Vacant Lot & Land BPO Form

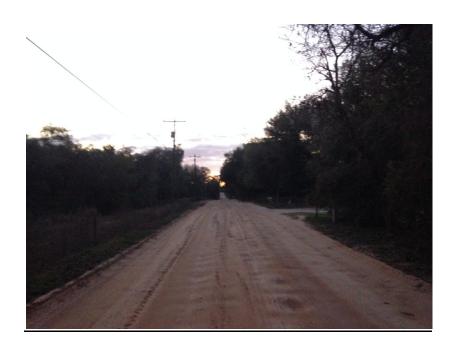
Date of BPO 3/20)/2014	Prope	erty # 10	FLCLAGL0007	741				
Property Address	4818	Gadara i	Rd						
City	Keystone Heights				State	Florida	Zip	32656	
PROPERTY DESCR	RIPTIO	<u> </u>	ase fill <u>all</u> b	olanks, follo	wing any	estimates wi	th a question mar	k	
Lot Size	54,014 sf			Topography	Norm	al			
Shape of Lot	Rectangle			Fenced?	No	No			
Zoning Classification	AR			Landscaping	Grass	Grass & Tree Covered			
View	Residential			Utilities		None			
Off Site Improvements	None								
Please describe the prop				ocated in a r	osidontial	oron with mo	ny vacant parcels.		
NEIGHBORHOOD Price ranges (vacant lot			ON \$2,900 to \$	\$320,000					
Describe Neighborhood In Detail			Oversupply of vacant parcels in area.						
			э. этэаррг,	, 51 , acum p		***			
Neighborhood info	HOA	Y or N	N Dues	\$	Amenit	ies			
		1 01 1		Ψ					
Add'l comments									
MARKETING INFO	<u>ORMA</u>	TION- I	n the subjec	et area is the	market up,	down or sta	ble? Please give m	arketing tii	me in months.
Property Values Dov	vn	Su	<i>upply</i> Up		Demand	Down	Marketing T	<i>ime</i> 6-12	Months
	ONT 4.1								
SALES COMPARIS	ON AI					4.	4 941 49		
		NALISI	<u>5</u> - Piease II	ii <u>aii</u> blanks	, following	g any estima	tes with a questio	n mark	
Subject Property			Lot Size	Topograp	hy Vi	ew Zonin	g Utilites	Listed?	Price
Subject Property 4818 Gadara Rd , Keys Current Listing Agent				Topograp	hy Vi		g Utilites		Price \$
4818 Gadara Rd , Keys Current Listing Agent Current Listings	tone H	eights Prox to Subj.	Lot Size 54,014 s	Topograp f Norma Topograp	hy Vi	ew Zoninges AR Telephone	g Utilites None g Utilities	Listed? No DOM	\$ Current List Price
Current Listing Agent Current Listings 6060 Klare, Keystone H	tone H	Prox to Subj5 miles	Lot Size 54,014 s Lot Size 59,256 s	Topograp f Norma Topograp f Norma	hy Vi R hy Vi Resid	ew Zoninges AR Telephone ew Zoningential AR	g Utilites None g Utilities	Listed?	\$ Current List Price \$20,000.00
4818 Gadara Rd , Keys Current Listing Agent Current Listings	tone H	eights Prox to Subj.	Lot Size 54,014 s	Topograp f Norma Topograp f Norma	hy Vi Nhy Vi Nhy Vi Resid	ew Zoninges AR Telephone ew Zoningential AR	g Utilities None g Utilities None None	Listed? No DOM	\$ Current List Price
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Current Listing Agent Current Listings 6060 Klare, Keystone H 6071 Klare, Keystone H 4752 Gadara, Keystone	ttone H	Prox to Subj5 miles .5 miles .1 mile	Lot Size 54,014 s Lot Size 59,256 s 28,722 s 57,922 s	Topograp f Norma Topograp f Norma f Norma f Norma	hy Vi ll R hy Vi Resid	ew Zoninges AR Telephone ew Zoningential AR ential AR	g Utilities None G Utilities None None None None	Listed? No DOM 59 178 79	\$ Current List Price \$20,000.00 \$35,000.00 12,000.00
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4818 Gadara Rd, Keystone Heights FL



Subject Front





Street View – West



Street View - East