

Vacant Lot & Land BPO Form

Contact Larissa Ricketts **Date of BPO** 06/16/2014 **Property #** 10FLALAGL000030
Borrower Name _____
Property Address 14218 E CR 325
City Hawthorne **State** FL **Zip** 32640

PROPERTY DESCRIPTION – Please fill all blanks, following any estimates with a question mark

Lot Size	.22 acre	Topography	Flat
Shape of Lot	Regular	Fenced?	None
Zoning Classification	R-1	Landscaping	Wooded
View	Average	Utilities	In area
Off Site Improvements	None		
Please describe the property in detail		Vacant wooded lot adjoins abandoned derelict commercial building/parking lot, homes on other 2 sides.	
Very rural location requires searching for comps outside of normal parameters.			

NEIGHBORHOOD INFORMATION

Price ranges (vacant lots and homes) \$2,500-3,000,000
Describe Neighborhood In Detail Very rural location, over sixteen miles of woods, very few homes in the area.

Neighborhood info	HOA	Y or N	Dues	\$	Amenities
	None		0.00		None

Add'l comments Property may have remnants of old submerged gasoline tank, as old gas pump is nearby

MARKETING INFORMATION- In the subject area is the market up, down or stable? Please give marketing time in months.

Property Values Stable **Supply** Stable **Demand** Stable **Marketing Time** 383

SALES COMPARISON ANALYSIS- Please fill all blanks, following any estimates with a question mark

Subject Property	Lot Size	Topography	View	Zoning	Utilities	Listed?	Price
14218 E CR 325, Hawthorne, FL 32640	.22	Flat, wooded	Average	SER	In area	No	\$ 0.00

Current Listing Agent None **Telephone** N/A

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
000 NE 114th Ave, Ft McCoy, FL	10 Miles	.24	Flat, wooded	Average	R-4	In area	98	\$ 7,000.00
Lot 2 lake View Manor, Orange Springs, FL	10 Miles	.22	Flat, wooded	Average	SER	In area	816	8,000.00
6776 SE 230th St, Hawthorne, FL	10 Miles	.57	Flat, wooded	Average	SER	In area	234	10,000.00

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
000 SE 68th PL, Hawthorne, FL	10 Miles	.44	Flat, wooded	Average	SER 2	In area	197	\$ 5,700.00
000 NE 190th Ter, Hawthorne, FL	10 Miles	.22	Flat, wooded	Average	SER Rural	In area	132	6,000.00
20930 SE Hawthorne Rd, Hawthorne, FL	10 Miles	.33	Flat, wooded	Average	SER-A	In area	796	7,500.00

The area searched for the above listings and recent sales was - 10 miles and 6 months past

Suggested List Price \$6,900.00

Probable Sales Price \$ 5,900.00