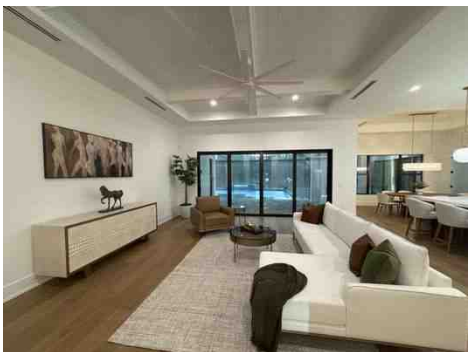
Borrower	Rnv Investments Llc				
Property Address	3233 64th St SW				
City	Naples	County	Collier	State	FL Zip Code 34105
Lender/Client					



office/den



foyer



living



half bathroom



hallway



main bathroom



main bathroom



main bathroom



main bathroom



interior designer elements



safe-room



main bedroom



living other view



kitchen



kitchen

Interior Photos

Borrower	Rnv Investments LLC				
Property Address	3233 64th St SW				
City	Naples	County	Collier	State	FL Zip Code 34105
Lender/Client					



kitchen



kitchen



dining



wine show case



bedroom



bathroom



bedroom



family (game room)



exterior summer kitchen area



cabana half bath



rear view



pool/spa view



covered patio (details view)



other pool patio view



other interior dining/kitchen

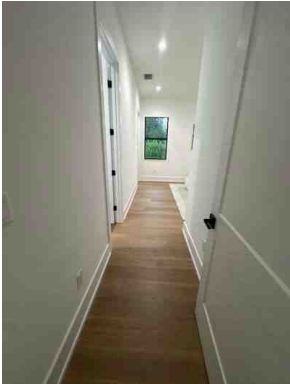
Interior Photos					
Borrower	Rnv Investments Llc				
Property Address	3233 64th St SW				
City	Naples	County	Collier	State	FL Zip Code 34105
Lender/Client					



pantry



interior view



other hallway view



bathroom



bedroom



laundry/utility room



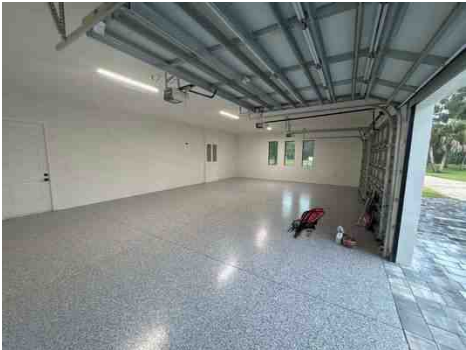
laundry/utility room



smart system control center



smart system control center



3 car garage/upgrade finish



electrical panels



a/c & other equipment



side



side



equipment

Interior Photos					
Borrower	Rnv Investments Llc				
Property Address	3233 64th St SW				
City	Naples	County	Collier	State	FL Zip Code 34105
Lender/Client					



other rear view



equiptment



front



front/verification side view



driveway entry



other front view



other front view



street



street



street



other equiptment view



septic/drain field area



pool equipment



other side view



sprinkler systems

Photograph Addendum

Borrower	Rnv Investments Llc					
Property Address	3233 64th St SW					
City	Naples	County	Collier	State	FL	Zip Code 34105
Lender/Client						



other front view



other front view



other front view



other driveway view

Comparable Photo Page

Borrower	Rnv Investments Llc					
Property Address	3233 64th St SW					
City	Naples	County	Collier	State	FL	Zip Code 34105
Lender/Client						

Comparable 1

5301 Tamarind Ridge Dr	
Prox. to Subject	3.71 miles NE
Sale Price	4,360,000
Gross Living Area	4,106
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	5.1
Location	N;Res;
View	N;Res;Woods
Site	2.27 ac
Quality	Q2
Age	2



Comparable 2

5041 Mahogany Ridge Dr	
Prox. to Subject	4.26 miles NE
Sale Price	3,400,000
Gross Living Area	3,600
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	4.1
Location	N;Res;
View	N;Res;Woods
Site	2.86 ac
Quality	Q2
Age	1



Comparable 3

3022 Ravenna Ave	
Prox. to Subject	7.11 miles NE
Sale Price	4,800,000
Gross Living Area	4,800
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	4.2
Location	B;Res;
View	N;Res;Woods
Site	1.25 ac
Quality	Q2
Age	0

Comparable Photo Page

Borrower	Rnv Investments Llc					
Property Address	3233 64th St SW					
City	Naples	County	Collier	State	FL	Zip Code 34105
Lender/Client						



Comparable 4

6190 Bur Oaks Ln	
Prox. to Subject	5.50 miles N
Sale Price	4,775,000
Gross Living Area	3,866
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.2
Location	B;Res;
View	N;Res;Woods
Site	2.73 ac
Quality	Q2
Age	2

Comparable 5

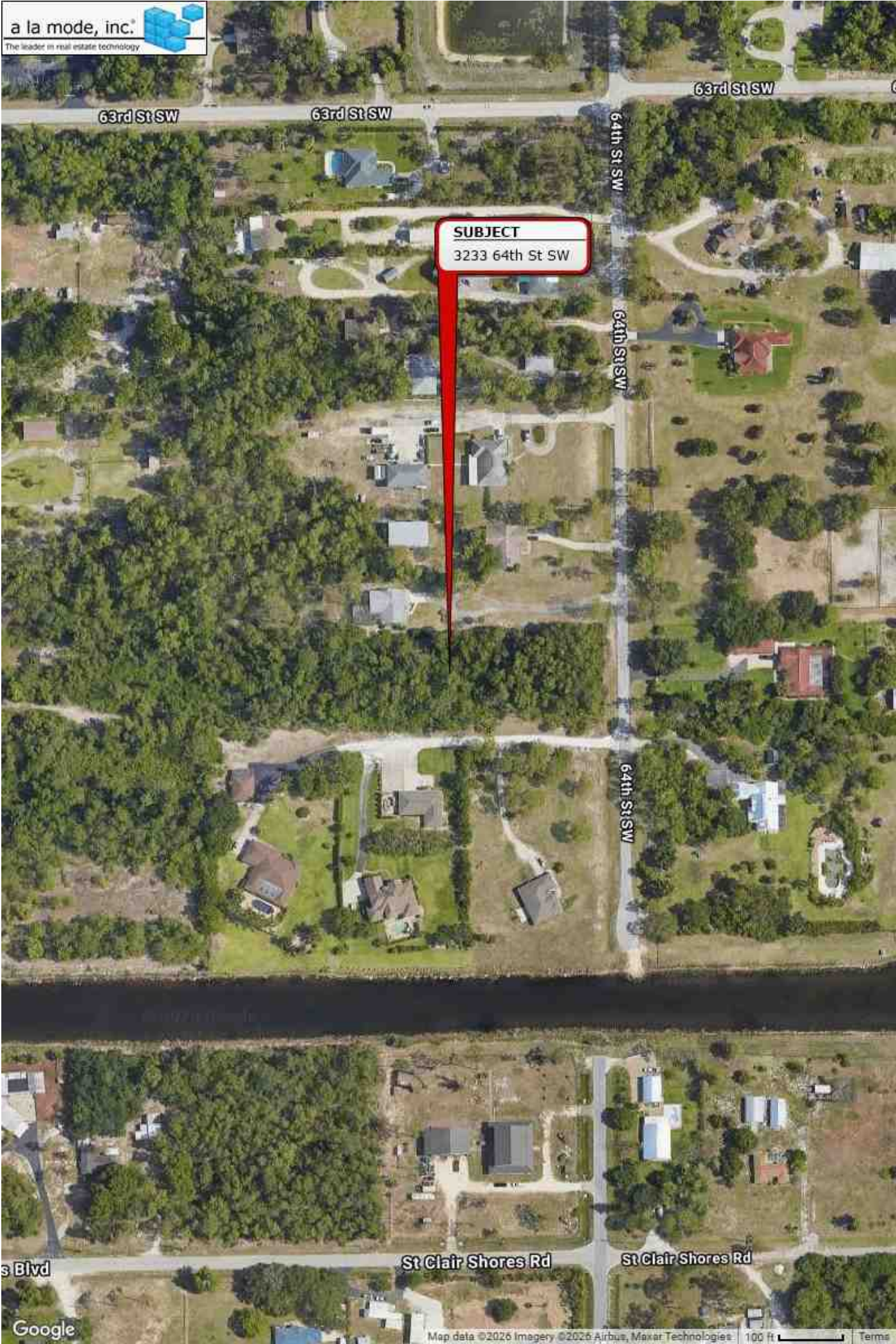
Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

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

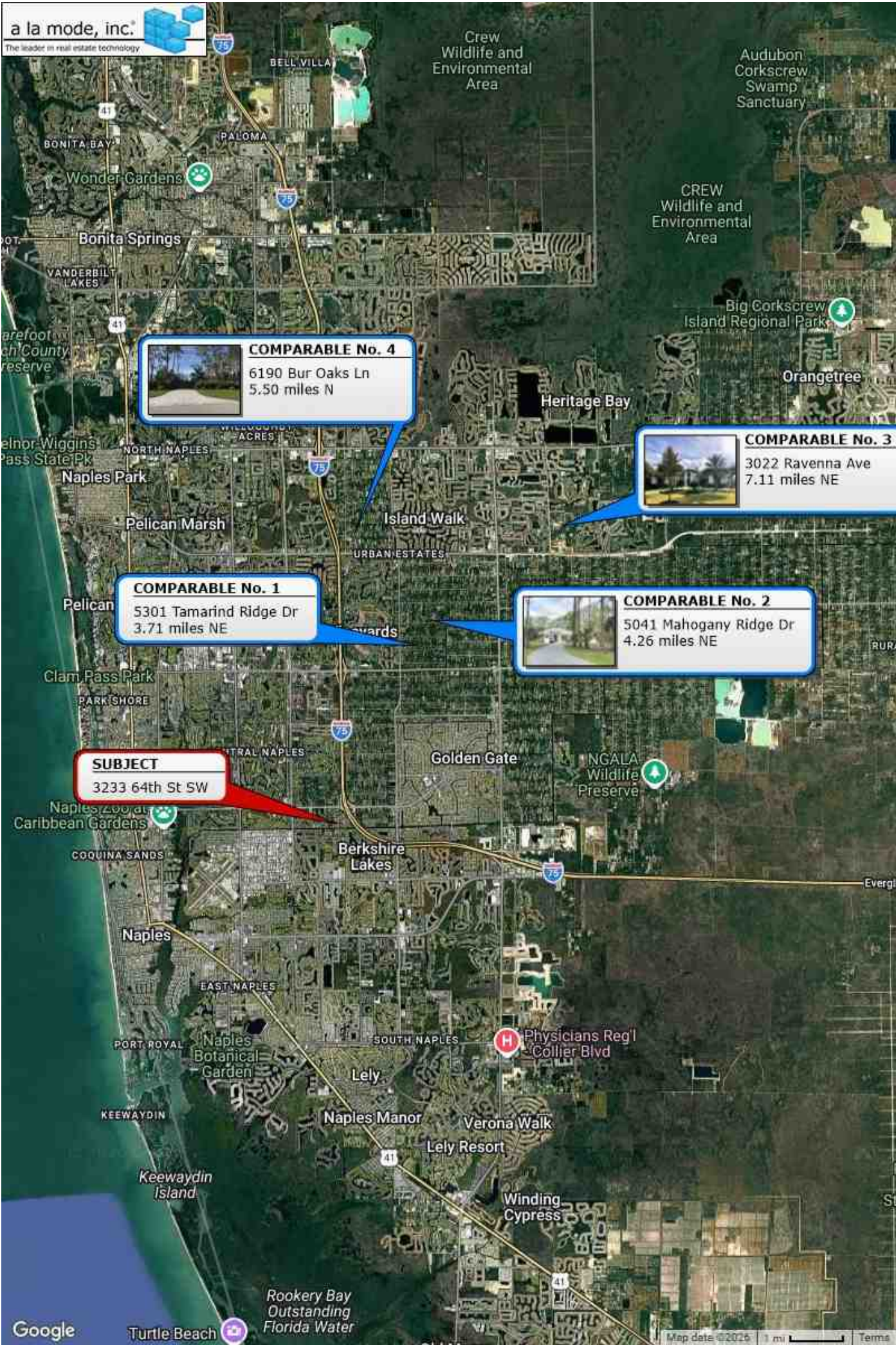
Aerial Map

Borrower	Rnv Investments Llc				
Property Address	3233 64th St SW				
City	Naples	County	Collier	State	FL
				Zip Code	34105
Lender/Client					



Location Map

Borrower	Rnv Investments Llc				
Property Address	3233 64th St SW				
City	Naples	County	Collier	State	FL Zip Code 34105
Lender/Client					

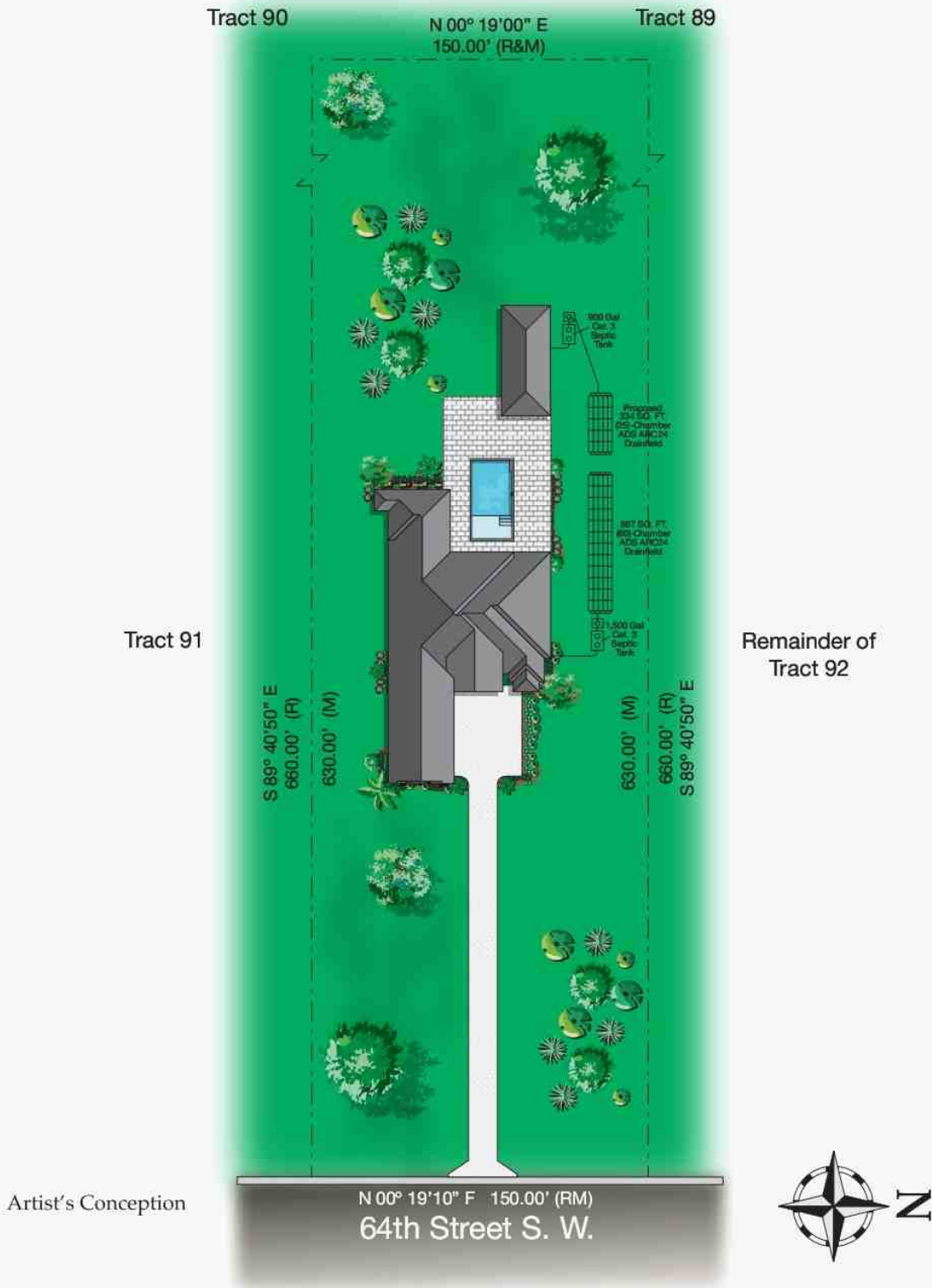


Subject Floor Plan



Subject Site Plan

Proposed Plot Plan



gulfstreamhomes.com

All plans, dimensions and information are approximate and subject to change without notice.

4 1 6 - 3 3 3 - 4 0 0 0

Signature Home Plan Included Features

SITE PREPARATION & FEES

- All Current Permit & Impact Fees
- Boundary Survey
- Elevation Certificate (As Required)
- FPL Underground Power Fee for 150' Setback***
- Clearing for House, Drive and FPL Path as Required on Approved Lot
- All Construction Related Grading Included
- Fill, Vegetation Dumpsters and Exotic Removal Not included 4" Well with Whole House Reverse Osmosis System
- Septic System with Lift Station

EXTERIOR FEATURES

- Culvert & Concrete Apron as Required
- 150' Setback with Stabilized Base Drive
- Concrete Garage Pad & Sidewalk to Front Entry
- Brick Pavers in the Front Entry and Covered Lanai
- \$15,000 Irrigation & Sod Allowance
- \$5,000 Landscaping Allowance
- Concrete Tile Roof

CONSTRUCTION FEATURES

- Concrete Block Construction on ALL 1st Floor Ext. Walls
- High Flat Ceilings in Common Areas per Floor Plan
- Monolithic Slab Construction w/ Termite Baiting System
- Wood Attic Access Stairs in Garage (Mono Slab Only)
- 19/32" (5/8") Plywood Roof Sheathing
- R-30 Batt Ceiling Insulation in Living Areas
- R-4.1 Fi-Foil Exterior Wall Block Insulation
- 15.2 SEER Trane Hyperion High Efficiency HVAC System with Variable Speed Air Handler(s)
- Programmable HVAC Thermostat
- 8' Tall Overhead Garage Door(s) with 2 Openers
- "Tubes in the Wall" Pest Control
- Decorative Cementitious Exterior Finish with Float Sand Finish on Front Elevation
- Epoxy Fleck Finish on the Garage Floor
- Low Maintenance Aluminum Soffit & Fascia
- Interior Walls Framed with Metal Studs 16" O.C.
- 50gI Energy Efficient Water Heater(s)
- 3 Hose Bibs
- Gutters as Required for Septic System
- PGT WindGuard Impact Aluminum Windows & Sliders with Low-E Insulated Glass

INTERIOR FEATURES

- Bathroom Wall and Floor Tile Allowance
 - \$18k Plans Under 2800sf – \$22k Plans Over 2800sf
- Flooring Allowance
 - \$30k Plans Under 2800sf – \$40k Plans Over 2800sf
- 8' Tall Interior Doors in Choice of Style
- 8' Tall French Glass Entry Doors per Floor Plan
- Selection of 5 1/4" Baseboards & 3 1/2" Door Casing
- Acrylic Window Sills in Standard Color
- Schlage Door Hardware in Choice of Color Finish
- Wireless Security System
- Skip Trowel Drywall Finish Throughout Walls & Ceilings
- Square Drywall Corner Bead
- Two Tone Interior Sherwin Williams Flat Paint,
- All Ceilings, Garage Walls and Closet Walls in Flat White
- Painted Decorative Stair Trim per Floor Plan (If Applicable)
- Cope Wood Shelving in the Kitchen Pantry
- Vinyl Coated Ventilated Shelving Throughout

KITCHEN/BATH/LAUNDRY FEATURES

- \$50k Cabinetry Allowance for Kitchen, Baths and Laundry
- \$20k Countertop Allowance for Kitchen, Baths and Laundry
- \$12k Base Plumbing Fixtures Allowance
- \$3k Freestanding Master Tub Allowance (If Applicable)
- \$15k Appliance Allowance
- Vinyl Coated Shelving above W/D and Base Cabinets
- 3/8" Heavy Glass Enclosure in the Master Bath
- 3/16" Shower Enclosure in Guest Baths with Showers
- Tiled Shower Seat in the Master Shower per Plan
- 42" Loose Fit Mirrors Included in all Baths with Vanities

ELECTRICAL FEATURES

- Minimum 200-Amp Electrical Service
- All Copper Circuit Wiring
- Decora Electrical Switches
- Recessed Lighting per Plan
- Pre-Wired for 12 Low Voltage Locations for TV/Internet
- CAT-6 Data Wiring & RG-6 Cable Wiring
- 14" Square Structured Wiring Box for LV Cables
- 3 Exterior Weatherproof Outlets
- \$1,000 Light Fixture Install Allowance for Owner Fixtures
- 4 Recessed Lights in Family or Great Room

Warranty/Insurance

1 Year Builder Warranty
2-Year Roof Warranty

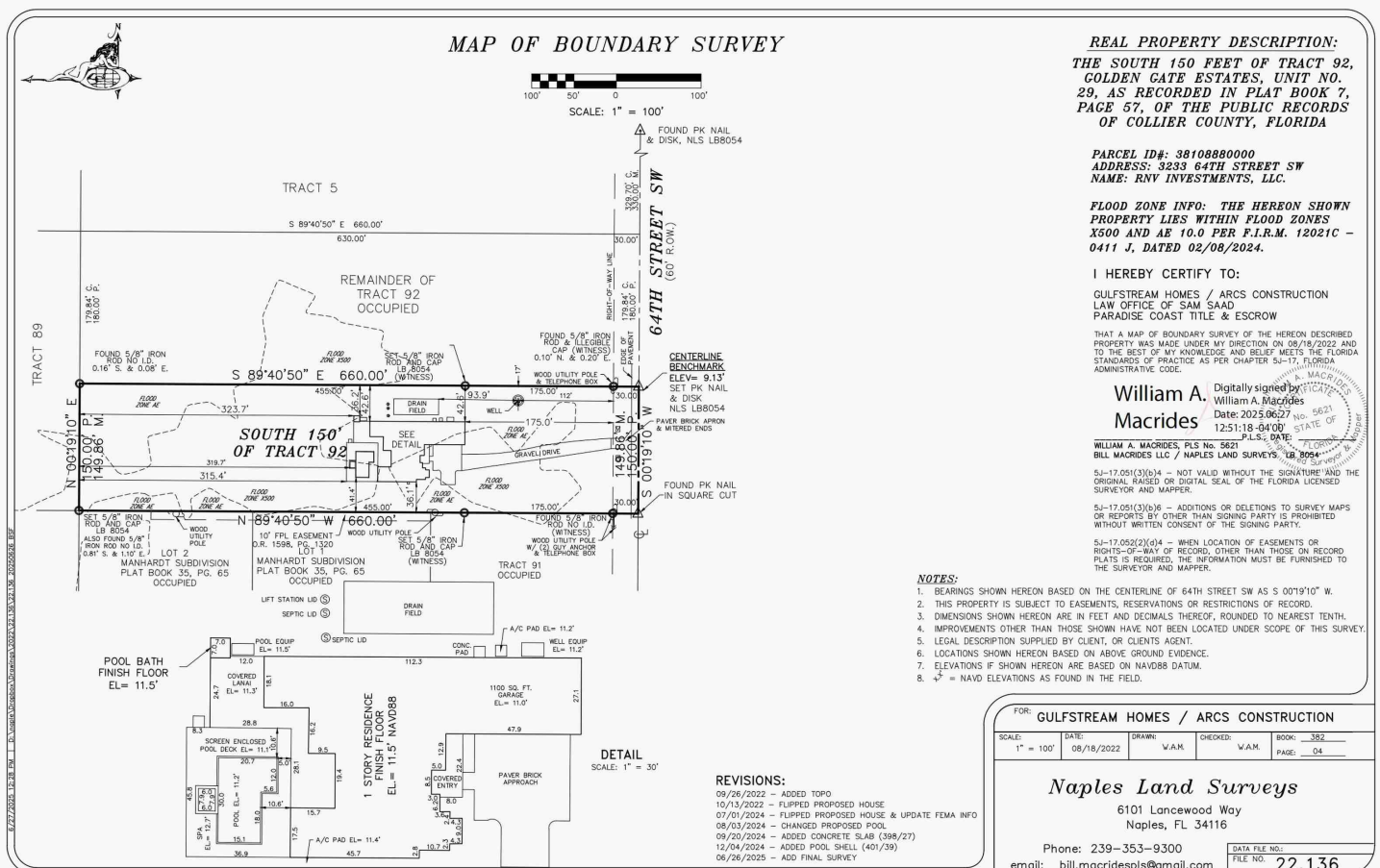
Builder's Risk Policy for Homeowner Included w/out Wind
Wind Coverage can be added at an Additional Cost

**Included Features and Pricing based on Golden Gate Estates Lots Only*
****LCEC Underground Power Fee Will Be Additional.*
ARCS Investments, LLC /Updated 3.8.24

Subject Features List - Page 2



Subject Survey



Subject County

Collier County Property Appraiser
Summary

Parcel ID	38108880000	Site Location	3233 64TH ST SW, NAPLES 34105
-----------	-------------	---------------	-------------------------------

Name / Address	RNV INVESTMENTS LLC 8174 LUCELLO TERRACE S		
City	NAPLES	State	FL
		Zip	34114

Legal	GOLDEN GATE EST UNIT 29 S 150FT OF TR 92 OR 1163 PG 124		
Sub./Condo	335200 - GOLDEN GATE EST UNIT 29		
Use Code	1 - SINGLE FAMILY RESIDENTIAL	Millage Area	10
		Municipality	UNINCORPORATED

Map No.	Strap No.	Section	Township	Range	Acres	*Estimated
4B30	335200 92 24B30	30	49	26	2.27	

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	V/I	Q	Amount
07/26/22	6159-1092	V	N	\$375,000
04/12/19	5618-2001	V	N	\$0
04/12/19	5618-1999	V	N	\$0
04/12/19	5618-1995	V	N	\$0
10/13/85	1163-124	V	Y	\$21,000
03/01/83	1011-1710	I	Y	\$22,000
11/01/77	721-1042	I	N	\$0
01/01/73	536-551	I	Y	\$5,800

2026 Preliminary Tax Roll

(Ad Valorem Only, Non-Ad Valorem After Certification)

Just Values		Amount
Land		\$627,655
(+) Improvements		\$2,362,649
(-) Total Just		\$2,990,304
Assessment Reductions	Applies To	
(-) Non-Homestead 10%	Non-School	\$114,022
Assessed Values		
(-) Non-School Assessed		\$2,876,282
(-) School Assessed		\$2,990,304
Taxable Values	Millage Rates	
(=) Non-School Taxable	6.2550	\$2,876,282
(=) School Taxable	4.1470	\$2,990,304
Tax Amounts		
Ad Valorem Taxes		\$30,391.93
(-) Total Tax		\$30,391.93

Important: This is not a tax bill. Preliminary values are subject to change. Ad valorem taxes shown are proposed only. Non-ad valorem assessments are not included in preliminary figures and will be posted after certification by the levying authorities. Do not rely on current taxes to estimate taxes after a change in ownership. A transfer may significantly affect the taxable value due to loss of exemptions, reset of Save Our Homes or the 10% Cap, and/or market changes. Use our [Tax Estimator](#) to estimate taxes under new ownership. Values reflect conditions as of January 1st each year and may differ from the actual tax bill due to millage changes or additional non-ad valorem assessments. For the most accurate and up-to-date tax information, please visit the [Collier County Tax Collector's Office](#).



IMAPP - Miami REALTORS®

Collier County Tax Report - 3233 64TH ST SW, NAPLES, FL 34105-7325

PROPERTY INFORMATION

PID #

38108880000

Property Type:

Residential

Property Address:

3233 64TH ST SW
NAPLES, FL 34105-7325

Current Owner:

RNV INVESTMENTS LLC

Tax Mailing Address:

8174 LUCELLO TER S
NAPLES, FL 34114-2877

Property Use:

01 / SINGLE FAMILY RESIDENTIAL

Land Use:

SINGLE FAMILY RESIDENTIAL (01)

Lot Size:

2.27 acres / 98,881 sf

Waterfront:

No

Subdivision:

GOLDEN GATE EST UNIT 29

Census Tract/Block:

010406 / 3030

Twn: 49 Rng: 26 Sec: 30

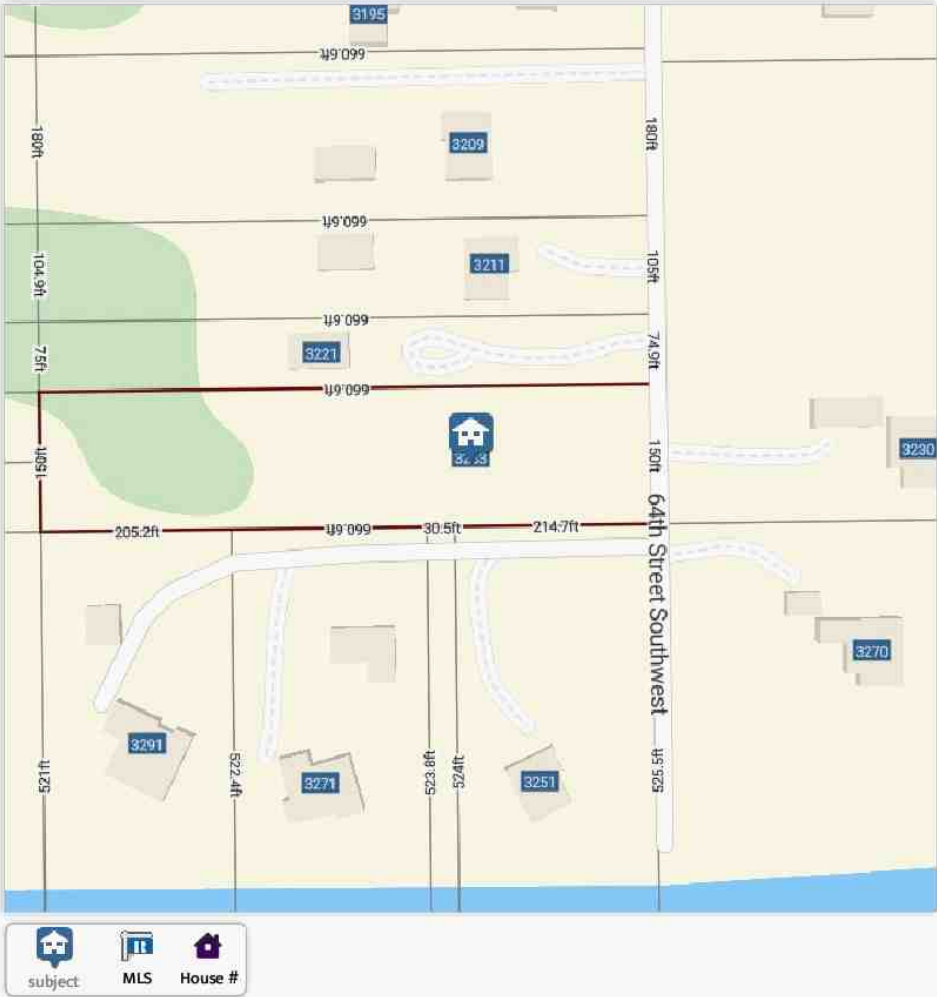
Block: Lot:

Coordinates:

26.1698(lat) -81.7373(lon)

Legal Description:

GOLDEN GATE EST UNIT 29 S 150FT OF TR 92 OR 1163
PG 124



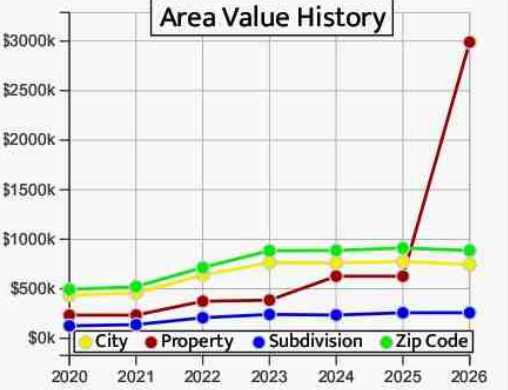
VALUE INFORMATION

	2022	2023	2024	2025	2026 *
Improved Value:	\$0	\$0	\$0	\$0	\$2,248,627
Land Value:	\$374,550	\$385,900	\$627,655	\$627,655	\$627,655
Just Market Value:	\$374,550	\$385,900	\$627,655	\$627,655	\$2,990,304
Percent Change:	- n/a -	3.03%	62.65%	0%	376.42%
Total Assessed Value:	\$147,198	\$385,900	\$424,490	\$466,939	\$2,876,282
Homestead Exemption:	\$0	\$0	\$0	\$0	
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$147,198	\$385,900	\$424,490	\$466,939	\$2,876,282
Ad Valorem Taxes:	\$2,627.52	\$3,979.29	\$5,150.90	\$5,588.46	
Non-Ad Valorem Taxes:	\$0.00	\$0.00	\$0.00	\$261.91	
Total Tax Amount:	\$2,627.52	\$3,979.29	\$5,150.90	\$5,850.37	-n/a-

Taxing District(s): 10 ,

*Non-Ad Valorem Levies: DISTRICT 1 GARBAGE (\$261.91)

Area Value History



*Preliminary Values Collected From Florida DOR Preliminary NAL files, Aug 2026

SALES INFORMATION

Deed Type:	WARRANTY DEED	Price:	\$375,000	Qualifiers:	QUALIFIED ¹
Sale Date:	07/26/2022	Recorded Date:	08/01/2022	Document #	Bk 6159/Pg 1092
Grantor:	LAWRENCE N THOMPSON FAMILY TRUST	Grantee:	RNV INVESTMENTS LLC		
Mortgage Amount:	\$260,000	Instrument Date:	08/26/2025	Document #	6725168
Terms:	6.72%/12 M	Attributes:	New Construction Loan, Original, Construction, Stand Alone Mortgage	Satisfied:	08/30/2026
Lender:	975393 CITICREDIT INC	Borrower:	RNV INVESTMENTS LLC		
Deed Type:	INTRAFAMILY TRANSFER & DISSOLUTION	Price:	\$0	Qualifiers:	UNQUALIFIED - NOT ARMS LENGTH TRANSACTION ²
Sale Date:	04/12/2019	Recorded Date:	04/16/2019	Document #	Bk 5618/Pg 2001
Grantor:	THOMPSON DOROTHY L	Grantee:	THOMPSON DOROTHY L		
Deed Type:	INTRAFAMILY TRANSFER & DISSOLUTION	Price:	\$0	Qualifiers:	UNQUALIFIED - NOT ARMS LENGTH TRANSACTION ²
Sale Date:	04/12/2019	Recorded Date:	04/16/2019	Document #	Bk 5618/Pg 1999
Grantor:	HOMPSON DOROTHY L	Grantee:	HOMPSON DOROTHY L		
Deed Type:	-n/a-	Price:	\$22,000	Qualifiers:	
Sale Date:	03/01/1983	Recorded Date:		Document #	Bk 1011/Pg 1710
Grantor:	Not Available	Grantee:	Not Available		
Deed Type:	-n/a-	Price:	\$0	Qualifiers:	UNQUALIFIED ³
Sale Date:	11/01/1977	Recorded Date:		Document #	Bk 721/Pg 1042
Grantor:	Not Available	Grantee:	Not Available		
Deed Type:	-n/a-	Price:	\$5,800	Qualifiers:	
Sale Date:	01/01/1973	Recorded Date:		Document #	Bk 536/Pg 551
Grantor:	Not Available	Grantee:	Not Available		
Deed Type:	-n/a-	Price:	\$21,000	Qualifiers:	
Sale Date:	11/01/1963	Recorded Date:		Document #	Bk 1163/Pg 124
Grantor:	Not Available	Grantee:	Not Available		
Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved					
¹ QUALIFIED, ² UNQUALIFIED - NOT ARMS LENGTH TRANSACTION, ³ UNQUALIFIED					

BUILDING INFORMATION

No buildings on this property.

CITY INTERACTIONS					
Building Permits					
Permit #	Type	Description	Issued	Value	Contractor
PRSPL20241042329-7139655	Pool	New Construction		\$93,800	SKIPPER POOLS, INC.
PRSPL20241042329-7130943	Pool	New Construction		\$93,800	SKIPPER POOLS, INC.
PRGS20241251144-7716289	Revision - Building	Alteration/Remodel	06/05/2025	\$1	VP GAS COMPANY, LLC.
PRAS20250311442-7716288	Aluminum Structure	New Construction	04/16/2025	\$13,130	L. I. ALUMINUM DESIGN, INC.
PRAS20250311442-7395447	Aluminum Structure	New Construction	04/16/2025	\$13,130	L. I. ALUMINUM DESIGN, INC.
PRGS20241251144-7380392	Revision - Building	Alteration/Remodel	03/13/2025	\$1	VP GAS COMPANY, LLC.
PRSPL20241042329-7186063	Pool	New Construction	11/13/2024	\$93,800	SKIPPER POOLS, INC.
PRGS20241251144-7345754	Gas	Alteration/Remodel	01/08/2025	\$2,400	VP GAS COMPANY, LLC.
PRGS20241251144-7186064	Gas	Alteration/Remodel		\$2,400	VP GAS COMPANY, LLC.
PRFH20221048329-7130942	Revision - Building	New Construction	10/29/2024	\$100	ARCS INVESTMENTS, LLC
PRFH20221048329-7047036	Building	New Construction	06/27/2024	\$1,600,000	ARCS INVESTMENTS, LLC
PRROW20221152678-6145622	ROW Residential	New Construction	12/16/2022	\$0	ARCS INVESTMENTS, LLC
There are 2 additional permit entries in our database.					

FLOOD ZONE DETAILS				
Zone	Description	CID	Panel #	Published
AE	Areas of 100-year flood; base flood elevations and flood hazard factors determined.	120067	12021C0411J	02/08/2024
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120067	12021C0411J	02/08/2024
Source: FEMA National Flood Hazard Layer (NFHL), updated 06/18/2026				

Residential 360 Property View

3233 64th ST SW, Naples, FL 34105

Listing

Residential REALTOR Report



General Information		ML# 226002804	
List Price:	\$3,595,000	Status:	Terminated (06/15/26)
MLS#:	226002804		
Address:	3233 64TH ST SW NAPLES, FL 34105		
GEO Area:	NA23 - S/O Pine Ridge 26,29,30,31,33,34		
County:	Collier	Property Class:	Residential
Status Type:	New Construction	Subdivision:	NOT APPLICABLE
List Price/Sqft:	\$919.91	Development:	NOT APPLICABLE
Property ID:	38108880000	DOM:	143
Furnished:	Furnished	CDOM:	273
Approx. Living Area:	3908 - Architectural Plans	Bedrooms:	4+Den
Approx. Total Area:	6100 - Architectural Plans	Baths:	5 (3 2)
		Den/Flex:	Yes
Building Design:	Single Family	Year Built:	2025
Virtual Tour URL:	https://listings.turnkeyphotographyfl.com/videos/019bed02-d464-722f-9892-d89fedf83f05		
Listing Broker:	Coldwell Banker Realty	County Permit #:	

Detailed Property Information

Property Information: LIVINGSTON ESTATES (Central Naples)- "2.27-Acre Private & Tranquil Estate - IN CENTRAL NAPLES - MIN's to Downtown Naples | NO HOA | A rare opportunity to own a newly built private estate on 2.27 acres in central Naples—just minutes to downtown, the beaches, and world-class dining, yet completely free from HOA restrictions. Located in Naples "Best Schools" district. Also Available for Lease. Built by respected & popular, local luxury home builder Gulfstream Homes, this professionally styled model residence blends modern architecture, structural strength, and thoughtful design for those who value privacy, space, and flexibility. A custom iron entry door opens to nearly 4,000 square feet of light-filled living with wide-plank oak floors, refined finishes, and expansive entertaining areas designed for both everyday comfort and hosting on a larger scale. Set well back from the road and surrounded by open land, the property offers something increasingly rare in Naples: space to live without limits. An additional cleared acre+ creates possibilities seldom available this close to the city. The builder can create a custom car barn for a collection, guest house, pickleball court, or equestrian space—allowing the next owner to shape the estate around their lifestyle. Inside, the home features four spacious bedrooms, a private den/office ideal for working remotely, multiple entertaining areas including a great room and family lounge, five bathrooms including a pool bath, and a reinforced concrete walk-in primary closet designed as a secure safe room. The kitchen anchors the home with dramatic quartz surfaces, a waterfall island, generous seating, and an open flow to the main living areas. Walls of sliding glass reveal over 2,000 square feet of covered outdoor living, creating a seamless indoor-outdoor environment designed for the Naples climate. The resort-style pool and waterfall spa sit within a panoramic screen enclosure that preserves open views across the acreage while maintaining comfort year-round. The primary suite opens directly to the pool terrace and includes a spa-inspired bath with soaking tub, walk-in shower, and illuminated vanities. Additional features include hurricane-resistant construction, whole-home reverse osmosis system, no flood zone location (100% uplands lot), irrigation system, builder warranty. Properties offering this much land, modern construction, and proximity to downtown Naples are exceptionally rare. For buyers seeking privacy, flexibility, and modern luxury without community restrictions, this estate presents a unique opportunity in one of Naples' most desirable central locations.

Ownership:	Single Family	Pets:	No Approval Needed
Lot Size:	2.27 (acres) / 98,881 (sqft) - Survey	Pets - Max. Weight:	
Cable:	Yes	Pets - Max. Number:	
		Pets - Breed Limits:	
		Pets - Other Limits:	
Guest House L.A.:		Approx. Lot Size:	150x660x150x660 - Survey
Guest House Desc:		Gulf Access Type:	
Elementary School:	POINCIANA	Windows:	Impact Resistant, Picture, Sliding, Transom
Middle School:	GULFVIEW	Exterior Finish:	Stucco
High School:	NAPLES	Community Type:	Non-Gated
Flooring:	Tile, Wood	Golf Type:	
Cooling:	Central Electric	Golf MembershipYN:	No
Floor Plan Type:	Great Room, Split Bedrooms	Golf Membership Type:	
Kitchen:	Gas Available, Island, Walk-In Pantry	Heating:	Central Electric
Private Pool:	Yes/Below Ground, Concrete, Custom Upgrades, Heated Gas, Pool Bath, Screened	Gas YN:	Yes
Private Spa:	Yes/Below Ground, Concrete, Heated Gas, Screened	Gas Description:	Propane
View:	Wooded Area		
Amenities:	Horses OK		
Bedroom:	Split Bedrooms		
Dining:	Formal		
Equipment:	Auto Garage Door, Cooktop - Electric, Cooktop - Gas, Dishwasher, Disposal, Dryer, Microwave, Pot Filler, Refrigerator/Freezer, Reverse Osmosis, Smoke Detector, Washer		
Exterior Features:	Patio, Storage		
Interior Features:	Custom Mirrors, Foyer, Internet Available, Laundry Tub, Pantry, Smoke Detectors, Tray Ceiling, Walk-In Closet, Zero/Corner Door Sliders		
Primary Bath:	Bidet, Dual Sinks, Separate Tub And Shower		
Additional Rooms:	Den - Study, Great Room, Guest Room, Laundry In Residence, Media Room, Screened Lanai/Porch		
Parking:	Paved Parking, RV-Boat		
Road:	Dead End, Paved Road, Public Road		
Restrictions:	Deeded		
Security:	Alarm Monitored, Garage Secured		
Storm Protection:	Impact Resistant Doors, Impact Resistant Windows		

Unit/Bldg,Information

Building #:		Units in Complex:	0	Builder Product:	Yes	ML# 226002804
Total Floors in Property:	1	Building Style:	1 Story/Ranch, Contemporary	Builder Name:	Gulfstream Homes	
Total Building Floors:	1	Construction	Concrete Block			
Unit Floor:	0	Roof:	Tile			
Units in Building:	0	Elevator:	None			
Garage:	Attached	Carport:	Attached			
# Garage Spaces:	3	# Carport Spaces:	3			

Lot Information

Waterfront:	No	Waterfront Descrip.:	None	ML# 226002804
Gulf Access:	No	Boat/Dock Info:	None	
Canal Width:	None	Water:	Well	
Rear Exposure:	W	Sewer:	Septic	
Sec/Town/Rng:	//	Irrigation:	Well	
Legal Unit:	29	Lot Description:	Horses Ok, Oversize	
Subdivision #:	W. of 175	Lot:		
Zoning:		Block/Bldg:		

Legal Desc: Golden Gate Est Unit 29 S, 150 Ft of TR 92 OR 1163 PG 124

Room Information								ML# 226002804
Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	

Financial/Transaction Information				ML# 226002804				
Total Tax Bill:	\$5,616			HOA Description:				
Tax Year:	2025			Association Mngmt Phone: (000) 000-0000				
Tax Desc:	County Only, New Construction			Recurring Fees:				
Tax District Type:	Not Applicable			HOA Fee: \$0				
Terms:	Buyer Finance/Cash, Buyer Pays Title, Lease Purchase, Seller Financing			Primary HOA Fee: \$0				
Possession:	At Closing			Condo Fee: \$0				
Approval:	None			Spec Assessment: \$0				
Management:	None			Other Fee: \$0				
Maintenance:	Irrigation Water, Security, Trash Removal			Land Lease: \$0				
Special Info:	Elevation Certificate, Home Warranty, Survey Available			Annual Food & Beverage				
Num of Leases/Yr:				Minimum: \$0				
Min. Days Of Lease:				Mandatory Club Fee: \$0				
Subject to FIRPTA:	No			Rec. Lease Fee: \$0				
HousingForOlderPersons:	No			Total Annual Recurring Fees: \$0				
Subject To Lease YN:	No			One Time Fees				
Lease Description:				Mandatory Club Fee: \$0				
Lease Expiration Date:				Land Lease: \$0				
Ownership & Leasing:	Yes			Rec. Lease Fee: \$0				
Seller Flood Ins YN:	No			Other Fee: \$0				
Ownership Interest:	Listing Agent has No Interest			Spec Assessment: \$0				
				Transfer Fee: \$0				
				Application Fee: \$0				
				Total One Time Fees: \$0				

Office Information				ML# 226002804				
Office Code:	CBRR02			Agent ID: N634467				
Office Name:	Coldwell Banker Realty			Agent Name: Rosalinda Basir				
Office Address:	550 5th Avenue South			Agent Phone: (239) 326-1746				
	Naples FL, 34102			Agent Fax:				
Office Ph:	(239) 262-7131			Agent Email: bellanapoliteam@gmail.com				
Office Fax:	(239) 262-8349			Attribution Contact:				
Board:	Naples							

Settlement Agent Information								
Name:	Paradise Coast Title & Escrow			Phone: (239) 963-1635				
Address:	2670 Airport-Pulling Road, Naples, FL 34112			Email: bellanapoliteam@gmail.com				

Listing Information				ML# 226002804				
Owner Name:	Owner on Record			Appointment Req.: Yes				
Auction:	No			Appointment Phone: (239) 326-1746				
Auction Type:				Target Marketing: Yes				
Buyers Premium:				Delayed Marketing YN: No				
Auction Firm:				Listing on Internet: Yes				
Auction End Date:				Address on Internet: Yes				
Foreclosed (REO):	No			Blogging: No				
Potential Short Sale:	No			AVM: No				
Joint Agency:	No			Contract Closing Date:				
Listing Date:	01/23/26							
Date Expiration:								
Source Of Measurements:	Survey							
Internet Sites:	Broker Reciprocity, Homes.com, ListHub, NaplesArea.com, Realtor.com							
Showing Inst.:	Call Listing Agent, Click Showing Icon, Sign on Property, Vacant							
Listing Type:	Exclusive Right to Sell							
Is there a sign on the property with Seller contact information:	Yes							
Contact Seller for showing:	Yes							
Listing Broker available on contract presentation and negotiations:	Yes							
Listing Broker will perform post contract services:	No							
Limited Service Listing:	No							

Confidential Information	ML# 226002804
LOCATED IN NAPLES PROPER - CENTRAL LOCATION- 10 MINUTES TO PUBLIX ON TAMIAMI TRAIL N. Seller Financing Available - \$1 Million. Trade for other Real Estate Possible as down payment. House Available for Lease contact Listing Agent for details.	

Driving Directions		ML# 226002804	
West of I75 just east of Livingston Road			

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

The source of the foregoing property information is a database compilation of an organization that is a member of the Southwest Florida Multiple Listing Service. Each Southwest Florida Multiple Listing Service member organization owns the copyright rights in its respective proprietary database compilation, and reserves all such rights. Copyright © 2026. The foregoing information including, but not limited to, any information about the size or area of lots, structures, or living space, such as room dimensions, square footage calculations, or acreage is believed to be accurate, but is not warranted or guaranteed. This information should be independently verified before any person enters into a transaction based upon it.

Tax

Owner Information			
Owner Name:	Rnv Investments Llc	Mail Owner Name:	Rnv Investments Llc
Owner Address:	8174 Lucello Ter S	Owner Address City & State:	Naples Fl
Owner Address Zip Code:	34114	Owner Address ZIP + 4 Code:	2877

Owner Address Carrier Route:R171Owner Occupied:A

Location Information			
Subdivision:	Golden Gate Estate Unit 29	Subdivision #:	335200
Section:	30	Township:	49
Range:	26	Property Zip:	34105
Property Zip+4:	7325	Property Carrier Route:	C096
Census Tract:	010431	Census Block Group:	1
Map 1:	36B	Map 2:	B
School District:	Collier County SD	Neighborhood Code:	1
Zoning:	E	Taxing Authority:	County (Unincorporated)

Estimated Value			
RealAVM™:	\$3,313,800	RealAVM™ Range High:	\$3,702,800
RealAVM™ Range Low:	\$2,924,800	Value As Of:	08/17/2026
Confidence Score:	73	Forecast Standard Deviation:	12
(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales. (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.			

Tax Information			
PID:	38108880000	Strap:	335200 92 24B30
Parcel ID:	38108880000	Tax Area:	0010
Block #:	92	Lot #:	2
Legal Description:	GOLDEN GATE EST UNIT 29 S 150FT OF TR 92 OR 1163 PG 124		

Assessment & Taxes			
Assessment Year	2025	2024	2023
Market Value - Total	\$627,655	\$627,655	\$385,900
Market Value - Land	\$627,655	\$627,655	\$385,900
Assessed Value - Total	\$466,939	\$424,490	\$385,900
Assessed Value - Land			\$385,900
YOY Assessed Change (\$)	\$42,449	\$38,590	
YOY Assessed Change (%)	10%	10%	
Tax Year	2025	2024	2023
Total Tax	\$5,850.37	\$5,150.90	\$3,979.29
Change (\$)	\$699	\$1,172	
Change (%)	14%	29%	
Jurisdiction	Tax Amount		
Dist-1	\$262		

Characteristics			
Lot Acres:	2.270	Lot Sq Ft:	98,881
County Use Code:	Residential-Vacant	Garage Capacity:	0
Photos			







History

Listing History from MLS

MLS #	Parcel #	DOM	Price	Chg Type	Eff. Date	Change Details	List Agt ID	List Agent Name
226031070	38108880000	0	\$19,500	New Listing	08/31/26	-->A	N507794	Yanely Fernandez

MLS #	Parcel #	DOM	Price	Chg Type	Eff. Date	Change Details	List Agt ID	List Agent Name
226002804	38108880000	143	\$3,595,000	Terminated	06/15/26	A->T	N634467	Rosalinda Basir
226002804	38108880000	90	\$3,595,000	Price Decrease	04/23/26	\$3,695,000->\$3,595,000	N634467	Rosalinda Basir
226002804	38108880000	45	\$3,695,000	Price Decrease	03/09/26	\$3,775,000->\$3,695,000	N634467	Rosalinda Basir
226002804	38108880000	40	\$3,775,000	Price Decrease	03/04/26	\$3,850,000->\$3,775,000	N634467	Rosalinda Basir
226002804	38108880000	0	\$3,850,000	New Listing	01/23/26	-->A	N634467	Rosalinda Basir

MLS #	Parcel #	DOM	Price	Chg Type	Eff. Date	Change Details	List Agt ID	List Agent Name
225079380	38108880000	61	\$3,850,000	Terminated	01/13/26	A->T	N632503	Nina Llorca
225079380	38108880000	0	\$3,850,000	New Listing	11/13/25	-->A	N632503	Nina Llorca

MLS #	Parcel #	DOM	Price	Chg Type	Eff. Date	Change Details	List Agt ID	List Agent Name
225069522	38108880000	130	\$22,000	Terminated	01/13/26	A->T	N632503	Nina Llorca
225069522	38108880000	117	\$22,000	Price Decrease	12/31/25	\$25,000->\$22,000	N632503	Nina Llorca
225069522	38108880000	0	\$25,000	New Listing	09/05/25	-->A	N632503	Nina Llorca

MLS #	Parcel #	DOM	Price	Chg Type	Eff. Date	Change Details	List Agt ID	List Agent Name
225069072	38108880000	22	\$3,850,000	Terminated	11/10/25	W->T	N632503	Nina Llorca
225069072	38108880000	22	\$3,850,000	Withdrawn	09/24/25	A->W	N632503	Nina Llorca
225069072	38108880000	0	\$3,850,000	New Listing	09/02/25	-->A	N632503	Nina Llorca

MLS #	Parcel #	DOM	Price	Chg Type	Eff. Date	Change Details	List Agt ID	List Agent Name
225024392	38108880000	128	\$3,850,000	Terminated	07/17/25	A->T	N632503	Nina Llorca
225024392	38108880000	106	\$3,850,000	Price Increase	06/25/25	\$3,700,000->\$3,850,000	N632503	Nina Llorca
225024392	38108880000	62	\$3,700,000	Price Increase	05/12/25	\$3,550,000->\$3,700,000	N632503	Nina Llorca
225024392	38108880000	0	\$3,550,000	New Listing	03/11/25	-->A	N632503	Nina Llorca

MLS #	Parcel #	DOM	Price	Chg Type	Eff. Date	Change Details	List Agt ID	List Agent Name
224101686	38108880000	81	\$3,550,000	Terminated	03/04/25	A->T	N634467	Rosalinda Basir
224101686	38108880000	0	\$3,550,000	Extended	12/14/24		N634467	Rosalinda Basir
224101686	38108880000	0	\$3,550,000	New Listing	12/14/24	-->A	N634467	Rosalinda Basir

MLS #	Parcel #	DOM	Price	Chg Type	Eff. Date	Change Details	List Agt ID	List Agent Name
224087944	38108880000	10	\$3,650,000	Terminated	11/11/24	W->T	N634467	Rosalinda Basir
224087944	38108880000	10	\$3,650,000	Withdrawn	11/11/24	A->W	N634467	Rosalinda Basir
224087944	38108880000	0	\$3,650,000	New Listing	11/01/24	->A	N634467	Rosalinda Basir

MLS #	Parcel #	DOM	Price	Chg Type	Eff. Date	Change Details	List Agt ID	List Agent Name
224025964	38108880000	79	\$1,295,000	Terminated	06/10/24	W->T	N634467	Rosalinda Basir
224025964	38108880000	79	\$1,295,000	Withdrawn	06/05/24	A->W	N634467	Rosalinda Basir
224025964	38108880000	46	\$1,295,000	Price Increase	05/03/24	\$1,099,000->\$1,295,000	N634467	Rosalinda Basir
224025964	38108880000	40	\$1,099,000	Price Decrease	04/27/24	\$1,299,900->\$1,099,000	N634467	Rosalinda Basir
224025964	38108880000	0	\$1,299,900	New Listing	03/18/24	->A	N634467	Rosalinda Basir

MLS #	Parcel #	DOM	Price	Chg Type	Eff. Date	Change Details	List Agt ID	List Agent Name
222062977	38108880000	143	\$1,200,000	Terminated	01/19/23	W->T	N634467	Rose Basir
222062977	38108880000	143	\$1,200,000	Withdrawn	01/13/23	A->W	N634467	Rose Basir
222062977	38108880000	78	\$1,200,000	Extended	11/09/22		N634467	Rose Basir
222062977	38108880000	28	\$1,200,000	Price Decrease	09/20/22	\$1,499,000->\$1,200,000	N634467	Rose Basir
222062977	38108880000	0	\$1,499,000	New Listing	08/23/22	->A	N634467	Rose Basir

MLS #	Parcel #	DOM	Price	Chg Type	Eff. Date	Change Details	List Agt ID	List Agent Name
219042603	38108880000	7	\$395,000	Sold	07/27/22	(\$375,000)	N601464	Jean C Laidlaw-Bell
219042603	38108880000	7	\$395,000	Extended	06/09/22		N601464	Jean C Laidlaw-Bell
219042603	38108880000	7	\$395,000	Pending	04/05/22	A->P	N601464	Jean C Laidlaw-Bell
219042603	38108880000	0	\$395,000	New Listing	03/30/22	->A	N601464	Jean C Laidlaw-Bell

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Norm.	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type
08/01/22	07/26/22	\$375,000		Rnv Investments Llc	Thompson Lawrence N F/Tr	6159-1092	Warranty Deed
04/16/19	04/12/19	\$100	Y	Thompson Lawrence N Trust	Thompson Lawrence N	5618-1999	Personal Representative's Deed
04/16/19	04/12/19	\$100	Y	Thompson Lawrence N Trust	Thompson Dorothy L	5618-2001	Trustee's Deed(Transfer)
		\$22,000		Johnston Artemon P	Chynoweth Bruce C	1011-1710	Warranty Deed
		\$21,000		Thompson Lawrence N	Owner Record	1163-124	Deed (Reg)

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type
09/03/2025	\$260,000	Private Individual	
09/02/2025	\$2,531,250		CONVENTIONAL
04/11/2025	\$315,000		PRIVATE PARTY LENDER
06/20/2024	\$500,000		
06/17/2024	\$2,000,000		
12/26/2023	\$300,000	Private Individual	PRIVATE PARTY LENDER
01/11/2023	\$300,000	Private Individual	
12/20/2022	\$500,000		PRIVATE PARTY LENDER

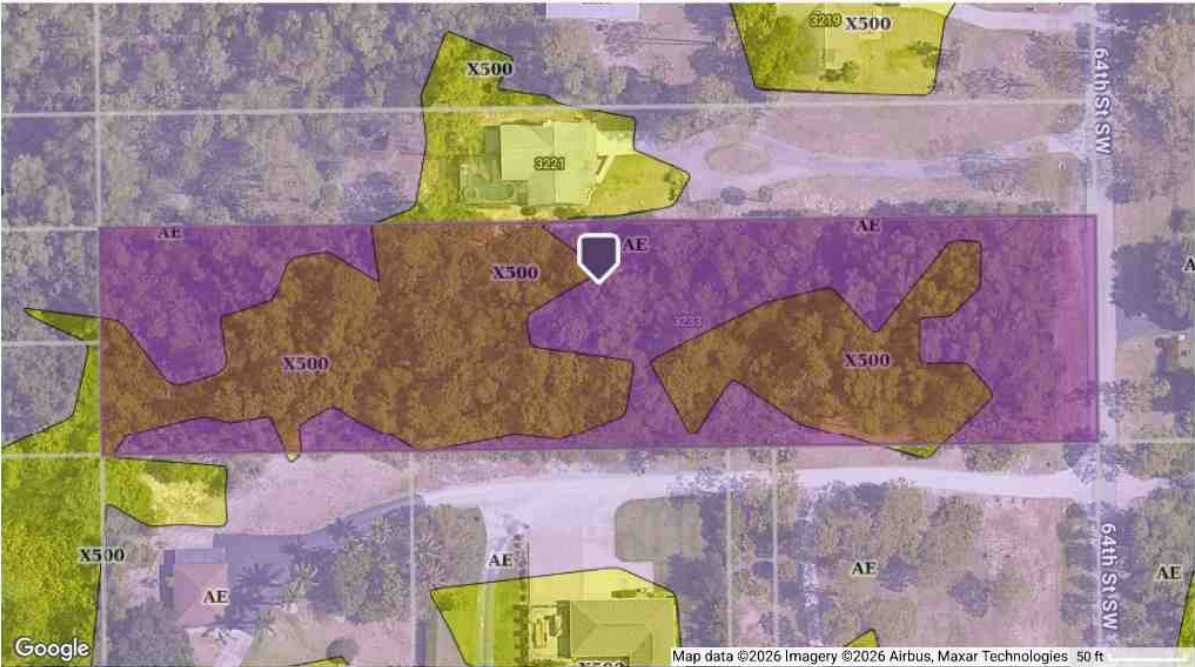
Parcel Map





Flood Map

Flood Zone Code:	AE	Special Flood Hazard Area (SFHA):	In
Flood Zone Date:	02/08/2024	Within 250 Feet of Multiple Flood Zone:	Yes (X500,AE)
Flood Zone Panel:	12021C0411J	Flood Community Name:	COLLIER COUNTY
Flood Code Description:	Zone Ae-An Area Inundated By 100-Year Flooding		



Coastal 100-Year Floodway Coastal 100-year Floodplain 100-year Floodway 100-year Floodplain Undetermined

500-year Floodplain incl. levee protected area Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner’s site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner’s site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from “stock” standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Armlth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

Other Appraiser-Defined Abbreviations (continued)

[illegible]

Appraiser Certificate



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

COSTA, FRANK ALEXANDER

6151 SW 110 AVENUE
MIAMI FL 33173

LICENSE NUMBER: RD6850

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/04/2024

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.



E & O Policy

Accelerant National Insurance Company
(A Stock Company)
400 Northridge Road, Suite 800
Sandy Springs, GA 30350

REAL ESTATE APPRAISERS
ERRORS AND OMISSIONS INSURANCE POLICY
DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

- Policy Number: NAX40PL110085-00Renewal of: New
1. Named Insured: Frank Costa

2. Address: 16950 SW 93rd Ave
Palmetto Bay, FL 33157

3. Policy Period: From: April 5, 2026To: April 5, 2027
12:01 A.M. Standard Time at the address of the Named Insured as stated in item 2. Above.

4. Limit of Liability:

	Each Claim	Policy Aggregate
Damages Limit of Liability	4A. \$ 1,000,000	4C. \$ 1,000,000
Claim Expenses Limit of Liability	4B. \$ 1,000,000	4D. \$ 1,000,000

5. Deductible (Inclusive of Claims Expenses):

	Each Claim	Aggregate
	5A. \$500	5B. \$1,000

6. Policy Premium: \$812State Taxes/Surcharges: \$ 8.12

7. Retroactive Date: April 5, 2026

8. Notice to Company: Notice of a Claim or Potential Claim should be sent to:
OREP Insurance Services: info@orep.org
6353 El Cajon Blvd, Suite 124-605
San Diego, CA 92115

9. Program Administrator: OREP Insurance Services, LLC – appraisers@orep.org

10. Forms and Endorsements Attached at Policy Inception: See Schedule of Forms
- If required by state law, this policy will be countersigned by an authorized representative of the Company.
- Date: April 7, 2026

By:

Isaac Peck

Authorized Representative
- N DEC 40000 04 22
- Page 1 of 1
- Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE