Vacant Lot & Land BPO Form

	11/14	Proper							
Property Address City	Iron B Havan		, RT 3 HA		State	FL	Zip	32333	
PROPERTY DESC	RIPTIO	<u>N</u> – Pleas	se fill <u>all</u> b	lanks, follov	wing any	estimates wit	h a question mark	x	
Lot Size	190,357 sf			Topography	Norm	al			
Shape of Lot	Rectangle			Fenced?	No				
Zoning Classification	N/A			Landscaping	Wood	led lot			
View	Land			Utilities	None				
Off Site Improvements									
Please describe the property in detail Propert			operty loca	ated on a res	idential a	rea. Raw land	l approx 16-20 mi	les from T	allahassee, Fl
		,							
NEIGHBORHOOD INFORMATION									
Price ranges (vacant lots and homes) \$4,000 to				250,000					
Describe Neighborhood In Detail			This is a rural area.						
Neighborhood info	HOA	Y or N	Dues	\$	Ameni	ties			
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 Ti	Marketing Time 6 mos. – 2 years	
SALES COMPARIS	SON AN	— IALYSIS	- Please fil	ll all blanke	followin				_
		TILL I DID	I lease III	ii <u>aii</u> Dialiks	, ionowin	g any estima	tes with a question	n mark	
Subject Property			Lot Size	Topograpi		g any estima	_	Listed?	Price
Subject Property Iron Bridge Rd, RT 3			1	Topograp	hy V	iew Zoning and N/A			Price \$
Subject Property			Lot Size	Topograp	hy V	iew Zoning	Utilites	Listed?	
Subject Property Iron Bridge Rd, RT 3 Current Listing	HA, Hava		Lot Size	Topograpi f Norma Topograpi	hy V	iew Zoning and N/A	Utilites None	Listed?	
Subject Property Iron Bridge Rd, RT 3 Current Listing Agent Current Listings	HA, Hava	ana Fl	Lot Size 190,357 s Lot Size	Topograpi f Norma Topograpi f Norma	hy V La	iew Zoning and N/A Telephone - iew Zoning	Utilities None Utilities	Listed? No DOM	\$ Current List Price
Subject Property Iron Bridge Rd, RT 3 Current Listing Agent Current Listings 316 Forest Cir	Pr	ana Fl ox to Subj. 8 miles	Lot Size 190,357 s Lot Size 179,047 s	Topograpi f Norma Topograpi f Norma f Norma	hy V I La	iew Zoning and N/A Telephone iew Zoning and R1	Utilities None Utilities None	Listed? No DOM 78	Current List Price \$ 14,900
Subject Property Iron Bridge Rd, RT 3 Current Listing Agent Current Listings 316 Forest Cir 980 Deer Run Rd 1360 Dogwood Dr.	Pr 4	ana Fl ox to Subj. 8 miles 1.2 miles 1.6 miles	Lot Size 190,357 s Lot Size 179,047 s 198,198 s 190,793 s	Topograpi f Norma Topograpi f Norma f Norma f Norma	hy V I La hy V I La I La	iew Zoning and N/A Telephone iew Zoning and R1 nd. N/A	Utilities None Utilities None None None None	Listed? No DOM 78 142	\$ Current List Price \$ 14,900 \$ 33,000 \$ 35,000
Subject Property Iron Bridge Rd, RT 3 Current Listing Agent Current Listings 316 Forest Cir 980 Deer Run Rd 1360 Dogwood Dr. Recent Sales	Pr 4	ana Fl ox to Subj. 8 miles 1.2 miles 1.6 miles ox to Subj.	Lot Size 190,357 s Lot Size 179,047 s 198,198 s 190,793 s Lot Size	Topograpi f Norma Topograpi f Norma f Norma f Norma Topograpi	hy V l La l La l La l La	iew Zoning and N/A Telephone iew Zoning and R1 and N/A and N/A ew Zoning	Utilities None Utilities None None None Utilities/Sale date	Listed? No	\$ Current List Price \$ 14,900 \$ 33,000 \$ 35,000 \$ Sales Price
Subject Property Iron Bridge Rd, RT 3 Current Listing Agent Current Listings 316 Forest Cir 980 Deer Run Rd 1360 Dogwood Dr. Recent Sales 900 Rustling Pines	Pr 4 1 Prr 7	ana Fl ox to Subj. 8 miles 1.2 miles 1.6 miles	Lot Size 190,357 s Lot Size 179,047 s 198,198 s 190,793 s Lot Size 8,228sf	Topograpi f Norma Topograpi f Norma f Norma f Norma Topograpi Norma Norma	hy V I La La I La I R	iew Zoning and N/A Telephone iew Zoning and R1 and N/A and N/A ew Zoning es R1	Utilities None Utilities None None None None	Listed? No DOM 78 142 54	\$ Current List Price \$ 14,900 \$ 33,000 \$ 35,000 Sales Price \$ 78,750
Subject Property Iron Bridge Rd, RT 3 Current Listing Agent Current Listings 316 Forest Cir 980 Deer Run Rd 1360 Dogwood Dr. Recent Sales	Pr 4 1 7 4 4	ana Fl Fox to Subj. 8 miles 1.2 miles 1.6 miles Ox to Subj. 7.5 miles	Lot Size 190,357 s Lot Size 179,047 s 198,198 s 190,793 s Lot Size	Topograpi f Norma Topograpi f Norma f Norma f Norma Topograpi	hy V 1 La 1 La 1 La 1 R 1 R	iew Zoning and N/A Telephone iew Zoning and R1 and N/A and N/A ew Zoning es R1	Utilities None Utilities None None None Utilities/Sale date 11/27/13	Listed? No	\$ Current List Price \$ 14,900 \$ 33,000 \$ 35,000 Sales Price \$ 78,750
Subject Property Iron Bridge Rd, RT 3 Current Listing Agent Current Listings 316 Forest Cir 980 Deer Run Rd 1360 Dogwood Dr. Recent Sales 900 Rustling Pines .1245 Dogwood Dr.	Pr 4 1 7 7 4 7	ana FI Tox to Subj. 8 miles 1.2 miles 1.6 miles 2.5 miles 2.7 miles 3.9 miles	Lot Size 190,357 s Lot Size 179,047 s 198,198 s 190,793 s Lot Size 8,228sf 101,495 10,043	Topograpi f Norma Topograpi f Norma f Norma f Norma Norma Norma Norma	hy V 1 La 1 La 1 R 1 R	iew Zoning and N/A Telephone iew Zoning and R1 and N/A and N/A ew Zoning es R1 and N/A R1 and N/A and N/A and N/A and N/A	Utilities None Utilities None None None Utilities/Sale date 11/27/13 09/30/13	Listed? No DOM 78 142 54 DOM 63 115	\$ Current List Price \$ 14,900 \$ 33,000 \$ 35,000 Sales Price \$ 78,750 \$ 244,000
Subject Property Iron Bridge Rd, RT 3 Current Listing Agent Current Listings 316 Forest Cir 980 Deer Run Rd 1360 Dogwood Dr. Recent Sales 900 Rustling Pines .1245 Dogwood Dr. 615 Rustling Pines	Pr 4 1 1 7 the above	ana FI Tox to Subj. 8 miles 1.2 miles 1.6 miles 2.5 miles 2.7 miles 3.9 miles	Lot Size 190,357 s Lot Size 179,047 s 198,198 s 190,793 s Lot Size 8,228sf 101,495 10,043	Topograpi f Norma Topograpi f Norma f Norma f Norma Norma Norma Norma	hy V I La hy V I La I La I La I La I R I R I R I R	iew Zoning and N/A Telephone iew Zoning and R1 and N/A and N/A ew Zoning es R1 and N/A R1 and N/A and N/A and N/A and N/A	Utilities None Utilities None None None Vone Utilities/Sale date 11/27/13 09/30/13 10/31/13	Listed? No DOM 78 142 54 DOM 63 115	\$ Current List Price \$ 14,900 \$ 33,000 \$ 35,000 Sales Price \$ 78,750 \$ 244,000
Subject Property Iron Bridge Rd, RT 3 Current Listing Agent Current Listings 316 Forest Cir 980 Deer Run Rd 1360 Dogwood Dr. Recent Sales 900 Rustling Pines .1245 Dogwood Dr. 615 Rustling Pines The area searched for Suggested List Price	Pr 4 1 1 7 the above	ana Fl ox to Subj. 8 miles 1.2 miles 1.6 miles 2.5 miles 2.7 miles 2.9 miles 4.9 miles	Lot Size 190,357 s Lot Size 179,047 s 198,198 s 190,793 s Lot Size 8,228sf 101,495 10,043	Topograpi f Norma Topograpi f Norma f Norma f Norma Norma Norma Norma	hy V I La hy V I La I La I La I La I R I R I R I R	iew Zoning and N/A Telephone iew Zoning and R1 Ind. N/A I	Utilities	Listed? No	\$ Current List Price \$ 14,900 \$ 33,000 \$ 35,000 Sales Price \$ 78,750 \$ 244,000
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Iron Bridge Rd, RT 3, Havana FL



Subject Front





Street View – West



Street View - East