Vacant Lot & Land BPO Form

Date of BPO 3/10	/2014	Proper	ty# 10	FLCITGL00236	-				
Property Address City	7564 W. Smiles Dunnellon				State	Florida	Zip	34433	
PROPERTY DESCR	RIPTION	<u>N</u> – Plea	se fill <u>all</u> b	olanks, follow	ing any e	estimates with	a question mar	k	
Lot Size 31,500 sf				Topography	Norma	ıl			
Shape of Lot	Rectangle			Fenced?	No				
Zoning Classification	RUR			Landscaping	Grass & Trees				
View	Land			Utilities	None				
Off Site Improvements	Iff Site Improvements None								
Please describe the prop	erty in de	etail P	roperty is l	ocated in a ru	ral area w	rith many vaca	nt parcels. Proper	rty is grass	and tree
				operty is locat	ed off a d	irt road. Corne	er lot.		
NEIGHBORHOOD :	INFOR	MATIO	<u>N</u>						
Price ranges (vacant lot	s and ho	mes)	\$1,500.00	to \$499,000					
Describe Neighborhood In Detail			Area consists of many vacant parcels. Rural area with dirt roads. There is a lack of sold						
Ů				he city of Dun					
					_				
Neighborhood info	HOA	Y or N	Dues	\$	Amenit	ies			
Add'l comments									
MARKETING INFO	RMAT	<u>'ION</u> - In	the subjec	t area is the m	narket up,	down or stable	e? Please give m	arketing tir	me in months.
Property Values Dov	vn	Sup	<i>pply</i> Up	1	Demand	Down	Marketing Ti	me 6-12	Months
			•						
SALES COMPARIS	ON AN	ALYSIS	- Please fi	ll <u>all</u> blanks,	following	any estimate	s with a question	n mark	
Subject Property	ON AN	ALYSIS						•	Price
SALES COMPARIS Subject Property 7564 W. Smiles, Dunne		ALYSIS	Lot Size 31,500 s.	Topography	y Vie	ew Zoning	Utilites None	n mark Listed? No	Price \$
Subject Property		ALYSIS	Lot Size	Topography	y Vie	w Zoning	Utilites	Listed?	
Subject Property 7564 W. Smiles, Dunne Current Listing	llon	ox to Subj.	Lot Size	Topography	y Vie	w Zoning nd RUR Telephone	Utilites	Listed?	
Subject Property 7564 W. Smiles, Dunne Current Listing Agent	llon Pro		Lot Size 31,500 s	Topography f Normal Topography	y Vie	w Zoning nd RUR Telephone	Utilites None	Listed?	\$
Subject Property 7564 W. Smiles, Dunne Current Listing Agent Current Listings	Pro .8	ox to Subj.	Lot Size 31,500 s	Topography f Normal Topography f Normal	y Vie Lai	w Zoning and RUR Telephone	Utilities None Utilities	Listed? No DOM	\$ Current List Price
Subject Property 7564 W. Smiles, Dunne Current Listing Agent Current Listings 12250 Oakleaf, Dunnello	Property Property	ox to Subj. 8 Miles	Lot Size Lot Size 12,460 s	Topography f Normal Topography f Normal f Normal	y Vie Lau y Vie Reside Reside	w Zoning and RUR Telephone w Zoning ential CLR ential GNC	Utilities None Utilities None	Listed? No DOM 32	\$ Current List Price \$12,000.00
Subject Property 7564 W. Smiles, Dunne Current Listing Agent Current Listings 12250 Oakleaf, Dunnelle 11874 Blitzen, Dunnelle 1462 W. Biloxi, Dunnelle	Proposition Proposition 1.	ox to Subj. 8 Miles .5 Miles .3 Miles	Lot Size 31,500 s Lot Size 12,460 s 24,020 s 22,228 s	Topography f Normal Topography f Normal f Normal f Normal	y Vie Lai y Vie Reside Reside	w Zoning and RUR Telephone w Zoning ential CLR ential GNC ential N/A	Utilities None Utilities None None None	Listed? No DOM 32 211 211	\$ Current List Price \$12,000.00 \$30,500.00 \$39,500.00
Subject Property 7564 W. Smiles, Dunne Current Listing Agent Current Listings 12250 Oakleaf, Dunnelle 11874 Blitzen, Dunnelle 1462 W. Biloxi, Dunnelle Recent Sales	Property Property	ox to Subj. 8 Miles .5 Miles	Lot Size 31,500 s Lot Size 12,460 s 24,020 s	Topography f Normal Topography f Normal f Normal f Normal Topography	y Vie Lai y Vie Reside Reside	w Zoning and RUR Telephone w Zoning ential CLR ential GNC ential N/A w Zoning	Utilities None Utilities None None	Listed? No DOM 32 211	\$ Current List Price \$12,000.00 \$30,500.00
Subject Property 7564 W. Smiles, Dunne Current Listing Agent Current Listings 12250 Oakleaf, Dunnelle 11874 Blitzen, Dunnelle 1462 W. Biloxi, Dunnelle	Pro 1.0	ox to Subj. 8 Miles .5 Miles .3 Miles ox to Subj.	Lot Size 31,500 s Lot Size 12,460 s 24,020 s 22,228 s Lot Size	Topography f Normal Topography f Normal f Normal f Normal Topography f Normal	y Vie Lai y Vie Reside Reside Reside	w Zoning and RUR Telephone w Zoning ential CLR ential GNC ential N/A w Zoning and N/A	Utilities None Utilities None None None Utilities/Sale date	Listed? No DOM 32 211 211 DOM	\$ Current List Price \$12,000.00 \$30,500.00 \$39,500.00 Sales Price
Subject Property 7564 W. Smiles, Dunne Current Listing Agent Current Listings 12250 Oakleaf, Dunnelle 11874 Blitzen, Dunnelle 1462 W. Biloxi, Dunnelle Recent Sales 11435 Linda, Dunnellon 6924 W. Melissa, Dunnellon 0 NW Ridgewood,	Property Property	ox to Subj. 8 Miles .5 Miles .3 Miles ox to Subj. 0 Miles	Lot Size 31,500 s Lot Size 12,460 s 24,020 s 22,228 s Lot Size 48,854 si	Topography f Normal Topography f Normal f Normal Topography f Normal Topography f Normal	y Vie Lan y Vie Reside Reside Reside Vie Lan	w Zoning and RUR Telephone w Zoning ential CLR ential GNC ential N/A w Zoning and N/A d RUR	Utilities None Utilities None None None Utilities/Sale date None/2-21-2014	Listed? No DOM 32 211 211 DOM 67 26	\$ Current List Price \$12,000.00 \$30,500.00 \$39,500.00 Sales Price \$3,375.00
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Subject Property 7564 W. Smiles, Dunnel Current Listing Agent 12250 Oakleaf, Dunnello 11874 Blitzen, Dunnello 1462 W. Biloxi, Dunnello Recent Sales 11435 Linda, Dunnellon 6924 W. Melissa, Dunnellon 0 NW Ridgewood, Dunnellon The area searched for t Suggested List Price Realtor Ray O Address 7514	Proposition Proposition Proposition 1.6	ox to Subj. 8 Miles .5 Miles .3 Miles ox to Subj. 0 Miles 9 Miles Miles e listings a	Lot Size 31,500 s Lot Size 12,460 s 24,020 s 22,228 s Lot Size 48,854 si 43,680 si	Topography f Normal Topography f Normal f Sales was1	y Vie Lan y Vie Reside Reside Reside Lan Lan Lan Lan Probable	w Zoning and RUR Telephone w Zoning ential CLR ential GNC ential N/A w Zoning and N/A d RUR and RUR and RI es and 6 Sales Price	Utilities None Utilities None None None None None Viilities/Sale date None/2-21-2014 None/1-6-2014 None/12-10-2013 months past \$ 4,500.00 One Realty Telephone 7	Listed? No	\$ Current List Price \$12,000.00 \$30,500.00 \$39,500.00 Sales Price \$3,375.00 \$5,500.00 \$8,000.00
Subject Property 7564 W. Smiles, Dunnel Current Listing Agent 12250 Oakleaf, Dunnello 11874 Blitzen, Dunnello 1462 W. Biloxi, Dunnello 1462 W. Melissa, Dunnellon O NW Ridgewood, Dunnellon The area searched for to Suggested List Price Realtor Ray C Address 7514 City Elmw	Pro Pro	ox to Subj. 8 Miles .5 Miles .3 Miles O Miles Miles Miles 6 listings	Lot Size 31,500 s Lot Size 12,460 s 24,020 s 22,228 s Lot Size 48,854 si 43,680 si 43,996 si	Topography f Normal Topography f Normal f Sales was1	y Vie Lan y Vie Reside Reside Reside Lan Lan Lan Lan Lan Lan Company	w Zoning and RUR Telephone w Zoning ential CLR ential GNC ential N/A w Zoning and N/A d RUR and RUR and RI es and 6 Sales Price	Utilities None Utilities None None None None None Viilities/Sale date None/2-21-2014 None/1-6-2014 None/12-10-2013 months past \$ 4,500.00 One Realty Telephone 7	Listed? No	\$ Current List Price \$12,000.00 \$30,500.00 \$39,500.00 Sales Price \$3,375.00 \$5,500.00 \$8,000.00
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7564 W. Smiles, Dunnellon FL 34433



Subject Front





Street View – East



Street View – West