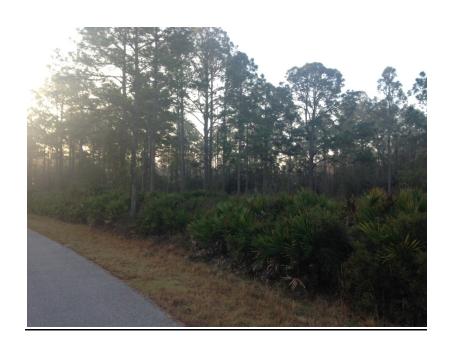
Vacant Lot & Land BPO Form

		4 Pro	perty #	10F	LCITGL00229	3					
Property Addres		11276 W. Cockscomb Crystal River				State	Florida	Zip	34428		
PROPERTY DE	SCRIPT	<u> ION</u> – P	lease fi	ll <u>all</u> bl	anks, follow	ing any o	estimates with	a question mar	k		
Lot Size 50,325 sf				7	Topography	Norm	al				
Shape of Lot	Re	Rectangle			Fenced?	No					
Zoning Classification	on CL	CLR			Landscaping	Grass	& Trees				
View	Laı	nd		i	Utilities	None					
Off Site Improveme	ents No	ne									
Please describe the	property	in detail			ocated in a ru operties.	ral area v	ith many vaca	nt parcels and lin	nited num	ber of	
NEIGHBORHO	OD INF	ORMAT	<u>ION</u>								
Price ranges (vacant lots and homes) Describe Neighborhood In Detail			\$2,5	\$2,500.00 to \$305,000							
				Area consists of mainly vacant parcels. Lack of comparable lots on the market and that have sold. Search was expanded.							
Neighborhood info	НОА	A Y or	· N I	Dues	\$	Amenit	ies				
Add'l comments											
MARKETING II	NFORM	IATION-	- In the	subject	area is the m	narket up,	down or stable	e? Please give m	arketing ti	me in months.	
Property Values	Down Supply Up				1	Demand	Down	Marketing To	ime 6-12	6-12 Months	
SALES COMPA	RISON	ANALY	<u>SIS</u> - Pl	ease fil	l <u>all</u> blanks,	following	g any estimate	s with a question	n mark		
Subject Property				Lot Size	Topography	v Vi	ew Zoning	Utilites	Listed?	ъ.	
11276 W. Cockscon	mb, Cryst	tal River	5			<u> </u>	, ,			Price	
Current Listing				0,325 sf	Normal	<u> </u>	nd CLR	None	No	\$	
Agent				0,325 sf	Normal	<u> </u>	, ,				
Agent		Prox to Su		0,325 sf Lot Size	Normal	La	nd CLR Telephone				
Current Listings 10638 Watergate, C	Crystal	Prox to Su	bj.			La	nd CLR Telephone	None	No	\$	
Current Listings 10638 Watergate, C River 11521 W. Belvedere			bj. es 4	Lot Size	Topography	La Vi	Telephone www Zoning nd N/A	None	No	\$ Current List Price	
Current Listings 10638 Watergate, C River	e,	1.2 Mil	es 4	Lot Size 1,818 sf	Topography Normal	y Vi	Telephone W Zoning and N/A Hential N/A	None Utilities None	DOM 138	Current List Price \$12,000.00	
Current Listings 10638 Watergate, C River 11521 W. Belvedere Crystal River 7814 N. Shillelagh, River	e,	1.2 Mil 1.3 Mi 1.3 mil	bj. es 4 lles 6. es 5	Lot Size 1,818 sf 2,726 sf 7,820 sf	Topography Normal Normal Normal	y Vi La Resid	Telephone w Zoning nd N/A ential N/A ential RUR	None Utilities None None None	No DOM 138 313 12	\$ Current List Price \$12,000.00 \$16,000.00 \$18,000.00	
Current Listings 10638 Watergate, C River 11521 W. Belvedere Crystal River 7814 N. Shillelagh,	e, Crystal	1.2 Mil 1.3 Mi	bj. es 4 les 6: es 5'	Lot Size 1,818 sf 2,726 sf	Topography Normal	y Vi La Resid	Telephone w Zoning nd N/A ential N/A ential RUR	None Utilities None None	DOM 138 313	\$ Current List Price \$12,000.00 \$16,000.00	
Current Listings 10638 Watergate, C River 11521 W. Belvedere Crystal River 7814 N. Shillelagh, River Recent Sales	e, Crystal	1.2 Mil 1.3 Mi 1.3 mil	bj. es 4 les 6: les 5: bj. 1 bj. 48	Lot Size 1,818 sf 2,726 sf 7,820 sf Lot Size	Topography Normal Normal Topography	y Vi Resid	Telephone Wew Zoning Ind N/A Rential N/A Rential RUR Wew Zoning Ind N/A	None Utilities None None None Utilities/ Sale date	No DOM 138 313 12 DOM	\$ Current List Price \$12,000.00 \$16,000.00 \$18,000.00 Sales Price	
Current Listings 10638 Watergate, C River 11521 W. Belvedere Crystal River 7814 N. Shillelagh, River Recent Sales 11435 Linda, Dunne 6924 W. Melissa,	e, Crystal	1.2 Mil 1.3 Mi 1.3 mil Prox to Su 3.5 Mile	bj. es 4 les 6 les 5 bj. les 48 es 43	Lot Size 1,818 sf 2,726 sf 7,820 sf Lot Size 3,854 sf	Topography Normal Normal Topography Normal	y Vi Resid Resid	Telephone W Zoning Ind N/A RUR W Zoning Ind N/A RUR W Zoning Ind N/A RUR RUR RUR RUR RUR RUR	None Utilities None None None Utilities/ Sale date None/2-21-2014	No DOM 138 313 12 DOM 67	\$ Current List Price \$12,000.00 \$16,000.00 \$18,000.00 Sales Price \$3,375.00	
Current Listings 10638 Watergate, C River 11521 W. Belvedere Crystal River 7814 N. Shillelagh, River Recent Sales 11435 Linda, Dunne 6924 W. Melissa, Dunnellon 7981 W. Riverbend, River The area searched	e, Crystal ellon , Crystal for the al	1.2 Mil 1.3 Mi 1.3 mil Prox to Su 3.5 Mile 3.7 Mil 1.5 Mile	bj. es 4 les 6 les 5 les 4 les	Lot Size 1,818 sf 2,726 sf 7,820 sf Lot Size 3,854 sf 3,680 sf 5,117 sf	Topography Normal Normal Topography Normal Normal Normal	y Vi La Resid Resid La Wa Wa B.5 mil	Telephone W Zoning Ind N/A Ind RUR W Zoning Ind N/A Ind RUR Iter R1 Ind Page And	None Utilities None None None Utilities/ Sale date None/2-21-2014 None/1-6-2014 None/5-31-2013 months past	DOM 138 313 12 DOM 67 26	\$ Current List Price \$12,000.00 \$16,000.00 \$18,000.00 Sales Price \$3,375.00 \$5,500.00	
Current Listings 10638 Watergate, C River 11521 W. Belvedere Crystal River 7814 N. Shillelagh, River Recent Sales 11435 Linda, Dunne 6924 W. Melissa, Dunnellon 7981 W. Riverbend, River	e, Crystal ellon , Crystal for the al	1.2 Mil 1.3 Mi 1.3 mil 1.3 mil Prox to Su 3.5 Mile 3.7 Mile 1.5 Mile	bj. es 4 les 6 les 5 les 4 les	Lot Size 1,818 sf 2,726 sf 7,820 sf Lot Size 3,854 sf 3,680 sf 5,117 sf	Topography Normal Normal Topography Normal Normal Normal	y Vi La Resid Resid La Wa Wa B.5 mil	Telephone W Zoning Ind N/A Ruratial N/A Rential RUR W Zoning Ind N/A Ruratial RUR Ruratial RUR Ruratial RUR Ruratial RUR Ruratial RUR	None Utilities None None None Utilities/ Sale date None/2-21-2014 None/1-6-2014 None/5-31-2013	DOM 138 313 12 DOM 67 26	\$ Current List Price \$12,000.00 \$16,000.00 \$18,000.00 Sales Price \$3,375.00 \$5,500.00	
Current Listings 10638 Watergate, C River 11521 W. Belvedere Crystal River 7814 N. Shillelagh, River Recent Sales 11435 Linda, Dunne 6924 W. Melissa, Dunnellon 7981 W. Riverbend, River The area searched Suggested List Price	e, Crystal ellon , Crystal for the al	1.2 Mil 1.3 Mi 1.3 mil 1.3 mil Prox to Su 3.5 Mile 3.7 Mile 1.5 Mile 0,900.00	bj. es 4 les 6 les 5 les 4 les	Lot Size 1,818 sf 2,726 sf 7,820 sf Lot Size 3,854 sf 3,680 sf 5,117 sf	Topography Normal Normal Topography Normal Normal Normal	y Vi La Resid Resid La Wa Wa B.5 mil	Telephone W Zoning Ind N/A RUR RUR RUR RUR RUR RUR RUR R	None Utilities None None None Utilities/ Sale date None/2-21-2014 None/1-6-2014 None/5-31-2013 months past	DOM 138 313 12 DOM 67 26	\$ Current List Price \$12,000.00 \$16,000.00 \$18,000.00 Sales Price \$3,375.00 \$5,500.00	
Current Listings 10638 Watergate, C River 11521 W. Belvedere Crystal River 7814 N. Shillelagh, River Recent Sales 11435 Linda, Dunne 6924 W. Melissa, Dunnellon 7981 W. Riverbend River The area searched Suggested List Price Realtor	e, Crystal ellon for the al	1.2 Mil 1.3 Mi 1.3 mil 1.3 mil Prox to Su 3.5 Mile 3.7 Mil 1.5 Mile bove listin	bj. es 4 les 6 les 5 les 4 les	Lot Size 1,818 sf 2,726 sf 7,820 sf Lot Size 3,854 sf 3,680 sf 5,117 sf	Topography Normal Normal Topography Normal Normal Normal	V Vi Resid Resid Resid Resid Resid Resid Probable	Telephone W Zoning Ind N/A RUR RUR RUR RUR RUR RUR RUR R	None Utilities None None None Utilities/ Sale date None/2-21-2014 None/2-21-2014 None/5-31-2013 months past \$ 8,500.00 One Realty	DOM 138 313 12 DOM 67 26	\$ Current List Price \$12,000.00 \$16,000.00 \$18,000.00 Sales Price \$3,375.00 \$5,500.00 \$35,000.00	
Current Listings 10638 Watergate, C River 11521 W. Belvedere Crystal River 7814 N. Shillelagh, River Recent Sales 11435 Linda, Dunne 6924 W. Melissa, Dunnellon 7981 W. Riverbend, River The area searched Suggested List Price Realtor Address 7	e, Crystal ellon for the al	1.2 Mil 1.3 Mi 1.3 mil 1.3 mil Prox to Su 3.5 Mile 3.7 Mil 1.5 Mile bove listin 0,900.00	bj. es 4 les 6 les 5 les 4 les	Lot Size 1,818 sf 2,726 sf 7,820 sf Lot Size 3,854 sf 3,680 sf 5,117 sf	Topography Normal Normal Topography Normal Normal Normal Ales was3	V Vi Resid Resid Resid Resid Resid Resid Probable	Telephone W Zoning Ind N/A RUR RUR RUR RUR RUR RUR RUR R	None Utilities None None None Utilities/ Sale date None/2-21-2014 None/1-6-2014 None/5-31-2013 months past \$ 8,500.00 One Realty Telephone 7	DOM 138 313 12 DOM 67 26 121	\$ Current List Price \$12,000.00 \$16,000.00 \$18,000.00 Sales Price \$3,375.00 \$5,500.00 \$35,000.00	
Current Listings 10638 Watergate, C River 11521 W. Belvedere Crystal River 7814 N. Shillelagh, River Recent Sales 11435 Linda, Dunne 6924 W. Melissa, Dunnellon 7981 W. Riverbend, River The area searched Suggested List Price Realtor Address 7 City E	e, Crystal ellon for the al Ray Casal 7514 W. E	1.2 Mil 1.3 Mi 1.3 mil 1.3 mil Prox to Su 3.5 Mile 3.7 Mile 1.5 Mile bove listin 0,900.00	bj. es 4 les 6: les 5: les 48 es 43 es 16 es and	Lot Size 1,818 sf 2,726 sf 7,820 sf Lot Size 3,854 sf 5,117 sf recent s	Topography Normal Normal Topography Normal Normal Normal And Normal Normal	V Vi Resid Resid Resid Resid Resid Resid Resid Compani	Telephone W Zoning Ind N/A RUR RUR RUR RUR RUR RUR RUR R	None Utilities None None None None Utilities/ Sale date None/2-21-2014 None/1-6-2014 None/5-31-2013 months past \$ 8,500.00 One Realty Telephone 7	DOM 138 313 12 DOM 67 26 121	\$ Current List Price \$12,000.00 \$16,000.00 \$18,000.00 Sales Price \$3,375.00 \$5,500.00 \$35,000.00	
Current Listings 10638 Watergate, C River 11521 W. Belvedere Crystal River 7814 N. Shillelagh, River Recent Sales 11435 Linda, Dunne 6924 W. Melissa, Dunnellon 7981 W. Riverbend, River The area searched Suggested List Price Realtor Address 7 City E	e, Crystal ellon , Crystal for the al Ray Casa. 7514 W. D Elmwood I	1.2 Mil 1.3 Mi 1.3 mil 1.3 mil Prox to Su 3.5 Mile 3.7 Mil 1.5 Mile bove listin 0,900.00	bj. es 4 les 6: les 5 les 4 les 4 les 16 les 4 les 16 les 4	Lot Size 1,818 sf 2,726 sf 7,820 sf	Topography Normal Normal Topography Normal Normal Normal And Normal Normal	V Vi Resid Resid Resid Resid Resid Resid Resid Resid	Telephone W Zoning Ind N/A RUR RUR RUR RUR RUR RUR RUR R	None Utilities None None None Vone Utilities/Sale date None/2-21-2014 None/1-6-2014 None/5-31-2013 months past \$ 8,500.00 One Realty Telephone 7 Zip 6	DOM 138 313 12 DOM 67 26 121	\$ Current List Price \$12,000.00 \$16,000.00 \$18,000.00 Sales Price \$3,375.00 \$5,500.00 \$35,000.00	

11276 W. Cockscomb, Crystal River FL 34428

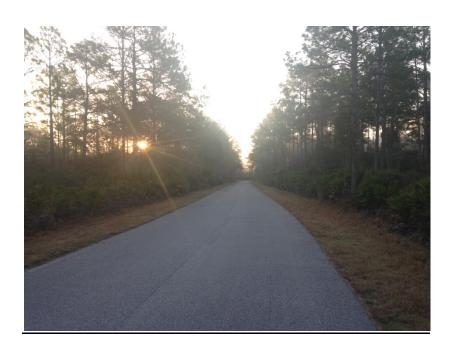


Subject Front





Street View – East



Street View – West