

# Vacant Lot & Land BPO Form

<b>Date of BPO</b>	04/23/15	<b>Property #</b>			
<b>Property Address</b>	706 NW 1st St 16620-044-000				
<b>City</b>	Micanopy	<b>State</b>	FL	<b>Zip</b>	32667

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

<b>Lot Size</b>	.6 acre	<b>Topography</b>	Level
<b>Shape of Lot</b>	Irr rectangle	<b>Fenced?</b>	No
<b>Zoning Classification</b>	Residential	<b>Landscaping</b>	Natural
<b>View</b>	Neighborhood	<b>Utilities</b>	None
<b>Off Site Improvements</b>	None		
<b>Please describe the property in detail</b>		Subject is located in small rural town. Corner lot in residential neighborhood. Natural landscaping. No improvements on property.	

**NEIGHBORHOOD INFORMATION**

<b>Price ranges (vacant lots and homes)</b>	8700-270000					
	Residential neighborhood in small rural town. Older site built homes in immediate location of subject.					
<b>Neighborhood info</b>	HOA	0 N	Dues	\$0	Amenities	N/A
<b>Add'l comments</b>	Located on corner lot of paved road and dirt road.					

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

<b>Property Values</b>	Increasing	<b>Supply</b>	Balanced	<b>Demand</b>	Low	<b>Marketing Time</b>	3+ years
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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>706 NW 1st St</b>	.6	Level	Residential	Res	None	No	\$ 0
Current Listing Agent: N/A		Telephone: N/a					

  

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
<a href="#">402 NW 6th AVE</a>	.15	.5	level	neighborhood	res	none	697	\$ 22000
<a href="#">000 Ave H AVE</a>	.5	.52	Level	neighborhood	res	none	292	38500
<a href="#">109 NE Evans CT</a>	.9	.62	level	neighborhood	res	none	406	49500

  

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
107 NE Weaver Run	1.5	.38	Level	Neighborhood	Res	None/04/25/2014	25	\$ 7,000
13419 S HWY US 441	2	2.48	Level	Neighborhood	Res	None/07/31/14	21	40,000
5023 SW 65th Court	10	.45	Level	Neighborhood	Rs	None 11/26/2014	69	16,800

The area searched for the above listings and recent sales was - 5 miles and 12 months past

<b>Suggested List Price</b> \$ 33000	<b>Probable Sales Price</b> \$ 29000
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Realtor Kim Paper Address 3600 NW 43 <sup>rd</sup> St., City Gainesville	Company Exit Realty Producers Telephone 352-538-1130 State FL Zip 32606 Years of Real Estate Experience 14+
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# Vacant Lot & Land BPO Form

Total Units sold in the last 6 months

REOs sold in last 6 months

It was necessary to extend radius out due to rural location, small town and slow market in this area.



Front



street sign



street



Corner lot