

Vacant Lot & Land BPO Form

Date of BPO 3/7/2014 **Property #** 10FLBREGL000112

Property Address 1001 Palmetto St
City Titusville **State** Florida **Zip** 32908

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

<i>Lot Size</i>	68,825 sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	Rectangle	<i>Fenced?</i>	No
<i>Zoning Classification</i>	R3	<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 area with many vacant parcels. Corner lot.		

NEIGHBORHOOD INFORMATION

<i>Price ranges (vacant lots and homes)</i>	\$2,800.00 to \$552,000				
<i>Describe Neighborhood In Detail</i>	Oversupply of vacant parcels in area. Many residential and industrial properties in the area.				
<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
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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
1001 Palmetto St, Titusville	68,825 sf	Normal	Residential	R3	None	No	\$

Current Listing Agent _____ Telephone _____

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
1660 Carpenters, Titusville	1.5 Miles	54,450 sf	Normal	Land	SEU	None	6	\$47,700.00
1002 Sable, Christmas	2.4 Miles	15,138 sf	Normal	Land	A2	None	169	\$12,500.00
1008 Sable Palm, Christmas	2.3 Miles	15,138 sf	Normal	Lansd	A2	None	169	\$12,500.00

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
Bates, Titusville	2.5 Miles	5,227 sf	Normal	Residential	R-1	None/4-11-2013	60	\$31,000.00
Parrish Rd, Titusville	2.6 Miles	842,450 sf	Normal	Land	AG	None/4-15-2013	415	\$160,000.00
7710 Pine Lake, Merrit Island	5.5 Miles	21,780 sf	Normal	Land	N/A	None/1-15-2014	1613	\$29,900.00

The area searched for the above listings and recent sales was - 5.5 miles and 18 months past

Suggested List Price \$ 39,000.00 **Probable Sales Price** \$ 35,000.00

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

1001 Palmetto St, Titusville, FL 32796



Subject Front





Street View – East



Street View – West