

BROKER PRICE OPINION – RESIDENTIAL LAND PROPERTY

SUBJECT PROPERTY DESCRIPTION		
PROPERTY ADDRESS: Lot 75, Peacock Hide-Away Suwannee, FL		
CATS/UFMS ID: [REDACTED]	ORDER NUMBER: [REDACTED]	
SUBJECT APN / ID #: 28-04S-12E-1072700.0750	BORROWER/OWNER: Thompson	
PROPERTY TYPE: <input checked="" type="checkbox"/> 1 lot <input type="checkbox"/> 2 lots <input type="checkbox"/> 3 lots <input type="checkbox"/> 4 lots	HOA FEE: \$0/	
DATE OF REPORT: 6/25/2014	DATE ORDERED: 6/23/2014	DATE DUE: 6/30/2104
INSPECTION DATE: 6/25/2014	DATE OF VALUE: 6/25/2014	
SUBJECT CHARACTERISTICS		
ARE THERE ITEMS THAT REQUIRE IMMEDIATE ATTENTION/ACTION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
TITLE/LLEGAL ISSUES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
DO ANY ENVIRONMENTAL ISSUES AFFECT THE VALUE OF THE PROPERTY? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
IF YES, TO ANY OF THE ABOVE PLEASE PROVIDE EXPLANATION:		
NEIGHBORHOOD CHARACTERISTICS		
PROPERTY VALUES (Check One): <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PREDOMINANT OCCUPANCY: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	
TYPICAL MARKETING TIME IN THE AREA FOR SIMILAR PROPERTIES IS: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> 6-9 Mos. <input checked="" type="checkbox"/> 9-12 Mos. <input type="checkbox"/> Over 12 Mos.	VACANCY RATE: <input type="checkbox"/> 0-5% <input type="checkbox"/> 5-10% <input checked="" type="checkbox"/> 10-20% <input type="checkbox"/> 20%+	
NO. OF ACTIVE LISTINGS IN THE NEIGHBORHOOD: 0	PRICE RANGE OF ACTIVE LISTINGS IN NEIGHBORHOOD: \$ to \$	
COMMENTS: Neighborhood consist of vacant lots, homes and mobile homes. Subject is vacant land.		
FINANCING AND LISTING HISTORY		
ARE ALL TYPES OF FINANCING AVAILABLE FOR THE SUBJECT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
HAS SUBJECT BEEN LISTED FOR SALE IN PAST 12 MONTHS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	PRIOR LIST PRICE: \$	DAYS ON MARKET:
IS SUBJECT CURRENTLY LISTED FOR SALE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	CURRENT LIST PRICE: \$	DAYS ON MARKET:
NAME OF LISTING BROKER, SALESPERSON, OR FIRM:		PHONE:
COMMENTS TO PRIOR AND CURRENT LISTING TO CURRENT CONCLUDED PRICE:		
[REDACTED]		
[REDACTED]		[REDACTED]

ITEM	SUBJECT						
Address	Lot 75, Peacock Hide-Away Suwannee, FL						
Proximity to Subject							
Current List Price	\$						
Current List Date							
Original List Price	\$						
Original List Date							
Data Source/Verificat.	Public Records						
VALUE ADJUSTMENTS (use the following codes for the adjustments: S=Superior E=Equal I=Inferior U=Unknown)							
DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ CODE	DESCRIPTION	ADJ CODE	DESCRIPTION	ADJ CODE
Location	Rural						
Site/Lot Size	1 Acres						
Units	0						
Site View/Amenities	Wooded, Access is a trail						
Site Improvements	Unknown						
Indicate Property Most Comparable to Subject (Check One)		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
COMMENTS:							

ITEM	SUBJECT						
Address	Lot 75, Peacock Hide-Away Suwannee, FL						
Proximity to Subject							
Original List Price	\$						
List Price When Sold							
Sale Price							
Sale Date							
Days on Market							
Data Source/Verificat.							
VALUE ADJUSTMENTS (use the following codes for the adjustments: S=Superior E=Equal I=Inferior U=Unknown)							
DESCRIPTION	DESCRIPTION	DESCRIPTION	ADJ CODE	DESCRIPTION	ADJ CODE	DESCRIPTION	ADJ CODE
Sales or Financing Concessions							
Location	Rural						
Lot Size	1 Acres						
Units	0						
Site View/Amenities	Wooded, Access is a trail						
Site Improvements	Unknown						
Overall Rating/Est. \$ Value of Adjustments							
Indicate Property Most Comparable to Subject (Check One)		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
COMMENTS: Subject is 1.26 acres with a mobile home shell on it, with no value. Subject is wooded. Access to property is a narrow trail							

SUBJECT PHOTOGRAPHS

6/25/2014



Subject 1



Subject 2



Subject 3



Subject 4



Subject 5



Subject Street