

Vacant Lot & Land BPO Form

Date of BPO 3/20/2014 **Property #** 10FLCLAGL000945

Property Address Forbes Street
City Green Cove Springs **State** Florida **Zip** 32043

PROPERTY DESCRIPTION – Please fill all blanks, following any estimates with a question mark

<i>Lot Size</i>	7,667 sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	Rectangle	<i>Fenced?</i>	Yes
<i>Zoning Classification</i>	N/A	<i>Landscaping</i>	Grass & Tree Covered
<i>View</i>	Residential	<i>Utilities</i>	None
<i>Off Site Improvements</i>	None		
<i>Please describe the property in detail</i>	Property is located in a residential area. There is an oversupply of vacant parcels in the area.		

NEIGHBORHOOD INFORMATION

<i>Price ranges (vacant lots and homes)</i>	\$1,000 to \$240,000				
<i>Describe Neighborhood In Detail</i>	Oversupply of vacant parcels in area.				
<i>Neighborhood info</i>	HOA	Y or N	Dues	\$	Amenities
<i>Add'l comments</i>					

MARKETING INFORMATION- In the subject area is the market up, down or stable? Please give marketing time in months.

<i>Property Values</i>	Down	<i>Supply</i>	Up	<i>Demand</i>	Down	<i>Marketing Time</i>	6-12 Months
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SALES COMPARISON ANALYSIS- Please fill all blanks, following any estimates with a question mark

Subject Property	Lot Size	Topography	View	Zoning	Utilities	Listed?	Price
Forbes Street, Green Cove Springs	7,667 sf	Normal	Residential	N/A	None	No	\$

Current Listing Agent _____ Telephone _____

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
Martin Luther King, GCS	.3 miles	6,273 sf	Normal	Res	N/A	None	90	\$12,000.00
Pine Ave, GCS	.8 miles	8,772 sf	Normal	Res	N/A	None	160	\$20,000.00
617 N. Magnolia, GCS	.7 miles	19,953 sf	Normal	Res	N/A	None	22	\$45,000.00

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
Melrose Ave, GCS	.5 miles	8,233 sf	Normal	Residential	R1	None/8-7-13	151	\$7,400.00
22 Forbes, GCS	.14 miles	11,979 sf	Normal	Residential	N/A	None/6-27-13	130	\$15,000.00
Gator Bay Rd, GCS	.8 miles	20,038 sf	Normal	Residential	N/A	None/12-10-13	88	\$25,000.00

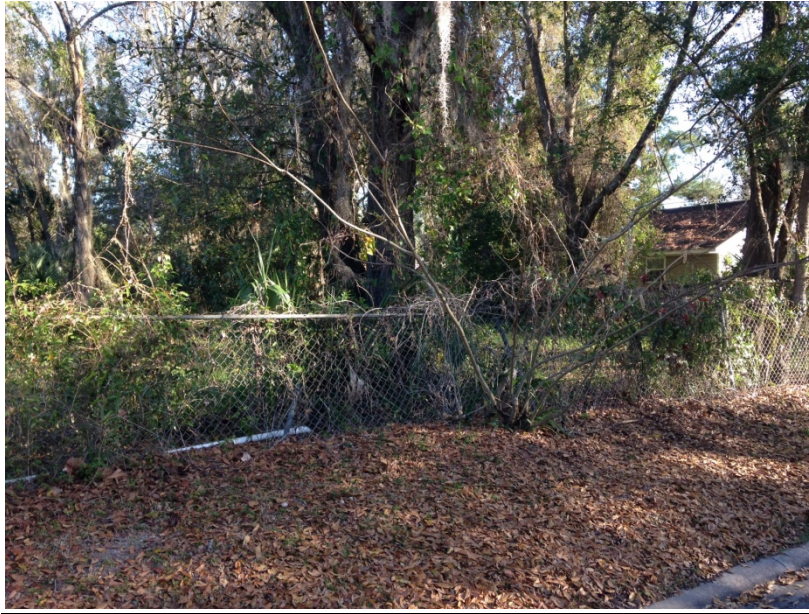
The area searched for the above listings and recent sales was - 1 miles and 12 months past

Suggested List Price \$ 9,900.00 **Probable Sales Price** \$ 6,500.00

Realtor Ray Casali Company Avenue One Realty
 Address 7514 W. Diversey Telephone 708-395-5477
 City Elmwood Park IL Zip 60707
 Years of Real Estate Experience 25
 Total Units sold in the last 6 months : 24 REOs sold in last 6 months : 8

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Forbes Street, Green Coves Springs FL



Subject Front





Street View – West



Street View - East