



**Premium Credit Bureau**  
9594 Doral Boulevard #206  
Miami, Florida 33178



**First American**  
*Real Estate Solutions™*

## PASS Report

**REPORT NUMBER:** 189  
**REPORT DATE:** 12/22/2009 2:11 PM  
**INPUT APN:**

**PROVIDED FOR:**  
**LOAN IDENTIFER:** 1000004748  
**INPUT OWNER'S** dillon  
**LAST NAME:**

**FOR PROPERTY:** 48 W MARIANA AVE, NORTH FORT MYERS, FL 33903

ESTIMATED VALUE	CONFIDENCE SCORE	HIGH VALUE	LOW VALUE
\$71,400	77	\$78,400	\$64,300

### PROPERTY DETAIL

#### 48 W MARIANA AVE, NORTH FORT MYERS, FL 33903

APN: 02442404000060010	Year Built: 1972	County: LEE
Units:	Lot Size: 25,003	Assessed Value: \$145,910
Sale Price: \$75,000	Living Area: 1,600	Assessed Year: 2008
Sale Date: 2009-05-11	Rooms: 0	Parking: 2
Property Type: SFR	Bedrooms: 3	Bath: 2
Stories: 1	Pool: NO	A/C: YES
Owner(s): DILLON KATHLEEN L		Fireplaces: 0

### COMPARISON SUMMARY

ADDRESS	SALE DATE	PRICE	LIVING AREA	LOT SIZE	BED	BATH	YEAR BUILT	DISTANCE
1 96 MARIANA	10/31/2008	\$120,000	1,642	22,873	3	2	1954	0.35
2 1641 VIVIAN	06/30/2008	\$92,000	1,650	18,212	3	2	1956	0.23

### COMPARISON DETAILS

#### 1) 96 MARIANA

APN: 02442412000000040	Year Built: 1954	County: LEE
Units:	Lot Size: 22,873	Assessed Value: \$145,770
Sale Price: \$120,000	Living Area: 1,642	Assessed Year: 2008
Sale Date: 10/31/2008	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 3	Bath:
Stories: 1	Pool: YES	A/C: YES
		Distance: 0.35

#### 2) 1641 VIVIAN

APN: 02442405000000150	Year Built: 1956	County: LEE
Units:	Lot Size: 18,212	Assessed Value: \$119,220
Sale Price: \$92,000	Living Area: 1,650	Assessed Year: 2008
Sale Date: 06/30/2008	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 3	Bath:
Stories: 1	Pool: NO	A/C: YES
		Distance: 0.23

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**\*\*\* END OF REPORT 12/24/2009 7:55:04 AM \*\*\***