Vacant Lot & Land BPO Form

Date of BPO 3/20	0/2014 P	roperty	<i>y </i>	FLCLAGL00043	,				
Property Address	7464 Lill	•							
City	Keystone Heights				State	Florida	Zip	32656	
PROPERTY DESCR	RIPTION -	- Please	e fill <u>all</u> b	lanks, follov	- ving any e	stimates with	a question mark	<u> </u>	
Lot Size	ze 47,350 sf			Topography	Norma	1			
Shape of Lot	Rectangle			Fenced?	No	No			
Zoning Classification	AR			Landscaping Grass & 7		& Tree Covered	l		
View	Land			Utilities	None	None			
Off Site Improvements	None								
Please describe the prop	erty in detai	il Pro	perty is 1	ocated in an	area mainl	y composed o	f vacant parcels a	nd a few si	ingle family
			mes.						
NEIGHBORHOOD				2200 000					
			\$1,000 to \$300,000						
Describe Neighborhood In Detail			Oversupply of vacant parcels in area.						
Neighborhood info	ноа ү	or N	Dues	\$	Ameniti	es			
Add'l comments						L			
MARKETING INFO	DMATIO	N Int	ha subiaa	t area is the r	norkot un	down or stabl	o? Planca giva me	orkating tir	no in months
		_			· ·				1
Property Values Dov	wn	Supp	<i>ly</i> Up	,	Demand	Down	Marketing Ti	me 6-12	Months
SALES COMPARIS	ON ANAL	YSIS-	Please fi	ll all hlanks	fallowing			-	
Subject Property				ii <u>aii</u> blaiiks,	Tollowing	any estimate	es with a question	n mark	
, i	e Heights		Lot Size	Topograph	y Vie	w Zoning	Utilites	Listed?	Price \$
7464 Lilly Ct, Keystone Current Listing Agent	e Heights			Topograph	y Vie	w Zoning	1	_	Price \$
7464 Lilly Ct, Keystone Current Listing Agent Current Listings	Prox to		Lot Size	Topograph	y Vie	w Zoning d AR Telephone	Utilites	Listed?	
7464 Lilly Ct, Keystone Current Listing Agent Current Listings S East 43 rd , Keystone He	Prox to	Subj.	Lot Size 47,350 st	Topograph Normal Topograph	y Vie Lar	w Zoning d AR Telephone - w Zoning	Utilites None	Listed? No	\$
7464 Lilly Ct, Keystone Current Listing Agent Current Listings	Prox to		Lot Size 47,350 si	Topograph Normal Topograph Normal	y Vie Lar	w Zoning d AR Telephone w Zoning s N/A	Utilites None Utilities	Listed? No DOM	\$ Current List Price
Current Listing Agent Current Listings S East 43 rd , Keystone Ht 6084 SE 4 th Ave, Keystone	Prox to see .7 m one .9 m	niles	Lot Size 47,350 st	Topograph Topograph Normal Normal Normal	y Vie		Utilities None Utilities None	Listed? No DOM 18	Current List Price \$29,900.00
Current Listing Agent Current Listings S East 43 rd , Keystone Ht 6084 SE 4 th Ave, Keystone Hts State Rd 21, Keystone H Recent Sales 6446 Bowdoin, Keyston	Prox to see	niles niles Subj.	Lot Size 47,350 st Lot Size 38,142 st 41,342 st	Topograph Topograph Normal Normal Topograph Topograph Topograph Topograph Topograph	y Vie Lar Lar Lar y Vie Re		Utilities None Utilities None None	Listed? No DOM 18 159	\$ Current List Price \$29,900.00 \$6,500.00
Current Listing Agent Current Listings S East 43 rd , Keystone Ht 6084 SE 4 th Ave, Keysto Hts State Rd 21, Keystone H	Prox to see	niles niles Subj. niles	Lot Size 47,350 st Lot Size 38,142 st 41,342 st Lot Size Lot Size	Topograph Normal Topograph Normal Topograph Normal Topograph Normal	y Vie Lar Lar Vie Re Lar Lar Vie Reside		Utilities None Utilities None None None Utilities/ Sale date	Listed? No DOM 18 159 166 DOM DOM	\$ Current List Price \$29,900.00 \$6,500.00 \$26,900.00 Sales Price
Current Listing Agent Current Listings S East 43 rd , Keystone Ht 6084 SE 4 th Ave, Keystone Hts State Rd 21, Keystone H Recent Sales 6446 Bowdoin, Keyston Hts	Prox to ts .7 n one .9 n Its 1.1 r Prox to e 1.3 r	niles niles Subj. niles	Lot Size 47,350 st Lot Size 38,142 st 41,342 st 29,942 st Lot Size 16,466 sf	Topograph Normal Topograph Normal Topograph Normal Normal Topograph Normal	y Vie Lar Lar y Vie Re Lar Reside		Utilities None Utilities None None None Utilities/ Sale date None/8-16-13	Listed? No DOM 18 159 166 DOM 179	\$ Current List Price \$29,900.00 \$6,500.00 \$26,900.00 Sales Price \$5,500.00
Current Listing Agent Current Listings S East 43 rd , Keystone Ht 6084 SE 4 th Ave, Keystone Hts State Rd 21, Keystone H Recent Sales 6446 Bowdoin, Keyston Hts Linwood, Keystone Hts	Prox to 1.1 r Prox to 2 r Prox to 2 r Prox to 2 r Prox to 2 r Prox to 3 r Prox to 4 r Prox to 5 r Pro	niles niles niles niles niles niles niles niles niles	Lot Size 47,350 st Lot Size 38,142 st 41,342 st 29,942 st Lot Size 16,466 sf 14.985 sf	Topograph Normal Topograph Normal Normal Topograph Normal Normal Normal	y Vie Lar y Vie Re Lar y Vie Reside Reside Reside	w Zoning d AR Telephone w Zoning s N/A d N/A d AR v Zoning ntial N/A ntial N/A	Utilities None Utilities None None None Utilities/Sale date None/8-16-13 None/10-30-13 None/11-15-13	Listed? No DOM 18 159 166 DOM 179 122 69	\$ Current List Price \$29,900.00 \$6,500.00 \$26,900.00 Sales Price \$5,500.00 \$3,000.00
Current Listing Agent Current Listings S East 43 rd , Keystone Ht 6084 SE 4 th Ave, Keystone Hts State Rd 21, Keystone Ht Recent Sales 6446 Bowdoin, Keyston Hts Linwood, Keystone Hts 6299 Drake, Keystone Hts Carrent Sales 6446 Bowdoin, Keystone Hts 6299 Drake, Keystone Hts Carrent Sales 6446 Bowdoin, Keystone Hts 6299 Drake, Keystone Hts	Prox to the series of the series Prox to the seri	niles niles niles niles niles niles niles niles niles	Lot Size 47,350 st Lot Size 38,142 st 41,342 st 29,942 st Lot Size 16,466 sf 14.985 sf	Topograph Normal Topograph Normal Normal Topograph Normal Normal Normal	y Vie Lar y Vie Re Lar y Vie Reside Reside Reside	w Zoning d AR Telephone w Zoning s N/A d N/A d AR V Zoning ntial N/A ntial N/A ntial AR	Utilities None Utilities None None None Vone Utilities/Sale date None/8-16-13 None/10-30-13 None/11-15-13	Listed? No DOM 18 159 166 DOM 179 122 69	\$ Current List Price \$29,900.00 \$6,500.00 \$26,900.00 Sales Price \$5,500.00 \$3,000.00
Current Listing Agent Current Listings S East 43 rd , Keystone Hi 6084 SE 4 th Ave, Keystone Hts State Rd 21, Keystone H Recent Sales 6446 Bowdoin, Keystone Hts Linwood, Keystone Hts 6299 Drake, Keystone H The area searched for the Suggested List Price Realtor Ray 6	Prox to Is .7 m One .9 m Its 1.1 m Prox to e 1.3 m Its 1.5 m the above lis \$ 9,900.00 Casali	niles niles niles niles niles niles niles niles niles	Lot Size 47,350 st Lot Size 38,142 st 41,342 st 29,942 st Lot Size 16,466 sf 14.985 sf	Topograph Normal Topograph Normal Normal Topograph Normal Normal Normal	y Vie Lar y Vie Re Lar y Vie Reside Reside Reside	w Zoning d AR Telephone w Zoning s N/A d N/A d AR V Zoning ntial N/A ntial N/A ntial AR Sales Price	Utilities None Utilities None None None Vone Utilities/Sale date None/8-16-13 None/10-30-13 None/11-15-13	Listed? No DOM 18 159 166 DOM 179 122 69	\$ Current List Price \$29,900.00 \$6,500.00 \$26,900.00 Sales Price \$5,500.00 \$3,000.00
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Current Listing Agent Current Listings S East 43 rd , Keystone Hi 6084 SE 4 th Ave, Keystone Hi State Rd 21, Keystone Hi Recent Sales 6446 Bowdoin, Keystone His Linwood, Keystone His 6299 Drake, Keystone His 6299 Drake, Keystone His Suggested List Price Realtor Ray 6 Address 7514	Prox to Is .7 m One .9 m Its 1.1 m Prox to e 1.3 m Its 1.5 m the above lis \$ 9,900.00 Casali	niles niles niles niles niles niles niles niles niles	Lot Size 47,350 st Lot Size 38,142 st 41,342 st 29,942 st Lot Size 16,466 sf 14.985 sf	Topograph Normal Topograph Normal Normal Topograph Normal Normal Normal	y Vie Lar y Vie Reside Reside Reside 1.5 mi	w Zoning d AR Telephone w Zoning s N/A d N/A d AR V Zoning ntial N/A ntial N/A ntial AR Sales Price	Utilities None Utilities None None None Utilities/Sale date None/8-16-13 None/10-30-13 None/11-15-13 2months past \$ 6,000.00 One Realty Telephone 70	Listed? No	\$ Current List Price \$29,900.00 \$6,500.00 \$26,900.00 Sales Price \$5,500.00 \$3,000.00 \$4,700.00
Current Listing Agent Current Listings S East 43 rd , Keystone Ho 6084 SE 4 th Ave, Keystone Ho 8 State Rd 21, Keystone Ho 10 Recent Sales 6446 Bowdoin, Keystone Ho 11 Hos 12 City Elmw 12 Current Listings S East 43 rd , Keystone Ho 6084 SE 4 th Ave, Keystone Ho 6084 SE 6 th Ave, Keystone Hos 6084 SE 6 th Ave, Keystone Hos 6084 SE 6 th Ave, Keystone Hos 6085 SE	Prox to Its	subj. miles	Lot Size 47,350 st Lot Size 38,142 st 41,342 st 29,942 st Lot Size 16,466 sf 14.985 sf	Topograph Normal Topograph Normal Normal Normal Normal Normal Normal	y Vie Lar y Vie Lar Lar y Vie Reside Reside Reside 1.5 mi	w Zoning d AR Telephone w Zoning s N/A d N/A d AR V Zoning ntial N/A ntial N/A ntial AR Sales Price	Utilities None Utilities None None None Utilities/Sale date None/8-16-13 None/10-30-13 None/11-15-13 2months past \$ 6,000.00 One Realty Telephone 70	Listed? No	\$ Current List Price \$29,900.00 \$6,500.00 \$26,900.00 Sales Price \$5,500.00 \$3,000.00 \$4,700.00
Current Listing Agent Current Listings S East 43 rd , Keystone He 6084 SE 4 th Ave, Keystone He State Rd 21, Keystone He Recent Sales 6446 Bowdoin, Keystone Hes 6299 Drake, Keystone Hes 6299 Drake, Keystone Hes Suggested List Price Realtor Address 7514 City Elmw Year	Prox to Its .7 m One .9 m Its 1.1 m Prox to e 1.3 m 1.1 m Its 1.5 m the above list 9,900.00 Casali W. Diversey Yood Park	subj. miles	Lot Size 47,350 st 47,350 st 47,350 st 41,342 st 41,342 st 29,942 st 16,466 st 14.985 st 14.985 st	Topograph Normal Topograph Normal Normal Normal Normal Normal Normal	y Vie Lar y Vie Re Lar y Vie Reside Reside Reside 1.5 mi Probable Company	w Zoning d AR Telephone w Zoning s N/A d N/A d AR V Zoning ntial N/A ntial N/A ntial AR Sales Price	Utilities None Utilities None None None Vone Utilities/Sale date None/8-16-13 None/10-30-13 None/11-15-13 Mone/11-15-13 2 months past \$ 6,000.00 One Realty Telephone 70 Zip 60	Listed? No	\$ Current List Price \$29,900.00 \$6,500.00 \$26,900.00 Sales Price \$5,500.00 \$3,000.00 \$4,700.00

7464 Lilly Court, Keystone Heights FL



Subject Front





Street View – West



Street View - East