

Vacant Lot & Land BPO Form

Date of BPO 3/20/2014 **Property #** 10FLCOLGL000189

Property Address SW Bloomington Terrace

City Lake City **State** Florida **Zip** 32025

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

Lot Size	31,363 sf	Topography	Normal
Shape of Lot	Rectangle	Fenced?	No
Zoning Classification	A1	Landscaping	Grass & Tree Covered
View	Land/Residential	Utilities	None
Off Site Improvements	None		
Please describe the property in detail		Property is located in an area with some residential homes and many vacant parcels. Located on a corner lot. Tree and grass covered.	

NEIGHBORHOOD INFORMATION

Price ranges (vacant lots and homes)	\$1,000.00 to 424,000				
Describe Neighborhood In Detail	Area has residential properties along with many vacant parcels.				
Neighborhood info	HOA	Y or N	Dues	\$	Amenities
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
SW Bloomington Terr, Lake City	31,363 sf	Normal	Land/Res	A1	None	No	\$

Current Listing Agent _____ Telephone _____

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
NW Bronco, Lake City	1.0 miles	39,745 sf	Normal	Res/Land	A1	None	28	\$12,500.00
NW Jamie Gln, Lake City	.8 miles	12,023 sf	Normal	Res/Land	A1	None	192	\$15,000.00
SW Tustenuggee, lake City	.8 miles	25,346 sf	Normal	Res/Land	A1	None	118	\$17,900.00

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
Hodges, Lake City	.13 miles	28,750 sf	Normal	Res/Land	A1	None/10-18-13	89	\$8,112.00
Hwy 41, Lake City	.75 miles	257,440 sf	Normal	Res/Land	A1	None/10-10-13	248	\$30,000.00
Sw Catherine, Lake City	1.2 miles	269,410 sf	Normal	Res/Land	A1	None/8-7-13	201	\$30,000.00

The area searched for the above listings and recent sales was - 1.3 miles and 6 months past

Suggested List Price \$ 13,900.00 **Probable Sales Price** \$ 9,000.00

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

SW Bloomington Terrace, Lake City FL



Subject Front





Street View – West