

# Vacant Lot & Land BPO Form

**Date of BPO** 3/6/2014 **Property #** 10FLBREGLO00022

**Property Address** Cypress Ave  
**City** Mims **State** Florida **Zip** 32754

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

<b>Lot Size</b>	37,897 sf	<b>Topography</b>	Normal
<b>Shape of Lot</b>	Rectangle	<b>Fenced?</b>	No
<b>Zoning Classification</b>	N/A	<b>Landscaping</b>	Grass & Trees
<b>View</b>	Residential	<b>Utilities</b>	None
<b>Off Site Improvements</b>	None		
<b>Please describe the property in detail</b>		Property is located in a residential area with many residential homes and vacant parcels. Located on a corner lot.	

**NEIGHBORHOOD INFORMATION**

<b>Price ranges (vacant lots and homes)</b>	\$8,000.00 to \$900,000						
<b>Describe Neighborhood In Detail</b>	Oversupply of vacant parcels in area. Many residential homes in the immediate area.						
<b>Neighborhood info</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">HOA</td> <td style="width: 10%;">Y or N</td> <td style="width: 10%;">Dues</td> <td style="width: 10%;">\$</td> <td style="width: 10%;">Amenities</td> <td style="width: 50%;"></td> </tr> </table>	HOA	Y or N	Dues	\$	Amenities	
HOA	Y or N	Dues	\$	Amenities			
<b>Add'l comments</b>							

**MARKETING INFORMATION**- In the subject area is the market up, down or stable? Please give marketing time in months.

<b>Property Values</b>	Down	<b>Supply</b>	Up	<b>Demand</b>	Down	<b>Marketing Time</b>	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
<b>Cypress Ave, Mims</b>	37,897 sf	Normal	Residential	N/A	None	No	\$

Current Listing Agent \_\_\_\_\_ Telephone \_\_\_\_\_

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
0 Orlando, Mims	1.5 Miles	213,444 sf	Normal	Land	N/A	None	1098	\$69,900.00
4435 Dixie Hwy, Mims	2.0 Miles	217,800 sf	Normal	Land	N/A	None	191	\$80,000.00
800 Wild Pine, Mims	.9 Miles	217,800 sf	Normal	Land	R-1	None	70	\$27,000.00

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
850 Shellcracker, Mims	1.1 Miles	217,800 sf	Normal	Land	FR	None/1-18-2013	137	\$29,000.00
1261 Snapping Turtle, Mims	1.9 Miles	224,770 sf	Normal	Land	FR	None/11-18-2013	178	\$44,000.00
1140 Lake Harney, Mims	2.6 Miles	522,720 sf	Normal	Land	RC	None/9-7-2013	539	\$70,000.00

The area searched for the above listings and recent sales was - 2.6 miles and 14 months past

**Suggested List Price** \$ 5,900.00 **Probable Sales Price** \$ 4,000.00

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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**Cypress Ave, Mims FL 32754**



Subject Front





Street View – East



Street View – West