

Vacant Lot & Land BPO Form

Date of BPO 3/20/2014 **Property #** 10FLCLAGL000741

Property Address 4818 Gadara Rd
City Keystone Heights **State** Florida **Zip** 32656

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

<i>Lot Size</i>	54,014 sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	Rectangle	<i>Fenced?</i>	No
<i>Zoning Classification</i>	AR	<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 with many vacant parcels.		

NEIGHBORHOOD INFORMATION

<i>Price ranges (vacant lots and homes)</i>	\$2,900 to \$320,000				
<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	
4818 Gadara Rd , Keystone Heights	54,014 sf	Normal	Res	AR	None	No	\$	
Current Listing Agent _____			Telephone _____					
Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
6060 Klare, Keystone Hts	.5 miles	59,256 sf	Normal	Residential	AR	None	59	\$20,000.00
6071 Klare, Keystone Hts	.5 miles	28,722 sf	Normal	Residential	AR	None	178	\$35,000.00
4752 Gadara, Keystone Hts	.1 mile	57,922 sf	Normal	Residential	AR	None	79	12,000.00
Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
5078 Heskett, Keystone Hts	.8 miles	89,427 sf	Normal	Land	AR	None/1-9-14	198	\$17,500.00
Wildhorse, Keystone Hts	1.5 miles	69,220 sf	Normal	Residential	AR	None/11-12-13	51	\$11,000.00
7244 Cooper Prieaire, Keystone Hts	1.2 miles	249,015 sf	Normal	Land	N/A	None/2-6-14	235	\$19,000.00

The area searched for the above listings and recent sales was - 1.5 miles and 12 months past

Suggested List Price \$ 9,900.00 **Probable Sales Price** \$ 8,000.00

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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4818 Gadara Rd, Keystone Heights FL



Subject Front





Street View – West



Street View - East