

Vacant Lot & Land BPO Form

Date of BPO 03-23-2014 **Property #** 10FLROSL000064

Property Address 6131 Ashton Woods Circle
City Martin **State** Florida **Zip** 32583

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

<i>Lot Size</i>	10,890sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	Rectangle	<i>Fenced?</i>	No
<i>Zoning Classification</i>	R1	<i>Landscaping</i>	Grass & Trees
<i>View</i>	Residential	<i>Utilities</i>	None
<i>Off Site Improvements</i>	None		
<i>Please describe the property in detail</i>	Property is located in a residential block with other vacant parcels. Grass and tree covered.		

NEIGHBORHOOD INFORMATION

<i>Price ranges (vacant lots and homes)</i>	\$4,000 to \$198,000
<i>Describe Neighborhood In Detail</i>	Oversupply of vacant parcels in area. Many residential properties on the block. Lack of similar comps in the immediate area. Search expanded.

<i>Neighborhood info</i>	HOA	Y or N	Dues	\$	Amenities	
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Add'l comments

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>	6-12 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
6131 Ashton Woods Circle	10,890sf	Normal	Residential	R1	None	No	\$

Current Listing Agent _____ Telephone _____

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
Eastlake Rd Milton, FL 32583	3.61 miles	19,527 sf	Normal	Land	R-1	None	134	\$35,900
Sanchez Ct Milton, FL 32583	3.06 miles	23,958 sf	Normal	Land	R-1	None	116	\$55,000
4372 Casa Grande CT Milton, FL 32583	3.36 miles	22,592 sf	Normal	Lansd	R-1	None	210	\$32,500

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
4449 Trice RD Pace, FL 32571	2.9 miles	166,834 sf	Normal	Land	R-1	None/12-22-2013	84	\$27,000
4500 Baywalk CIR, Pensacola, FL 32514	6.35 miles	12,632 sf	Normal	Land	R-1	None/12-19-2013	229	\$65,000
Pace, FL 32571	4.44 miles	50,965sf	Normal	Land	R-1	None/7-3-2013	214	\$26,000

The area searched for the above listings and recent sales was - 7 miles and 12 months past

Suggested List Price \$ 19,000 **Probable Sales Price** \$ 15,000.00

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

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6131 Ashton Woods Circle, Milton FL



Subject Front





Street View – West



Street View - East