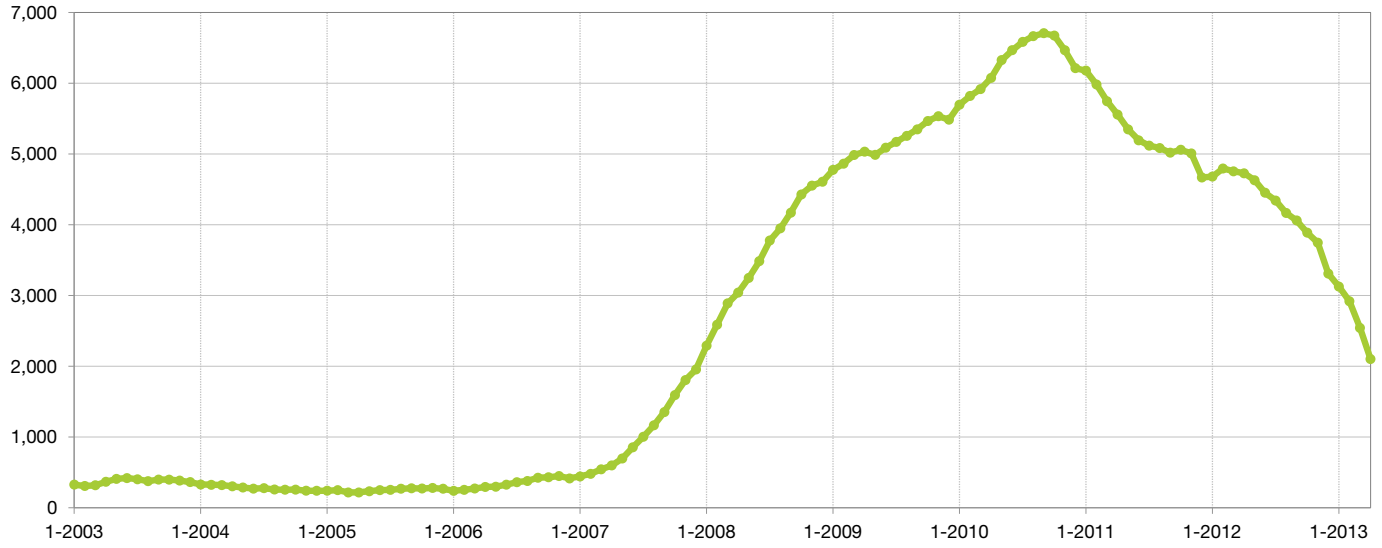
Lender-Mediated Report

A RESEARCH TOOL PROVIDED BY THE **NORTHEAST FLORIDA ASSOCIATION OF REALTORS®**

Historical Inventory of Lender-Mediated Properties



April 2013

April inventory declines and price gains should bring increased May activity levels. Just in the past year, lender-mediated inventory levels are down over 55.5 percent. As a result, motivated buyers are turning to non-distressed, traditional properties. Lender-Mediated homes represent 38.3 percent of the total closed sales, compared to 42.2 percent this month last year. And traditional closed sales are up nearly 35.0 percent from April 2012. Traditional sellers are taking the hint, listing almost 31.0 percent more new properties than last year.

Only 31.7 percent of all new listings were lender-mediated, down notably from last year. April marks the seventh consecutive month of year-over-year sales gains and the fifth month in a row of year-over-year median sales price gains. Though this isn't quite impressive enough to write home about, it would seem that this recovery has begun to gain real traction. As always, market activity can vary greatly by area, price point and segment. Be sure to read the next few pages with peaked interest.

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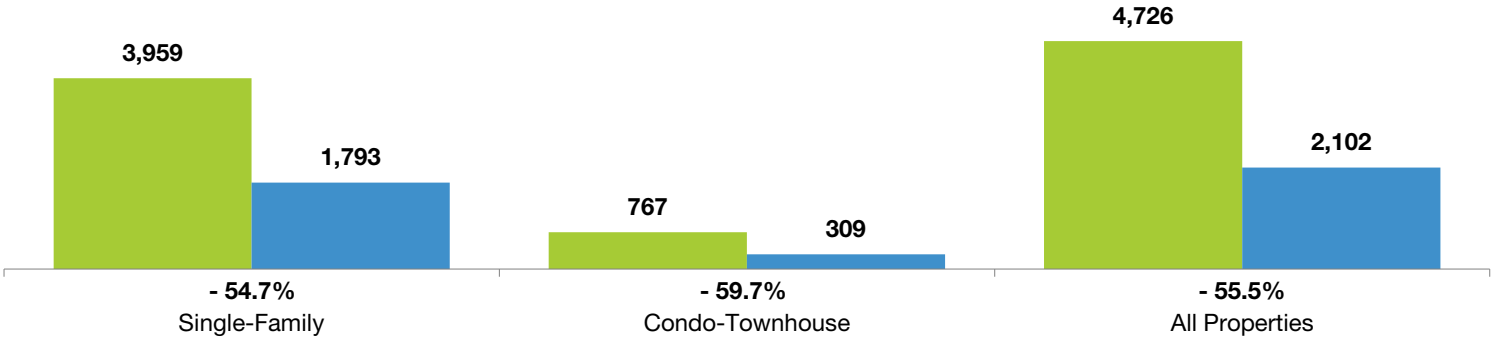
Explanation of Methodology

Lender-mediated properties are those tagged in the Northeast Florida Multiple Listing Service as a Foreclosure, Short Sale and/or REO. Foreclosures are those noted in the "Title" field as "Foreclosure". Short Sales are those noted the "Title" field as "Short Sale/3rd Party" and "Pre-Foreclosure". REOs are those noted in the "Property Owner" field as "REO", "HUD Owned" and "VA Owned".

Inventory of Homes for Sale

	Lender-Mediated			Traditional			Total			Share of Activity that was Lender-Mediated	
	4-2012	4-2013	+ / –	4-2012	4-2013	+ / –	4-2012	4-2013	+ / –	4-2012	4-2013
Single-Family	3,959	1,793	**- 54.7%**	5,856	5,139	**- 12.2%**	9,815	6,932	**- 29.4%**	**40.3%**	**25.9%**
Condo-Townhouse	767	309	**- 59.7%**	947	628	**- 33.7%**	1,714	937	**- 45.3%**	**44.7%**	**33.0%**
All Properties	**4,726**	**2,102**	**- 55.5%**	**6,803**	**5,767**	**- 15.2%**	**11,529**	**7,869**	**- 31.7%**	**41.0%**	**26.7%**

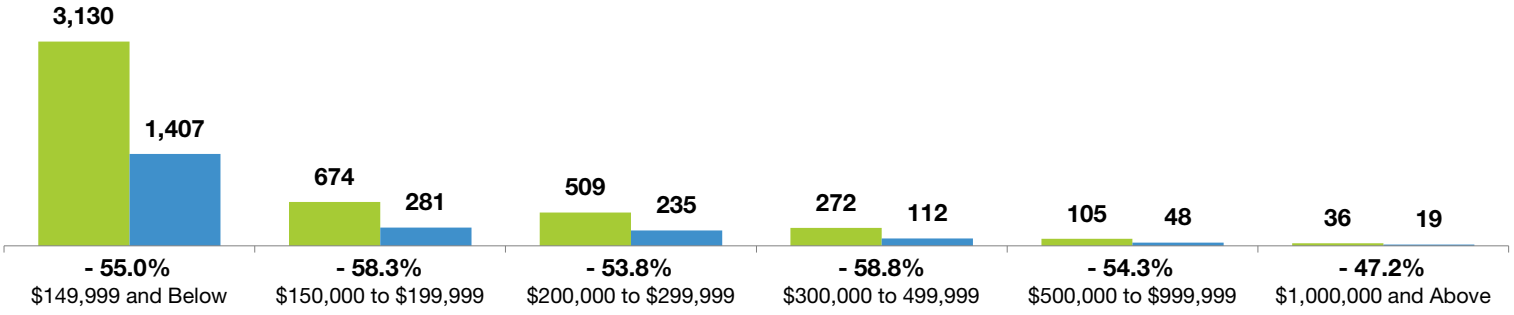
Lender-Mediated Inventory by Property Type



Inventory by Price Range

	Lender-Mediated			Traditional			Total			Share of Activity that was Lender-Mediated	
	4-2012	4-2013	+ / –	4-2012	4-2013	+ / –	4-2012	4-2013	+ / –	4-2012	4-2013
$149,999 and Below	3,130	1,407	**- 55.0%**	2,214	1,614	**- 27.1%**	5,840	3,119	**- 46.6%**	**53.6%**	**45.1%**
$150,000 to $199,999	674	281	**- 58.3%**	968	730	**- 24.6%**	1,569	993	**- 36.7%**	**43.0%**	**28.3%**
$200,000 to $299,999	509	235	**- 53.8%**	1,328	1,290	**- 2.9%**	1,695	1,522	**- 10.2%**	**30.0%**	**15.4%**
$300,000 to 499,999	272	112	**- 58.8%**	1,131	1,104	**- 2.4%**	1,285	1,204	**- 6.3%**	**21.2%**	**9.3%**
$500,000 to $999,999	105	48	**- 54.3%**	766	685	**- 10.6%**	782	705	**- 9.8%**	**13.4%**	**6.8%**
$1,000,000 and Above	36	19	**- 47.2%**	396	344	**- 13.1%**	358	326	**- 8.9%**	**10.1%**	**5.8%**
All Price Ranges	**4,726**	**2,102**	**- 55.5%**	**6,803**	**5,767**	**- 15.2%**	**11,529**	**7,869**	**- 31.7%**	**41.0%**	**26.7%**

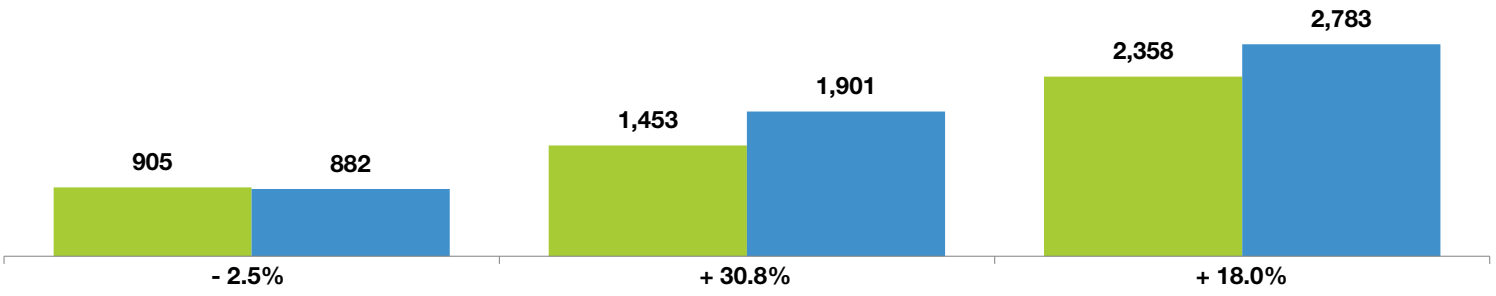
Lender-Mediated Inventory by Price Range



New Listings

	Lender-Mediated			Traditional			Total			Share of Activity that was Lender-Mediated	
	4-2012	4-2013	+ / –	4-2012	4-2013	+ / –	4-2012	4-2013	+ / –	4-2012	4-2013
Single-Family	725	722	- 0.4%	1,269	1,656	+ 30.5%	1,994	2,378	+ 19.3%	36.4%	30.4%
Condo-Townhouse	180	160	- 11.1%	184	245	+ 33.2%	364	405	+ 11.3%	49.5%	39.5%
All Properties	**905**	**882**	**- 2.5%**	**1,453**	**1,901**	**+ 30.8%**	**2,358**	**2,783**	**+ 18.0%**	**38.4%**	**31.7%**

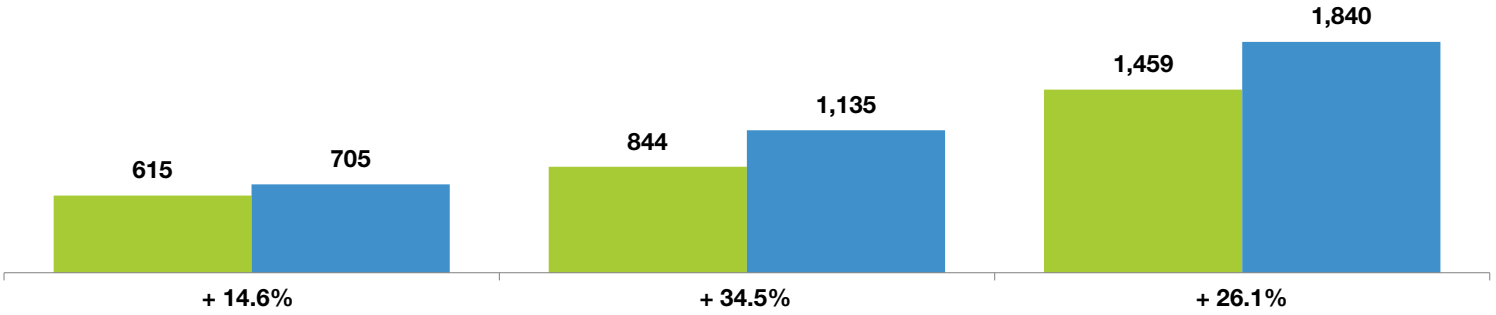
Change in Median Sales Price for All Properties



Closed Sales

	Lender-Mediated			Traditional			Total			Share of Activity that was Lender-Mediated	
	4-2012	4-2013	+ / –	4-2012	4-2013	+ / –	4-2012	4-2013	+ / –	4-2012	4-2013
Single-Family	499	582	+ 16.6%	714	927	+ 29.8%	1,213	1,509	+ 24.4%	41.1%	38.6%
Condo-Townhouse	132	143	+ 8.3%	114	188	+ 64.9%	246	331	+ 34.6%	53.7%	43.2%
All Properties	**615**	**705**	**+ 14.6%**	**844**	**1,135**	**+ 34.5%**	**1,459**	**1,840**	**+ 26.1%**	**42.2%**	**38.3%**

Change in Days on Market Until Sale for All Properties



Median Sales Price

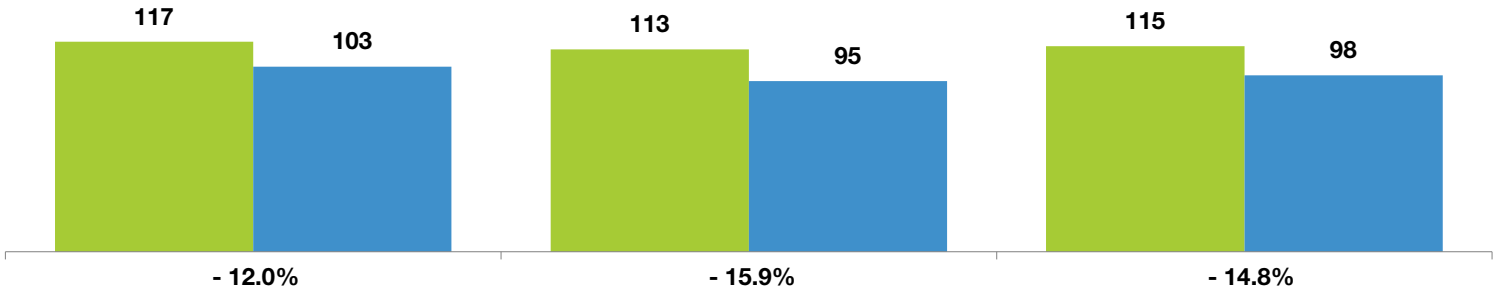
	Lender-Mediated			Traditional			Total		
	4-2012	4-2013	+ / –	4-2012	4-2013	+ / –	4-2012	4-2013	+ / –
Single-Family	$96,450	$107,328	**+ 11.3%**	$183,250	$203,000	**+ 10.8%**	$144,250	$162,000	**+ 12.3%**
Condo-Townhouse	$66,550	$68,000	**+ 2.2%**	$155,250	$145,000	**- 6.6%**	$89,000	$108,760	**+ 22.2%**
All Properties	**$83,900**	**$90,020**	**+ 7.3%**	**$176,000**	**$189,000**	**+ 7.4%**	**$135,000**	**$152,000**	**+ 12.6%**

Change in Median Sales Price for All Properties

Days on Market Until Sale

	Lender-Mediated			Traditional			Total		
	4-2012	4-2013	+ / –	4-2012	4-2013	+ / –	4-2012	4-2013	+ / –
Single-Family	123	106	**- 13.7%**	112	95	**- 14.6%**	116	99	**- 14.5%**
Condo-Townhouse	96	93	**- 3.0%**	121	95	**- 21.5%**	107	94	**- 12.5%**
All Properties	**117**	**103**	**- 12.0%**	**113**	**95**	**- 15.9%**	**115**	**98**	**- 14.8%**

Change in Days on Market Until Sale for All Properties



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Lender-Mediated Activity by Area

Share represents the market share of lender-mediated sales for each area.

April 2013

	Inventory	Share	+ / -	Closed Sales	Share	+ / -	Median Sales Price	+ / -	Average Sales Price	+ / -
011-SAN MARCO	15	14.7%	-46.4%	9	32.1%	125.0%	$266,250	66.6%	$370,252	129.6%
012-SAN JOSE	34	23.6%	-52.8%	8	32.0%	-20.0%	$155,000	63.2%	$253,040	131.2%
013-BEAUCLERC/MANDARIN N	44	32.8%	-67.4%	17	36.2%	13.3%	$140,000	4.5%	$176,480	20.5%
014-MANDARIN	71	29.1%	-50.0%	23	44.2%	15.0%	$199,000	13.7%	$210,939	26.7%
015-BARTRAM	14	30.4%	-81.3%	11	26.8%	-15.4%	$153,690	-0.5%	$160,013	3.8%
021-ST NICHOLAS	30	41.1%	-50.0%	10	71.4%	100.0%	$68,000	-24.4%	$91,593	-13.5%
022-GROVE PK/SAN SOUCI	52	50.0%	-53.2%	29	64.4%	93.3%	$115,000	34.5%	$125,212	25.7%
023-E OF SS BLVD	59	50.4%	-58.5%	19	36.5%	5.6%	$118,250	20.1%	$124,663	5.4%
024-BAYMEADOWS/DEERWOOD	50	35.7%	-55.8%	28	54.9%	40.0%	$95,000	-42.6%	$167,147	-20.1%
025-ICW N-BCH & S ATL	17	27.0%	-62.2%	11	57.9%	37.5%	$196,000	13.6%	$210,784	8.8%
026-ICW S-BCH &N JTB	23	19.3%	-68.1%	22	40.0%	29.4%	$256,000	37.1%	$274,496	12.2%
027-ICW S-JTB	12	19.7%	-45.5%	0	0.0%	-100.0%	$242,080	43.5%	$279,293	64.1%
031-RIVERSIDE	9	23.7%	-62.5%	5	41.7%	66.7%	$170,500	71.9%	$186,172	11.3%
032-AVONDALE	20	21.3%	-35.5%	3	10.3%	-25.0%	$217,500	1.2%	$291,367	-30.0%
033-ORTEGA/VENETIA	11	15.3%	-31.3%	1	8.3%	-66.7%	$268,750	11.3%	$395,917	20.1%
041-ARLINGTON	113	52.3%	-42.3%	47	60.3%	104.3%	$66,180	-26.5%	$78,644	-22.9%
042-FT CAROLINE	44	44.0%	-61.1%	22	47.8%	10.0%	$182,500	45.4%	$183,639	31.4%
043-ICW N-ATLANTIC BLVD	38	32.5%	-53.7%	14	42.4%	-39.1%	$168,800	25.0%	$273,855	104.5%
051-MURRAY HILL	30	50.8%	-53.1%	7	50.0%	0.0%	$51,000	127.2%	$56,885	17.2%
052-LAKESHORE	29	39.7%	-23.7%	7	50.0%	75.0%	$43,558	7.3%	$57,565	7.2%
053-HYDE GROVE AREA	22	59.5%	-50.0%	6	75.0%	0.0%	$42,700	22.9%	$56,388	54.0%
054-CEDAR HILLS	16	51.6%	-44.8%	5	41.7%	66.7%	$44,750	-27.4%	$54,500	-4.2%
055-CONF PT/ORTEGA FARMS	12	48.0%	-42.9%	3	75.0%	200.0%	$65,363	-12.9%	$76,431	-19.1%
056-YUKN/WESC/OAK H	42	56.8%	-53.3%	16	64.0%	6.7%	$52,900	-35.9%	$69,315	-25.0%
061-NORMANDY AREA	15	34.1%	-70.6%	11	68.8%	-8.3%	$75,000	7.3%	$91,229	11.1%
062-CRYSTAL SPR/COUNTRY CREEK	23	35.9%	-68.9%	8	42.1%	100.0%	$135,000	35.1%	$157,607	73.9%
063-JACKSONVILLE HEIGHTS/OAK HILL	35	64.8%	-64.3%	9	60.0%	-40.0%	$45,000	-16.8%	$63,761	8.0%
064-BENT CREEK/PLUM TREE	13	25.5%	-64.9%	6	50.0%	100.0%	$136,250	-2.7%	$137,625	1.7%
065-PANTHER CREEK/ADAMS LK/DUVAL SW	4	23.5%	-80.0%	5	83.3%	0.0%	$111,750	-4.1%	$115,083	9.6%
066-CECIL COMMERCE AREA	3	18.8%	50.0%	1	33.3%	--	$142,000	21.4%	$134,667	15.1%
067-COLINS RD/ARGYLE/OKLEAFPLNT-DUVAL	38	55.9%	-67.5%	21	63.6%	110.0%	$115,000	8.5%	$115,419	13.2%
071-BRENTWOOD/EVERGREEN	28	41.8%	-50.0%	6	46.2%	0.0%	$18,000	-10.0%	$22,200	-7.6%
072-SPRINGFIELD	23	28.8%	-54.0%	2	50.0%	-50.0%	$8,393	-85.4%	$42,871	-15.8%
073-DOWNTOWN JAX/NORTHBANK	8	47.1%	-27.3%	1	25.0%	-50.0%	$35,200	85.5%	$113,850	499.9%
074-PAXON	50	45.5%	-38.3%	5	38.5%	-54.5%	$17,800	24.5%	$30,908	8.9%
075-TROUT RIV/COLLEGE PRK/RIBAULT MNR	103	44.6%	-38.0%	25	65.8%	31.6%	$24,725	23.6%	$36,438	3.6%
081-MARIETA/WHITHSE/BALDWIN	24	31.6%	-68.0%	10	52.6%	100.0%	$140,000	16.7%	$120,478	-0.8%
082-DINSMORE/NORTHWEST DUVAL	0	0.0%	-100.0%	1	100.0%	-50.0%	$134,200	-18.7%	$134,200	-12.6%
091-GARDN CTY/AIRPORT	63	48.8%	-55.9%	19	50.0%	5.6%	$112,900	42.7%	$109,651	22.6%
092-OCEANWAY/PECAN PARK	22	25.6%	-74.7%	6	42.9%	-40.0%	$172,000	26.5%	$147,241	3.1%
095-SAN MATEO/EASTPORT	8	40.0%	-20.0%	0	0.0%	-100.0%	$107,500	-21.3%	$236,167	72.9%
096-FT GEORGE/BLOUNT IS/CEDAR PT	19	21.6%	-80.8%	10	58.8%	25.0%	$154,100	-0.5%	$173,235	-0.2%
121-FLEMING ISLAND-NE	3	30.0%	-57.1%	1	25.0%	0.0%	$299,825	81.2%	$462,388	179.4%
122-FLEMING ISLAND-NW	7	10.6%	-77.4%	1	7.7%	-75.0%	$235,000	-2.5%	$221,953	-27.3%
123-FLEMING ISLAND-SE	3	11.1%	-80.0%	3	27.3%	200.0%	$185,000	15.7%	$243,955	30.5%
124-FLEMING ISLAND-SW	21	39.6%	-58.8%	5	38.5%	400.0%	$203,500	-6.0%	$185,792	-30.2%
131-MDWBK/LOCH RANE	9	34.6%	-43.8%	3	75.0%	200.0%	$67,000	2.3%	$68,375	9.8%
132-BELLAIR/GROVE PARK	21	56.8%	-25.0%	3	42.9%	0.0%	$77,500	-13.8%	$85,000	6.9%
133-NORTH ORANGE PK	4	33.3%	-33.3%	0	0.0%	--	$173,750	0.0%	$173,750	0.0%
134-SOUTH BLANDING	16	40.0%	-44.8%	6	27.3%	200.0%	$130,950	3.7%	$144,031	18.7%

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

Lender-Mediated Activity by Area (cont.)

Share represents the market share of lender-mediated sales for each area.

April 2013

	Inventory	Share	+ / -	Closed Sales	Share	+ / -	Median Sales Price	+ / -	Average Sales Price	+ / -
135-PARK W/MONTCLAIR	8	53.3%	33.3%	0	0.0%	-100.0%	$162,000	252.2%	$162,000	163.8%
136-LAKESIDE EST	14	70.0%	16.7%	1	33.3%	0.0%	$130,000	13.1%	$128,000	11.4%
137-DOCTORS LAKE	7	18.9%	-30.0%	1	20.0%	-66.7%	$195,000	15.4%	$247,180	28.5%
138-TNGLWD/ORANGE PRK S	17	53.1%	-77.6%	8	50.0%	-11.1%	$92,500	15.6%	$100,969	-10.9%
139-OAKLEAF PLNTN/ORANGE PARK NW	46	27.1%	-67.1%	17	40.5%	-19.0%	$162,450	30.0%	$170,268	21.8%
141-MIDDLEBURG	13	22.8%	-58.1%	4	22.2%	-42.9%	$171,125	182.9%	$149,994	131.7%
142-MIDDLEBURG E/LAKE ASBURY	20	25.3%	-78.3%	14	56.0%	75.0%	$141,000	12.1%	$136,408	-4.2%
143-FOXMEADOW AREA	12	24.5%	-60.0%	4	40.0%	--	$157,555	-18.8%	$149,778	-25.9%
144-MIDDLEBURG-SE	5	22.7%	-28.6%	2	40.0%	100.0%	$121,000	15.3%	$111,660	-4.2%
145-MIDDLEBURG-SW	22	40.7%	-15.4%	1	11.1%	0.0%	$96,000	-1.3%	$103,492	3.3%
151-KEYSTONE HGTS	29	19.1%	-27.5%	4	57.1%	300.0%	$50,000	-2.9%	$61,857	0.7%
152-KINGSLEY LAKE	0	0.0%	--	0	--	--	$0	0.0%	$0	0.0%
161-GREEN COVE SPRS	20	19.6%	-54.5%	6	50.0%	50.0%	$167,450	11.7%	$185,674	24.6%
162-RUSS L/PEN FRMS	4	44.4%	100.0%	0	0.0%	--	$185,000	0.0%	$185,000	0.0%
211-JACKSONVILLE BCH-NE	1	4.2%	-92.3%	0	0.0%	-100.0%	$518,750	162.7%	$605,531	111.0%
212-JACKSONVILLE BCH-SE	7	11.1%	-56.3%	1	6.7%	-85.7%	$390,000	35.9%	$528,593	54.4%
213-JACKSONVILLE BCH-NW	7	20.6%	-63.2%	1	8.3%	-66.7%	$234,950	55.6%	$220,825	27.0%
214-JACKSONVILLE BCH-SW	16	25.8%	-20.0%	8	32.0%	14.3%	$299,999	39.5%	$264,616	19.1%
221-NEPTUNE BCH-EAST	0	0.0%	-100.0%	0	--	--	$0	0.0%	$0	0.0%
222-NEPTUNE BCH-WEST	5	31.3%	-73.7%	5	35.7%	400.0%	$316,500	18.5%	$308,496	5.1%
231-ATLANTIC BCH-EAST	5	6.1%	-78.3%	6	26.1%	500.0%	$234,000	-27.3%	$359,266	2.3%
232-ATLANTIC BCH/MAYPORT-WEST	6	23.1%	-68.4%	4	66.7%	-50.0%	$89,350	63.9%	$80,700	2.2%
251-PVB E A1A-N CORONA	1	3.8%	-75.0%	2	33.3%	-33.3%	$827,500	47.4%	$1,640,333	20.2%
252-PVB W A1A-N SOLANA	9	17.0%	-69.0%	4	28.6%	-42.9%	$364,275	193.8%	$549,674	64.6%
261-PVB E A1A-S CORONA	9	8.7%	-57.1%	4	21.1%	300.0%	$499,900	63.9%	$628,699	84.4%
262-PVB W A1A-S SOLANA/PALM VALLEY	11	11.1%	-54.2%	3	13.6%	-57.1%	$270,000	-19.2%	$337,905	-13.6%
263-PVB W A1A-S CR-210	9	11.0%	-35.7%	0	0.0%	-100.0%	$432,000	12.2%	$405,111	0.1%
264-SOUTH PVB/VILANO BCH	7	9.1%	-66.7%	3	33.3%	--	$485,000	-29.8%	$468,611	-23.0%
265-PONTE VEDRA/NOCATEE-STJ	7	10.4%	-61.1%	5	9.8%	66.7%	$273,229	-0.3%	$287,078	-5.2%
301-JUL CK/SWITZ	37	11.9%	-66.4%	21	26.6%	-16.0%	$255,000	25.3%	$278,968	9.5%
302-ORANGEDALE AREA	5	16.1%	-28.6%	0	0.0%	--	$605,000	165.1%	$665,347	191.5%
303-PALMO/SIX MILE AREA	2	10.0%	-60.0%	0	0.0%	-100.0%	$147,000	-42.8%	$147,000	-42.8%
304- 210 SOUTH	17	21.0%	-73.0%	7	38.9%	-12.5%	$266,000	31.4%	$289,799	25.8%
305-WORLD GOLF V-CENTRAL	6	15.0%	-64.7%	0	0.0%	--	$250,516	5.3%	$249,824	4.9%
306-WORLD GOLF V-NE	0	0.0%	--	0	0.0%	--	$232,175	0.0%	$232,175	0.0%
307-WORLD GOLF V-SE	1	50.0%	-50.0%	1	100.0%	--	$59,900	0.0%	$59,900	0.0%
308-WORLD GOLF V-SW	4	10.5%	-89.5%	8	33.3%	166.7%	$208,995	15.2%	$210,601	12.7%
309-WORLD GOLF V-WEST	11	13.4%	-78.4%	6	42.9%	-14.3%	$242,000	34.4%	$242,893	24.8%
312-PALENCIA AREA	10	18.9%	-61.5%	2	15.4%	-66.7%	$297,000	8.8%	$337,635	13.3%
313-WHITECASTLE/AIRPORT AREA	2	11.8%	-33.3%	2	40.0%	100.0%	$145,000	468.6%	$139,980	448.9%
321-NORTH CITY	1	6.7%	-87.5%	1	50.0%	0.0%	$95,500	-25.1%	$95,500	-25.1%
322-DOWNTOWN ST AUGUSTINE	1	7.7%	-75.0%	2	66.7%	--	$120,000	0.0%	$261,333	0.0%
323-DAVIS SHORES	1	7.7%	-75.0%	0	0.0%	--	$140,000	-6.7%	$140,000	-3.2%
331-ST AUGUSTINE BCH	14	13.0%	-53.3%	1	9.1%	-80.0%	$275,000	-17.0%	$375,955	-8.5%
332-CRESCENT BCH/SUMMER HVN	1	3.7%	-66.7%	0	0.0%	--	$355,000	-64.5%	$355,000	-64.5%
333-ST JOHNS CO-SE	1	25.0%	0.0%	0	--	-100.0%	$0	-100.0%	$0	-100.0%
334-MOULTRIE/ST AUG SHORES	7	21.9%	-12.5%	3	50.0%	200.0%	$64,650	-54.9%	$73,758	-48.5%
335-ST AUGUSTINE SOUTH	6	60.0%	-25.0%	2	66.7%	--	$135,000	-10.0%	$136,667	-7.3%
336-RAVENSWOOD/W AUGUSTINE	17	23.0%	-55.3%	6	30.0%	0.0%	$153,500	70.6%	$146,108	40.1%
337-OLD MOULTRIE RD/WILDWOOD	7	14.9%	-36.4%	0	0.0%	-100.0%	$166,995	-11.6%	$166,995	-11.6%

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

Lender-Mediated Activity by Area (cont.)

Share represents the market share of lender-mediated sales for each area.

April 2013

	Inventory	Share	+ / -	Closed Sales	Share	+ / -	Median Sales Price	+ / -	Average Sales Price	+ / -
341-FLAGLER EST/HASTINGS	6	31.6%	20.0%	4	57.1%	100.0%	$55,000	34.1%	$67,357	60.5%
342-ST JOHN SR 207 S/W I-95	1	10.0%	-83.3%	0	0.0%	-100.0%	$162,500	0.3%	$162,500	-1.5%
343-MOLASSES JNCTN/ELKTON	1	20.0%	-66.7%	1	33.3%	--	$150,000	0.0%	$155,667	0.0%
344-HASTINGS/TOCOI/RVRDALE	2	10.5%	-75.0%	0	0.0%	--	$334,950	0.0%	$334,950	0.0%
410-FERNANDINA BCH DOWNTOWN-WEST	1	33.3%	-50.0%	0	--	--	$0	-100.0%	$0	-100.0%
420-FERNANDINA BCH-DOWNTOWN-EAST	2	25.0%	0.0%	1	100.0%	--	$75,000	0.0%	$75,000	0.0%
430-NASSAU CNTY BEACHES-N	1	7.7%	-50.0%	0	0.0%	--	$517,500	144.1%	$517,500	144.1%
431-NASSAU CNTY BEACHES-S	0	0.0%	--	0	0.0%	--	$437,500	56.3%	$437,500	56.3%
440-FERNANDINA BCH DOWNTOWN-SOUTH	1	100.0%	-50.0%	3	100.0%	50.0%	$115,591	3.2%	$155,530	27.1%
450-AMELIA ISLAND	4	15.4%	-20.0%	0	0.0%	-100.0%	$355,000	31.5%	$355,960	38.2%
470-PINEY ISL AND AREA	1	25.0%	--	0	--	--	$0	0.0%	$0	0.0%
471-NASSAU CO N-CHESTER/PIRATES WOOD	5	12.5%	-66.7%	4	57.1%	--	$150,000	23.5%	$137,914	13.5%
472-ONEIL,NASSAVILLE,HOLLY PT	3	6.7%	-85.7%	6	54.5%	--	$215,600	-2.0%	$201,767	-9.8%
480-N-A1A/W LOFN CK	0	0.0%	-100.0%	0	--	-100.0%	$0	-100.0%	$0	-100.0%
481-S-A1A/W LOFN CK	7	30.4%	-61.1%	1	100.0%	-50.0%	$180,000	72.7%	$180,000	71.7%
490-CALLAHAN	5	35.7%	-37.5%	1	100.0%	-50.0%	$165,300	214.7%	$165,300	158.9%
491-HILLARD	2	28.6%	-50.0%	0	0.0%	--	$80,000	0.0%	$80,000	0.0%
492-W I-95/N FL LNE	24	29.6%	-44.2%	9	81.8%	200.0%	$53,500	-60.4%	$95,246	-15.9%
501-MACCLENNY AREA	9	16.7%	-62.5%	5	50.0%	150.0%	$61,000	-51.5%	$74,655	-44.5%
502-BAKER COUNTY-NW	6	17.6%	-33.3%	2	100.0%	--	$67,950	-72.8%	$67,950	-72.8%
503-BAKER COUNTY-SOUTH	2	9.1%	-50.0%	2	100.0%	100.0%	$108,000	-45.3%	$108,000	-45.3%
521-BRADFORD COUNTY-NE	6	26.1%	-14.3%	0	0.0%	--	$65,000	62.5%	$65,000	62.5%
522-BRADFORD COUNTY-NW	14	41.2%	-36.4%	2	40.0%	0.0%	$90,000	148.9%	$126,000	248.4%
523-BRADFORD COUNTY-SE	7	10.6%	-36.4%	0	0.0%	-100.0%	$147,000	2.4%	$141,750	-12.1%
524-BRADFORD COUNTY-SW	3	8.8%	200.0%	0	0.0%	-100.0%	$32,500	36.0%	$32,500	36.0%
541-UNION COUNTY-NORTH	0	0.0%	-100.0%	0	--	--	$0	0.0%	$0	0.0%
542-UNION COUNTY-SOUTH	2	40.0%	100.0%	0	0.0%	--	$135,000	0.0%	$135,000	0.0%
561-GREATER PALATKA	43	34.7%	-4.4%	6	66.7%	0.0%	$63,000	65.8%	$79,858	63.8%
562-BARDIN/WEST BOSTWICK	2	22.2%	-60.0%	0	--	--	$0	-100.0%	$0	-100.0%
563-E BOSTWICK/BRIDGEPORT/CEDAR CR	10	23.3%	11.1%	2	66.7%	0.0%	$116,000	163.9%	$157,100	97.2%
564-E PALATKA/SAN MATEO/N SATSUMA	22	17.7%	4.8%	1	33.3%	-66.7%	$70,000	3.2%	$57,300	-61.6%
571-INTERLACHEN-SE	5	27.8%	150.0%	1	100.0%	-50.0%	$83,500	-29.8%	$83,500	-29.8%
572-INTERLACHEN-NE	7	10.8%	0.0%	3	33.3%	--	$35,000	16.7%	$42,189	33.9%
573-INTERLACHEN-SW	2	7.1%	-33.3%	0	0.0%	-100.0%	$27,000	-44.9%	$27,000	-43.2%
574-INTERLACHEN-NW	5	12.5%	-37.5%	1	33.3%	0.0%	$30,500	154.2%	$37,300	40.9%
575-WEST OF SR21	2	12.5%	0.0%	0	0.0%	--	$32,000	-32.6%	$32,000	-32.6%
576-GEORGES LAKE	9	37.5%	200.0%	0	--	--	$0	-100.0%	$0	-100.0%
581-SATSUMA/HOOT OWL RIDGE	10	20.4%	66.7%	0	0.0%	-100.0%	$31,450	-41.2%	$31,450	-41.2%
582-POMONA PARK/WELAKA/LK COMO	7	7.6%	-30.0%	1	14.3%	--	$60,000	2.6%	$69,471	-9.3%
583-CRESCENT CITY/GEORGETOWN/FRUIT	4	5.9%	-50.0%	0	0.0%	--	$26,125	-86.9%	$97,542	-47.0%
584-OCALA NATIONAL FOREST/OKLAWAHA	0	0.0%	--	0	--	--	$0	0.0%	$0	0.0%