

Vacant Lot & Land BPO Form

Date of BPO 03/11/14 **Property #** 10FLGADGL000142

Property Address Iron Bridge Rd, RT 3 HA

City Havana **State** FL **Zip** 32333

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

<i>Lot Size</i>	190,357 sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	Rectangle	<i>Fenced?</i>	No
<i>Zoning Classification</i>	N/A	<i>Landscaping</i>	Wooded lot
<i>View</i>	Land	<i>Utilities</i>	None
<i>Off Site Improvements</i>			
<i>Please describe the property in detail</i>		Property located on a residential area. Raw land approx.. 16-20 miles from Tallahassee, FL	

NEIGHBORHOOD INFORMATION

<i>Price ranges (vacant lots and homes)</i>	\$4,000 to \$250,000		
<i>Describe Neighborhood In Detail</i>	This is a rural area.		
<i>Neighborhood info</i>	HOA	Y or N	Dues \$
<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 mos. – 2 years
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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
Iron Bridge Rd, RT 3 HA, Havana FL	190,357 sf	Normal	Land	N/A	None	No	\$

Current Listing Agent _____ Telephone _____

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
316 Forest Cir	8 miles	179,047 sf	Normal	Land	R1	None	78	\$ 14,900
980 Deer Run Rd	4.2 miles	198,198 sf	Normal	Land.	N/A	None	142	\$ 33,000
1360 Dogwood Dr.	1.6 miles	190,793 sf	Normal	Land	N/A	None	54	\$ 35,000

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
900 Rustling Pines	7.5 miles	8,228sf	Normal	Res	R1	11/27/13	63	\$ 78,750
.1245 Dogwood Dr.	4.2 miles	101,495	Normal	Land	N/A	09/30/13	115	\$ 244,000
615 Rustling Pines	7.9 miles	10,043	Normal	Res.	R 1	10/31/13	151	\$ 94,900

The area searched for the above listings and recent sales was - 8 miles and 6 months past

Suggested List Price \$ 35,500.00 **Probable Sales Price** \$ 22,500.00

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

Iron Bridge Rd, RT 3, Havana FL



Subject Front





Street View – West



Street View - East