

Vacant Lot & Land BPO Form

Date of BPO 3/20/2014 **Property #** 10FLCLAGL000524

Property Address 6400 Amherst Ave
City Keystone Heights **State** Florida **Zip** 32656

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

<i>Lot Size</i>	29,970 sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	Rectangle	<i>Fenced?</i>	No
<i>Zoning Classification</i>	N.A	<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>	\$1,000 to \$252,000				
<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
6400 Amherst Ave , Keystone Heights	29,970 sf	Normal	Res	N/A	None	No	\$

Current Listing Agent _____ Telephone _____

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
7437 Elm, Keystone Hts	.5 miles	43,256 sf	Normal	Residential	N/A	None	29	\$9,500.00
6084 SE 4 th Ave, Keystone Hts	.9 miles	41,342 sf	Normal	Land	N/A	None	159	\$6,500.00
State Rd 21, Keystone Hts	1.0 miles	29,942 sf	Normal	Land	AR	None	166	\$26,900.00

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
6446 Bowdoin, Keystone Hts	1.3 miles	16,466 sf	Normal	Residential	N/A	None/8-16-13	179	\$5,500.00
Linwood, Keystone Hts	.8 miles	21,998 sf	Normal	Residential	N/A	None/10-30-13	122	\$3,000.00
7239 Woodstock, Keystone Hts	.9 miles	24,263 sf	Normal	Residential	N/A	None/8-16-13	135	\$5,500.00

The area searched for the above listings and recent sales was - 1 miles and 12 months past

Suggested List Price \$ 9,900.00 **Probable Sales Price** \$ 6,500.00

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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6400 Amherst Ave, Keystone Heights FL



Subject Front





Street View – West



Street View - East