

Vacant Lot & Land BPO Form

Date of BPO	03/24/14	Property #	10FLCOLGL000 165		
Property Address	291 SE Pebble Creek Terrace				
City	Lake City	State	FL	Zip	32025

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

Lot Size	18,730 sf	Topography	Normal
Shape of Lot	Square	Fenced?	No
Zoning Classification	R1	Landscaping	Grass & Trees
View	Land	Utilities	None
Off Site Improvements	None		
Please describe the property in detail	Property is located in a rural area. Minimal residential properties in the area. Wooded lot.		

NEIGHBORHOOD INFORMATION

Price ranges (vacant lots and homes)						
Describe Neighborhood In Detail	Oversupply of vacant parcels in area.					
Neighborhood info	HOA	No	Dues	\$0	Amenities	N/A
Add'l comments						

MARKETING INFORMATION- In the subject area is the market up, down or stable? Please give marketing time in months.

Property Values	Down	Supply	Up	Demand	Down	Marketing Time	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
291 SE Pebble Creek Ter	18,730 sf	Normal	Land	R1	None	NO	\$

Current Listing Agent _____ Telephone _____

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
SE Holly Ter Lake City, FL 32025	0.36miles	217,800 sf	Normal	Residential	R1	None	55	\$ 54,900
2747 SE County Road 252 Lake City, FL 32025	0.68miles	306,662 sf	Normal	Residential	R1	None	160	\$62,500
1276 Press Ruth Dr SE Lake City, FL 32025	1.01miles	218,235 sf	Normal	Residential	R1	None	157	\$55,000

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
908 SW Tunsil St Lake City, FL 32024	5.0 miles	213,879 sf	Normal	Residential	R1	None/2-1-14	171	\$30,000
174 NW Katelyn Way Lake City, FL 32055	4.5 miles	75,794 sf	Normal	Residential	R1	None/10-4-13	55	\$30,000
1942 SW Mayo Rd Lake City, FL 32024	5.0 miles	213,008 sf	Normal	Residential	R1	None/9-1-13	8	\$60,000

The area searched for the above listings and recent sales was - 5 miles and 6 months past

Suggested List Price	\$ 8,900.00	Probable Sales Price	\$ 5,000.00
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Realtor	Ray Casali	Company	Avenue 1 Realty Group LLC	
Address	7514 W. Diversey Ave		Telephone	708-395-5477
City	Elmwood Park	State	IL	City Elmwood Park
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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291 SE Pebble Creek Terr, Lake City FL



Subject Front





Street View – West



Street View - East