

BROKER PRICE OPINION

Stock #10FLCOLGL000272

Parcel #01437-013

Property Address: SW Kentucky St City: Fort White State: FL Zip Code: 32038

The above premises was inspected on: 6/25 by: Ben King

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:

Optional HOA- includes access to boat ramps on 3 rivers. Heavily wooded lot. Dirt roads. SFR & mobile homes in area.

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

n/a	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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 \$112000 Low \$4000

Number of houses in Direct Competition with Subject: 3 Number of sales in the past 6 months: 71 in section

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
SW Kentucky	0.92 acres	vacres						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
SW Dallas Ter- REO	0.98 acres	vac						\$5900	3/19/13	540	2.7
0 Manatee Ter- orig \$14k	0.91 acres	vac						\$7500	9/2/13	343	2.7
SW Pleasant Ter	0.91 acres	vac						\$12000	8/9/13	398	2.5

CLOSED PROPERTIES

Competitive Sales	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	Sale Price	Date Closed	Days on Market	Prox to Subject
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25462 NW 168 th Pl- orig \$25k	1.72 acres	Vac						\$16900	\$16900	5/14/14	199	15
17602 NW 253 rd Dr	1.32 acres	Vac						\$29000	\$17000	5/20/14	827	16.5
25614 NW 169 th Ln	1.09 acres	vac						\$25000	\$23000	6/3/14	121	15.7

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

PROPERTY VALUES

For Ninety (90) Day Market Period:	<u>\$3000</u>	As Is Condition:	<u>\$4000</u>
		Repaired:	<u>\$n/a</u>
For Thirty (30) Day Market Period:	<u>\$2500</u>	Quick Sale:	<u>\$2500</u>
		Recommended List Price:	<u>\$4000</u>

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?

Optional HOA provides access to 3 rivers

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

3 active within same subdivision. Sold- 0 sold
 (listed in MLS) within a 1 mile radius, 12 months back. Expanded to 10 mile radius to find sold, similar sized vacant parcels.

Note specific items that could be a potential problem:

Street names listed on GPS are different than street signs.

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



Aerial map



street sign



Side view



Street view



Side view

Comparable Properties



Dallas Ter



Manatee Ter



Pleasant Ter



NW 168th Pl



253rd Dr



169th Ln

