Vacant Lot & Land BPO Form

Date of BPO 3/20	/2014 P r	oper	ty # 10F	LCLAGL0008	884					
Property Address City	North Roa Green Co	rth Road een Cove Springs				Flori	Florida Zip		32043	
PROPERTY DESCR	<u> AIPTION</u> –	Pleas	se fill <u>all</u> bl	anks, follov	wing any o	estimat	es with	a question mark		
Lot Size	43,560 sf			Topography Normal						
Shape of Lot	Rectangle			Fenced?	No					
Zoning Classification	N/A			Landscaping		Grass & Tree Covered				
View	Residential/Land			Utilities	None	None				
Off Site Improvements	None									
Please describe the prop	erty in detail		coperty is lo ea.	cated in a r	esidential a	area. T	here is a	nn oversupply of v	acant par	cels in the
NEIGHBORHOOD :	INFORMA	TIO	<u>N</u>							
Price ranges (vacant lots and homes)			\$1,000 to \$260,000							
Describe Neighborhood In Detail			Oversupply of vacant parcels in area.							
			11 7	1						
Neighborhood info	ноа ү	or N	Dues	\$	Amenit	ies				
Add'l comments	'		1		"					
MARKETING INFO	DMATIO	N In	the subject	aran is tha	markat un	down	or stable	2 Planca giva ma	rkatina tir	no in months
MARKETING INFO	KWIATIO	<u>N</u> - 111	me subject	area is the i	market up,	down	oi stable	Please give ma	rketing til	ne in monuis.
Property Values Dov	vn	Sup	<i>ply</i> Up		Demand	Down	l	Marketing Tin	ie 6-12	Months
SALES COMPARIS	ON ANAL	YSIS	- Please fill	l <u>all</u> blanks	, following	g any e	stimates	s with a question	mark	
	ON ANAL	YSIS						_	_	Price
Subject Property North Rd, Green Cove		YSIS	Lot Size 43,560 sf	Topograpi	hy Vie		Zoning N/A	S with a question Utilites None	mark Listed? No	Price
Subject Property		YSIS	Lot Size	Topograpi	hy Vie	ew Land	Zoning	Utilites	Listed?	
Subject Property North Rd, Green Cove Current Listing Agent Current Listings	Springs Prox to	Subj.	Lot Size 43,560 sf Lot Size	Topograpi Norma Topograpi	hy Vio	Ew Land Telep	Zoning N/A bhone Zoning	Utilites None Utilities	Listed? No	\$ Current List Price
Subject Property North Rd, Green Cove Current Listing Agent Current Listings Martin Luther King, GC	Springs Prox to S .6 m	Subj.	Lot Size 43,560 sf Lot Size 6,273 sf	Topograpi Norma Topograpi Norma	hy Vie	Telep	Zoning N/A bhone Zoning N/A	Utilities None Utilities None	No DOM 90	\$ Current List Price \$12,000.00
Subject Property North Rd, Green Cove Current Listing Agent Current Listings Martin Luther King, GC	Springs Prox to S .6 m .5 m	Subj. iles	Lot Size 43,560 sf Lot Size 6,273 sf 8,772 sf	Topograpi Norma Topograpi Norma	hy Vie	Telep wew Land Telep ew ew ess	Zoning N/A bhone Zoning N/A N/A	Utilities None Utilities None None	Listed? No DOM 90 160	\$ Current List Price \$12,000.00 \$20,000.00
Subject Property North Rd, Green Cove Current Listing Agent Current Listings Martin Luther King, GC	Springs Prox to S .6 m	Subj. iles	Lot Size 43,560 sf Lot Size 6,273 sf	Topograpi Norma Topograpi Norma	hy Vie	Telep wew Land Telep ew ew ess	Zoning N/A bhone Zoning N/A	Utilities None Utilities None	No DOM 90	\$ Current List Price \$12,000.00
Subject Property North Rd, Green Cove Current Listing Agent Current Listings Martin Luther King, GC	Springs Prox to S .6 m .5 m	Subj. iles iles iles	Lot Size 43,560 sf Lot Size 6,273 sf 8,772 sf	Topograpi Norma Topograpi Norma	hy Vie Res/l	Telep wew Land Telep ew ess ess	Zoning N/A bhone Zoning N/A N/A	Utilities None Utilities None None	Listed? No DOM 90 160	\$ Current List Price \$12,000.00 \$20,000.00
Subject Property North Rd, Green Cove Current Listing Agent Current Listings Martin Luther King, GC Pine Ave, GCS 617 N. Magnolia, GCS	Springs Prox to S .6 m .5 m .9 m	Subj. iles iles iles	Lot Size 43,560 sf Lot Size 6,273 sf 8,772 sf 19,953 sf	Topograpi Norma Topograpi Norma Norma	hy Vie Res/l hy Vie Res/l hy Vie Res/l l Re	Telep wew Land Telep ew ess ess ess	Zoning N/A phone Zoning N/A N/A N/A	Utilities None Utilities None None None Utilities/Sale date None/8-7-13	Listed? No DOM 90 160 22	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00
Subject Property North Rd, Green Cove Current Listing Agent Current Listings Martin Luther King, GCs Pine Ave, GCS 617 N. Magnolia, GCS Recent Sales Melrose Ave, GCS 22 Forbes, GCS	Prox to S .6 m .9 m	Subj. iiles iiles iiles iiles	Lot Size 43,560 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf 11,979 sf	Topograpi Norma Topograpi Norma Norma Topograpi Norma Norma Norma	hy Via Res/l hy Via Res/l l Res/l l Res/l l Res/l l Res/l	Telep we Land Telep ew ess ess ess ess ential	Zoning N/A Dhone Zoning N/A N/A N/A Zoning R1 N/A	Utilities None Utilities None None None Violation None None None Violation None None None/6-27-13	Listed? No DOM 90 160 22 DOM 151 130	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00 Sales Price
Subject Property North Rd, Green Cove Current Listing Agent Current Listings Martin Luther King, GCs Pine Ave, GCS 617 N. Magnolia, GCS Recent Sales Melrose Ave, GCS	Prox to S .6 m .5 m .9 m Prox to .7 mi	Subj. iiles iiles iiles iiles	Lot Size 43,560 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf	Topograpi Norma Topograpi Norma Norma Topograpi Norma Norma	hy Via Res/l hy Via Res/l l Res/l l Res/l l Res/l l Res/l	Telep we land land land land land land land land	Zoning N/A Dhone 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 North Rd, Green Cove Current Listing Agent Current Listings Martin Luther King, GCs Pine Ave, GCS 617 N. Magnolia, GCS Recent Sales Melrose Ave, GCS 22 Forbes, GCS	Prox to S .6 m .5 m .7 mi .4 mi .5 m	Subj. iles iles iles iles iles iles iles	Lot Size 43,560 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf 11,979 sf 20,038 sf	Topograpi Norma Topograpi Norma Norma Topograpi Norma Norma Norma Norma Norma	hy Via Res/l hy Via Res/l l Res ll Res ll Reside	Telep we Land Telep ew es es es ential ential	Zoning N/A Dhone 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 DOM 90 160 22 DOM 151 130	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00 Sales Price \$7,400.00 \$15,000.00
Subject Property North Rd, Green Cove 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 S .6 m .5 m .7 mi .4 mi .5 m	Subj. iles iles iles iles iles iles iles	Lot Size 43,560 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf 11,979 sf 20,038 sf	Topograpi Norma Topograpi Norma Norma Topograpi Norma Norma Norma Norma Norma	hy Via Res/l hy Via Res/l l Res ll Res ll Reside	Telep we Land Telep ew es es es ential ential	Zoning N/A Dhone 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 DOM 90 160 22 DOM 151 130	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00 Sales Price \$7,400.00 \$15,000.00
Subject Property North Rd, Green Cove 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 S .6 m .5 m .7 mi .4 mi .5 m	Subj. iiles iiles iiles iiles iiles iiles iiles	Lot Size 43,560 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf 11,979 sf 20,038 sf	Topograpi Norma Topograpi Norma Norma Topograpi Norma Norma Norma Norma Norma	hy Via Res/l hy Via Res/l l Res ll Res ll Reside	Telep Wew Land Telep Ew Ees Ees Ees Telep T	Zoning N/A Dhone Zoning N/A N/A N/A Zoning R1 N/A N/	Utilities None Utilities None None None Vone Utilities/Sale date None/8-7-13 None/6-27-13 None/12-10-13	Listed? No DOM 90 160 22 DOM 151 130	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00 Sales Price \$7,400.00 \$15,000.00
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Subject Property North Rd, Green Cove 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	Prox to S	Subj. iiles iiles iiles iiles iiles iiles iiles	Lot Size 43,560 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf 11,979 sf 20,038 sf	Topograpi Norma Topograpi Norma Norma Topograpi Norma Norma Norma Norma Norma	hy Vio	Telep we Land Telep ew es es es es es ential ential ential ential	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 \$ 20,000.00	Listed? No DOM 90 160 22 DOM 151 130	\$ Current List Price \$12,000.00 \$20,000.00 \$45,000.00 Sales Price \$7,400.00 \$15,000.00
Subject Property North Rd, Green Cove 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 G Address 7514	Prox to S .6 m .5 m .9 m	Subj. iiles iiles iiles iiles iiles iiles iiles	Lot Size 43,560 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf 11,979 sf 20,038 sf	Topograpi Norma Topograpi Norma Norma Topograpi Norma Norma Norma Norma Norma	hy Vio	Telep we Land Telep ew es es es es es ential ential ential ential	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 \$ 20,000.00 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
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Subject Property North Rd, Green Cove 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 the search of the	Prox to S .6 m .5 m .9 m Prox to .7 mi .4 mi .5 m he above list \$ 26,900.0 Casali W. Diversey ood Park s of Real Es	Subj. iiles iiles iiles iiles iiles iiles iiles iiles tings a	Lot Size 43,560 sf Lot Size 6,273 sf 8,772 sf 19,953 sf Lot Size 8,233 sf 11,979 sf 20,038 sf	Topograpi Norma Norma Norma Norma Norma Norma Norma Norma Norma	hy Vio	Telep West Telep Ew Ew Ew Ew Ew Ew Ew Ew Ew Ential Ential Ex Ew	Zoning N/A	Utilities None Utilities None None None None Utilities/Sale date None/8-7-13 None/6-27-13 None/12-10-13 months past \$ 20,000.00 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

North Rd, Green Coves Springs FL



Subject Front





Street View – West



Street View - East