## **Vacant Lot & Land BPO Form**

| <b>Date of BPO</b> 3/11   | /2014 <b>Pro</b>                                | operty #   | † 101<br>82   | FLBAYGL(<br>1   | 001  |  |  |   |                        |          |   |  |
|---|---|--|---|---|--|--|--|---|------------------------|----------|---|--|
| Property Address  |   |  |   |   |  |  |  |   |                        |          |   |  |
| City  | City FOUNTAIN                                   |  |   |   | State  | FLC  | ORIDA  | <b>Zip</b> 3  | 32438                  |          |   |  |
| PROPERTY DESCR  | <u> PIPTION</u> – I                             | Please fi  | ill <u>all</u> bl   | lanks, follov   | wing any   | estima   | ites with  | a question mark   |                        |          |   |  |
| ot Size 80-98.8   |   |  |   | Topography NORMAL   |  |  |  |   |                        |          |   |  |
| Shape of Lot  | TRAPEZOID                                       |  |   | Fenced? NO  |  |  |  |   |                        |          |   |  |
| Zoning Classification   | R2  |  |   | Landscaping   | TREI   | TREES, GRASS   |  |   |                        |          |   |  |
| View  | RES   |  |   | Utilities   | YES  |  |  |   |                        |          |   |  |
| Off Site Improvements NONE  |   |  |   |   |  |  |  |   |                        |          |   |  |
| Please describe the prop  | PROI  | PERTY  | LOCATED   | IN RESI   | DENT.  | AIL ARE  | A WITH OTHER   | VACA  | NT LO                  | TS.      |   |  |
|   |   | 1  |   |   |  |  |  |   |                        |          |   |  |
|   |   |  |   |   |  |  |  |   |                        |          |   |  |
| NEIGHBORHOOD :  | INFORMA'  | TION   |   |   |  |  |  |   |                        |          |   |  |
| Price ranges (vacant lot  | s and homes)                                    | 2.50   | 00 TO 1   | 50.000  |  |  |  |   |                        |          |   |  |
| Describe Neighborhood In Detail   |   |  | 2,500 TO 150,000  ABOUT 20 MINUTES NORTH OF PANAMA CITY FLORIDA. OVERLY SUPPLY        |   |  |  |  |   |                        |          |   |  |
| Describe Weighbornboa   | ın Dewii  |  |   | NT LAND   | покіп  | OF PA  | YIAYIATA   | CILL FLOKIDA.   | UVEKL                  | ı SUPI   | 1 1 1   |  |
|   |   | •  |   |   |  |  |  |   |                        |          |   |  |
| Neighborhood info   | НОА У с   | or N I   | Dues  | \$  | Ameni  | ties   |  |   |                        |          |   |  |
| Add'l comments  |   | ,  | •   |   | <u>'</u>   | •  |  |   |                        |          |   |  |
|   |   |  |   |   |  |  |  |   |                        |          |   |  |
| MARKETING INFO  | RMATION   | <u>V</u> - In the  | subject   | area is the   | market up  | , down   | or stable  | ? Please give mar   | keting tii             | ne in m  | nonths.                                       |  |
| Property Values DOWN Supply   |   |  | DOV   | DOWN D  |  | emand DOWN   |  | Marketing Time  | me 8 – 12 MONTHS       |          |   |  |
| Do  |   |  |   |   |  |  |  |   |                        |          |   |  |
| SALES COMPARIS  | ON ANALY  | <u> /SIS</u> - Pl  | ease fil  | l <u>all</u> blanks   | , followin   |  | estimates  | with a question 1   | mark                   |          |   |  |
| SALES COMPARIS  | ON ANALY  |  | Lot Size  | Topograpl   | hy V   | g any d  | Zoning   | Utilites  | Listed?                |          | Price   |  |
| SALES COMPARISO Subject Property 000 VIKING AVE   | ON ANALY  |  |   |   | hy V   | g any diew ES  | Zoning<br>R2   |   |                        | \$       | Price   |  |
| SALES COMPARIS  | ON ANALY  |  | Lot Size  | Topograpl   | hy V   | g any diew ES  | Zoning   | Utilites  | Listed?                | \$       | Price   |  |
| SALES COMPARISO  Subject Property  000 VIKING AVE  Current Listing Agent  Current Listings  | Prox to S                                       | Subj.  | Lot Size<br>80-98.8<br>Lot Size   | Topograph NORMA Topograph   | hy VAL R   | g any (iew ES Tele   | Zoning R2 ephone Zoning  | Utilites NONE  Utilities  | Listed?<br>NO          | Curre    | ent List Price                                |  |
| SALES COMPARISON Subject Property 000 VIKING AVE Current Listing Agent Current Listings 00 VAGABOND AVE   | Prox to S<br>0.5 MI                             | Subj.  | Lot Size  80-98.8  Lot Size  80-100   | Topograph NORMA Topograph NORMA   | hy V<br>AL R   | g any ( iew ES  Tele   | Zoning R2 ephone Zoning R2   | Utilities NONE  Utilities NO  | Listed?<br>NO          | '        | ent List Price<br>5,000                       |  |
| SALES COMPARISE  Subject Property  000 VIKING AVE  Current Listing Agent  Current Listings 00 VAGABOND AVE  000 VAGABOND AVE  | Prox to S<br>0.5 MI<br>0.5 MI                   | Subj.  | Lot Size<br>80-98.8<br>Lot Size   | Topograph NORMA Topograph NORMA NORMA                                   | hy V<br>AL R<br>hy V<br>AL R                             | g any (iew ES Tele   | Zoning R2 ephone Zoning  | Utilites NONE  Utilities  | Listed?<br>NO          | Curre    | ent List Price                                |  |
| SALES COMPARISON Subject Property 000 VIKING AVE Current Listing Agent Current Listings 00 VAGABOND AVE   | Prox to S<br>0.5 MI<br>0.5 MI                   | Subj. ILE  | Lot Size  80-98.8  Lot Size  80-100   | Topograph NORMA Topograph NORMA   | hy V<br>AL R<br>hy V<br>AL R                             | g any ( iew ES  Tele   | Zoning R2 ephone Zoning R2   | Utilities NONE  Utilities NO  | NO DOM 15              | Curre    | ent List Price<br>5,000                       |  |
| SALES COMPARISE  Subject Property  000 VIKING AVE  Current Listing Agent  Current Listings 00 VAGABOND AVE  000 VAGABOND AVE  | Prox to S<br>0.5 MI<br>0.5 MI<br>E 0.5 MI       | Subj. ILE SILE 1   | Lot Size 80-98.8 Lot Size 80-100 80-100   | Topograph NORMA  Topograph NORMA NORMA NORMA                            | hy V<br>AL R<br>hy V<br>AL R<br>AL R<br>LR R             | g any of the second sec | Zoning R2 ephone Zoning R2 R2 R2 R2  | Utilities NONE  Utilities NO NO NO  | DOM 15 542 542         | Curre \$ | 5,000<br>5,000<br>6,000                       |  |
| SALES COMPARISE  Subject Property  000 VIKING AVE  Current Listing Agent  Current Listings 00 VAGABOND AVE  000 VAGABOND AVE  | Prox to S<br>0.5 MI<br>0.5 MI                   | Subj. ILE SILE 1   | Lot Size 80-98.8  Lot Size 80-100 80-100  | Topograph NORMA Topograph NORMA NORMA                                   | hy V AL R AL R AL R AL R AL R                            | g any of the second sec | Zoning R2 ephone Zoning R2 R2 R2   | Utilities NONE  Utilities NO NO NO  | Listed? NO  DOM 15 542 | Curre \$ | ent List Price<br>5,000<br>5,000              |  |
| SALES COMPARISON Subject Property 000 VIKING AVE Current Listing Agent Current Listings 00 VAGABOND AVE 0000 VAGABOND AVE 0000 VAGABOND AVE   | Prox to S 0.5 MI 0.5 MI 0.5 MI Prox to S 0.3 MI | Subj. SILE SILE 1 SUBj. SILE 1 SUBj. SILE 7  | Lot Size 80-98.8 Lot Size 80-100 20-100 Lot Size                                      | Topograph NORMA  Topograph NORMA NORMA  Topograph Topograph             | hy V AL R AL R AL R AL R AL R AL R                       | g any of the second sec | Zoning R2 ephone Zoning R2 R2 R2 R2 Zoning                                     | Utilities NONE  Utilities NO NO NO Utilities/ Sale date   | DOM 15 542 DOM         | Curre \$ | 5,000<br>5,000<br>6,000                       |  |
| SALES COMPARIS  Subject Property  000 VIKING AVE  Current Listing Agent  Current Listings 00 VAGABOND AVE  000 VAGABOND AVE  0000 VAGABOND AVE  Recent Sales  LOT 14 NASHUA RD  | Prox to S 0.5 MI 0.5 MI 0.5 MI Prox to S 0.3 MI | Subj. SILE SILE 1 SUBj. SILE 1 SUBj. SILE 7  | Lot Size<br>80-98.8<br>Lot Size<br>80-100<br>20-100<br>Lot Size<br>75-98.8            | Topograph NORMA NORMA NORMA NORMA NORMA NORMA                           | hy V AL R AL R AL R AL R AL R AL R                       | g any of the second sec | Zoning R2 Ephone Zoning R2 R2 R2 R2 R2 Zoning R2                               | Utilities NONE  Utilities NO NO NO Utilities/ Sale date NO / 6/27/13                              | DOM 15 542 542 DOM 6   | Curre \$ | 5,000<br>5,000<br>6,000<br>les Price<br>3,300 |  |
| SALES COMPARIS  Subject Property  000 VIKING AVE  Current Listing Agent  Current Listings 00 VAGABOND AVE  000 VAGABOND AVE  0000 VAGABOND AVE  Recent Sales  LOT 14 NASHUA RD  | Prox to S 0.5 MI 0.5 MI 0.5 MI Prox to S 0.3 MI | Subj. SILE SILE 1 SUBj. SILE 1 SUBj. SILE 7  | Lot Size<br>80-98.8<br>Lot Size<br>80-100<br>20-100<br>Lot Size<br>75-98.8            | Topograph NORMA NORMA NORMA NORMA NORMA NORMA                           | hy V AL R AL R AL R AL R AL R AL R                       | g any of the second sec | Zoning R2 Ephone Zoning R2 R2 R2 R2 R2 Zoning R2                               | Utilities NONE  Utilities NO NO NO Utilities/ Sale date NO / 6/27/13                              | DOM 15 542 542 DOM 6   | Curre \$ | 5,000<br>5,000<br>6,000<br>les Price<br>3,300 |  |
| SALES COMPARIS  Subject Property  000 VIKING AVE  Current Listing Agent  Current Listings 00 VAGABOND AVE  000 VAGABOND AVE  0000 VAGABOND AVE  Recent Sales  LOT 14 NASHUA RD  | Prox to S                                       | Subj.  ILE SILE 1  ILE 1  ILE 7  ILE 8   | Lot Size 80-100 80-100 20-100 Lot Size 75-98.8  | Topograpi<br>NORMA<br>Topograpi<br>NORMA<br>NORMA<br>Topograpi<br>NORMA | hy V AL R hy V AL R        | g any of the second sec | Zoning R2 ephone Zoning R2                          | Utilities NONE  Utilities NO NO NO  Utilities/Sale date NO / 6/27/13  NO / 6/27/13                | DOM 15 542 542 DOM 6   | Curre \$ | 5,000<br>5,000<br>6,000<br>les Price<br>3,300 |  |
| SALES COMPARIS  Subject Property  000 VIKING AVE  Current Listing Agent  Current Listings 00 VAGABOND AVE  000 VAGABOND AVE  0000 VAGABOND AVE  LOT 14 NASHUA RD  LOT 15, 16 NASHUA R   | Prox to S                                       | Subj.  ILE  ILE  ILE  ILE  ILE  ILE  ILE  IL   | Lot Size 80-100 80-100 20-100 Lot Size 75-98.8  | Topograpi<br>NORMA<br>Topograpi<br>NORMA<br>NORMA<br>Topograpi<br>NORMA | hy V AL R hy V AL R        | g any of the second sec | Zoning R2 ephone Zoning R2                          | Utilities NONE  Utilities NO NO NO  Utilities/Sale date NO / 6/27/13  NO / 6/27/13                | DOM 15 542 542 DOM 6   | Curre \$ | 5,000<br>5,000<br>6,000<br>les Price<br>3,300 |  |
| SALES COMPARISON Subject Property 000 VIKING AVE Current Listing Agent Current Listings 00 VAGABOND AVE 0000 VAGABOND AVE 0000 VAGABOND AVE LOT 14 NASHUA RD LOT 15, 16 NASHUA R The area searched for to   | Prox to S                                       | Subj.  ILE  ILE  ILE  ILE  ILE  ILE  ILE  IL   | Lot Size 80-100 80-100 20-100 Lot Size 75-98.8  | Topograpi<br>NORMA<br>Topograpi<br>NORMA<br>NORMA<br>Topograpi<br>NORMA | hy V AL R hy V AL R        | g any of the second sec | Zoning R2 Ephone Zoning R2 R2 R2 R2 R2 And | Utilities NONE  Utilities NO NO NO  Utilities/Sale date NO / 6/27/13  NO / 6/27/13                | DOM 15 542 542 DOM 6   | Curre \$ | 5,000<br>5,000<br>6,000<br>les Price<br>3,300 |  |
| SALES COMPARISE  Subject Property  000 VIKING AVE  Current Listings 00 VAGABOND AVE  000 VAGABOND AVE  0000 VAGABOND AVE  LOT 14 NASHUA RD  LOT 15, 16 NASHUA R  The area searched for t  Suggested List Price  | Prox to S                                       | Subj.  ILE  ILE  ILE  ILE  ILE  ILE  ILE  IL   | Lot Size 80-100 80-100 20-100 Lot Size 75-98.8  | Topograpi<br>NORMA<br>Topograpi<br>NORMA<br>NORMA<br>Topograpi<br>NORMA | hy V AL R             | g any of the second sec | Zoning R2 Pephone Zoning R2 R2 R2 R2 R2 And Price                              | Utilities   | DOM 15 542 542 DOM 6   | Curre \$ | 5,000<br>5,000<br>6,000<br>les Price<br>3,300 |  |
| SALES COMPARISE  Subject Property  000 VIKING AVE  Current Listings 00 VAGABOND AVE  000 VAGABOND AVE  0000 VAGABOND AVE  LOT 14 NASHUA RD  LOT 15, 16 NASHUA R  The area searched for the suggested List Price   | Prox to S                                       | Subj.  ILE  ILE  ILE  ILE  ILE  ILE  ILE  IL   | Lot Size 80-100 80-100 20-100 Lot Size 75-98.8  | Topograpi<br>NORMA<br>Topograpi<br>NORMA<br>NORMA<br>Topograpi<br>NORMA | hy V AL R             | g any of the second sec | Zoning R2 Pephone Zoning R2 R2 R2 R2 R2 And Price                              | Utilities NONE  Utilities NO NO NO NO Utilities/Sale date NO / 6/27/13 NO / 6/27/13  MO / 6/27/13 | DOM 15 542 542 DOM 6   | Curre \$ | 5,000 5,000 6,000 les Price 3,300             |  |
| SALES COMPARISE  Subject Property  000 VIKING AVE  Current Listing Agent  Current Listings 00 VAGABOND AVE  000 VAGABOND AVE  0000 VAGABOND AVE  LOT 14 NASHUA RD  LOT 15, 16 NASHUA R  The area searched for the suggested List Price  Realtor Ray                         | Prox to S                                       | Subj. ILE SILE 1  LE 7  LE 7  LE 8   | Lot Size 80-100 80-100 20-100 Lot Size 75-98.8  | Topograpi<br>NORMA<br>Topograpi<br>NORMA<br>NORMA<br>Topograpi<br>NORMA | hy V AL R             | g any of the second sec | Zoning R2 Pephone Zoning R2 R2 R2 R2 R2 And Price                              | Utilities   | DOM 15 542 542 DOM 6   | Sal \$   | 5,000<br>5,000<br>6,000<br>les Price<br>3,300 |  |
| SALES COMPARISE  Subject Property  000 VIKING AVE  Current Listing Agent  Current Listings 00 VAGABOND AVE  0000 VAGABOND AVE  0000 VAGABOND AVE  LOT 14 NASHUA RD  LOT 15, 16 NASHUA R  The area searched for the suggested List Price  Realtor Ray Address  Address  7514 | Prox to S                                       | Subj. ILE SILE 1  LE 7  LE 7  LE 8   | Lot Size 80-100 80-100 20-100 Lot Size 75-98.8  | Topograpi<br>NORMA<br>Topograpi<br>NORMA<br>NORMA<br>Topograpi<br>NORMA | hy V AL R             | g any of the second sec | Zoning R2 Pephone Zoning R2 R2 R2 R2 R2 And Price                              | Utilities   NONE  | DOM 15 542 542 DOM 6   | Sal \$   | 5,000 5,000 6,000 les Price 3,300             |  |
| SALES COMPARISE  Subject Property  000 VIKING AVE  Current Listings  00 VAGABOND AVE  0000 VAGABOND AVE  0000 VAGABOND AVE  LOT 14 NASHUA RD  LOT 15, 16 NASHUA R  The area searched for the suggested List Price  Realtor Ray Address 7514                                 | Prox to S                                       | Subj.   Subj.  | Lot Size<br>80-98.8<br>Lot Size<br>80-100<br>20-100<br>Lot Size<br>75-98.8<br>30-98.8 | Topograpi<br>NORMA<br>Topograpi<br>NORMA<br>NORMA<br>Topograpi<br>NORMA | hy V AL R             | g any of the second sec | Zoning R2 Pephone Zoning R2 R2 R2 R2 R2 And Price                              | Utilities   NONE  | DOM 15 542 542 DOM 6   | Sal \$   | 5,000 5,000 6,000 les Price 3,300             |  |
| SALES COMPARISE  Subject Property  000 VIKING AVE  Current Listings  00 VAGABOND AVE  0000 VAGABOND AVE  0000 VAGABOND AVE  LOT 14 NASHUA RD  LOT 15, 16 NASHUA R  The area searched for t  Suggested List Price  Realtor Ray Address 7514  City Elmw Years                 | Prox to S   0.5 MI   0.5 MI                     | Subj.   ILE   Su | Lot Size 80-98.8  Lot Size 80-100 80-100 20-100  Lot Size 75-98.8  recent s           | Topograph NORMA NORMA NORMA NORMA NORMA NORMA NORMA A NORMA NORMA NORMA | hy V AL R hy V AL R Compan | g any of the test  | Zoning R2 Pphone Zoning R2 R2 R2 R2 R2 Avenue 1                                | Utilities   NONE  | DOM 15 542 542 DOM 6   | Sal \$   | 5,000 5,000 6,000 les Price 3,300             |  |

## Viking Ave, Fountain FL



Subject Front





Street View – West



Street View - East