

BROKER PRICE OPINION

Stock #10FLCLAGL000850

Parcel #060426-010695-001-00

Property Address: WOODSIDE DR City: Orange Park State: FL Zip Code: 32073

The above premises was inspected on: 9/19/14 by: Jason Orr

The property was: Vacant Occupied

Is the exterior in good repair? Yes No Is the house & yard free from debris? Yes No

Has the property been boarded, screened, or otherwise secured? Yes No Keybox Yes No

Has the property been vandalized? Yes No

Is there an HOA on this property? Yes No

Details:

Tax Ease also owns adjacent 0.189 acre parcel, [06-04-26-010973-000-00](#) for a total of 0.428 acres combined.

Next to & across from fenced in PAL, police activities league, building. Several lots down from W Cherry Elementary School. As far as I can tell, there are only 5 other unimproved residential lots within a 1 mile radius. 2 are owned by the county, 1 adjacent to those 2 is owned by an individual, sold by the county to her in 2008 for \$5500, tax value \$10000. Other 2 are about 1/2 mile away, owned by 1 individual, sold in 1990 for \$10000.

Exterior repairs needed (in order of importance) to market property. Give a "best knowledge" estimate of costs.

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Color Exterior/Interior Photos Attached

NEIGHBORHOOD DATA

Property Values: Increasing Declining Stable
 Supply/Demand: Shortage Abundance Normal
 Marketing Time: Under 3 Months 4 - 6 Months Over 6 Months

Price Range: (Neighborhood) High \$142500 Low \$3200

Number of houses in Direct Competition with Subject: 8- 2 miles Number of sales in the past 6 months: 1

Appraisal/Room count provided by lender: Yes No

SUBJECT PROPERTY

Address	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	List Date	Fin Terms
Woodside Dr	0.239 acres	vacant						n/a	n/a	

CURRENT HOMES FOR SALE

Competitive Listings	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	List Date	Days on Market	Prox to Subject
433 Sigsbee Rd- orig \$29900	0.32 acres	vac						\$20000	7/2/14	83	1 driving 0.1 radius
337 Leo Ct	0.24 acres	vac						\$22500	8/13/14	41	1.8
Plainfield Ave- orig \$45k	0.80 acres	vac						\$39000	6/10/14	105	3.1

CLOSED PROPERTIES

Competitive Sales	Style	MVR	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	Sale Price	Date Closed	Days on Market	Prox to Subject
Hurley St- currently listed at \$74k	0.37 acres	1.14						fsbo	\$40000	2/27/14	fsbo	3.1
696 Kilchurn Ave- orig \$64900	0.38 acres	1.32						\$49900	\$40000	12/26/13	221	2.3
538 Sugar Grove Pl- golf front	0.77 acres	.557						\$49000	\$44500	8/15/14	184	4.1 driving

Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.:

***Due to lack of close vacant comps, I used average Market Value ratio of the 3 sold parcels to determine market value/sales price. Ave 1.0067. Market value of subject parcel is listed as \$9600.

PROPERTY VALUES

For Ninety (90) Day Market Period: **\$9000**

For Thirty (30) Day Market Period: **\$7000**

As Is Condition: **\$10000**

Repaired: **\$n/a**

Quick Sale: **\$7000**

Recommended List Price: **\$12000**

MARKETABILITY

What current market conditions will affect the sale of the home? Available financing?

 Most likely a cash buyer.

What are the positives/negatives of the property?

 Close to elementary school & public park with
football, softball, & cheerleading.

How do the comps that were used compare to the subject?

 Active, 2 mile radius. 2 of the 3 sold parcels
are in Orange Park Country Club, so may not accurately reflect sales values, but those were the only listed sold vacant parcels 12
months back, within a 3 mile radius. Hurley (fsbo) is to the east of subject, country club to the west). 428 Woodside Dr is a 1237 sqft sfr on
a 0.189 acre lot. It was an REO, sold by auction 6/14 for \$28500.

Note specific items that could be a potential problem:

 None.

Checklist of Damages

Is there any vandalism?: Yes No If yes, Where?

n/a

Is there any graffiti?: Yes No If yes, Where?

n/a

Is there any damage that appears to be caused by an act of nature?:
Yes No If yes, Where?

n/a

Are there any broken windows?: Yes No If yes, Where?

n/a

Are there any broken doors?: Yes No If yes, Where?

n/a

Does anything appear to be missing? (i.e., HVAC, door knobs, fencing) :
Yes No If yes, Where?

n/a

What is the condition and approx. age of roof?:
Yes No If yes, Where?

n/a

Is this home boarded? :
Yes No If yes, Where?

n/a

Digital Photo Addendum



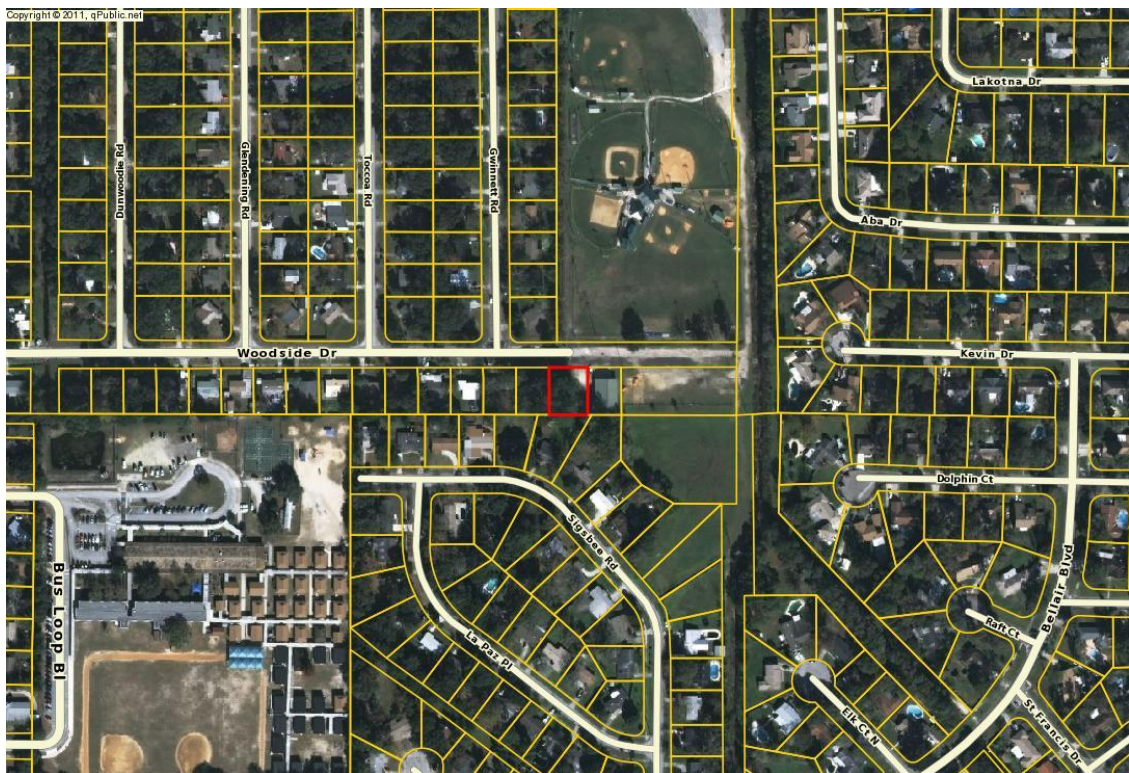
No sign for Woodside immediately by parcel which is behind dead end sign



Street sign



Front/side view



Aerial view parcel map

Comparable Properties



Sigsbee Rd



Leo Ct



Plainfield Ave



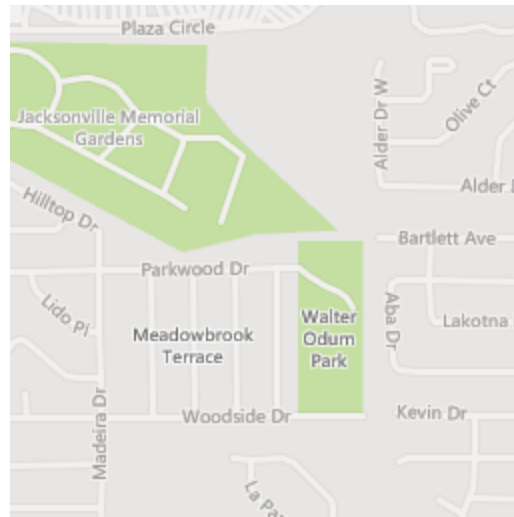
Hurley St



Kilchurn Ave



Sugar Grove



Walter Odum Park is located at 450 Parkwood Drive and includes one softball field, five baseball fields and a football field for league and tournament play. This park is leased to the Clay County Police Activities League (PAL).