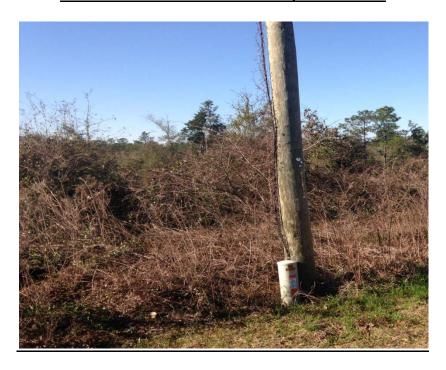
Vacant Lot & Land BPO Form

Date of BPO	03-2	3-2014	Prop	erty	y # 10F	ELROSGL000	064						
Property Address 6131 Ashton Woods 6 City Martin				oods Circle	2	State Florida		orida	Zip	32583			
PROPERTY D	ESCI	RIPTIC	<u>)N</u> – Pl	ease	e fill <u>all</u> bl	anks, follo	— wing any	estin	nates with	a question marl	k		
<i>Lot Size</i> 10,890sf						Topography	Norn	nal					
			Rectangle			Fenced?	No						
Zoning Classifica	oning Classification R1				i	Landscaping	dscaping Grass & Trees						
View Residential			ential		1	Utilities	None	;					
Off Site Improvements None													
Please describe the property in detail				Pro	perty is lo	ocated in a 1	esidential	bloc	k with othe	er vacant parcels.	Grass and	tree covered.	
NEIGHBORH	OOD	INFOF	RMATI	ION	<u>I</u>								
Price ranges (vac	ant lo	ts and h	omes)	\$4	4,000 to \$	198 000							
- '			, ,										
Describe Neighborhood In Detail					Oversupply of vacant parcels in area. Many residential properties on the block. Lack of similar comps in the immediate area. Search expanded.								
Neighborhood info HO			DA Y or N		Dues	\$	Amen	tios					
J		IIOA	1 of N Dues		Dues	ψ 	Amen	ities					
Add'l comments													
MARKETING	INFO)RMA'	<u> FION</u> -	In th	he subject	area is the	market up	, dow	n or stable	e? Please give m	arketing ti	me in months.	
Property Values Down Sup			Бирр	<i>ly</i> Up	Demand	Do	wn	Marketing Ti	Time 6-12 Months				
SALES COMP	<u>ARIS</u>	ON AN	NALYS	<u>SIS</u> -	Please fil	l <u>all</u> blanks	s, followin	g an	y estimate	s with a question	n mark		
Subject Property					Lot Size	Topograp	,	iew	Zoning	Utilites	Listed?	Price	
6131 Ashton Woods Circle Current Listing			cle 10,89		10,890sf	Norma	al Resi	dential	R1 elephone	None	No	\$	
Agent _								-					
Current Listings		P	rox to Sub	j.	Lot Size	Topograp	bhy V	iew	Zoning	Utilities	DOM	Current List Price	
Eastlake Rd Milton, FL 3258	Eastlake Rd Milton, FL 32583		3.61 miles		19,527 sf Normal		al L	and	R-1	None	134	\$35,900	
Sanchez Ct Milton, FL 32583		3	3.06 miles		23,958 sf	Norma	al L	and	R-1	None	116	\$55,000	
4372 Casa Grande CT Milton, FL 32583		3	3.36 mile	es	22,592 sf	Norma	al L	nsd	R-1	None	210	\$32,500	
-			mow +- 0 1	L	1 64 8.	T	hv. T	iarr	7	Halida-/ G-1 1	DOM	C-L P	
Recent Sales 4449 Trice RD			rox to Sub .9 miles		Lot Size 166,834 sf	Topograp Norma	-	and	Zoning R-1	Utilities/ Sale date None/12-22-2013	DOM 84	\$27,000	
Pace, FL 32571 4500 Baywalk C	'ID		5.35 mile	26	12,632 sf	Norma	1 1	and	R-1	None/12-19-2013	229	\$65,000	
Pensacola, FL 32			.33 111116	28	12,032 81	Norma		and	K-1	None/12-19-2013	229	\$65,000	
Pace, FL 32571		4	.44 mile	es	50,965sf	Norma	ıl L	and	R-1	None/7-3-2013	214	\$26,000	
The area searche	d for 1	the abov	ve listinş	gs ar	nd recent s	ales was	_7 mi	es an	d12_	months past			
Suggested List Pro	ice	\$ 19,0	000				Probab	le Sal	es Pri ce	\$ 15,000.00			
Realtor	Ravi	Casali					Comme	157	Avanua	One Dealty			
_			arcay			Compai —	Avenue One Realty Telephone 708-395-5477						
_	7514 W. Diversey Elmwood Park						TT.						
City _	Years of Real Estate Experience				•	IL				Zip 60	J/U/		
_							25						
	Tota	l Units	sold in	the	last 6 moi	nths: 24		RE	Os sold in la	ast 6 months : 8	3		

6131 Ashton Woods Circle, Milton FL



Subject Front





Street View – West



Street View - East