

**SUBJECT PROPERTY ADDRESS**

19022-010-012 Gainesville FL 32601

**ORDER INFORMATION**

<b>BPO TYPE</b>	Exterior	<b>BORROWER</b>	
<b>WORK ORDER</b>	3747449	<b>LOAN</b>	93662
<b>ORDER DATE</b>	10/26/2015	<b>REFERENCE</b>	
<b>COMPLETED</b>	11/05/2015	<b>PROJECT</b>	
<b>COMPLETED BY</b>	Avail. Upon Request	<b>ORDERED BY</b>	Andrea Russolillo


**SUBJECT PROPERTY VALUE**

	AS-IS	REPAIRED
<b>30-DAY SALE</b>	\$30,000	
<b>90-120 DAY LIST</b>	\$60,000	\$60,000
<b>90-120 DAY SALE</b>	\$34,000	\$34,000

Value based on the most similar closed ... [Cont'd in Value Section of Notes]

**BROKER'S OPINION OF MARKET TREND**


STABLE

**OVERVIEW**

The subject is located in a typically rural neighborhood with prices ranging from \$10,000 to \$130,000. The subject is not currently listed for sale and has sold within the last 3 years.

Based on an exterior inspection completed on 11/04/2015 the subject is not in need of repairs. The average sales price of the selected comparables is \$51,333 and the average list price of the selected comparables is \$64,933.

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### NEIGHBORHOOD INFORMATION

<b>NEIGHBORHOOD TYPE</b>	Rural	<b>MARKET TREND</b>	Stable	
<b>PRICE RANGE</b>	\$10,000	\$130,000	<b>APPR / DEPR %</b>	0
<b>COMPETING LISTINGS</b>	5	<b>AVG MARKETING DAYS</b>	180	
		<b>VANDALISM RISK</b>	Low	

#### NOTES

The subject is located in a rural area outside of Gainesville, FL. The area has average maintenance levels and a low risk of vandalism.

### SUBJECT PROPERTY INFORMATION

<b>PROPERTY CONDITION</b>	Average	<b>MANAGING / ASSN</b>	
		<b>MANAGING / ASSN PHONE</b>	
		<b>MANAGING / ASSN FEES</b>	

#### LEGAL DESCRIPTION

Parcel: 19022-010-012

#### NOTES

The subject property is a vacant lot located in a rural area.

### SUBJECT LISTING AND SALE HISTORY (PAST 3 YEARS ONLY)

<b>CURRENTLY LISTED</b>	No	<b>MLS #</b>	
<b>LIST PRICE</b>		<b>LISTING AGENCY</b>	
<b>LIST DATE</b>		<b>LISTING AGENCY PHONE</b>	
<b>PREVIOUS SALE DATE</b>	09/12/2014	<b>PREVIOUS SALE PRICE</b>	\$4,100
<b>PREVIOUS SALE DATE</b>		<b>PREVIOUS SALE PRICE</b>	
<b>PREVIOUS SALE DATE</b>		<b>PREVIOUS SALE PRICE</b>	

#### NOTES

### TAX INFORMATION

<b>ASSESSED VALUE</b>	\$32,500	<b>YEARLY TAXES</b>	\$765.52
<b>DATE ASSESSED</b>	10/01/2015	<b>DELINQUENT TAXES</b>	\$0.00
<b>TAX RATE</b>	9	<b>OTHER ASSESSMENTS</b>	\$0
<b>DUE DATE</b>	01/01/2016		

#### NOTES

### REPAIRS

<b>ESTIMATED EXTERIOR REPAIRS</b>	\$0
<b>TOTAL</b>	\$0

#### NOTES

The subject is a vacant lot. No repairs needed.

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**BORROWER** WORK ORDER 3747449  
**LOAN** 93662 REFERENCE

**MARKET DATA**

	SUBJECT	SALE 1	SALE 2	SALE 3	LISTING 1	LISTING 2	LISTING 3
Address	19022-010-0123 NW 58th Ter	10 Millhopper	14 Millhopper	109 NW 31st A	00 sr 26	16 NW 106th V	
City	Gainesville	Gainesville	Gainesville	Gainesville	Gainesville	Gainesville	Gainesville
State / Zip	FL 32601	FL 32605	FL 32653	FL 32653	FL 32605	FL 32641	FL 32606
Proximity (miles)		18.35	18.8	18.75	15.92	12.94	21.43
Subdivision	metes	Other	Other	Other	Other	Other	Other
Data Source	COUNTY	MLS	MLS	MLS	MLS	MLS	MLS
Water / Tree	none	none	none	none	none	none	none
Topography	100 level	100 level	100 level	100 level	100 level	100 level	100 level
Zoning	ag	ag	ag	ag	ag	ag	ag
Location / View	Street	Street	Street	Street	Street	Street	Street
Condition	Average	Average	Average	Average	Average	Average	Average
Improvements	none	none	none	none	none	none	none
Offsite Improvements	none	none	none	none	none	none	none
Utilities	none	none	none	none	none	none	none
Lot Size	1.16	1	3.19	5.26	0.58	4.99	0.43
Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Original List Price		\$59,000	\$85,000	\$91,000	\$79,000	\$39,900	\$75,000
Current List Price		\$59,000	\$85,000	\$91,000	\$79,900	\$39,900	\$75,000
Original List Date		02/04/2014	11/11/2014	11/30/2014	09/02/2015	10/10/2015	10/30/2015
Sale Price	\$4,100	\$34,000	\$60,000	\$60,000			
Sale Date	09/12/2014	12/16/2014	09/08/2015	09/08/2015			
Days on Market		243	234	222	43	81	9
Comparability to Subject		Similar	Superior	Superior	Inferior	Superior	Inferior
Type	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market

**COMMENTS REGARDING COMPARABILITY OF SALES AND LISTINGS**

- SALE 1** Similar based on lot size, location.
- SALE 2** Similar based on location, superior based on lot size.
- SALE 3** Similar based on location, superior based on lot size.
- LISTING 1** Inferior based on lot size, similar based on location.
- LISTING 2** Similar based on location, superior based on lot size.
- LISTING 3** Inferior based on lot size.

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## NOTES ADDENDUM

### SUBJECT PROPERTY VALUE SECTION

[Cont'd from page 1] ...sales comparables with the appropriate weight given to the comparable listings.  
An expanded search over one mile was used to find homes similar to the subject.

### Quality Notes

The comps provided are similar, proximal and would compete with the subject for buyers. The recommended value is reasonable and supported.

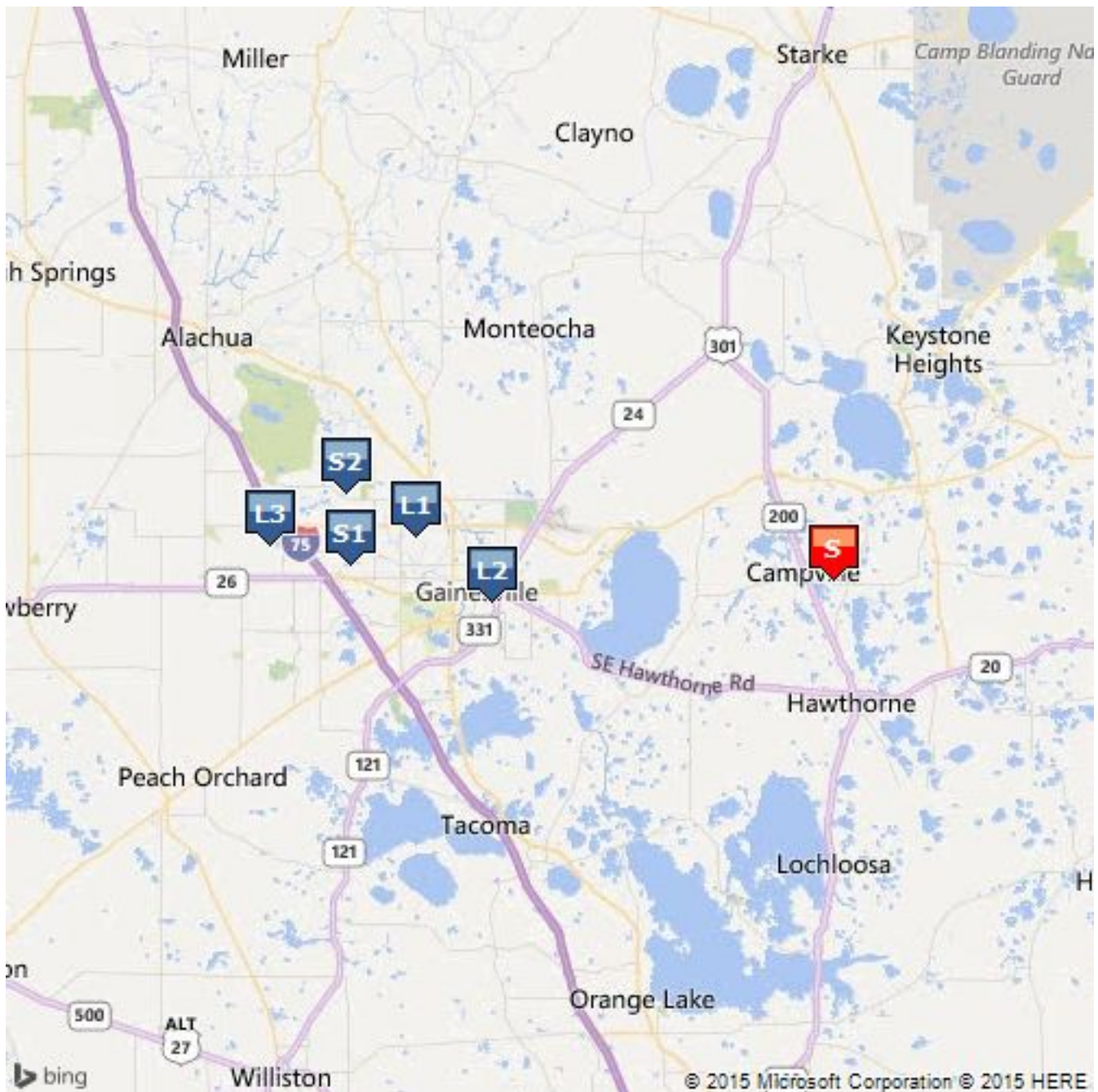
# 19022-010-012, Gainesville FL 32601

BORROWER

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(S) SUBJECT - 19022-010-012

S1) COMP SALE 1 - 1333 NW 58th Terrace (Calculated distance: 18.35 miles)

S2) COMP SALE 2 - 6110 Millhopper Rd (Calculated distance: 18.80 miles)

S3) COMP SALE 3 - 6014 Millhopper Rd (Calculated distance: 18.75 miles)

L1) COMP LIST 1 - 3709 NW 31st Ave (Calculated distance: 15.92 miles)

L2) COMP LIST 2 - 00 sr 26 (Calculated distance: 12.94 miles)

L3) COMP LIST 3 - 2546 NW 106th Way (Calculated distance: 21.43 miles)

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SUBJECT FRONT VIEW

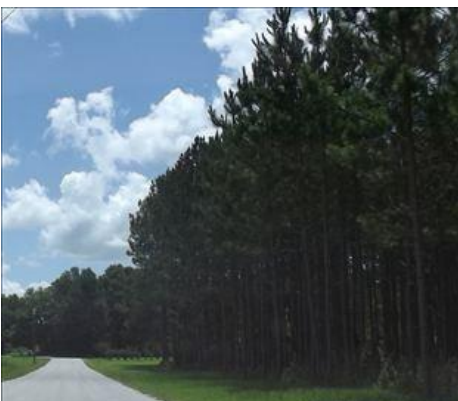


Photo taken on 11/05/2015.

SUBJECT SIDE VIEW



SUBJECT NEIGHBORHOOD VIEW



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SUBJECT ADDRESS VERIFICATION



COMP SALE 1 FRONT VIEW



COMP SALE 2 FRONT VIEW



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**REFERENCE**

COMP SALE 3 FRONT VIEW



COMP LISTING 1 FRONT VIEW



COMP LISTING 2 FRONT VIEW





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COMP LISTING 3 FRONT VIEW



**Parcel: 19022-010-012** [GIS Map](#)

<b>Taxpayer:</b>	TAX EASE FLORIDA REO LLC	<b>Legal:</b>	COM SE COR OF SE1/4 OF SW1/4 SEC POB N 04 DEG 26 MIN 51 SEC E 242.16 FT S 87 DEG 44 MIN 26 SEC W 210.68 FT S 04 DEG 26 MIN 51 SEC W 242.16 FT N 87 DEG 44 MIN 26 SEC E 210.68 FT POB AKA PARCEL L OR 4301/2034
<b>Mailing:</b>	14901 QUORUM DR STE 900 DALLAS, TX 75254		
<b>Location:</b>			
<b>Sec-Twn-Rng:</b>	34-9-22		
<b>Use:</b>	Vacant		
<b>Tax Jurisdiction:</b>	St. John's 0200		
<b>Area:</b>	1-4 AC		
<b>Subdivision:</b>	Placeholder		

**Assessment History**

**\*\* Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. \*\***

<u>Year</u>	<u>Use</u>	<u>Land</u>	<u>JV Land</u>	<u>Building</u>	<u>Misc</u>	<u>Just Value</u>	<u>Deferred</u>	<u>Assessed</u>	<u>Exempt**</u>	<u>Taxable**</u>	<u>Taxes</u>
2015	Vacant	32500	32500	0	0	32500	0	32500	0	32500	765.52
2014	Vacant	32500	32500	0	0	32500	0	32500	0	32500	761.64
2013	Vacant	32500	32500	0	0	32500	0	32500	0	32500	757.03
2012	Vacant	32500	32500	0	0	32500	0	32500	0	32500	735.32
2011	Vacant	32500	32500	0	0	32500	0	32500	0	32500	753.05
2010	Vacant	32500	32500	0	0	32500	0	32500	0	32500	748.98
2009	Vacant	32500	32500	0	0	32500	0	32500	0	32500	738.36
2008	Vacant	32500	32500	0	0	32500	0	32500	0	32500	680.66
2007	Vacant	32500	32500	0	0	32500	0	32500	0	32500	685.46
2006	Vacant	5800	5800	0	0	5800	0	5800	0	5800	134.56

**Land**

<u>Use</u>	<u>Zoning</u>	<u>Acres</u>
Vacant Residential	Agriculture (A)	1.16
<b>2015 Certified Market Land Value: 32500</b>	<b>2015 Certified Ag Land Value: 32500</b>	

**Sale**

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

<u>Date</u>	<u>Price</u>	<u>Vacant</u>	<u>Qualified</u>	<u>OR Book</u>	<u>OR Page</u>	<u>Instrument</u>	<u>OR Link (Clerk)</u>
09/12/2014	4100	Yes	No	4301	2034	Tax Deed	<a href="#">Official Public Record</a>
02/07/2006	38000	Yes	Yes	3312	0536	Warranty Deed	<a href="#">Official Public Record</a>
08/15/2005	400000	Yes	No	3195	1180	Mult Sale	<a href="#">Official Public Record</a>
12/30/2003	100	Yes	No	2834	0490	Mult Sale	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)

**The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.**