FHA/VA Case No.

Borrower	N/A			File No.	2608151		
Property Address	1808 NW 3rd Ct						
City	Fort Lauderdale	County	Broward	State	FL	Zip Code	33311
Lender/Client	N/A						

TABLE OF CONTENTS

Residential appraisal summary report

File No.: 2608151

SUBJECT

Property Address: 1808 NW 3rd Ct | City: Fort Lauderdale | State: FL | Zip Code: 33311
County: Broward | Legal Description: Dorsey Park 4th Add 25-26 B Lot 6 Blk 24
Assessor's Parcel #: 5042 04 27 0740
Tax Year: 2025 | R.E. Taxes: $ 9,288 | Special Assessments: $ 0 | Borrower (if applicable): N/A
Current Owner of Record: Barbara Barber | Occupant: ☒ Owner ☐ Tenant ☐ Vacant ☐ Manufactured Housing
Property Type: ☒ SFR ☐ 2-4 Family ☐ | # of Units: 1 | Ownership Restriction: ☒ None ☐ PUD ☐ Condo ☐ Coop
Market Area Name: Dorsey Park | Map Reference: 50-42-04 | Census Tract: 0414.00 | ☒ Flood Hazard

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach ☐ Other:
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: To ascertain current market value.

Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.

Client: Barbara Barber | Address: 1800 NW 3rd Court Ft. Lauderdale, FL 33311
Appraiser: Francesca Morales | Address: 8141 Lagos De Campo Blvd, Tamarac, FL 33321

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	1808 NW 3rd Ct Fort Lauderdale, FL 33311	521 NW 20th Ave Fort Lauderdale, FL 33311		3030 NW 7th Ct Fort Lauderdale, FL 33311		419 NW 19th Ave Fort Lauderdale, FL 33311	
Proximity to Subject		0.27 miles NW		1.29 miles W		0.11 miles NW	
Sale Price	$ 0		$ 420,000		$ 499,900		$ 435,000
Sale Price/GLA	$ /sq.ft.	$ 339.26 /sq.ft.		$ 226.30 /sq.ft.		$ 267.20 /sq.ft.	
Data Source(s)	Bcpa.net/Imapp	Bcpa.net/Bk/pg:12082/5059		Bcpa.net/Bk/pg: 12073/5354		Bcpa.net/Bk/pg: 12059/7249	
Verification Source(s)	Int Inspection	Mls#F10540634/Ext.Observation		Mls#A11946282/Ext.Observation		Mls#F10491575/Ext.Observation	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions	None Noted 0	VA Transaction None Noted		Fha Transaction None noted		Cash Transaction None Noted	
Date of Sale/Time	N/A	02/20/2026		02/23/2026		12/05/2025	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Site	5,700 sf	5,500 sf	0	11,002 sf	0	5,250 sf	0
View	B;Wtr;	N;Res;	+15,000	N;Res;	+15,000	N;Res;	+15,000
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT1;Ranch	
Quality of Construction	Q4	Q4		Q4		Q4	
Age	52	62	0	65	0	74	0
Condition	C3	C3	-30,000	C3		C3	
Above Grade Room Count (Total / Bdrms / Baths)	5 / 3 / 2.0	5 / 3 / 2.0		7 / 4 / 2.1	-10,000	6 / 3 / 2.0	
Gross Living Area	1,442 sq.ft.	1,238 sq.ft.	+12,200	2,209 sq.ft.	-46,000	1,628 sq.ft.	-11,200
Basement & Finished Rooms Below Grade	N/A N/A	N/A N/A		N/A N/A		0sf	
Functional Utility	3 Bedroom	3 Bedroom		4 Bedroom	0	3 Bedroom	
Heating/Cooling	Central air/heat	Central air/heat		Central air/heat		Central air/heat	
Energy Efficient Items	None	None		None	0	None	
Garage/Carport	2 Car Garage/2dw	None/2DW	+16,000	2 Car Garage		1 Car Garage/1dw	+8,000
Porch/Patio/Deck	Uncvd Patio	None	0	Uncvd Patio	0	None	0
Pool	None	None		None		None	
Net Adjustment (Total)		☒ + ☐ -	$ 13,200	☐ + ☒ -	$ -41,000	☒ + ☐ -	$ 11,800
Adjusted Sale Price of Comparables			$ 433,200		$ 458,900		$ 446,800

Summary of Sales Comparison Approach: The appraiser searched the subject's immediate and surrounding similar neighborhoods for the most recent sales which were comparable to the subject property. The appraiser selected the comparables with regard to size, location, design, appeal, age, room count, date of sale within the past twelve months and condition of improvements. It is the opinion of the appraiser that the comparable sales selected give the best indication of market value. The appraiser did not consider select closed sales as comparables as she was unable to determine the integrity of the conditions surrounding these sales. All four comparable sales were utilized in determining the final estimation of value. The subject property and the comparable's utilized all have a C3 rating for condition, an adjustment for comparable sale #1 and listing #5 was considered. This is due to the range of values within each C rating. Paired sales did not provide consistent support for an adjustment for differences in age of the products. The adjustments were derived from the comparables researched and the markets reaction to the comparables in the subject's market area. All of the comparable sales were weighted in the final analysis and market value opinion. All comparables provide good support to the Appraisers final opinion of market value.

Residential appraisal summary report

File No.: 2608151

TRANSFER HISTORY

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): Matrix.southfloridamls.com, www.bcpa.net, tax records.

1st Prior Subject Sale/Transfer	
Date:	07/08/2026
Price:	$100
Source(s):	Bcpa.net/Tax Records
2nd Prior Subject Sale/Transfer	
Date:	05/09/2024
Price:	133,000
Source(s):	Bcpa/Tax Records

Analysis of sale/transfer history and/or any current agreement of sale/listing: All prior sales of the subject property if any for the past 3 years are listed above. The subject has a prior transaction on 07/08/2026 for $100 (book/page 12103/2631) this was a QCD-T and on 07/08/2026 (book/page 12099/4070) this was a QCD-T and on 05/09/2024 for $133,0000 (book/page 11957/8233) this was a WD-D. After close analysis of the prior sales there appears to be no adverse effect on today's marketability.

MARKET

Subject Market Area and Marketability: See addendum.

SITE

Site Area: 5,700 sf | Site View: B;Wtr; | Topography: Basically flat | Drainage: Appears adequate

Zoning Classification: RS-8 | Description: Residential single family/low medium density

Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning

Highest & Best Use: ☒ Present use, or ☐ Other use (explain)

Actual Use as of Effective Date: Present Use | Use as appraised in this report: Present Use

Opinion of Highest & Best Use: Present Use

FEMA Spec'l Flood Hazard Area ☒ Yes ☐ No | FEMA Flood Zone AE | FEMA Map # 12011C0556J | FEMA Map Date 07/31/2024

Site Comments: No adverse conditions observed.

IMPROVEMENTS

Improvements Comments: The overall condition of the subject is considered average/good for the area. No major deferred maintenance was noted. The subject has newer vinyl flooring throughout, updated baseboards, both bathrooms are updated within the last 5 yrs, ceiling fans, hvac 2016, water heater 2020, updated electric panel 2010 and roof is 2018 per the Mls listing. The subject has an uncovered rear patio and is located on the North Fork New River.

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 441,000

Indicated Value by: Cost Approach (if developed) $ 0 | **Indicated Value by: Income Approach (if developed) $** 0

Final Reconciliation: Most weight is given to the sales comparison approach. The income and cost approach to value was not developed in this report.

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, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: The appraisal was made as is.

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 441,000 **, as of:** 08/15/2026 **, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**

ATTACHMENTS

A true and complete copy of this report contains 24 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of work	☒ Limiting cond./certifications	☒ Narrative addendum	☒ Photograph addenda	☒ Sketch addendum
☒ Map addenda	☒ Additional sales	☐ Cost addendum	☐ Flood addendum	☐ Manuf. House addendum
☐ Hypothetical conditions	☐ Extraordinary assumptions	☒ Extraordinary assumptions	☐	☐

Client Contact: Barbara Barber | Client Name: Barbara Barber

E-Mail: Msbarber1111@gmail.com | Address: 1800 NW 3rd Court Ft. Lauderdale, FL 33311

SIGNATURES

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Francesca Morales	
Appraiser Name: Francesca Morales	Supervisory or Co-Appraiser Name:
Company: FCM Appraisals, Inc.	Company:
Phone: (954) 804-5126 Fax:	Phone: Fax:
E-Mail: francescamorales@bellsouth.net	E-Mail:
Date of Report (Signature): 08/21/2026	Date of Report (Signature):
License or Certification #: Cert Res RD4902 State: FL	License or Certification #: State:
Designation: State Certified R.E.A	Designation:
Expiration Date of License or Certification: 11/30/2026	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 08/15/2026	Date of Inspection:

File No.: 2608151

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	1808 NW 3rd Ct Fort Lauderdale, FL 33311	2008 NW 3rd Ct Fort Lauderdale, FL 33311		409 NW 17th Ave Fort Lauderdale, FL 33311			
Proximity to Subject		0.10 miles W		0.11 miles NE			
Sale Price	$ 0		$ 499,000		$		$
Sale Price/GLA	$ /sq.ft.	$ 350.91 /sq.ft.		$ /sq.ft.		$ /sq.ft.	
Data Source(s)	Bcpa.net/Imapp	Bcpa.net/Bk/pg:11777/7466		Active Listing			
Verification Source(s)	Int Inspection	Mls#F10302545/Ext.Observation		Mls#A12072701/Ext.Observation			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions	None Noted 0	Conv Transaction 10,000 Clsg costs	-10,000	Active Listing None Noted			
Date of Sale/Time	N/A	11/29/2021		Ld 08/17/2026			
Rights Appraised	Fee Simple	Fee Simple		Fee Simple			
Location	N;Res;	N;Res;		N;Res;			
Site	5,700 sf	8,600 sf		5,650 sf			
View	B;Wtr;	B;Wtr;		N;Res;	+15,000		
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch			
Quality of Construction	Q4	Q4		Q4			
Age	52	64	0	70	0		
Condition	C3	C3		C3			
Above Grade Room Count (Total / Bdrms / Baths)	5 / 3 / 2.0	6 / 3 / 2		6 / 3 / 2		Total / Bdrms / Baths	
Gross Living Area	1,442 sq.ft.	1,422 sq.ft.		1,645 sq.ft.	-12,200	sq.ft.	
Basement & Finished Rooms Below Grade	N/A N/A	N/A N/A		0sf			
Functional Utility	3 Bedroom	3 Bedroom		3 Bedroom			
Heating/Cooling	Central air/heat	Central air/heat		Central air/heat			
Energy Efficient Items	None	None		None			
Garage/Carport	2 Car Garage/2dw	1 Car Garage/2dw	+8,000	1 Car Garage/1DW			
Porch/Patio/Deck	Uncvd Patio	Cvd Scrn Pat/Pool		None			
Pool	None	InGround	-40,000	None			
Net Adjustment (Total)		☐ + ☒ -	$ -42,000	☒ + ☐ -	$ 2,800	☐ + ☐ -	$
Adjusted Sale Price of Comparables			$ 457,000		$ 2,800		$

Summary of Sales Comparison Approach See page 1 of the gp restricted.

Assumptions & limiting conditions

SUBJECT PROPERTY

Property Address:	1808 NW 3rd Ct			City:	Fort Lauderdale
State:	FL	Zip Code:	33311	County:	Broward

Statement of assumptions & limiting conditions

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

Definitions & scope of work

SUBJECT PROPERTY

Property Address:	1808 NW 3rd Ct	City:	Fort Lauderdale
State: FL	Zip Code: 33311	County:	Broward

Definition of market value *:
market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in u.s. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The opinion of market value reported herein is intended for non-lending assignment related to marital dissolution. Unless otherwise instructed by the client or required by the court, the definition of market value utilized in this appraisal is the generally accepted definition published in The Dictionary of Real Estate Appraisal and is not intended to rely upon agency-specific definitions developed for federally related mortgage lending transactions.

The scope of work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the appraiser, is prohibited. The opinion of value that is the conclusion of this report is credible only within the context of the scope of work, effective date, the date of report, the intended user(s), the intended use, the stated assumptions and limiting conditions, any hypothetical conditions and/or extraordinary assumptions, and the type of value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Client:	Barbara Barber	Client File No.:	2608151	Appraiser File No.:	2608151

Certifications

SUBJECT PROPERTY

Property Address:	1808 NW 3rd Ct	City:	Fort Lauderdale
State: FL	Zip Code: 33311	County:	Broward

Appraiser's certification
i certify that, to the best of my knowledge and belief:
– the statements of fact contained in this report are true and correct.
– the credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
– i have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
– i have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
– my engagement in this assignment was not contingent upon developing or reporting predetermined results.
– my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
– my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the uniform standards of professional appraisal practice that were in effect at the time this report was prepared.
– i did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion,

sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present

owners or occupants of the properties in the vicinity of the subject property.
– unless otherwise indicated, i have made a personal inspection of the property that is the subject of this report.
– unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

SIGNATURES

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Francesca Morales	
Appraiser Name: Francesca Morales	Supervisory or Co-Appraiser Name:
Company: FCM Appraisals, Inc.	Company:
Phone: (954) 804-5126 Fax:	Phone: Fax:
E-mail: francescamorales@bellsouth.net	E-mail:
Date of Report (Signature): 08/21/2026	Date of Report (Signature):
License or Certification #: Cert Res RD4902 State: FL	License or Certification #: State:
Designation: State Certified R.E.A	Designation:
Expiration Date of License or Certification: 11/30/2026	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 08/15/2026	Date of Inspection:

Client: Barbara Barber Client File No.: 2608151 Appraiser File No.: 2608151

Supplemental Addendum

File No. 2608151

Borrower	N/A
Property Address	1808 NW 3rd Ct
City	Fort Lauderdale — County Broward — State FL — Zip Code 33311
Lender/Client	N/A

Intended Use: The intended use of this appraisal is to provide the client with an independent opinion of the current market value of the subject property for private decision-making purposes, including evaluation of the property's current listing price and offers received. This appraisal is not intended for mortgage lending purposes.

Intended User: The intended user of this appraisal is the client/property owner identified in the report. No other use or user is intended unless specifically identified.

Highest and best use: The subject is being utilized in its highest and best use, as its zoning permits this use and it produces the highest return to the land. The subject meets the standards for physically possible, legally permissible, financially feasible and maximally productive.

Environmental considerations: The value estimate is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report . The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of an inquires about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in the report. It is possible that tests and inspections made by a qualified hazardous substances and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect it's value.

Adverse site conditions: No apparent adverse easements or encroachments were obvious to the appraiser. The appraiser was not provided a survey for review, however the appraiser is making an extraordinary assumption no easements, encroachments or environmental conditions exists that may effect the subjects marketability. If the subject is located within a flood zone, this is typical for the area and does not affect the subjects marketability, or value. There are overhead local distribution power lines that supply power to the residential homes in this market. The subject and all the comparables have the same external influence and is not adversely affected.

Appraisal report comments: The color reproductions found within the report have been created by use of various processes including but not limited to digital photography, color reproductions using copier, computer scanners, printers and conventional photography. No attempt has been made to obscure or otherwise alter the details that would be otherwise obvious to the eye at the time the picture was taken. This appraisal report uses the actual living area in the market analysis for both the subject property and the comparable sale property. The living areas utilized for the sales have been abstracted from Tax rolls, Realquest and MLS data. The abstracted living area of the sale properties have been calculated to the best of the appraisers observation and the data obtained. However, the appraiser did not measure the comparable properties or have access to their surveys. Total room count are based on data available and / or estimated. The appraiser did not perform interior inspections of the comparables. The appraiser assumes the sources utilized is accurate

Personal Property: The appraised value of the subject property includes only those items of equipment that are considered to be part of the real estate. No furnishings, wall treatments or personal items are included in my opinion of market value for the subject property. Appliances are considered personal property. However, it is common and customary for the appliances to be conveyed with the real property

Flood Comments: The appraiser has examined the available flood map that is provided by reported flood zone information supported by Interflood Certification from Total software. Recommend building flood certification from association or survey. Because the appraiser is not a surveyor, I make no guarantees, express or implied, regarding this determination. The location in a flood zone (if applicable) is common for South Florida and does not have an adverse affect on the marketability of property in the area.

Data sources: Bcpa refers to The Broward County Property Appraiser official web site and office. This is County records data base that provides copies of deeds, and the value consideration (sales prices) for the comparable sales. This site also provides the sketches for the properties utilized within the report and the gross living area. Matrix refers to the BeachesMls and Flex system. MLS is Matrix.

Extent of Appraisal Inspection: The value conclusion noted in this appraisal report is based on a physical visual observation of readily accessible areas. This appraisal report is not based on a certified roof inspection or engineering inspection of the structure and mechanical systems. This appraisal report cannot be solely relied upon to disclose conditions or defects in the subject property. Any borrower or third party receiving a copy of this appraisal report is therefore advised to obtain their own inspection of the property to disclose any adverse conditions or defects that affect it's livability. The subjects utilities and mechanical components are functional unless stated to the contrary in the condition section of the report.

Comparable Sales Analysis & Reconciliation: The Realtors MLS data is the best source for market sales because it reflects the actions of buyers and sellers for alternative property that have had reasonable market exposure in accordance with The Dictionary of Real Estate Appraisal definition of market value - see definition of market value on page 4 of 6. Therefore, all of the comparable sales used in this appraisal report were considered the best available at the time of inspection because they reflect the actions of buyers and sellers of compatible residential property located inside the subject's residential neighborhood and competing market area that have been exposed to the Realtors MLS.

Comparable Sales Analysis & Reconciliation: The Realtors MLS data is the best source for market sales because it reflects the actions of buyers and sellers for alternative property that have had reasonable market exposure in accordance with definition of market value - see definition of market value on page 4 of 6. Therefore, all of the comparable sales used in this appraisal report were considered the best available at the time of inspection because they reflect the actions of buyers and sellers of compatible residential property located inside the subject's residential neighborhood and competing market area that have been exposed to the Realtors MLS.

Comments on the square footage:
I measured and sketched the subject property in accordance with appraisal standards. The appraiser utilized Ansi(r) as the guide for measuring the subject. Per Ansi Z76 standards, the subject does not contain any below grade areas. (American National Standards Institute). The finished square footage area for the comparable sales utilized were derived from Broward County Property appraisers records and individual the building sketches.

Supplemental Addendum

File No. 2608151

Borrower	N/A						
Property Address	1808 NW 3rd Ct						
City	Fort Lauderdale	County	Broward	State	FL	Zip Code	33311
Lender/Client	N/A						

An interior and exterior walk through of the subject property was performed, and pictures of the subject's front, rear and street were taken. The value conclusion noted in this appraisal report is based on a physical visual observation of readily accessible areas. If there are restrictions to areas of the improvements that are not readily observable, it has been noted in the report. Photographs of additional features that affect the marketability and appeal of the subject property have also been provided in the report to support the value conclusion. Any obvious adverse conditions that would have a significant adverse affect on the subject's value are noted in this appraisal report. External visual observation of the comparable sales, along with a picture of each comparable was taken. Upon completion of the field inspection, all pertinent information was analyzed and the market data inputted into the appraisal report. The specifications of the subject and comparable sales, including features, view, and any other necessary contributions to value, were considered in order to provide a credible opinion of market value. Once all of the above was completed; the appraisal report was reviewed and an opinion of market value provided.

Comparable sales/unconfirmed sales: The appraiser searched the subject's immediate and surrounding neighborhoods for the most recent sales which were comparable to the subject property. The appraiser selected the comparables with regard to size, location, design, age, room count, date of sale and condition of improvements. It is the opinion of the appraiser that the comparable sales selected give the best indication of market value. The appraiser did not consider select closed sales as comparables as she was unable to determine the integrity of the conditions surrounding these sales. The sales which were not utilized were not listed in mls and no other reliable data was available to confirm the terms and conditions surrounding these sales. In regard to the sales that were selected, the appraiser has contacted all realtors involved in the sales of all comparables and listings utilized in this report to help analyze any financing concessions that may not have been made a matter of public record. During the course of these verification calls other pertinent and anecdotal information that the appraiser may not have access to in public records such as the condition of the comparable in question, upgrades and or shortcomings etc. This additional information helps add to the accuracy of the report. In the search for comparable sales and listings there were some comparables found that were not used in the report that sold or listed lower or higher than the subjects estimated value. These comparables were found to be on the high or low end of the size range that was searched or the comparables may have varied in condition or other factors. The sales used in the report were considered to be the most recent and comparable available in the market area and the best indicators of value for the subject.

Subject Market Area & Marketability:

The subject is located within Dorsey Park. The subjects community is a residential community of detached single family homes, apartment homes, and some income products. The typical home within the subject's neighborhood is 2-3 bedroom in utility, and 720 to 1,628 square feet in size. The typical design is one story ranch homes from 52-76 years of age. The trend for the market area, because of the age of the properties, is for the depreciated improvements to be updated with better quality materials and finishes. Renovated homes will sell at a higher price than homes that depreciated from their original condition, and suffer from deferred maintenance. The market area is a suburb of the built-up metropolitan area of Broward County, and has good access to public transportation, roads, shopping, schools and recreation facilities. There do not appear to be any factors within the neighborhood, that may have an adverse affect on the subject's marketability.

The subject is located along the North Fork of the New River north of Broward Boulevard. Although the property has direct water frontage, the North Fork is a shallow and relatively constrained waterway, and the fixed Broward Boulevard bridge creates a significant vertical clearance restriction for larger vessels. Accordingly, the subject's waterfront location is considered to provide limited boating utility and is not considered equivalent to properties offering unrestricted navigable access to the Intracoastal Waterway. The absence of dockage at the subject further limits its current boating utility. The subject's waterfront location represents a marketable amenity; however, its contributory value is considered less than that associated with unrestricted ocean-access waterfront due to the fixed-bridge and vessel-clearance limitations. The waterfront feature is therefore considered primarily contributory for its water/sanctuary view, privacy, recreational utility (fishing, kayak/paddleboard), and use by smaller, low-profile watercraft. The selected comparable sales are located within the immediate competitive neighborhood and were considered the most representative indicators of the subject's underlying residential market value.

Due to the limited number of recent waterfront sales on the subject's immediate street and north of Broward Boulevard, the comparable search was expanded back in time and geographically to identify sales exhibiting similar waterfront characteristics. The comparable sale located at 2008 NW 3rd Court, located on the same street as the subject, was included despite its November 2021 sale date due to its highly similar location along the North Fork of the New River, similar waterfront setting, water frontage, seawall, and similar restricted boating utility resulting from fixed-bridge limitations. Greater consideration was given to the physical and location comparability of this sale. There have been no recent sales of similarly situated waterfront properties along this stretch of the North Fork of the New River to provide a reliable market-based measure of changing waterfront values. Therefore, a measurable market conditions/time adjustment could not be reliably supported, and none was applied.

The subject's Mls listings have been attached.

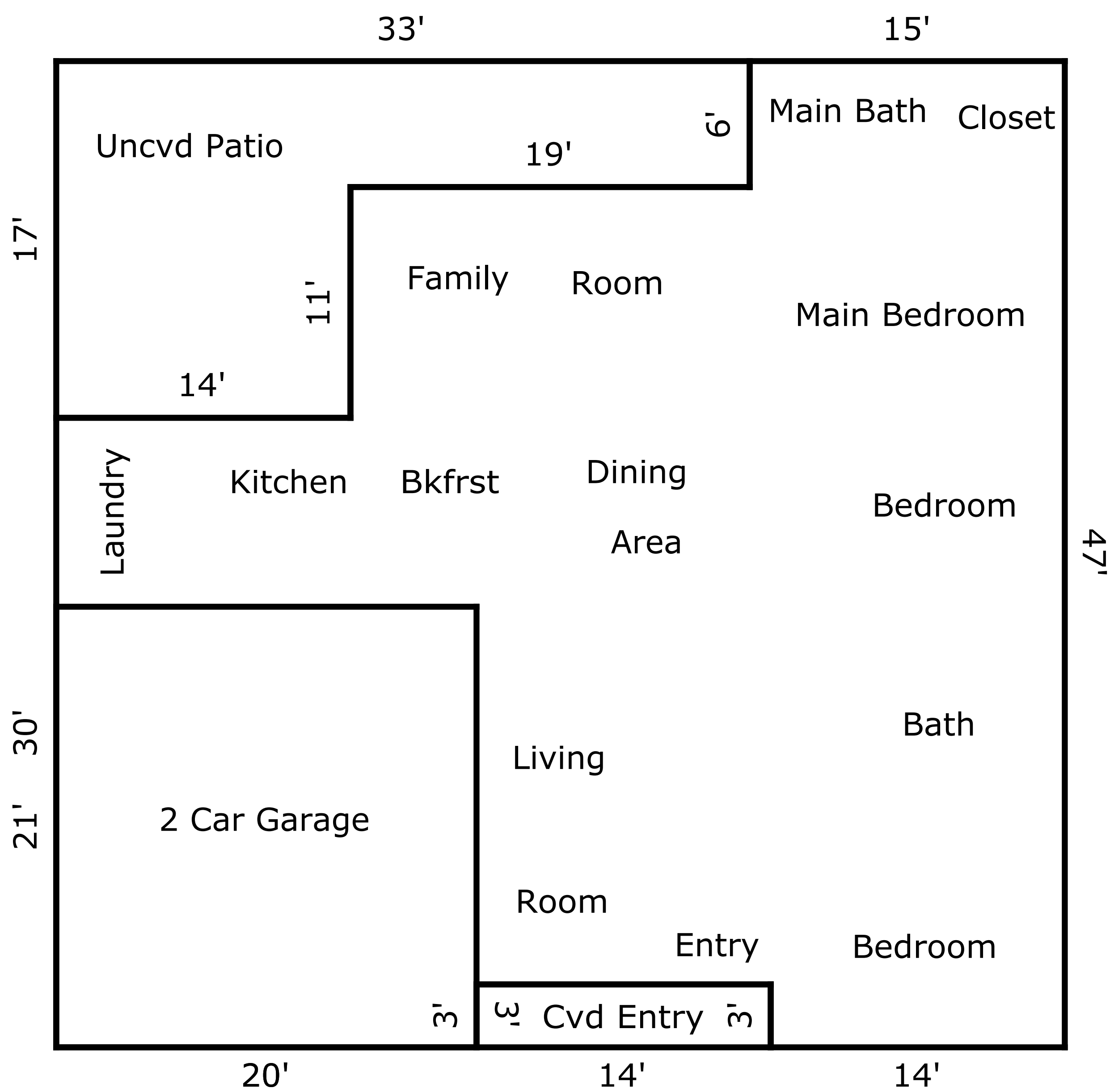
No positive or negative adjustment was considered for the sheds.

This appraisal report was completed in full compliance with Appraiser Independence Regulations

The use of a hypothetical condition might affect assignment results. The use of an extraordinary assumption might affect assignment results.

Building Sketch

Borrower	N/A						
Property Address	1808 NW 3rd Ct						
City	Fort Lauderdale	County	Broward	State	FL	Zip Code	33311
Lender/Client	N/A						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**
2 Car Built In	-420 Sq ft	21 × 20 = 420
First Floor	1862 Sq ft	30 × 14 = 420
		6 × 3 = 18
		38 × 19 = 722
		15 × 44 = 660
		3 × 14 = 42
Total Living Area (Rounded):	**1442 Sq ft**	
Non-living Area		
Uncvd Patio	352 Sq ft	17 × 14 = 238
		19 × 6 = 114
Cvd Entry	42 Sq ft	14 × 3 = 42

Subject Photo Page

Borrower	N/A						
Property Address	1808 NW 3rd Ct						
City	Fort Lauderdale	County	Broward	State	FL	Zip Code	33311
Lender/Client	N/A						

Subject Front

1808 NW 3rd Ct

Sales Price	0
Gross Living Area	1,442
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	B;Wtr;
Site	5,700 sf
Quality	Q4
Age	52

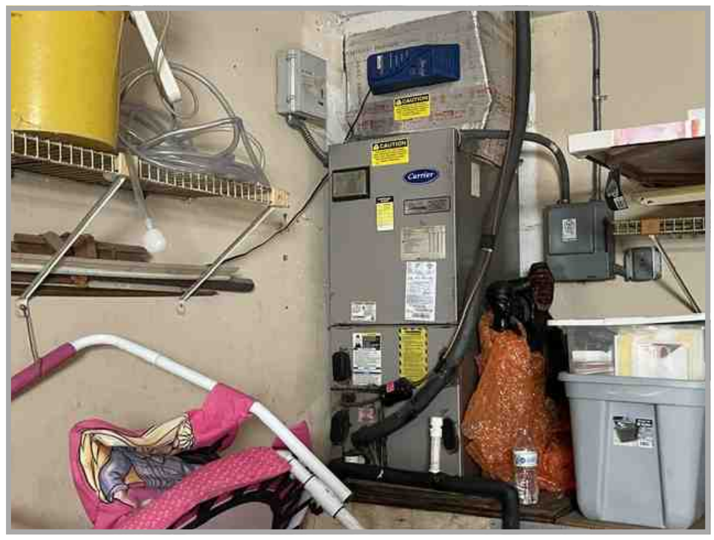
Subject Rear

Subject Street

Interior Photos

Borrower	N/A						
Property Address	1808 NW 3rd Ct						
City	Fort Lauderdale	County	Broward	State	FL	Zip Code	33311
Lender/Client	N/A						

Address Verification



Interior Hvac

Electric Panel

Laundry

Water Heater

Living Room

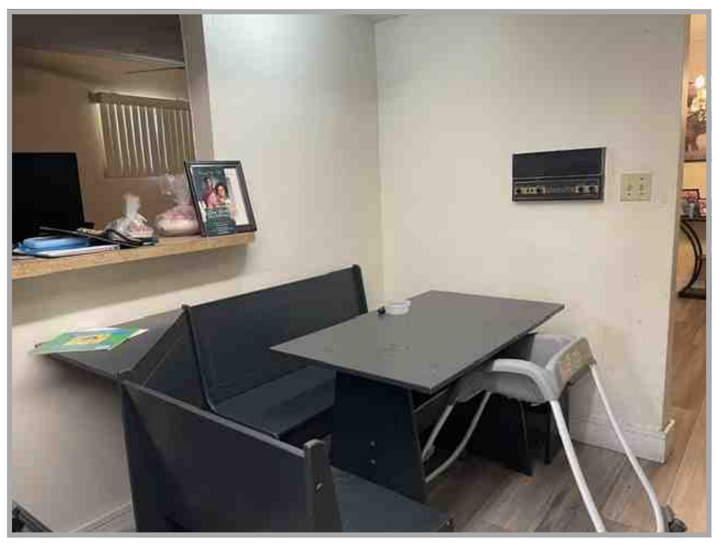
Interior Photos

Borrower	N/A						
Property Address	1808 NW 3rd Ct						
City	Fort Lauderdale	County	Broward	State	FL	Zip Code	33311
Lender/Client	N/A						

Dining Area

Kitchen

Kitchen



Breakfast Area

Bedroom

Bathroom

Interior Photos

Borrower	N/A						
Property Address	1808 NW 3rd Ct						
City	Fort Lauderdale	County	Broward	State	FL	Zip Code	33311
Lender/Client	N/A						

Bedroom

Family Room

Main Bedroom

Main Bedroom

Subject View

Subject View

Comparable photo page

Borrower	N/A						
Property Address	1808 NW 3rd Ct						
City	Fort Lauderdale	County	Broward	State	FL	Zip Code	33311
Lender/Client	N/A						

Comparable 1

521 NW 20th Ave

Prox. To subject	0.27 miles NW
Sales price	420,000
Gross living area	1,238
Total rooms	5
Total bedrooms	3
Total bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	5,500 sf
Quality	Q4
Age	62

Comparable 2

3030 NW 7th Ct

Prox. To subject	1.29 miles W
Sales price	499,900
Gross living area	2,209
Total rooms	7
Total bedrooms	4
Total bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	11,002 sf
Quality	Q4
Age	65

Comparable 3

419 NW 19th Ave

Prox. To subject	0.11 miles NW
Sales price	435,000
Gross living area	1,628
Total rooms	6
Total bedrooms	3
Total bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	5,250 sf
Quality	Q4
Age	74

Comparable Photo Page

Borrower	N/A						
Property Address	1808 NW 3rd Ct						
City	Fort Lauderdale	County	Broward	State	FL	Zip Code	33311
Lender/Client	N/A						

Comparable 4

2008 NW 3rd Ct

Prox. to Subject	0.10 miles W
Sale Price	499,000
Gross Living Area	1,422
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	N;Res;
View	B;Wtr;
Site	8,600 sf
Quality	Q4
Age	64

Comparable 5

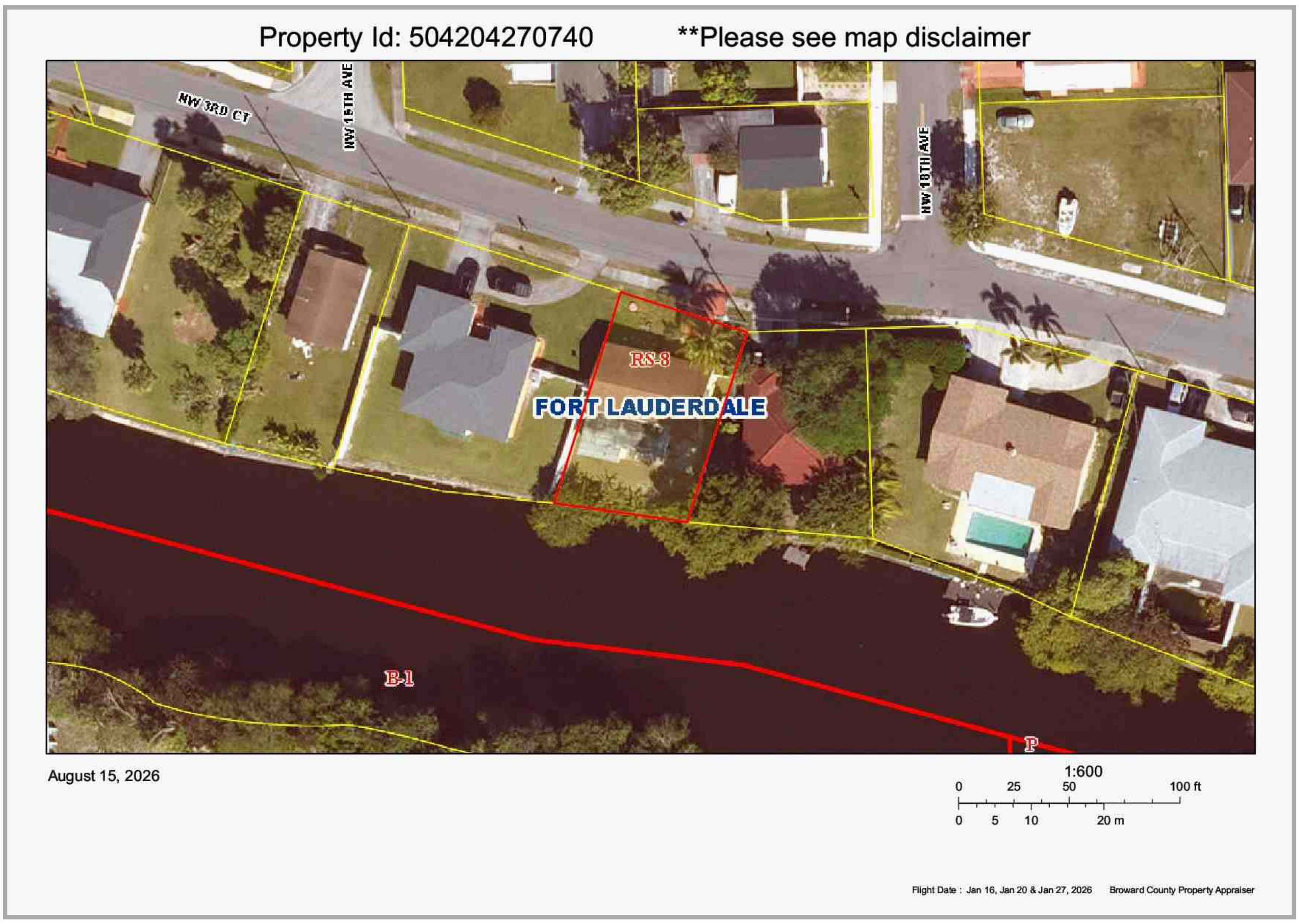
409 NW 17th Ave

Prox. to Subject	0.11 miles NE
Sale Price	
Gross Living Area	1,645
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	N;Res;
View	N;Res;
Site	5,650 sf
Quality	Q4
Age	70

Location Map

Borrower	N/A						
Property Address	1808 NW 3rd Ct						
City	Fort Lauderdale	County	Broward	State	FL	Zip Code	33311
Lender/Client	N/A						

Plat Map

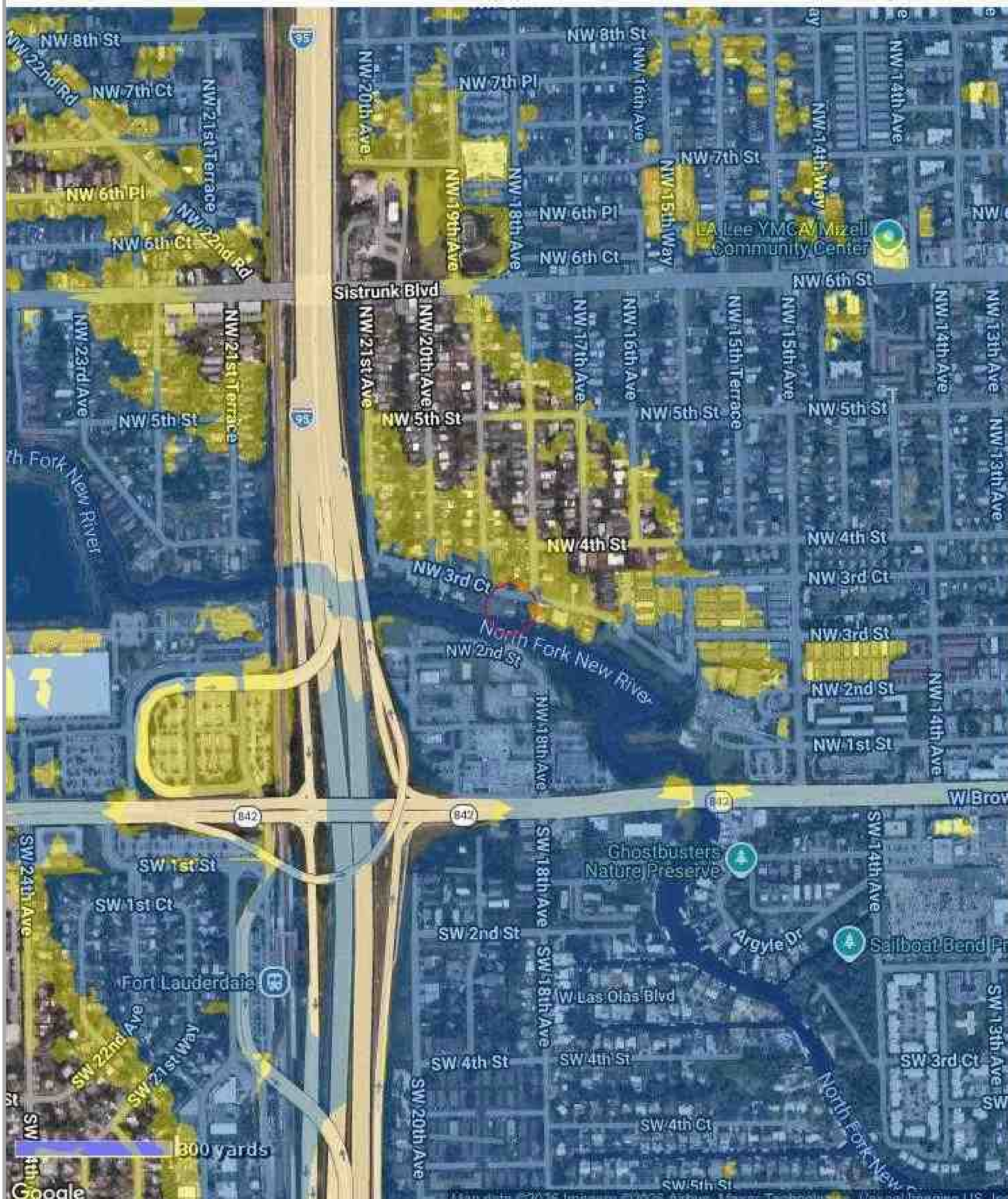

Property Id: 504204270740
**Please see map disclaimer
NW 3RD CT
NW 15TH AVE
NW 18TH AVE
RS-8
FORT LAUDERDALE
B-1
P
August 15, 2026
1:600
0 25 50 100 ft
0 5 10 20 m
Flight Date : Jan 16, Jan 20 & Jan 27, 2026
Broward County Property Appraiser

Flood Map

Borrower	N/A						
Property Address	1808 NW 3rd Ct						
City	Fort Lauderdale	County	Broward	State	FL	Zip Code	33311
Lender/Client	N/A						

InterFlood by a la mode

Prepared for: FCM Appraisals, Inc.
1808 NW 3rd Ct
Fort Lauderdale, FL 33311



Powered by CoreLogic®

MAP DATA

FEMA Special Flood Hazard Area: **Yes**
Map Number: **12011C0556J**
Zone: **AE**
Map Date: **July 31, 2024**
FIPS: **12011**

MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

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

Subject MLS - Page 1

1808 NW 3rd Ct, Fort Lauderdale, Florida 33311

Listing

MLS#: A12044027 **Prop Type:** Residential **Price:** $445,900
Status: Active **Type:** Single Family Residence **DOM:** 51

Residential
List Price: $445,900
MLS #: A12044027
MLS Area: 3460
Zoning: RS-8
Type: Single Family Residence
County: Broward
Subdivision: DORSEY PARK 4TH ADD
Beds: 3 **Baths:** 2
SqFt Liv Area: 1,442 **SqFt Total:** 1,904
Year Built: 1974 **Stories Tot:** 1
Lot SqFt: **Lot Size:** 5,700
Acres: 0.13
Parcel Num: 504204270740

Virtual Tour: https://www.propertypanorama.com/instaview/mia/A12044027
Legal Description DORSEY PARK 4TH ADD 25-26 B LOT 6 BLK 24
Elementary: North Fork **Middle:** Parkway
High: Stranahan

Public Remarks : Experience waterfront living on the New River in Fort Lauderdale with direct Atlantic Ocean access and the convenience of docking your boat right in your own backyard. This 3-bedroom, 2-bath home offers approximately 1,442 square feet of comfortable living space with a spacious open layout designed for everyday living and entertaining. Multiple living areas and a dedicated dining space provide flexibility for relaxing or hosting family and friends, while large windows fill the home with natural light and showcase peaceful water views. The kitchen features ample cabinet storage, generous counter space, and a functional layout with an adjacent interior laundry area. Consistent flooring throughout creates a seamless flow from room to room. The spacious primary suite offers comfort and privacy, while the updated bathrooms feature modern cabinetry and tiled tub and shower surrounds. Step outside to enjoy your waterfront backyard, the perfect setting for entertaining, relaxing, or simply taking in the views before heading out on the water. Additional features include an attached two-car garage, an extended driveway, and a fenced side yard offering added privacy and outdoor flexibility. Conveniently located near Downtown Fort Lauderdale, Las Olas, shopping, dining, parks, schools, and major highways, this home offers the perfect combination of waterfront living and everyday convenience. Updated kitchen/electrical (2010), A/C (2016), roof (2018), fence (2022) Not in flood zone. Appointment required. Occupied. Please do not disturb occupants. Minimum 24-hour notice preferred. Schedule all showings through ShowingTime. Closing is contingent upon Seller's 30 day post occupancy.Monthly Insurance Payment: $585.00
Directions: Use GPS

General Information

Senior Cmty: No **Faces:** North
Hardship Pkg: **Short Sale:** No **Lender Approval:**
Builder Name: **Proj Comp Date:** **Apx Lot Size:** 5,700
Waterfront: Yes / 0 / Lake Front, Ocean Access, Other, River Front
Boat Dock: Private Dock **Dock #:**
Garage #: 1 **Carport #:** **Open Parking:** **Covered Prk:** 1.00
Parking Desc: Attached, Attached Garage, Driveway, Garage, On Street **Parking Total:**
Flooring: Concrete, Laminate, Other , Tile
Construction: Block, CBS, Stucco
Lot Desc: Fruit Tree(s)
Private Pool: No
View: River, Water

Rooms

Master Bath: Bedroom On Entry Level, Other

Room	Dimensions	Level	Description
Den			
Family Room			
Laundry			

Additional Information

Pets: Yes/Yes **Max # Pets:** **Wgt Limit:** **Pet Fee:**
Interior: Storage
Equip/Appl: Dishwasher, Disposal, Dryer, Range-Electric, Water Heater-Electric, Microwave, Refrigerator, Washer
Windows: Other **Sprinkler:**
Assoc Amen: None
Heating: Central, Electric, Other
Cooling: Ceiling Fan(s), Electric, Other
Water: Public **Sewer:** Public Sewer

Subject MLS - Page 2

Roof: Other , Shingle **Year Roof Installed:**
Restrictions: No Restrictions, See Remarks

Financial Information

Taxes: $9,288/2025 Tax Reflects No Exemptions
Terms: Cash, Conventional, FHA-VA Approved, VA **Assumable:** No

FHA/VA Case No.

INVOICE

FROM:

FCM Appraisals, Inc.
8141 Lagos de Campo Blvd
Tamarac, FL 33321-3859

Telephone Number: (954) 804-5126 **Fax Number:**

TO:

Barbara Barber
1800 NW 3rd Court
Ft. Lauderdale, FL 33311

E-Mail:
Telephone Number: 954-240-0144 **Fax Number:**
Alternate Number:

INVOICE NUMBER	
2608151	
DATES	
Invoice Date:	08/20/2026
Due Date:	
REFERENCE	
Internal Order #:	
Lender Case #:	
Client File #:	2608151
FHA/VA Case #:	
Main File # on form:	2608151
Other File # on form:	
Federal Tax ID:	
Employer ID:	

Thank you for your business!

DESCRIPTION

Lender:	N/A	Client:	Barbara Barber
Purchaser/Borrower:	N/A		
Property Address:	1808 NW 3rd Ct		
City:	Fort Lauderdale		
County:	Broward	State: FL	Zip: 33311
Legal Description:	Dorsey Park 4th Add 25-26 B Lot 6 Blk 24		

FEES

FEES	AMOUNT
GPCSF LT Appraisal	425.00
SUBTOTAL	425.00

PAYMENTS

Check #:	Date:	Description:	AMOUNT
	08/15/2026	Pain in Full Zelle	425.00
		SUBTOTAL	425.00
		TOTAL DUE	$ 0.00

License

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

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

MORALES, FRANCESCA C

8141 LAGOS DE CAMPO BLVD
TAMARAC FL 33321

LICENSE NUMBER: RD4902

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/02/2024

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.