Vacant Lot & Land BPO Form

Date of BPO 3/6/2	2014 Pr	operty i	# 10F	LBREGL00010	04					
Property Address	Sun Terrac	ee			Gt. 4	T1 :1	77*	22707		
City	Titusville				State	Florida	Zip	32796		
PROPERTY DESCR	<u> PIPTION</u> – I	Please f	fill <u>all</u> bl	anks, follow	ving any	estimates wit	h a question mar	k		
Lot Size 11,761 sf				Topography	Norm	al				
Shape of Lot	Rectangle			Fenced?	No	No				
Zoning Classification	N/A			Landscaping	dscaping Grass & Trees					
View	Residential			Utilities None						
Off Site Improvements										
Please describe the property in detail			Property is located in a rest has many overgrown trees.			area with mai	ny residential home	es and vac	ant parcels. Lot	
		nas n	many ove	rigiown ucc.	3.					
NEIGHBORHOOD 1	INFORMA	<u>TION</u>								
Price ranges (vacant lots and homes)			\$10,000.00 to \$599,000							
Describe Neighborhood In Detail			Oversupply of vacant parcels in area. Many residential homes in the immediate area. Lack of sold comps in the city of Mims for vacant parcels.							
Neighborhood info	HOA Y	or N	Dues	\$	Amenit	ries				
Add'l comments										
MARKETING INFO	RMATION	<u>V</u> - In the	subject	area is the n	narket up,	down or stat	le? Please give m	arketing ti	me in months.	
Property Values Down S		Supply	<i>upply</i> Up		Demand Down		Marketing To	Marketing Time 6-12 Months		
SALES COMPARIS	ON ANALY	<u> (SIS</u> - P	lease fill	l <u>all</u> blanks,	following	g any estima	tes with a questio	n mark		
Subject Property			Lot Size	Topograph	y Vi	ew Zoning	Utilites	n mark Listed?	Price	
Subject Property Sun Terrace, Titusville				Topograph	y Vi	ew Zoning ential N/A			Price \$	
Subject Property			Lot Size	Topograph	y Vi	ew Zoning	Utilites	Listed?		
Subject Property Sun Terrace, Titusville Current Listing Agent Current Listings	Prox to S	Subj.	Lot Size Lot Size	Topograph	y Vi Resid	ew Zoning ential N/A Telephone ew Zoning	Utilites None	Listed? No DOM	\$ Current List Price	
Subject Property Sun Terrace, Titusville Current Listing Agent		Subj.	Lot Size Lot Size A 3,485 sf	Topograph Normal Topograph Normal	y Vi Resid	ew Zoning ential N/A Telephone ew Zoning	Utilites None	Listed?	\$	
Subject Property Sun Terrace, Titusville Current Listing Agent Current Listings Discovery, Titusville 1660 S. Carpenter,	Prox to S	Subj.	Lot Size Lot Size	Topograph Normal Topograph Normal	y Vi Resid	ew Zoning ential N/A Telephone ew Zoning ential N/A	Utilites None Utilities	Listed? No DOM	\$ Current List Price	
Subject Property Sun Terrace, Titusville Current Listing Agent Current Listings Discovery, Titusville	Prox to S	Subj. liles	Lot Size Lot Size A 3,485 sf	Topograph Normal Topograph Normal	y Vi Resid	ew Zoning ential N/A Telephone ew Zoning ential N/A nd N/A	Utilities None Utilities None	Listed? No DOM 398	\$ Current List Price \$39,900.00	
Subject Property Sun Terrace, Titusville Current Listing Agent Current Listings Discovery, Titusville 1660 S. Carpenter, Titusville	Prox to S 1.3 M 1.9 M	Subj. liles	Lot Size Lot Size 3,485 sf 54,450 sf	Topograph Normal Topograph Normal	y Vi Resid	ew Zoning ential N/A Telephone ew Zoning ential N/A nd N/A	Utilities None Utilities None None	Listed? No DOM 398 5	\$ Current List Price \$39,900.00 \$47,700.00	
Subject Property Sun Terrace, Titusville Current Listing Agent Current Listings Discovery, Titusville 1660 S. Carpenter, Titusville Frontier Dr, Titusville Recent Sales	Prox to S 1.3 M 1.9 M 1.5 M	Subj. Siles	Lot Size 11,761 sf Lot Size 3,485 sf 4,792 sf Lot Size	Topograph Normal Normal Normal Normal	y Vi Resid	ew Zoning ential N/A Telephone ew Zoning ential N/A nd N/A ential R-1	Utilities None Utilities None None None Utilities/Sale date	Listed? No DOM 398 5 395 DOM DOM	\$ Current List Price \$39,900.00 \$47,700.00 \$49,900.00 Sales Price	
Subject Property Sun Terrace, Titusville Current Listing Agent Current Listings Discovery, Titusville 1660 S. Carpenter, Titusville Frontier Dr, Titusville Recent Sales Bates, Titusville	Prox to \$ 1.3 M 1.9 M 1.5 M Prox to \$ 2.3 Mi	iles ::	Lot Size 11,761 sf Lot Size 3,485 sf 54,450 sf 4,792 sf Lot Size 5,227 sf	Topograph Normal Topograph Normal Normal Normal Normal	y Vi Resid	ew Zoning ential N/A Telephone ew Zoning ential N/A nd N/A ential R-1 ew Zoning ential R-1	Utilities None Utilities None None None Utilities/ Sale date None/4-11-2013	Listed? No DOM 398 5 395 DOM 60	\$ Current List Price \$39,900.00 \$47,700.00 \$49,900.00 Sales Price \$31,000.00	
Subject Property Sun Terrace, Titusville Current Listing Agent Current Listings Discovery, Titusville 1660 S. Carpenter, Titusville Frontier Dr, Titusville Recent Sales	Prox to \$ 1.3 M 1.9 M 1.5 M Prox to \$ 2.3 Mi 2.5 Mi	iles siles s	Lot Size 11,761 sf Lot Size 3,485 sf 4,792 sf Lot Size	Topograph Normal Topograph Normal Normal Normal Normal	y Vi Resid	ew Zoning ential N/A Telephone ew Zoning ential N/A nd N/A ential R-1 ew Zoning ential R-1 aw Zoning ential R-1 nd AG	Utilities None Utilities None None None Utilities/Sale date	Listed? No DOM 398 5 395 DOM 60	\$ Current List Price \$39,900.00 \$47,700.00 \$49,900.00 Sales Price	
Subject Property Sun Terrace, Titusville Current Listing Agent Current Listings Discovery, Titusville 1660 S. Carpenter, Titusville Frontier Dr, Titusville Recent Sales Bates, Titusville Parrish Rd, Titusville 25345 Antler, Christmas	Prox to \$ 1.3 M 1.9 M 1.5 M Prox to \$ 2.3 Mi 2.5 Mi 5.1 Mi	iles siles s	Lot Size 11,761 sf Lot Size 3,485 sf 54,450 sf 4,792 sf Lot Size 5,227 sf 42,450 sf	Topograph Normal Topograph Normal Normal Normal Normal Normal Normal	y Vi Resid	ew Zoning ential N/A Telephone ew Zoning ential N/A nd N/A ential R-1 ew Zoning ential R-1 ew Zoning ential R-1	Utilities None Utilities None None None Vone None None None/4-11-2013 None/4-15-2013 None/6-28-2013	DOM 398 5 395 DOM 60 8 415 17	\$ Current List Price \$39,900.00 \$47,700.00 \$49,900.00 Sales Price \$31,000.00 \$160,000.00	
Subject Property Sun Terrace, Titusville Current Listing Agent Current Listings Discovery, Titusville 1660 S. Carpenter, Titusville Frontier Dr, Titusville Recent Sales Bates, Titusville Parrish Rd, Titusville	Prox to \$ 1.3 M 1.9 M 1.5 M Prox to \$ 2.3 Mi 2.5 Mi 5.1 Mi	iles siles s	Lot Size 11,761 sf Lot Size 3,485 sf 54,450 sf 4,792 sf Lot Size 5,227 sf 42,450 sf	Topograph Normal Topograph Normal Normal Normal Normal Normal Normal	y Vi Resid	ew Zoning ential N/A Telephone ew Zoning ential N/A nd N/A ential R-1 ew Zoning ential R-1 ew Zoning ential R-1	Utilities None Utilities None None None Vone None None None/4-11-2013 None/4-15-2013 None/6-28-2013	DOM 398 5 395 DOM 60 8 415 17	\$ Current List Price \$39,900.00 \$47,700.00 \$49,900.00 Sales Price \$31,000.00 \$160,000.00	
Subject Property Sun Terrace, Titusville Current Listing Agent Current Listings Discovery, Titusville 1660 S. Carpenter, Titusville Frontier Dr, Titusville Recent Sales Bates, Titusville Parrish Rd, Titusville 25345 Antler, Christmas	Prox to \$ 1.3 M 1.9 M 1.5 M Prox to \$ 2.3 Mi 2.5 Mi 5.1 Mi	iles siles s	Lot Size 11,761 sf Lot Size 3,485 sf 54,450 sf 4,792 sf Lot Size 5,227 sf 42,450 sf	Topograph Normal Topograph Normal Normal Normal Normal Normal Normal	y Vi Resid Y Vi Resid Vi Resid Resid A Resid Fraction of the control of the	ew Zoning ential N/A Telephone ew Zoning ential N/A nd N/A ential R-1 ew Zoning ential R-1 ew Zoning ential R-1	Utilities None Utilities None None None Vone None None None/4-11-2013 None/4-15-2013 None/6-28-2013	DOM 398 5 395 DOM 60 8 415 17	\$ Current List Price \$39,900.00 \$47,700.00 \$49,900.00 Sales Price \$31,000.00 \$160,000.00	
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Subject Property Sun Terrace, Titusville Current Listing Agent Discovery, Titusville 1660 S. Carpenter, Titusville Frontier Dr, Titusville Recent Sales Bates, Titusville Parrish Rd, Titusville 25345 Antler, Christmas The area searched for to suggested List Price Realtor Ray Control Address Ray Control Address Ray Control	Prox to \$ 1.3 M 1.9 M 1.5 M Prox to \$ 2.3 Mi 2.5 Mi 5.1 Mi the above list: \$ 12,900.00	iles siles s	Lot Size 11,761 sf Lot Size 3,485 sf 54,450 sf 4,792 sf Lot Size 5,227 sf 42,450 sf	Topograph Normal Topograph Normal Normal Normal Normal Normal Normal	y Vi Resid Y Vi Resid Resid Resid Frobable	ew Zoning ential N/A Telephone ew Zoning ential N/A nd N/A ential R-1 ew Zoning ential R-1 ew Zoning ential R-1 ew Zoning ential R-1 nd AG ential R-1	Utilities None	Listed? No DOM 398 5 395 DOM 60 8 415 17	\$ Current List Price \$39,900.00 \$47,700.00 \$49,900.00 Sales Price \$31,000.00 \$160,000.00 \$15,000.00	
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Sun Terrace, Titusville FL 32796



Subject Front





Street View – East



Street View – West