

RICHARD C. FRIEDMAN & ASSOCIATES
2485 DEMERE ROAD, SUITE 103-B
ST SIMONS ISLAND, GA 31522
912-634-1576

INVOICE	01/17/2022 DATE	2ACSUNSET FILE NUMBER	#22 - 010 CASE NUMBER
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Client: CHIP DRURY
295 W. LAUREL BLUFF ROAD
KINGSLAND, GEORGIA
31548
Attention: Mr. CHIP DRURY

Item	Total
APPRAISAL FEE FOR SERVICES RENDERED	\$ 400.00

Intended User: CHIP DRURY
2.25 ACRES, SUNSET BLVD.
BRUNSWICK, GA 31525
2.25 ACRES, COUNTRY CLUB PARK SUBDIVISION.

Total: \$ 400.00

Thank you

**SUMMARY APPRAISAL REPORT OF
THE PROPERTY LOCATED AT**

2.25 ACRES, SUNSET BLVD.

BRUNSWICK, GA 31525

as of

01/08, 2022

for

CHIP DRURY
295 W. LAUREL BLUFF ROAD
KINGSLAND, GEORGIA
31548

by

RICHARD C. FRIEDMAN & ASSOCIATES
DAVID L. YOUNGBLOOD
2485 DEMERE ROAD, SUITE 103-B
ST SIMONS ISLAND, GA 31522

RICHARD C. FRIEDMAN & ASSOCIATES
2485 DEMERE ROAD, SUITE 103-B
ST SIMONS ISLAND, GA 31522
912-634-1576

January 17, 2022

CHIP DRURY
295 W. LAUREL BLUFF ROAD
KINGSLAND, GEORGIA
31548

Property - 2.25 ACRES, SUNSET BLVD.
BRUNSWICK, GA 31525
Client - CHIP DRURY
File No. - 2ACSUNSET
Case No. -

Dear Mr. DRURY:

In accordance with your request, I have prepared an appraisal of the real property located at 2.25 ACRES, SUNSET BLVD., BRUNSWICK, GA.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 01/08, 2022 is :

\$225,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

RICHARD C. FRIEDMAN & ASSOCIATES



RICHARD C. FRIEDMAN, SRA
GA Certification #CG629

RICHARD C. FRIEDMAN, SRA
GA Certification #CG#000629

Appraisal Report
LAND APPRAISAL REPORT

File No. 2ACSUNSET

IDENTIFICATION

Owner CHIP DRURY Census Tract 13.0127.09 Map Reference 60-10-9-23 & 35
 Property Address 2.25 ACRES, SUNSET BLVD.
 City BRUNSWICK County GLYNN State GA Zip Code 31525
 Legal Description 2.25 ACRES, COUNTRY CLUB PARK SUBDIVISION.
 Sale Price \$ N/A Date of Sale N/A Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ _____ (yr.) _____
 Client CHIP DRURY Address 295 W. LAUREL BLUFF ROAD, KINGSLAND, GEORGIA, 31548
 Occupant VACANT LAND Appraiser RICHARD C. FRIEDMAN, SRA Instructions to Appraiser MARKET VALUE ESTIMATE
 Intended User: CHIP DRURY Intended Use: MARKET VALUE ESTIMATE

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good	Avg.	Fair	Poor
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input checked="" type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	<u>100</u> % 1 Family	<u>0</u> % 2-4 Fam	<u>0</u> % Apts.	<u>0</u> % Condo	<u>0</u> % Commercial		
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)				
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> % Vacant				
Single Family Price Range	\$ <u>100,000</u> to \$ <u>500,000</u>		Predominant Value \$ <u>200,000</u>				
Single Family Age	<u>10</u> yrs. to <u>70</u> yrs.	Predominant Age <u>40</u> yrs.					

Employment Stability Avg. Fair Poor
 Convenience to Employment
 Convenience to Shopping
 Convenience to Schools
 Adequacy of Public Transportation Avg. Fair Poor
 Recreational Facilities
 Adequacy of Utilities
 Property Compatibility
 Protection from Detrimental Conditions
 Police and Fire Protection
 General Appearance of Properties
 Appeal to Market

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) COUNTRY CLUB PARK IS A STABLE OLDER SUBDIVISION ADJACENT TO THE BRUNSWICK COUNTRY CLUB IN THE DARIEN HIGHWAY AREA. SUBDIVISION TYPICALLY HAS GOOD QUALITY BRICK RANCH DWELLINGS OF GOOD APPEAL AND MANY HOMES HAVE BEEN UPDATED.

SITE

Dimensions 239.75' X 401.70' = +-. 2.25 ACRES Corner Lot
 Zoning Classification SINGLE FAMILY RESIDENTIAL-12,000 SF (R-12) Present improvements do do not conform to zoning regulations
 Highest and best use: Present use Other (specify) _____
 Elec. Public Other (Describe) _____
 Gas _____
 Water _____
 San. Sewer _____
 Underground Elect. & Tel.
 OFF SITE IMPROVEMENTS
 Street Access: Public Private
 Surface PAVED
 Maintenance: Public Private
 Storm Sewer Curb/Gutter
 Sidewalk Street Lights
 Topo LEVEL
 Size LARGE +-. 2.25 ACRES
 Shape RECTANGULAR
 View V GOOD-WOODED/GOLF FRONT
 Drainage GOOD
 Is the property located in a HUD Identified Special Flood Hazard Area? No Yes
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) SUBJECT SITE IS AN ATTRACTIVE HEAVILY WOODED SITE WITH LARGE PINES FRONTING ON THE NORTH SIDE OF SUNSET BLVD AT CUL-DE-SAC. SITE HAS GOLF FRONTAGE ON THE EAST ON THE HISTORIC BRUNSWICK COUNTRY CLUB GOLF COURSE.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

For the Market Data Analysis See grid below. See narrative attachment.

ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	2.25 AC, SUNSET BLVD. COUNTRY CLUB PARK	1115 FAIRWAY ROAD GARDEN HOMES/COUNTYR CLUB	3850 DARIEN HIGHWAY AIKEN TRACT	4031 DARIEN HIGHWAY GEORGIAN LODGE TRACT
Proximity to Subj.		0.75 miles E	1.14 miles SE	0.85 miles E
Sales Price	\$ N/A	\$ 125,000	\$ 320,000	\$ 325,000
Price	\$ N/A	\$ 89,286	\$ 64,000	\$ 40,625
Data Source	INSPECTION	GIS/MLS	APPRAISAL/GIS/MLS	GIS/MLS
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
	N/A	2/2020	4/2019	1/2021
Location	GOOD	INFERIOR	INFERIOR	INFERIOR
Site/View	GOLF FRONT	INTERIOR	MARSH FRONT	GOLF FRONT
Site Area	+-. 2.25 ACRES	1.4 ACRES	5.0 ACRES	8.0 ACRES
ZONING	S.F.R.	S.F.R.	MFR	PD - SF
Sales or Financing Concessions	NONE	NONE	NONE	NONE
Net Adj. (Total)		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 148,000	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ -138,000	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ -149,000
Indicated Value of Subject		Gross 118.4% Net 118.4% \$ 273,000	Gross 122.5% Net -43.1% \$ 182,000	Gross 95.7% Net -45.8% \$ 176,000

Comments on Market Data: THE 4 SALES ARE THE MOST RECENT AND SIMILAR SALES IN THE SUBJECT MARKET AREA, INDICATING A RANGE OF \$176,000 TO \$273,000. A FINAL MID RANGE OF \$225,000 IS RECONCILED AT \$100,000/ACRE.

RECONCILIATION

Comments and Conditions of Appraisal: LOT SIZE DIFFERANCES ADJUSTED AT \$75,000/ACRE FOR SMALL TRACTS AND \$40,000/ACRE FOR LARGE TRACTS.

Final Reconciliation: SALES COMPARISON: SUBJECT 2.25 ACRES X \$100,000/AC = \$225,000.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF January 8, 2022 to be \$225,000

ADDITIONAL COMPARABLES

Intended User **CHIP DRURY**
 Property Address **2.25 ACRES, SUNSET BLVD.**
 City **BRUNSWICK** County **GLYNN** State **GA** Zip Code **31525**
 Client **CHIP DRURY**

MARKET DATA ANALYSIS	ITEM	Subject Property	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
	Address	2.25 AC, SUNSET BLVD. COUNTRY CLUB PARK	5158 U.S. HIGHWAY 17 NORTH NEEDWOOD					
	Proximity to Subj.		5.08 miles NE					
	Sales Price	\$ N/A		\$ 310,770		\$		\$
	Price	\$ N/A		\$ 31077		\$		\$
	Data Source	INSPECTION	GIS/MLS					
	Date of Sale and Time Adjustment	DESCRIPTION N/A	DESCRIPTION 6/2021	+(-)\$ Adjustment +22,000	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
	Location	GOOD	INFERIOR	+100,000				
	Site/View	GOLF FRONT	MARSH FRONT					
	Site Area	+ 2.25 ACRES	10.0 ACRES	-310,000				
ZONING	S.F.R.	FA	+75,000					
Sales or Financing Concessions	NONE							
Net Adj. (Total)		<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$	-113,000	<input type="checkbox"/> Plus <input type="checkbox"/> Minus \$		<input type="checkbox"/> Plus <input type="checkbox"/> Minus \$		
Indicated Value of Subject		Gross 163.1%						
		Net -36.4%	\$ 197,770		\$		\$	

Comments on Market Data Analysis

USPAP COMPLIANCE ADDENDUM

Borrower or Owner **CHIP DRURY**

Property Address **2.25 ACRES, SUNSET BLVD.**

City **BRUNSWICK**

County **GLYNN**

State **GA**

Zip Code **31525**

Lender or Client **CHIP DRURY**

Purpose of the Appraisal

THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE MARKET VALUE OF THE FEE SIMPLE ESTATE. THE INTENDED USE OF THIS APPRAISAL TO ASSIST CHIP DRURY, THE INTENDED USER OF THIS APPRAISAL, FOR SELLING PURPOSES.

Scope of Work

A COMPLETE APPRAISAL OF THE SUBJECT WAS MADE AND IS PRESENTED IN THE ATTACHED SUMMARY REPORT. THE SUBJECT LOT & NEIGHBORHOOD WAS INSPECTED. ECONOMIC & MARKET CONDITIONS IN THE GENERAL AND IMMEDIATE AREAS OF THE SUBJECT WERE INVESTIGATED TO DISCERN TRENDS & OTHER FACTORS AFFECTING VALUE AND MARKETABILITY OF THE SUBJECT. RESEARCH OF THE MARKET INCLUDED A THOROUGH SEARCH AND ANALYSIS OF COMPARABLE LAND SALES & LISTINGS. MARKET DATA WAS VERIFIED BY EITHER, OR A COMBINATION OF, PUBLIC RECORDS, MLS, REALTORS, BUYERS, SELLERS OR OTHER SOURCES CONSIDERED RELIABLE. THE VALUE OF THE SUBJECT WAS ESTIMATED BY THE SALES COMPARISON & DEVELOPMENT APPROACHES TO VALUE. THE INCOME & COST APPROACH WAS CONSIDERED, BUT NOT INCLUDED. THE NEIGHBORHOOD IS TYPICALLY OWNER-OCCUPIED RESULTING IN A LACK OF ADEQUATE RENTAL INFORMATION WHICH TENDS TO LIMIT THE RELIABILITY OF THIS APPROACH. FINALLY, THE SALES COMPARISON & DEVELOPMENT APPROACHES HAS BEEN RECONCILED TO FORM A FINAL OPINION OF MARKET VALUE FOR THE PROPERTY.

Report of the prior sales history for the subject property

Is the subject property currently listed? Yes No List Price: \$ _____

Has the property sold during the prior three years? Yes No If yes, describe below

NO PRIOR SALES OF THE SUBJECT IN PAST 3 YEARS NOTED.

Exposure Time

What is your estimate of exposure time for the subject property? **3 MONTHS** Describe below the basis (rationale) for your estimate?

EXPOSURE TIME FOR THE SUBJECT IS ESTIMATED AT THE TYPICAL MARKETING TIME FOR THE NEIGHBORHOOD AS SHOWN ON PAGE 1 OF THE APPRAISAL FORM. MARKETING TIME OF THE NEIGHBORHOOD IS BASED ON MLS AND REALTOR DATA.

Non-real property transfers

Does the transaction involve the transfer of personal property, fixtures, or intangibles that are not real property? Yes No

If yes, provide description and valuation below.

Additional Limiting Conditions or Additional Comments

NONE NOTED.

Additional Certification Statements or Additional Comments

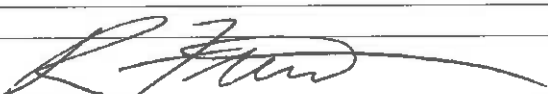
ADDITIONAL CERTIFICATION :

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE REPORTED ANALYSES, OPINIONS AND CONCLUSIONS WERE DEVELOPED, AND THIS REPORT HAS BEEN PREPARED, IN CONFORMITY WITH THE REQUIREMENTS OF THE CODE OF PROFESSIONAL ETHICS AND THE STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE OF THE APPRAISAL INSTITUTE.

I CERTIFY THAT THE USE OF THIS REPORT IS SUBJECT TO THE REQUIREMENTS OF THE APPRAISAL INSTITUTE RELATING TO REVIEW BY ITS DULY AUTHORIZED REPRESENTATIVES.

Date: **January 17, 2022**

Appraiser(s):



RICHARD C. FRIEDMAN, SRA

Date:

Review Appraiser(s):

Summary

Parcel Number 03-01190
Tax District Central Glynn (District 03)
Alias COUNTRY CLUB PARK
Location Address 618 SUNSET BLVD
 BRUNSWICK, GA 31525
Millage Rate 26.110
Legal Description 10-F & AC 5 OF FAIRWAY OAKS
Subdivision COUNTRY CLUB PARK
Documents DB 774;Pg 592-595;DB. 31-H, Pg 234;PD 4,Pg 115, 98;PD 3,Pg 77-78;PD 1,Pg 5, 4
Class Code R1 - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Neighborhood Brunswick Country Club (Code: 3022)
Zoning R12
Map# Block-Lot 0060-10 009-023
Property Class SFR
Homestead No
Exemption
GIS Mapped acres 2.12
Elementary School Altama Elementary School
Middle School Needwood
High School Brunswick High School
Commissioner District DISTRICT 4 -BILL BRUNSON, Phone (912)270-6671 bbrunson@glynncounty-ga.gov



+ 1.73 ACRES
 portion of this
 parcel w/out
 house

[View Map](#)

Owner

UPPER WESTSIDE DESTINATIONS LLC
 295 W LAUREL BLUFF RD
 KINGSLAND, GA 31548

Value Information

	2021
+ Land Value	\$52,500
+ Improvement Value	\$46,600
= Total Value	\$99,100
Assessed Value	\$39,640

Improvement Information

Building Use	Single Family	Stories	2
Style	Colonial	Roof Cover	Asphalt Shingle
Heated Sq Ft	3700	Flooring Type	Hardwood
Interior Walls	Drywall	Heating Type	Cool / Heated Air
Exterior Walls	Brick	Rooms/Bedrooms/Bathrooms	11 / 5 / 3.0
Year Built	1954	Number Fire Pl	2

Miscellaneous Improvement Information

Type	Length x Width	Area	Year Built	Value
Swim. Pool - Vinyl Lined	40 x 20	800	0	\$1,800
General Purpose	12 x 12	144	75	\$200

Sale/Transfer Information

Date	Deed Book and Page	Price	Deed Type	Grantor	Grantee
6/10/2021	4478 263	\$0		DRURY CARL M	UPPER WESTSIDE DESTINATIONS LLC
7/1/1997	774 594	\$0			
7/19/1994	774 592	\$0			
8/14/1978	20q 619	\$0			
9/19/1977	19X 488	\$0			

2021 Notice of Assessment

[2021 Notice of Assessment \(PDF\)](#)

View/Pay Tax Bills

[View/Pay Tax Bills](#)

Summary

Parcel Number 03-11735
Tax District Central Glynn (District 03)
Alias COUNTRY CLUB PARK
Location Address 620 SUNSET BLVD
 621 SUNSET BLVD
 BRUNSWICK, GA 31525

Millage Rate 26.110
Legal Description .52 AC CARLO CAMBRA TRACT
Subdivision CAMBRO TRACT
Documents DB 769, Pg 550; DB 529, Pg. 30; DB 31-H, Pg 234; PD 4, Pg 98; PD 3, Pg 77-78; PD 1, Pg 5, 4
Class Code R3 - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Neighborhood Brunswick Country Club (Code: 3022)
Zoning R12
Map# Block-Lot 0060-10 009-035
Property Class VL
Homestead No
Exemption
GIS Mapped acres 0.52
Elementary School Altama Elementary School
Middle School Needwood
High School Brunswick High School
Commissioner District DISTRICT 4 -BILL BRUNSON, Phone (912)270-6671 bbrunson@glynncounty-ga.gov



No House

0.52 acres

[View Map](#)

Owner

DRURY CARL M III
 295 W LAUREL BLUFF ROAD
 KINGSLAND, GA 31548

Value Information

	2021
+ Land Value	\$25,300
+ Improvement Value	\$0
= Total Value	\$25,300
Assessed Value	\$10,120

Sale/Transfer Information

Date	Deed Book and Page	Price	Deed Type	Grantor	Grantee
10/22/2001	847 584	\$0		DRURY CARL M	DRURY CARL M
3/1/2001	769 550	\$18,500			
12/3/1998	529 32	\$0			
12/3/1998	529 30	\$0			

2021 Notice of Assessment

[2021 Notice of Assessment \(PDF\)](#)

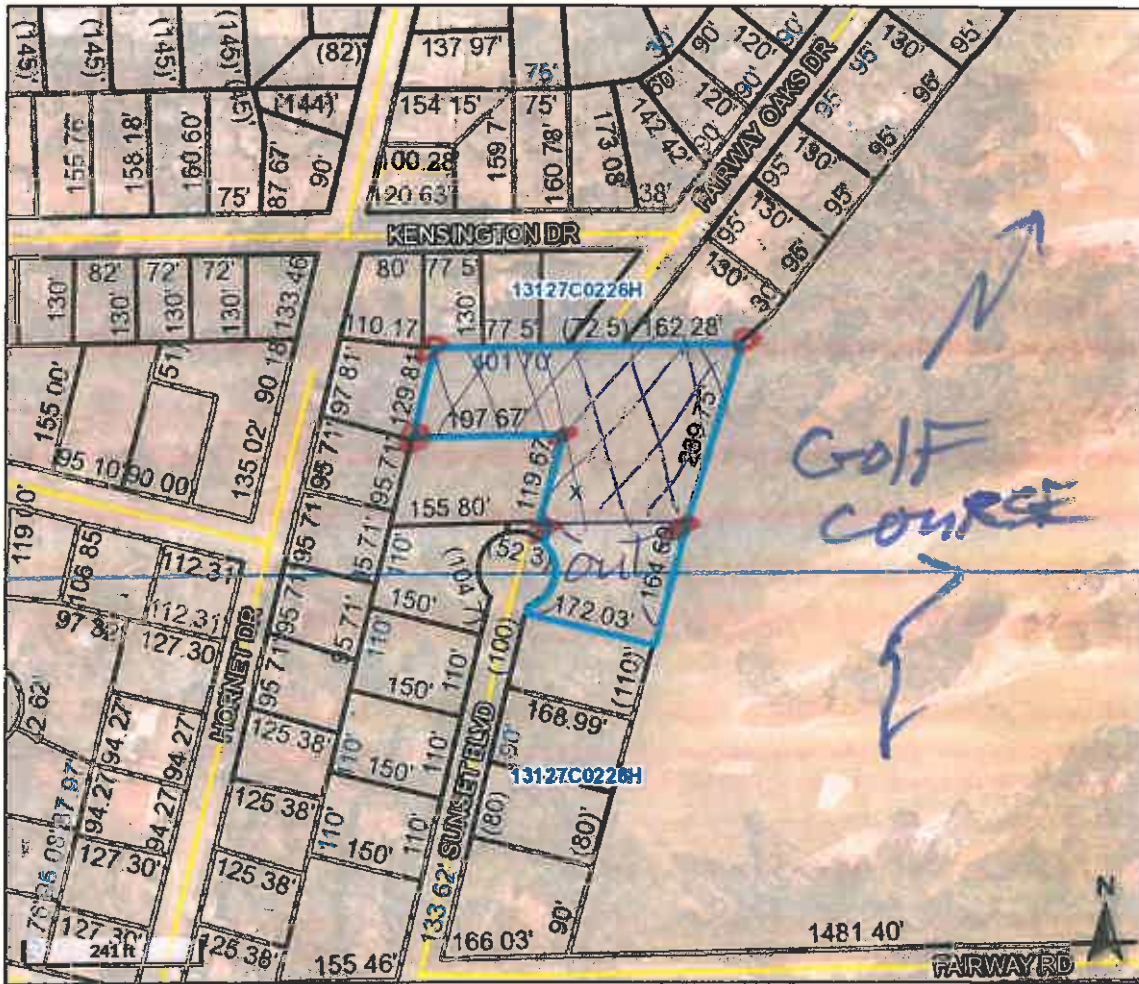
View/Pay Tax Bills

[View/Pay Tax Bills](#)

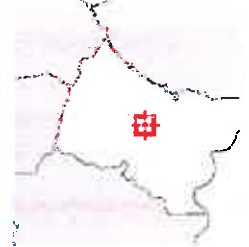
Photos

To print an image, click to view then right-click and open in new tab.

+ 2.25 ACRES
COUNTRY CLUB
Park



Overview



Legend

- Parcels
- Dimensions
 - <all other values>
 - Parcel
 - Right-of-Way
 - Tax Map Line
 - Parcel
 - Roads
 - Flood Panel
- FEMA Flood Zones
 - X0.2 PCT
 - A
 - AO
 - AE 7
 - AE 8
 - AE 9
 - AE 10
 - AE 11
 - VE 10
 - VE 11
 - VE 12
 - VE 13
 - VE 14
 - VE 15
 - VE 16
 - X
 - Lakes and Rivers

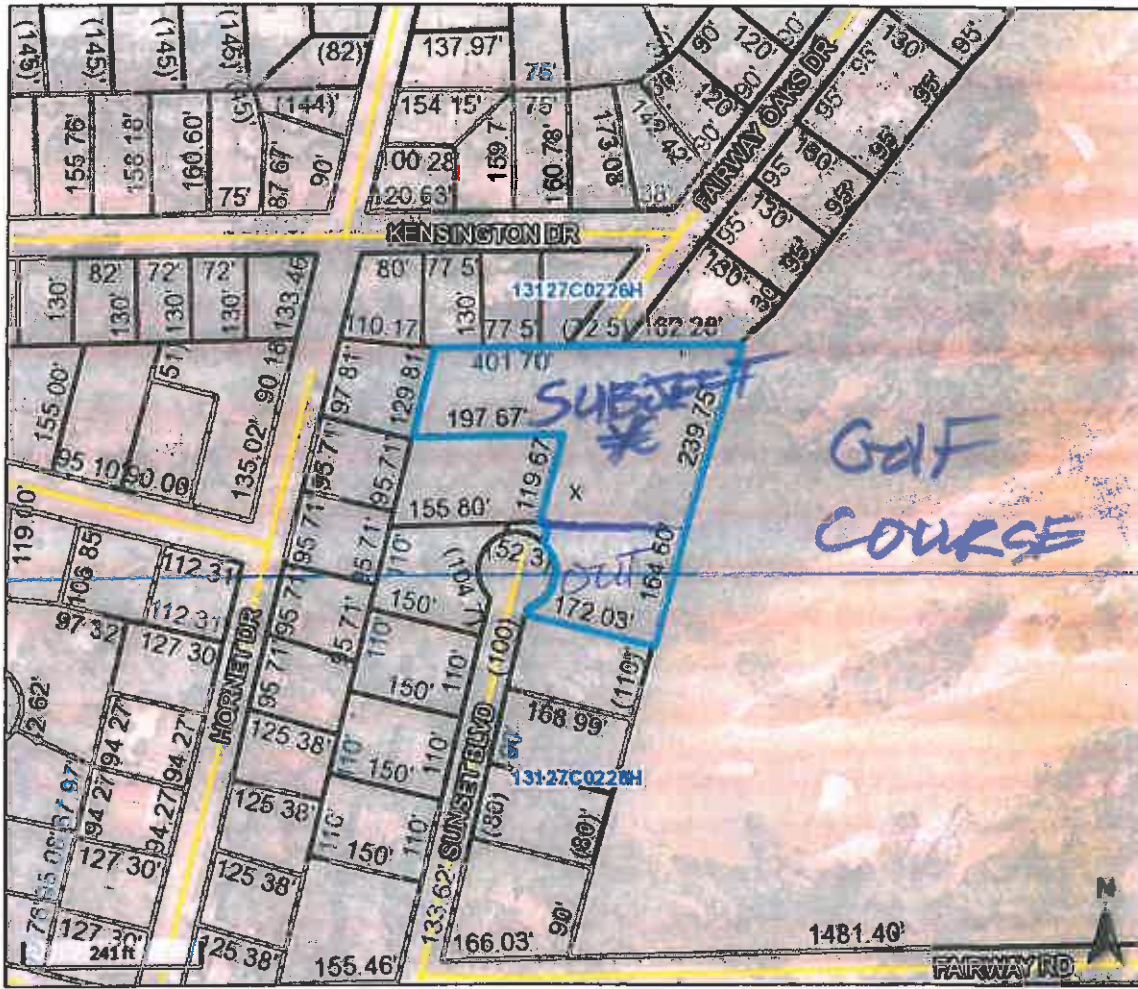
Parcel ID	03-01190	Owner	UPPER WESTSIDE DESTINATIONS LLC	Last 2 Sales			
Class Code	Residential		295 W LAUREL BLUFF RD	Date	Price	Reason	Qual
Taxing District	03-Central Glynn		KINGSLAND, GA 31548	6/10/2021	0	n/a	U
	BRUNSWICK	Physical Address	618 SUNSET BLVD	7/1/1997	0	n/a	U
Acres	2.12	Market Value	\$99100				

Date created: 1/10/2022
Last Data Uploaded: 1/8/2022 4:21:52 AM

Developed by Schneider
GEOSPATIAL

"FloodMAP"

NOT IN FLOOD ZONE



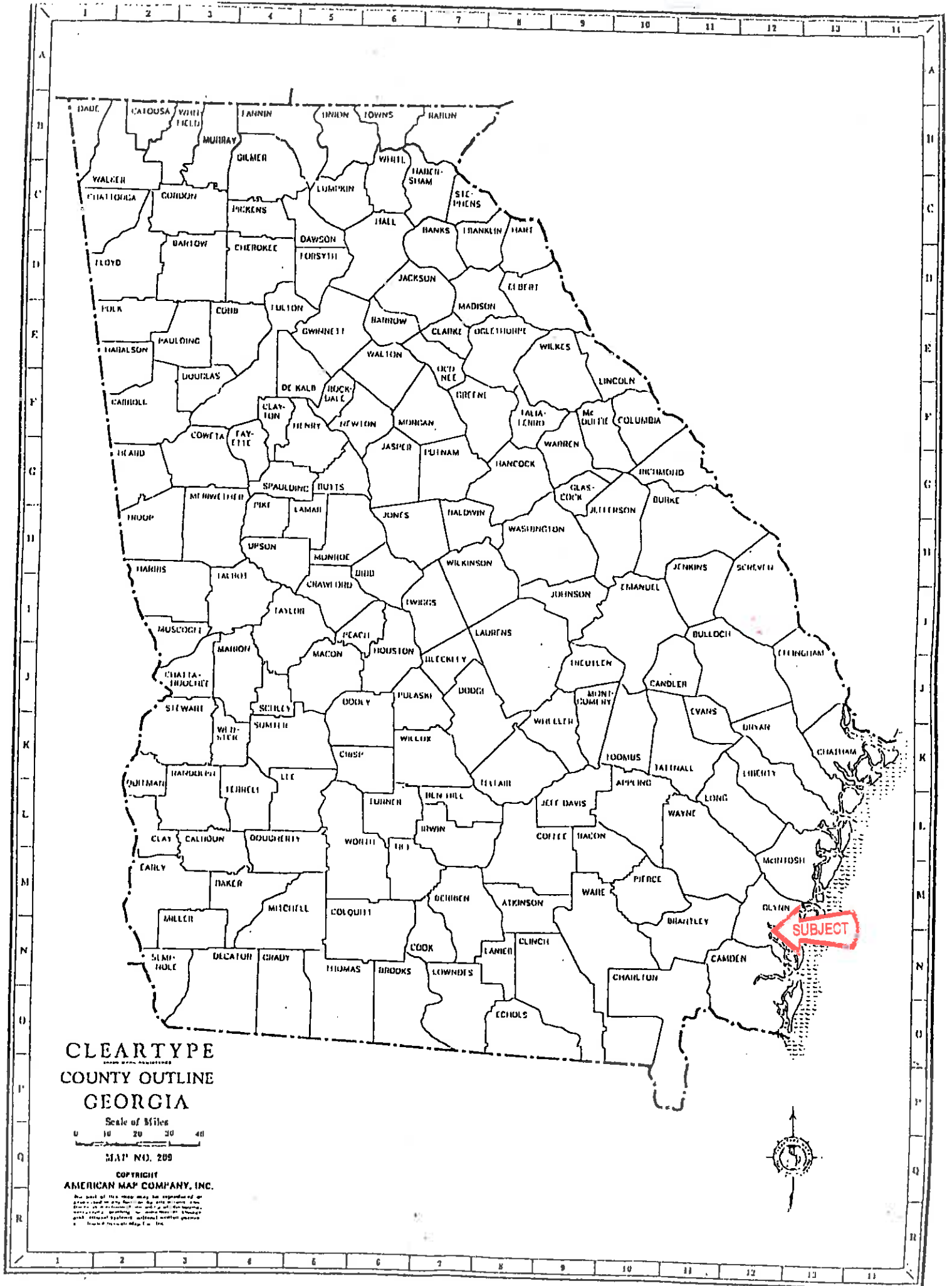
- Legend**
- Parcels
 - Dimensions
 - <all other values>
 - Parcel
 - Right-of-Way
 - Tax Map Line
 - Parcel
 - Roads
 - Flood Panel
 - FEMA Flood Zones**
 - X0.2 PCT
 - A
 - AO
 - AE 7
 - AE 8
 - AE 9
 - AE 10
 - AE 11
 - VE 10
 - VE 11
 - VE 12
 - VE 13
 - VE 14
 - VE 15
 - VE 16
 - X
 - Lakes and Rivers

Parcel ID 03-01190
 Class Code Residential
 Taxing District 03-Central Glynn
 BRUNSWICK
 Acres 2.12

Owner UPPER WESTSIDE DESTINATIONS LLC
 295 W LAUREL BLUFF RD
 KINGSLAND, GA 31548
 Physical Address 618 SUNSET BLVD
 Market Value \$99100

Last 2 Sales			
Date	Price	Reason	Qual
6/10/2021	0	n/a	U
7/1/1997	0	n/a	U

Date created: 1/10/2022
 Last Data Uploaded: 1/8/2022 4:21:52 AM



**CLEAR TYPE
COUNTY OUTLINE
GEORGIA**

Scale of Miles
0 10 20 30 40

MAP NO. 209

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COASTAL PLAINS REGION

South
Carolina

EFFINGHAM

Springfield

Pembroke

CHATHAM

Savannah

BRYAN

LIBERTY

Hinesville

LONG

Ludowici

MC INTOSH

Darien

GLYNN

Brunswick

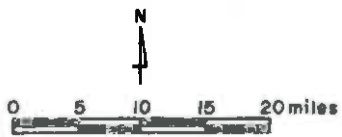
Woodbine

CAMDEN

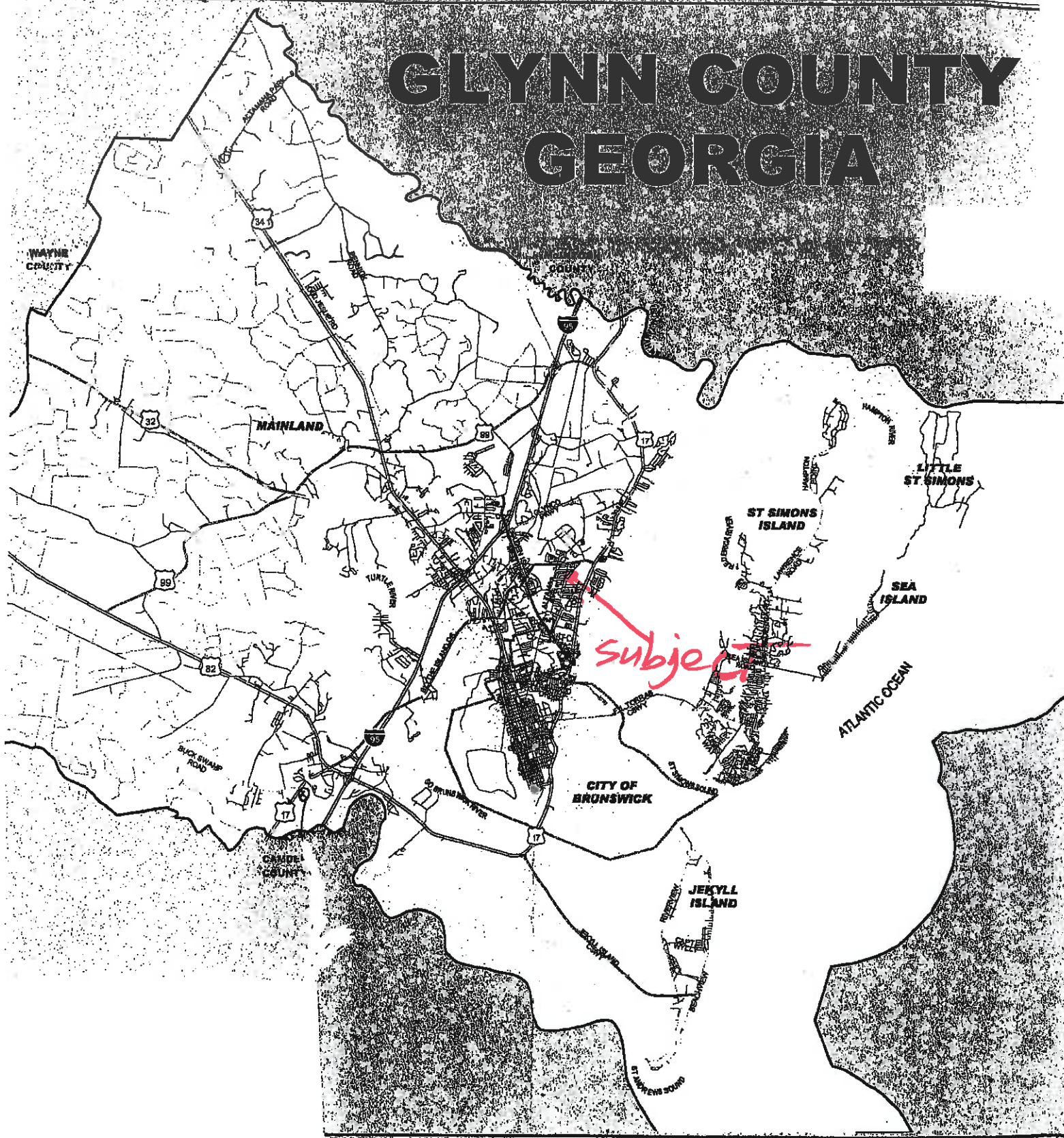
Florida

Atlanta

subject



GLYNN COUNTY GEORGIA



PHOTOGRAPH ADDENDUM

Intended User CHIP DRURY

Property Address 2.25 ACRES, SUNSET BLVD.

City BRUNSWICK

County GLYNN

State GA

Zip Code 31525

Client CHIP DRURY



**FRONT VIEW OF
SUBJECT PROPERTY**



**REAR VIEW OF
SUBJECT PROPERTY**



**STREET SCENE OF
SUBJECT PROPERTY**

RICHARD C. FRIEDMAN, SRA

Georgia Certified Appraiser #CG-629-Senior Residential Appraiser (SRA) - The Appraisal Institute
2485 Demere Road, Suite 103-B St. Simons Island, Georgia 31522
Phone: 912/634-1576 Fax: 912/634-8310 Cell: 912/258-1576 Email: richardfriedman2485@comcast.net

EDUCATION:

B.R.A. University of Georgia, Major in Real Estate, Graduated in 1974.
Georgia Real Estate Salesman's License, (1974)-Georgia Real Estate Broker's License, (1982)
Senior Residential Appraiser (SRA) Designation, -Appraisal Institute - 1982
American Institute of Real Estate Appraisers:
Course 1-A (Basic Principles and Valuation of Real Estate), (1976)

SOCIETY OF REAL ESTATE APPRAISERS:

Narrative Report Seminar, 1978
Tax Considerations in Real Estate Transactions, 1979
Creative Financing and Cash Equivalency Seminar, 1981
Valuation of Lease and Leasehold Interests, 1981
Recent Developments in Income Property Valuation Seminar, 1985
R-41-C Seminar, 1987
Uniform Residential Appraisal Report Seminar, 1987
Professional Practice Seminar, 1989
Introduction to Income Capitalization Seminar, 1989
Depreciation Analysis Seminar, 1990
Subdivision Analysis Seminar, 1990
Demonstration Report Mini-Clinic, 1990

The Appraisal Institute:

Residential Appraiser Certification Seminar, 1991
Commercial Appraiser Certification Seminar, 1991
Standards & Professional Practice Parts A & B, 1991
Financial Calculators Seminar, 1991
Income Property Valuation Seminar, 1991
Rates, Ratios, & Reasonableness Seminar, 1992
The Appraiser's Legal Liability Seminar, 1992
Litigation Valuation, 1993
The New Uniform Residential Appraisal Report Seminar, 1993
Appraisal Reporting of Complex Residential Properties Seminar, 1993
Standards of Professional Practice, Course 410, Part A, 1994
Standards of Professional Practice, Course 420, Part B, 1994
Accrued Depreciation Seminar, 1994
Appraisal Review - Residential Properties, 1994
Data Confirmation & Verification Methods, 1995
Understanding Limited Appraisals and Appraisal Reporting Options - General, 1995
Correlative Techniques in Valuation, 1996
Easement Valuation, 1996
Appraising from Blue Prints & Specifications - 1999
Appraising of Non Conforming Uses-1999
Supporting Sales Comparison Adjustments - 2000
Analyzing Operating Expenses - 2000
Data Confirmation & Verification - 2000
Real Estate Disclosure - 2001
Highest & best Use Applications - 2001
Mark to Market Seminar-2002
Appraisers Review-Single Family Residential-2002
FHA Appraisal Inspections from the Ground Up-2002
Market to Market - 2002
Course 410- Standards of Professional - 2003
Course 400 - National Uniform Standards of Professional Appraisal Practice - 2003
Course 420 - Business Practices & Ethics -2003
A Professionals Guide to Conversation Easements -2004
Appraising Manufactured Housing - 2004
Scope of Work: Expanding Your Range of Services - 2004
Reappraising, Readdressing, Reassigning - 2004
National Uniform Standard of Professional Appraisal Practice - 2005
Avoiding Liability as a Residential Appraiser - 2005
Course 773- Professionals Guide to the Uniform Residential Appraisal Practice - 2005
Liability Management for Residential Appraisers - 2006
Online Course 420: Business Practices and Ethics - 2008
Appraising Local Retail Properties-Savannah Chapter - 2008
Quality Assurance in Residential Appraisals - Savannah Chapter - 2008
Appraisal Challenges: Declining Markets and Sales Concessions - Savannah Chapter - 2008
Appraisal Curriculum Overview - Savannah Chapter - 2010
National Uniform Standards of Professional Appraisal Practice Course - 2011
The Lending World in Crisis - What Clients Need Their Appraisers to Know Today - 2011
Business Practices & Ethics - 2012
Spotlight on USPAP: Common Errors & Issues - 2012
Spotlight on USPAP: Hypothetical Conditions & Extraordinary Assumptions - 2012
Complex Litigation Appraisal Case Studies - 2013
Appraising Condo's, Co-op's and PUD's - 2013
Marketability Studies: Advanced Considerations & Applications - 2012
Introduction to Green Buildings: Principles and Concepts - 2014
Case Studies in Appraising Green Residential Buildings - 2014
Evaluating Commercial Construction - 2015
Consult - 2000 - Residential Building Systems Inspections, 1997
McKissock Data Systems-Income Capitalization-1998
McKissock Data Systems - Appraising 2-4 Residential-1998
Georgia Land Trust-Conservation Easements-2002
NAIFA - Introduction to AVM - 2003
NAIFA - REO/Fannie Mae Appraisals - 2003
NAIFA - Lead-Based Paint & Mold - 2003
NAIFA - Reading Financial Statements - 2003
Bramlett School of Real Estate - Mortgage Fraud & Georgia Law - 2006
Bramlett School of Real Estate - National USPAP Update - 2006
Bramlett School of Real Estate - Appraising Income Properties I - 2007
2008 National USPAP Update-Online - 2009
Bramlett School of Real Estate - Advanced Residential Application - 2009
Bramlett School of Real Estate - 2010 7 hr National USPAP Update - 2010
Bramlett School of Real Estate - Fannie Mae & FHA Guidelines - 2010
Georgia MLS Training Institute: Challenging Assignments for Residential Appraisers & Foreclosures - 2012
Georgia MLS Training Institute: 7 hr Equivalent USPAP Update Course for 2014-2015
Georgia MLS Training Institute: 7 hr Equivalent USPAP Update Course for 2016-2017
Georgia MLS Training Institute: Covering all the Bases in Residential Reporting - 2017
Georgia MLS Training Institute: Better to be Safe than Sorry - 2017
McKissock - The FHA Handbook 4000 - 1-2019
McKissock - Appraisal of REO and Foreclosure Properties - 2019
McKissock - 7 hr National USPAP Update Course - 2020-2021
McKissock - Supporting Your Adjustments: Methods for Residential Appraisers - 2020
McKissock - Evaluations, Desktops and Other Limited Scope Appraisals - 2020
McKissock - Land & Site Valuation - 2021
McKissock - Residential Construction & The Appraiser - 2021

OTHER:

EXPERIENCE:

Real Estate Salesman, Ney and Company, Athens, Georgia, 1974 - 1975
Staff and Fee Appraiser, First Shelter Service Corporation, 1976 - 1982
Independent Fee Appraiser, 1983 - to Present
Designated SENIOR RESIDENTIAL APPRAISER (SRA), The Appraisal Institute, Savannah Chapter, Designated in 1982

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 subject 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 reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. 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.
12. 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.
13. 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, 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. I am aware that any disclosure or distribution of this appraisal report by me or the 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.
21. 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.

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

Signature 
 Name RICHARD C. FRIEDMAN, SRA
 Company Name RICHARD C. FRIEDMAN & ASSOCIATES
 Company Address 2485 DEMERE ROAD, SUITE 103-B
ST SIMONS ISLAND, GA 31522
 Telephone Number 912-634-1576
 Email Address richardfriedman2485@comcast.net
 Date of Signature and Report January 17, 2022
 Effective Date of Appraisal 01/08, 2022
 State Certification # CG629
 or State License # _____
 or Other _____ State # _____
 State GA
 Expiration Date of Certification or License 01/31/2022

ADDRESS OF PROPERTY APPRAISED

2.25 ACRES, SUNSET BLVD.
BRUNSWICK, GA 31525
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 225,000
CLIENT
 Name Mr. CHIP DRURY
 Company Name CHIP DRURY
 Company Address 295 W. LAUREL BLUFF ROAD
KINGSLAND, GEORGIA 31548
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street
Date of Inspection _____
- Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street
Date of Inspection _____