

Vacant Lot & Land BPO Form

Date of BPO 3/6/2014 **Property #** 10FLBREGLO00978

Property Address Parrish Rd
City Mims **State** Florida **Zip** 32754

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

<i>Lot Size</i>	1,701,889 sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	Rectangle	<i>Fenced?</i>	No
<i>Zoning Classification</i>	N/A	<i>Landscaping</i>	Grass & Trees
<i>View</i>	Land	<i>Utilities</i>	None
<i>Off Site Improvements</i>	None		
<i>Please describe the property in detail</i>	Property is located in a rural area. Very large lot of land covered in grass and trees.		

NEIGHBORHOOD INFORMATION

<i>Price ranges (vacant lots and homes)</i>	\$8,000.00 to \$959,000				
<i>Describe Neighborhood In Detail</i>	Oversupply of vacant parcels in area. Lack of residential properties in the area. There is a lack of sold and active vacant land comps in the immediate area. Search was expanded.				
<i>Neighborhood info</i>	HOA	Y or N	Dues	\$	Amenities
<i>Add'l comments</i>					

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
------------------------	------	---------------	----	---------------	------	-----------------------	-------------

SALES COMPARISON ANALYSIS- Please fill all blanks, following any estimates with a question mark

Subject Property	Lot Size	Topography	View	Zoning	Utilities	Listed?	Price
Parrish Rd, Mims	1,701,889 sf	Normal	Land	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	1.1 Miles	213,444 sf	Normal	Land	N/A	None	1098	\$69,900.00
4435 Dixie Hwy, Mims	2.3 Miles	217,800 sf	Normal	Land	N/A	None	191	\$80,000.00
Irwin Rd, Mims	1.8 Mims	1,306,800 sf	Normal	Land	AG	None	144	\$300,000.00

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
850 Shellcracker, Mims	1.5 Miles	217,800 sf	Normal	Land	FR	None/1-18-2013	137	\$29,000.00
1261 Snapping Turtle, Mims	2.1 Miles	224,770 sf	Normal	Land	FR	None/11-18-2013	178	\$44,000.00
1140 Lake Harney, Mims	2.5 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 - 2.5 miles and 14 months past

Suggested List Price \$ 229,900.00 **Probable Sales Price** \$ 200,000.00

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

--

Parrish Road, Mims FL 32754



Subject Front





Street View – East



Street View – West