

BROKER PRICE OPINION

Stock #10FLPUTGL001162

Parcel #14-10-26-8850-0010-0130

Property Address: Balsam St City: Palatka State: FL Zip Code: 321

The above premises was inspected on Jan 2, 2015 by: Cherie Lawson

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 Unable to tell, as subject is a barn.

Is there an HOA on this property? Yes No

Details:

Subject property is an extremely rurally located property, in a very small agricultural town. There is no house number for this property, per client and tax records. It is not habitable, as it is currently a barn, though the tax card refers to it as a grading type "warehouse," which would be an illegal use of the property in a residential zoned subdivision. As advised, property is being comp'ed as land only.

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

Exterior scrape/paint	\$ 2000
Remove trash and personal items strewn about property	\$ 400
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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 \$4,000.00 Low \$10,500.00

Number of lots in Direct Competition with Subject: 4 Number of sales in the past 6 months: 4

Appraisal/Room count provided by lender: Yes No NA - Vacant lot

SUBJECT PROPERTY

Address	Style	Age	ACRES	# Rms	# BRs	# Baths	Gar/CP	List Price	List Date	Fin Terms
Balsam	Vacant Lot	NA	0.28	NA	NA	NA	NA	NA	NA	NA

CURRENT HOMES FOR SALE

Competitive Listings	Style	Age	ACRES	# Rms	# BRs	# Baths	Gar/CP	List Price	List Date	Days on Market	Prox to Subject
222 HORSE LANDIING RD	Vacant Lot	NA	0.27	NA	NA	NA	NA	9500	8/25/2014	132	10.99
4150 MELANIE	Vacant Lot	NA	2.8	NA	NA	NA	NA	9900	10/16/2014	80	15.1
0 PEACHTREE ST	Vacant Lot	NA	0.3	NA	NA	NA	NA	9900	5/19/2014	230	10.01

CLOSED PROPERTIES

Competitive Sales	Style	Age	ACRES	# Rms	# BRs	# Baths	Gar/CP	List Price	Sale Price	Date Closed	Days on Market	Prox to Subject
144 E RIVER RD	Vacant Lot	NA	1.16	NA	NA	NA	NA	8900	8900	10/17/14	217	6.81
128 EBERHARD AVE	Vacant Lot	NA	0.52	NA	NA	NA	NA	9900	9000	08/18/14	97	9.9
127 EBERHARD AVE	Vacant Lot	NA	0.52	NA	NA	NA	NA	9900	9000	08/18/14	97	9.9

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: 9000

For Thirty (30) Day Market Period: 8000

As Is Condition: \$9,000.00

Repaired: \$9,000.00

Quick Sale: \$8,000.00

Recommended List Price: \$9,800.00

MARKETABILITY

What current market conditions will affect the sale of the home? Available financing?

Subject located in extreme rurality, where lot sales are very slow, and lot values are quite low.

What are the positives/negatives of the property?

Extreme rurality

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

All comps located in the same type of small/rural/agricultural towns.

Note specific items that could be a potential problem:

NA

Checklist of Damages

Is there any vandalism?: Yes No **If yes, Where?**

Is there any graffiti?: Yes No **If yes, Where?**

Is there any damage that appears to be caused by an act of nature?:
Yes No **If yes, Where?**

Are there any broken windows?: Yes No **If yes, Where? NA NO WINDOWS**

Are there any broken doors?: Yes No **If yes, Where? NA**

Does anything appear to be missing? (i.e., HVAC, door knobs, fencing) :
Yes No **If yes, Where? NA**

What is the condition and approx. age of roof?:
Yes No **If yes, Where? NA**

Is this home boarded? :
Yes No **If yes, Where? NA**

Digital Photo Addendum







Mailbox for home directly across the street. The top # is 3224.



REAR



SOLD COMP 1



SASJCMLS 2014

SOLD COMP 2



SOLD COMP 3

