

BROKER PRICE OPINION

Stock # 11FLMARGL000746

Parcel # 4593-102-011

Property Address: **9454 SE 144TH LN** City: **SUMMERFIELD** State: **FL** Zip Code: **34491**

The above premises was inspected on: **08/20/2014** by: **Richard Houle**

The property was: ☒ Vacant ☐ Occupied

Is the exterior in good repair? ☒ Yes ☐ No Is the house & yard free from debris? ☒ Yes ☐ No

Has the property been boarded, screened, or otherwise secured? ☐ Yes ☒ No Keybox ☐ Yes ☒ No

Has the property been vandalized? ☐ Yes ☒ No

Is there an HOA on this property? ☐ Yes ☒ No

Details:

Subject is an 0.26 acre vacant interior lot, zoned R4. This zoning classification is intended to provide for medium density, single family or two-family, residential development utilizing a mix of single or double wide mobile or manufactured homes and conventional construction homes. Subject is chain link fenced and has an existing well and septic, installed in 1988. Subject located on a paved road in rural Little Lake Weir subdivision in Summerfield Florida.

Exterior repairs needed (in order of importance) to market property. Give a "best knowledge" estimate of costs.

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☒ Color Exterior/Interior Photos Attached

NEIGHBORHOOD DATA

Property Values: ☐ Increasing ☐ Declining ☒ Stable
Supply/Demand: ☒ Shortage ☐ Abundance ☐ Normal
Marketing Time: ☐ Under 3 Months ☒ 4 - 6 Months ☐ Over 6 Months

Price Range: (Neighborhood) High **\$12900** Low **\$1400**

Number of houses in Direct Competition with Subject: **7** Number of sales in the past 6 months: **4**

Appraisal/Room count provided by lender: ☐ Yes ☒ No

SUBJECT PROPERTY

Address	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	List Date	Fin Terms
9454 SE 144TH LN, SUMMERFIELD FL 34491	Vacant Land	-	0.26ac	-	-	-	-	-	-	Cash

CURRENT HOMES FOR SALE

Competitive Listings	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	List Date	Days on Market	Prox to Subject
TBD SE 129TH ST, BELLEVIEW FL 34420	Vacant Land	-	0.30ac	-	-	-	-	3900	03/24/2014	155	2.15 Miles
TBD LOCUST DRIVE CT, OCALA FL 34472	Vacant Land	-	0.30ac	-	-	-	-	4500	08/05/2013	386	4.60 Miles
TBD OAK LANE CT, OCALA FL 34472	Vacant Land	-	0.43ac	-	-	-	-	5700	05/19/2014	99	4.95 Miles

CLOSED PROPERTIES

Competitive Sales	Style	Age	SQ FT	# Rms	# BRs	# Baths	Gar/CP	List Price	Sale Price	Date Closed	Days on Market	Prox to Subject
TBD LOCUST LANE DR, OCALA FL 34472	Vacant Land	-	0.23a c	-	-	-	-	3500	3000	07/18/2014	88	5.10 Miles
TBD OLIVE RD, OCALA FL 34472	Vacant Land	-	0.27a c	-	-	-	-	4000	3500	04/15/2014	153	3.85 Miles
TBD SE 143RD LN, SUMMERFIELD FL 34491	Vacant Land	-	0.30a c	-	-	-	-	4500	4200	06/06/2014	1283	5.80 Miles

Please supply comps even if distance is a factor. Explain any absence of available comps, i.e., no sales, etc.: Subject located in a rural area with very limited MLS activity. Also, there are few land only comps within our MLS system. I had no choice but to expand my search parameters to locate comparables. I used the closest, most competitive comps available at this time.

PROPERTY VALUES

For Ninety (90) Day Market Period: \$3850

As Is Condition: **\$4000**

For Thirty (30) Day Market Period: **\$3000**

Repaired: **\$4000**

Quick Sale: **\$3600**

Recommended List Price: **\$5000**

MARKETABILITY

What current market conditions will affect the sale of the home? Available financing?

None noted. No financing available.

What are the positives/negatives of the property?

None noted

How do the comps that were used compare to the subject?

Similar

Note specific items that could be a potential problem:

None noted at time of inspection.

Checklist of Damages

Is there any vandalism?: Yes ☐ No ☒ If yes, Where?

Is there any graffiti?: Yes ☐ No ☒ If yes, Where?

Is there any damage that appears to be caused by an act of nature?:
Yes ☐ No ☒ If yes, Where?

Are there any broken windows?: Yes ☐ No ☒ If yes, Where?

Are there any broken doors?: Yes ☐ No ☒ If yes, Where?

Does anything appear to be missing? (i.e., HVAC, door knobs, fencing) :
Yes ☐ No ☒ If yes, Where?

What is the condition and approx. age of roof?:
Yes ☐ No ☒ If yes, Where?

Is this home boarded? :
Yes ☐ No ☒ If yes, Where?

Digital Photo Addendum



Subject Front



Subject Side



Subject Street



Subject Sign

Comparable Properties



List 1



List 2



List 3



Ocala MLS, Inc

Sale 1



Sale 2



Sale 3

