

1609-8 Deer Run Rd	2.045 acres	0.79							\$5,000	1/30/13	311	2.82 mi
NE 5 th Ave	1.53 acres	1.24							\$9,500	5/7/12	101	2.73 mi

Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.:

Best available comps used. Due to a lack of comparables in the immediate area, search was expanded to neighboring areas that are comparable in demographics. There is a lack of sold comps in the past few months due to a lack of buyers/developers for this type of products. Not all images are available for the comparables.

PROPERTY VALUES

For Ninety (90) Day Market Period:	<u>\$15,000</u>	As Is Value:	<u>\$15,000</u>
		Repaired:	<u>\$15,000</u>
For Thirty (30) Day Market Period:	<u>\$10,000</u>	Quick Sale:	<u>\$10,000</u>
		Recommended List Price:	<u>\$18,900</u>

MARKETABILITY

What current market conditions will affect the sale of the home? Available financing? _____ Most likely buyer will be a cash buyer.

What are the positives/negatives of the property? _____
_____ Heavily wooded. Dead-end street. Low income area.

How do the comps that were used compare to the subject? _____ Best comps used.
_____ 50% _____ 3 mile radius. Sold: 2 years back. Lot size +/-

Note specific items that could be a potential problem: _____
_____ None. _____

Checklist of Damages

Is there any vandalism?: Yes No If yes, Where?

n/a

Is there any graffiti?: Yes No If yes, Where?

n/a

Is there any damage that appears to be caused by an act of nature?:

Yes No If yes, Where?

n/a

Are there any broken windows?: Yes No If yes, Where?

n/a

Are there any broken doors?: Yes No If yes, Where?

n/a

Does anything appear to be missing? (i.e., HVAC, door knobs, fencing) :

Yes No If yes, Where?

n/a

What is the condition and approx. age of roof?:

Yes No If yes, Where?

n/a

Is this home boarded? :

Yes No If yes, Where?

n/a

Digital Photo Addendum
Old Lawley Rd
Starke, FL



Front



Front



Street View



Map

Comparable Properties

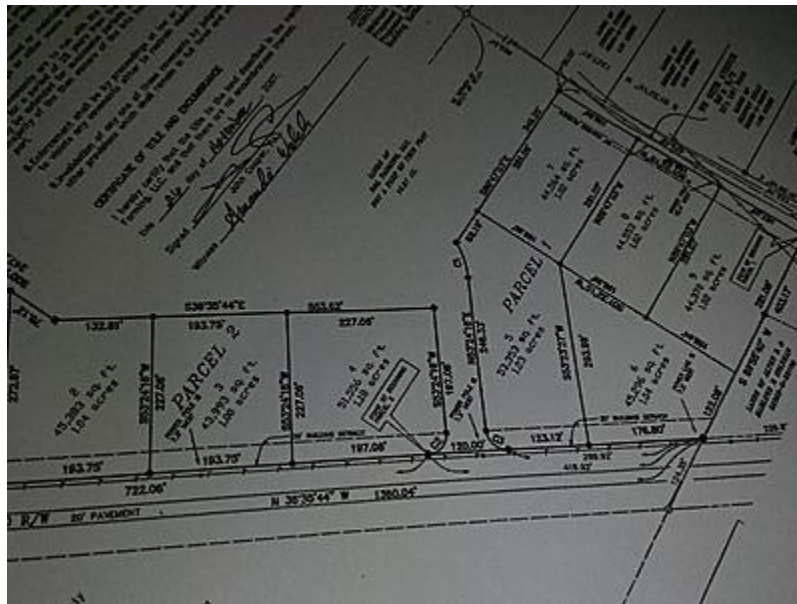


Woodlawn St



2018 NEHML S, Inc.

0 NW CR 229



B07 CR 229