Vacant Lot & Land BPO Form

Date of BPO 3/21 Property Address City	/2014 Prope 613 SE 13th S Gainesville		FLALAGL000208	State FL		Zip 3	32641	
PROPERTY DESCR	<u> RIPTION</u> – Ple	ase fill <u>all</u> b	lanks, followir	ng any estim	ates with	a question mark		
Lot Size	10,454 sf		Topography	Normal				
Shape of Lot			Fenced?	No				
Zoning Classification			Landscaping	Grass & Tre	ees			
View	Residential		Utilities	None				
Off Site Improvements								
Please describe the prop	erty in detail	Property is l	ocated near ma	ny vacant pai	rcels. Laci	k of residential pro	perties n	earby.
NEIGHBORHOOD 1	INFORMATIO	<u>ON</u>						
Price ranges (vacant lot	s and homes)	\$ 3,900 to 3	\$ 412,900					
		Oversupply of vacant parcels in area.						
Describe Neighborhood	In Detail	Oversuppry	or vacant parc	eis iii area.				
Neighborhood info	HOA Y or N	V Dues	\$	Amenities				
Add'l comments								
MARKETING INFO	RMATION - I	n the subject	t area is the man	rket up, dowr	n or stable	e? Please give mar	keting tir	me in months.
Property Values Down Supply Up			Demand Down Marketing		Marketing Tim	e 6-12	Months	
SALES COMPARIS	<u>ON ANALYSI</u>	<u>S</u> - Please fil	ll <u>all</u> blanks, fo	llowing any	estimate	s with a question	mark	
Subject Property		Lot Size	Topography	View	Zoning	s with a question	Listed?	Price
Subject Property 613 SE 13th St Gainesvi		_	Topography	View Residential	Zoning R1			Price \$
Subject Property 613 SE 13th St Gainesvi Current Listing Agent	lle, FL 32641	Lot Size 10,454 s	Topography f Normal	View Residential Tel	Zoning R1 ephone	Utilites None	Listed? No	\$
Subject Property 613 SE 13th St Gainesvi Current Listing		Lot Size 10,454 s	Topography f Normal Topography	View Residential	Zoning R1	Utilites	Listed?	\$ Current List Price
Subject Property 613 SE 13th St Gainesvi Current Listing Agent Current Listings 1810 SE 8th Ave, Gainesville, FL 32641 2420 SE Hawthorne Rd,	lle, FL 32641	Lot Size 10,454 s	Topography f Normal Topography Normal	View Residential Tel	Zoning R1 ephone Zoning	Utilities None Utilities	Listed? No	\$ Current List Price
Subject Property 613 SE 13th St Gainesvi Current Listing Agent Current Listings 1810 SE 8th Ave, Gainesville, FL 32641 2420 SE Hawthorne Rd, Gainesville, FL 32641 3530 SW 13th St,	Prox to Subj. 0.44 mi	Lot Size 10,454 s Lot Size 13,680 sf	Topography f Normal Topography Normal Normal	View Residential Tel View Residential	Zoning R1 ephone Zoning R1	Utilities None Utilities None	No DOM 246	\$ Current List Price \$ 19,000.00
Subject Property 613 SE 13th St Gainesvi Current Listing Agent Current Listings 1810 SE 8th Ave, Gainesville, FL 32641 2420 SE Hawthorne Rd, Gainesville, FL 32641 3530 SW 13th St, Gainesville, FL 32608	Prox to Subj. 0.44 mi 0.92 mi 2.65 mi	Lot Size 10,454 s Lot Size 13,680 sf 3,920 sf 81893 sf	Topography f Normal Topography Normal Normal Normal	View Residential Tel View Residential Residential Residential	Zoning R1 ephone Zoning R1 R1 R1	Utilities None Utilities None None None	Listed? No	\$ Current List Price \$ 19,000.00 \$ 26,900.00 \$ 34,500.00
Subject Property 613 SE 13th St Gainesvi Current Listing Agent Current Listings 1810 SE 8th Ave, Gainesville, FL 32641 2420 SE Hawthorne Rd, Gainesville, FL 32641 3530 SW 13th St, Gainesville, FL 32608 Recent Sales	Prox to Subj. 0.44 mi 0.92 mi 2.65 mi	Lot Size 10,454 s Lot Size 13,680 sf 3,920 sf 81893 sf Lot Size	Topography f Normal Topography Normal Normal Normal Topography	View Residential View Residential Residential	Zoning R1 ephone Zoning R1 R1	Utilities None Utilities None None	Listed? No	\$ Current List Price \$ 19,000.00 \$ 26,900.00 \$ 34,500.00 Sales Price
Subject Property 613 SE 13th St Gainesvi Current Listing Agent Current Listings 1810 SE 8th Ave, Gainesville, FL 32641 2420 SE Hawthorne Rd, Gainesville, FL 32641 3530 SW 13th St, Gainesville, FL 32608 Recent Sales 4303 NW 82nd Ave, Gainesville, FL 32653 4311 NW 82nd Pl,	Prox to Subj. 0.44 mi 0.92 mi 2.65 mi	Lot Size 10,454 s Lot Size 13,680 sf 3,920 sf 81893 sf	Topography f Normal Topography Normal Normal Normal Topography Normal	View Residential Tel View Residential Residential Residential View	Zoning R1 ephone Zoning R1 R1 R1 Zoning	Utilities None Utilities None None None Utilities/Sale date	Listed? No	\$ Current List Price \$ 19,000.00 \$ 26,900.00 \$ 34,500.00 Sales Price
Subject Property 613 SE 13th St Gainesvi Current Listing Agent Current Listings 1810 SE 8th Ave, Gainesville, FL 32641 2420 SE Hawthorne Rd, Gainesville, FL 32641 3530 SW 13th St, Gainesville, FL 32608 Recent Sales 4303 NW 82nd Ave, Gainesville, FL 32653 4311 NW 82nd Pl, Gainesville, FL 32653 4327 NW 82nd Pl,	Prox to Subj. 0.44 mi 0.92 mi 2.65 mi Prox to Subj. 1.59 mi	Lot Size 10,454 s Lot Size 13,680 sf 3,920 sf 81893 sf Lot Size 16,117 sf	Topography f Normal Topography Normal Normal Topography Normal Normal Normal Normal	View Residential View Residential Residential Residential View Residential	Zoning R1 ephone Zoning R1 R1 R1 R1 R1 R1	Utilities None Utilities None None None Utilities/ Sale date None/01/27/2014	Listed? No	\$ Current List Price \$ 19,000.00 \$ 26,900.00 \$ 34,500.00 Sales Price \$ 19,500.00
Subject Property 613 SE 13th St Gainesvi Current Listing Agent Current Listings 1810 SE 8th Ave, Gainesville, FL 32641 2420 SE Hawthorne Rd, Gainesville, FL 32641 3530 SW 13th St, Gainesville, FL 32608 Recent Sales 4303 NW 82nd Ave, Gainesville, FL 32653 4311 NW 82nd Pl, Gainesville, FL 32653	Prox to Subj. 0.44 mi 0.92 mi 2.65 mi Prox to Subj. 1.59 mi 1.67mi 1.69mi	Lot Size 10,454 s Lot Size 13,680 sf 3,920 sf 81893 sf Lot Size 16,117 sf 8,276 sf 7,840 sf	Topography f Normal Topography Normal Normal Topography Normal Normal Normal Normal Normal	View Residential View Residential Residential Residential View Residential Residential Residential	Zoning R1 ephone Zoning R1 R1 R1 R1 R1 R1 R1	Utilities None Utilities None None None Utilities/Sale date None/01/27/2014 None/01/21/2014 None/01/16/2014	Listed? No DOM 246 16 215 DOM 37 43 55	\$ Current List Price \$ 19,000.00 \$ 26,900.00 \$ 34,500.00 Sales Price \$ 19,500.00 \$ 10,000.00
Subject Property 613 SE 13th St Gainesvi Current Listing Agent Current Listings 1810 SE 8th Ave, Gainesville, FL 32641 2420 SE Hawthorne Rd, Gainesville, FL 32641 3530 SW 13th St, Gainesville, FL 32608 Recent Sales 4303 NW 82nd Ave, Gainesville, FL 32653 4311 NW 82nd Pl, Gainesville, FL 32653 4327 NW 82nd Pl, Gainesville, FL 32653	Prox to Subj. 0.44 mi 0.92 mi 2.65 mi Prox to Subj. 1.59 mi 1.67mi 1.69mi he above listings	Lot Size 10,454 s Lot Size 13,680 sf 3,920 sf 81893 sf Lot Size 16,117 sf 8,276 sf 7,840 sf	Topography f Normal Topography Normal Normal Normal Normal Normal Normal Normal Normal	View Residential View Residential Residential Residential View Residential Residential Residential Residential Residential	Zoning R1 Eephone Zoning R1 R1 R1 R1 R1 R1 R1 R1 R1 R1	Utilities None	Listed? No DOM 246 16 215 DOM 37 43 55	\$ Current List Price \$ 19,000.00 \$ 26,900.00 \$ 34,500.00 Sales Price \$ 19,500.00 \$ 10,000.00
Subject Property 613 SE 13th St Gainesvi Current Listing Agent Current Listings 1810 SE 8th Ave, Gainesville, FL 32641 2420 SE Hawthorne Rd, Gainesville, FL 32641 3530 SW 13th St, Gainesville, FL 32608 Recent Sales 4303 NW 82nd Ave, Gainesville, FL 32653 4311 NW 82nd Pl, Gainesville, FL 32653 4327 NW 82nd Pl, Gainesville, FL 32653	Prox to Subj. 0.44 mi 0.92 mi 2.65 mi Prox to Subj. 1.59 mi 1.67mi 1.69mi	Lot Size 10,454 s Lot Size 13,680 sf 3,920 sf 81893 sf Lot Size 16,117 sf 8,276 sf 7,840 sf	Topography f Normal Topography Normal Normal Normal Normal Normal Normal Normal Normal	View Residential View Residential Residential Residential View Residential Residential Residential	Zoning R1 Eephone Zoning R1 R1 R1 R1 R1 R1 R1 R1 R1 R1	Utilities None Utilities None None None Utilities/Sale date None/01/27/2014 None/01/21/2014 None/01/16/2014	Listed? No DOM 246 16 215 DOM 37 43 55	\$ Current List Price \$ 19,000.00 \$ 26,900.00 \$ 34,500.00 Sales Price \$ 19,500.00 \$ 10,000.00
Subject Property 613 SE 13th St Gainesvi Current Listing Agent Current Listings 1810 SE 8th Ave, Gainesville, FL 32641 2420 SE Hawthorne Rd, Gainesville, FL 32641 3530 SW 13th St, Gainesville, FL 32608 Recent Sales 4303 NW 82nd Ave, Gainesville, FL 32653 4311 NW 82nd Pl, Gainesville, FL 32653 4327 NW 82nd Pl, Gainesville, FL 32653 The area searched for t	Prox to Subj. 0.44 mi 0.92 mi 2.65 mi Prox to Subj. 1.59 mi 1.67mi 1.69mi he above listings	Lot Size 10,454 s Lot Size 13,680 sf 3,920 sf 81893 sf Lot Size 16,117 sf 8,276 sf 7,840 sf	Topography f Normal Topography Normal Normal Normal Normal Normal Normal Normal Normal	View Residential View Residential Residential Residential View Residential Residential Residential Residential Residential	Zoning R1 Eephone Zoning R1 R1 R1 R1 R1 R1 R1 R1 R1 R1	Utilities None	Listed? No DOM 246 16 215 DOM 37 43 55	\$ Current List Price \$ 19,000.00 \$ 26,900.00 \$ 34,500.00 Sales Price \$ 19,500.00 \$ 10,000.00
Subject Property 613 SE 13th St Gainesvi Current Listing Agent Current Listings 1810 SE 8th Ave, Gainesville, FL 32641 2420 SE Hawthorne Rd, Gainesville, FL 32641 3530 SW 13th St, Gainesville, FL 32608 Recent Sales 4303 NW 82nd Ave, Gainesville, FL 32653 4311 NW 82nd Pl, Gainesville, FL 32653 4327 NW 82nd Pl, Gainesville, FL 32653 The area searched for t Suggested List Price Realtor Ra	Prox to Subj. 0.44 mi 0.92 mi 2.65 mi Prox to Subj. 1.59 mi 1.67mi 1.69mi he above listings	Lot Size 10,454 s Lot Size 13,680 sf 3,920 sf 81893 sf Lot Size 16,117 sf 8,276 sf 7,840 sf	Topography f Normal Topography Normal Normal Normal Normal Normal Normal Normal Normal	View Residential View Residential Residential Residential View Residential Residential Probable Sales	Zoning R1 Eephone Zoning R1 R1 R1 R1 R1 R1 R1 R1 R1 R1	Utilities None	Listed? No DOM 246 16 215 DOM 37 43 55	\$ Current List Price \$ 19,000.00 \$ 26,900.00 \$ 34,500.00 Sales Price \$ 19,500.00 \$ 10,000.00 \$ 14,200.00
Subject Property 613 SE 13th St Gainesvi Current Listing Agent Current Listings 1810 SE 8th Ave, Gainesville, FL 32641 2420 SE Hawthorne Rd, Gainesville, FL 32641 3530 SW 13th St, Gainesville, FL 32608 Recent Sales 4303 NW 82nd Ave, Gainesville, FL 32653 4311 NW 82nd Pl, Gainesville, FL 32653 4327 NW 82nd Pl, Gainesville, FL 32653 The area searched for t Suggested List Price Realtor Ray Address 7514	Prox to Subj. 0.44 mi 0.92 mi 2.65 mi Prox to Subj. 1.59 mi 1.67mi 1.69mi 1.4,900.00 y Casali	Lot Size 10,454 s Lot Size 13,680 sf 3,920 sf 81893 sf Lot Size 16,117 sf 8,276 sf 7,840 sf	Topography f Normal Topography Normal Normal Normal Normal Normal Normal Normal Normal	View Residential View Residential Residential Residential View Residential Residential Probable Sales	Zoning R1 Eephone Zoning R1 R1 R1 R1 R1 R1 R1 R1 R1 R1	Utilities None	Listed? No	\$ Current List Price \$ 19,000.00 \$ 26,900.00 \$ 34,500.00 \$ 19,500.00 \$ 10,000.00 \$ 14,200.00 \$ 14,
Subject Property 613 SE 13th St Gainesvi Current Listing Agent Current Listings 1810 SE 8th Ave, Gainesville, FL 32641 2420 SE Hawthorne Rd, Gainesville, FL 32641 3530 SW 13th St, Gainesville, FL 32658 Recent Sales 4303 NW 82nd Ave, Gainesville, FL 32653 4311 NW 82nd Pl, Gainesville, FL 32653 4327 NW 82nd Pl, Gainesville, FL 32653 The area searched for the Suggested List Price Realtor Ray Address 7514 City Elmw	Prox to Subj. 0.44 mi 0.92 mi 2.65 mi Prox to Subj. 1.59 mi 1.67mi 1.69mi 1.69mi 4,900.00 y Casali W. Diversey Ave	Lot Size 10,454 s Lot Size 13,680 sf 3,920 sf 81893 sf Lot Size 16,117 sf 8,276 sf 7,840 sf	Topography f Normal Topography Normal Normal Normal Normal Normal Normal Normal Normal	View Residential View Residential Residential	Zoning R1 Eephone Zoning R1 R1 R1 R1 R1 R1 R1 R1 R1 R1	Utilities None	Listed? No	\$ Current List Price \$ 19,000.00 \$ 26,900.00 \$ 34,500.00 \$ 19,500.00 \$ 10,000.00 \$ 14,200.00 \$ 14,

613 SE 13th St, Gainesville FL



Subject Front





Street View – West



Street View - East