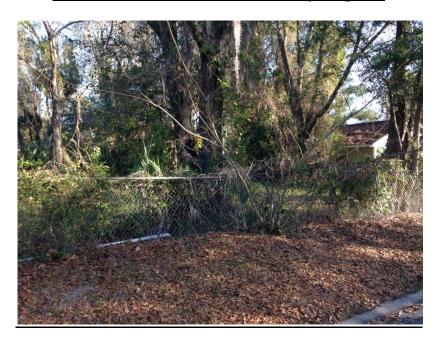
Vacant Lot & Land BPO Form

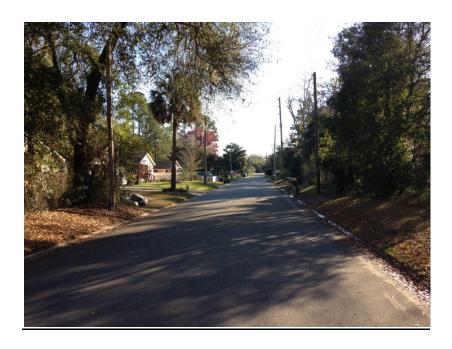
Date of BPO 3/20	/2014	Proper	ty # 101	FLCLAGL0009	45						
Property Address City	dress Forbes Street Green Cove S					State Florida		Zip	32043	32043	
PROPERTY DESCR	RIPTION	– Plea	se fill <u>all</u> bl	lanks, follo	wing any o	estimat	tes with	a question mark	<u> </u>		
Lot Size	7,667 sf			Topography Norma							
Shape of Lot	Rectangle			Fenced?	Yes						
Zoning Classification	N/A			Landscaping	Grass	& Tree	Covered				
View	Residential			Utilities	None	None					
Off Site Improvements	None										
Please describe the prop	erty in deta		roperty is lo	ocated in a r	esidential	area. T	There is a	an oversupply of	vacant par	cels in the	
		ai	ica.								
NEIGHBORHOOD :	INFORM	IATIO	N								
Price ranges (vacant lots and homes)			\$1,000 to \$240,000								
Describe Neighborhood In Detail			Oversupply of vacant parcels in area.								
Neighborhood info	HOA	Y or N	Dues	\$	Amenit	ies					
Add'l comments											
MARKETING INFO	RMATIO	<u>ON</u> - In	the subject	area is the	market up,	down	or stable	? Please give ma	arketing tir	ne in months.	
Property Values Dov	vn	Sup	<i>pply</i> Up		Demand	Dowr	<u> </u>	Marketing Ti	me 6-12	Months	
Troperty values Dov	VII	Бир	<i>прі</i>		Demana	DOWL	1	Marketing 11	ne 0-12	Wionins	
SALES COMPARIS	ON ANA	LYSIS	- Please fil	l <u>all</u> blanks	, following	g any e	stimates	s with a question	ı mark		
Subject Property			Lot Size	Topograp	hy Vie	ew	Zoning	Utilites	Listed?	Price	
			- -		hy Vie	ew ential				Price \$	
Subject Property Forbes Street, Green C Current Listing Agent Current Listings	ove Spring	gs to Subj.	Lot Size 7,667 sf Lot Size	Topograp Norma Topograp	hy Vie	ew ential Telep	Zoning N/A phone Zoning	Utilites None Utilities	Listed? No DOM	\$ Current List Price	
Subject Property Forbes Street, Green C Current Listing Agent Current Listings Martin Luther King, GC	Prox S .3	to Subj.	Lot Size 7,667 sf Lot Size 6,273 sf	Topograp Norma Topograp Norma	hy Vie	ew ential Telep ew es	Zoning N/A phone Zoning N/A	Utilities None Utilities None	Listed? No DOM 90	Current List Price \$12,000.00	
Subject Property Forbes Street, Green C Current Listing Agent Current Listings Martin Luther King, GC Pine Ave, GCS	Prox S .3 .8	to Subj. miles miles	Lot Size 7,667 sf Lot Size 6,273 sf 8,772 sf	Topograp Norma Topograp Norma Norma	hy Vio	Telep	Zoning N/A phone Zoning N/A N/A	Utilities None Utilities None None None	Listed? No DOM 90 160	\$ Current List Price \$12,000.00 \$20,000.00	
Subject Property Forbes Street, Green C Current Listing Agent Current Listings Martin Luther King, GC	Prox S .3 .8	to Subj.	Lot Size 7,667 sf Lot Size 6,273 sf	Topograp Norma Topograp Norma Norma	hy Vio	Telep	Zoning N/A phone Zoning N/A	Utilities None Utilities None	Listed? No DOM 90	Current List Price \$12,000.00	
Subject Property Forbes Street, Green C Current Listing Agent Current Listings Martin Luther King, GC Pine Ave, GCS 617 N. Magnolia, GCS Recent Sales	Prox S .3 Prox Prox	to Subj. miles miles miles to Subj.	Lot Size 7,667 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size	Topograp Norma Topograp Norma Norma Topograp	hy Vie Resid	ew ential Teles	Zoning N/A phone Zoning N/A N/A N/A Zoning	Utilities None Utilities None None None Utilities/Sale date	Listed? No DOM 90 160 22 DOM DOM	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00 Sales Price	
Subject Property Forbes Street, Green C Current Listing Agent Current Listings Martin Luther King, GC Pine Ave, GCS 617 N. Magnolia, GCS Recent Sales Melrose Ave, GCS	Prox .5	to Subj. miles miles to Subj. miles	Lot Size 7,667 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf	Topograp Norma Topograp Norma Norma Topograp Norma Norma	hy Viet Reside R	Telepew ess ess ess ess ess ential	Zoning N/A phone Zoning N/A N/A N/A Zoning R1	Utilities None Utilities None None None Utilities/ Sale date None/8-7-13	Listed? No DOM 90 160 22 DOM 151	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00 Sales Price \$7,400.00	
Subject Property Forbes Street, Green C Current Listing Agent Current Listings Martin Luther King, GC Pine Ave, GCS 617 N. Magnolia, GCS Recent Sales Melrose Ave, GCS 22 Forbes, GCS	Prox Prox .5 .14	to Subj. miles miles to Subj. miles miles miles miles	Lot Size 7,667 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf 11,979 sf	Topograp Norma Topograp Norma Norma Topograpl Norma Norma Norma	hy Vie Reside Re	Telej we ential Telej we es es es es ential	Zoning N/A phone Zoning N/A N/A N/A N/A N/A N/A N/A N/A	Utilities None Utilities None None None Utilities/Sale date None/8-7-13 None/6-27-13	Listed? No	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00 Sales Price \$7,400.00 \$15,000.00	
Subject Property Forbes Street, Green C Current Listing Agent Current Listings Martin Luther King, GC Pine Ave, GCS 617 N. Magnolia, GCS Recent Sales Melrose Ave, GCS	Prox Prox .5 .14	to Subj. miles miles to Subj. miles	Lot Size 7,667 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf	Topograp Norma Topograp Norma Norma Topograpl Norma Norma Norma	hy Vie Reside Re	Telej we ential Telej we es es es es ential	Zoning N/A phone Zoning N/A N/A N/A Zoning R1	Utilities None Utilities None None None Utilities/ Sale date None/8-7-13	Listed? No DOM 90 160 22 DOM 151	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00 Sales Price \$7,400.00	
Subject Property Forbes Street, Green C Current Listing Agent Current Listings Martin Luther King, GC Pine Ave, GCS 617 N. Magnolia, GCS Recent Sales Melrose Ave, GCS 22 Forbes, GCS	Prox	to Subj. miles miles miles miles miles miles miles miles	Lot Size 7,667 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf 11,979 sf 20,038 sf	Topograp Norma Topograp Norma Norma Norma Norma Norma Norma Norma	hy Viet Reside No. 1 Reside No.	Telepew ential Telepew ess ess ess ential ential	Zoning N/A phone Zoning N/A N/A N/A Zoning R1 N/A N/A	Utilities None Utilities None None None Vone Utilities/Sale date None/8-7-13 None/6-27-13 None/12-10-13	Listed? No	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00 Sales Price \$7,400.00 \$15,000.00	
Subject Property Forbes Street, Green C Current Listing Agent Current Listings Martin Luther King, GC Pine Ave, GCS 617 N. Magnolia, GCS Recent Sales Melrose Ave, GCS 22 Forbes, GCS Gator Bay Rd, GCS	Prox	to Subj. miles miles miles miles miles miles miles miles	Lot Size 7,667 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf 11,979 sf 20,038 sf	Topograp Norma Topograp Norma Norma Norma Norma Norma Norma Norma	hy Viet Reside No. 1 Reside No.	Telepew ential Telepew ess ess ess ential ential	Zoning N/A phone Zoning N/A N/A N/A Zoning R1 N/A N/A	Utilities None Utilities None None None Vone Utilities/Sale date None/8-7-13 None/6-27-13 None/12-10-13	Listed? No	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00 Sales Price \$7,400.00 \$15,000.00	
Subject Property Forbes Street, Green C Current Listing Agent Current Listings Martin Luther King, GC Pine Ave, GCS 617 N. Magnolia, GCS Recent Sales Melrose Ave, GCS 22 Forbes, GCS Gator Bay Rd, GCS	Prox	to Subj. miles miles miles miles miles miles miles miles	Lot Size 7,667 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf 11,979 sf 20,038 sf	Topograp Norma Topograp Norma Norma Norma Norma Norma Norma Norma	hy Viet Reside No. 1 Reside No.	Telepew esses esses ential ential ential ential	Zoning N/A	Utilities None Utilities None None None Vone Utilities/Sale date None/8-7-13 None/6-27-13 None/12-10-13	Listed? No	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00 Sales Price \$7,400.00 \$15,000.00	
Subject Property Forbes Street, Green C Current Listing Agent Current Listings Martin Luther King, GC Pine Ave, GCS 617 N. Magnolia, GCS Recent Sales Melrose Ave, GCS 22 Forbes, GCS Gator Bay Rd, GCS The area searched for t	Prox .5 .14 .8 .8	to Subj. miles miles miles miles miles miles miles miles	Lot Size 7,667 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf 11,979 sf 20,038 sf	Topograp Norma Topograp Norma Norma Norma Norma Norma Norma Norma	hy Vie Reside No. 1 Reside No.	Telepew esses esses ential ential ential ential	Zoning N/A	Utilities None Utilities None None None Vone Utilities/Sale date None/8-7-13 None/6-27-13 None/12-10-13 months past	Listed? No	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00 Sales Price \$7,400.00 \$15,000.00	
Subject Property Forbes Street, Green C Current Listing Agent Current Listings Martin Luther King, GC Pine Ave, GCS 617 N. Magnolia, GCS Recent Sales Melrose Ave, GCS 22 Forbes, GCS Gator Bay Rd, GCS The area searched for the Suggested List Price	Prox .5 .14 .8 .8	to Subj. miles miles miles miles miles miles miles miles	Lot Size 7,667 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf 11,979 sf 20,038 sf	Topograp Norma Topograp Norma Norma Norma Norma Norma Norma Norma	hy Vie Reside No. 1 Reside No.	Telepew ential ential ential ential es and	Zoning	Utilities None Utilities None None None Vone Utilities/Sale date None/8-7-13 None/6-27-13 None/12-10-13 months past	Listed? No	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00 Sales Price \$7,400.00 \$15,000.00	
Subject Property Forbes Street, Green C Current Listing Agent Current Listings Martin Luther King, GC Pine Ave, GCS 617 N. Magnolia, GCS Recent Sales Melrose Ave, GCS 22 Forbes, GCS Gator Bay Rd, GCS The area searched for t Suggested List Price Realtor Ray C	Prox S .3 .8 .7 .14 .8 .8 .8 .8 .8 .8 .14 .8 .8 .8 .8 .8 .8 .8 .	to Subj. miles miles miles miles miles miles miles miles miles	Lot Size 7,667 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf 11,979 sf 20,038 sf	Topograp Norma Topograp Norma Norma Norma Norma Norma Norma Norma	hy Vie Reside Reside Reside Reside Probable	Telepew ential ential ential ential es and	Zoning	Utilities None Utilities None None None Vone Utilities/ Sale date None/8-7-13 None/6-27-13 None/6-27-13 Mone/12-10-13 months past \$ 6,500.00	Listed? No	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00 Sales Price \$7,400.00 \$15,000.00	
Subject Property Forbes Street, Green C Current Listing Agent Current Listings Martin Luther King, GC Pine Ave, GCS 617 N. Magnolia, GCS Recent Sales Melrose Ave, GCS 22 Forbes, GCS Gator Bay Rd, GCS The area searched for to suggested List Price Realtor Ray C Address 7514	Prox S .3 .87	to Subj. miles miles miles miles miles miles miles miles miles	Lot Size 7,667 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf 11,979 sf 20,038 sf	Topograp Norma Topograp Norma Norma Norma Norma Norma Norma Norma	hy Vie Reside Reside Reside Reside Probable	Telepew ential ential ential ential es and	Zoning	Utilities None Utilities None None None None Utilities/Sale date None/8-7-13 None/6-27-13 None/12-10-13 months past \$ 6,500.00 One Realty Telephone 70	Listed? No DOM 90 160 22 DOM 151 130 88	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00 Sales Price \$7,400.00 \$15,000.00	
Subject Property For bes Street, Green C Current Listing Agent Current Listings Martin Luther King, GC Pine Ave, GCS 617 N. Magnolia, GCS Recent Sales Melrose Ave, GCS 22 Forbes, GCS Gator Bay Rd, GCS The area searched for to suggested List Price Realtor Ray C Address 7514 City Elmw	Prox	to Subj. miles miles to Subj. miles miles miles miles miles	Lot Size 7,667 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf 11,979 sf 20,038 sf	Topograp Norma Topograp Norma Norma Norma Norma Norma Norma Norma	hy Vio	Telepew ential ential ential ential es and	Zoning	Utilities None Utilities None None None None Utilities/Sale date None/8-7-13 None/6-27-13 None/12-10-13 months past \$ 6,500.00 One Realty Telephone 70	Listed? No	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00 Sales Price \$7,400.00 \$15,000.00	
Subject Property Forbes Street, Green C Current Listing Agent Current Listings Martin Luther King, GC Pine Ave, GCS 617 N. Magnolia, GCS Recent Sales Melrose Ave, GCS 22 Forbes, GCS Gator Bay Rd, GCS The area searched for to suggested List Price Realtor Address 7514 City Elmw Years	Prox S .3 .8 .7 .5 .14 .8 .8 .8 .8 .8 .8 .5 .14 .8 .8 .8 .8 .8 .8 .8 .	to Subj. miles	Lot Size 7,667 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf 20,038 sf and recent s	Topograp Norma Topograp Norma Norma Norma Norma Norma Norma Norma Norma	hy Vio	Telepew ential e	Zoning	Utilities None Utilities None None None None Utilities/Sale date None/8-7-13 None/6-27-13 None/12-10-13 months past \$ 6,500.00 One Realty Telephone 70	Listed? No	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00 Sales Price \$7,400.00 \$15,000.00	

Forbes Street, Green Coves Springs FL



Subject Front





Street View – West



Street View - East