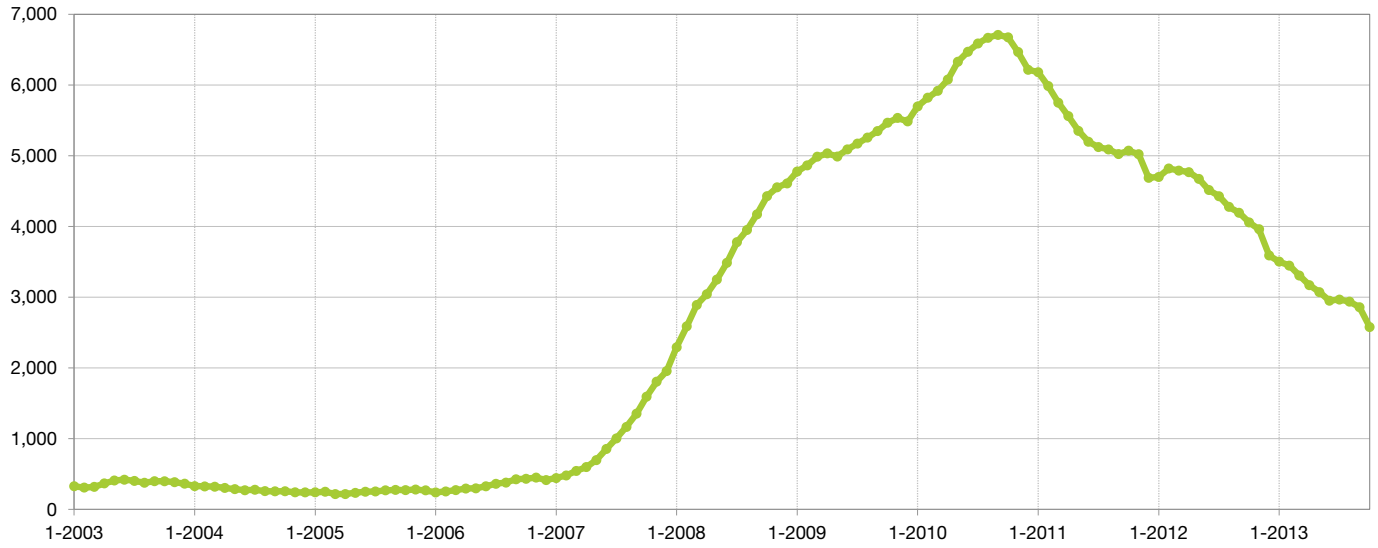
Lender-Mediated Report

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

Historical Inventory of Lender-Mediated Properties



October 2013

With just two reporting months left in the year, 2013 annual data is right around the corner. The year was marked by overall market recovery but especially a healing lender-mediated segment. Traditional new listings rose 26.4 percent while lender-mediated new listings were up 11.8 percent. Traditional closed sales rose 7.6 percent while sales fell 24.5 percent for foreclosures and short sales. That mix of activity has brought the percentage of all new listings that were lender-mediated down to 36.8 percent and the percentage of all closed sales that were lender-mediated down to 35.7 percent. Both figures are down notably from October 2012.

Traditional properties are selling at a median price of $205,000 and make up a greater share of the overall pie. Thus, the market-wide median price was up 16.4 percent to $158,865. The region has now seen year-over-year median price gains for 20 of the past 21 months. Activity can still vary by segment and location.

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Inventory of Homes for Sale 2

New Listings and Closed Sales 3

Price and Days on Market 4

Lender-Mediated Activity by Area 5

Click on desired metric to jump to that page.

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".

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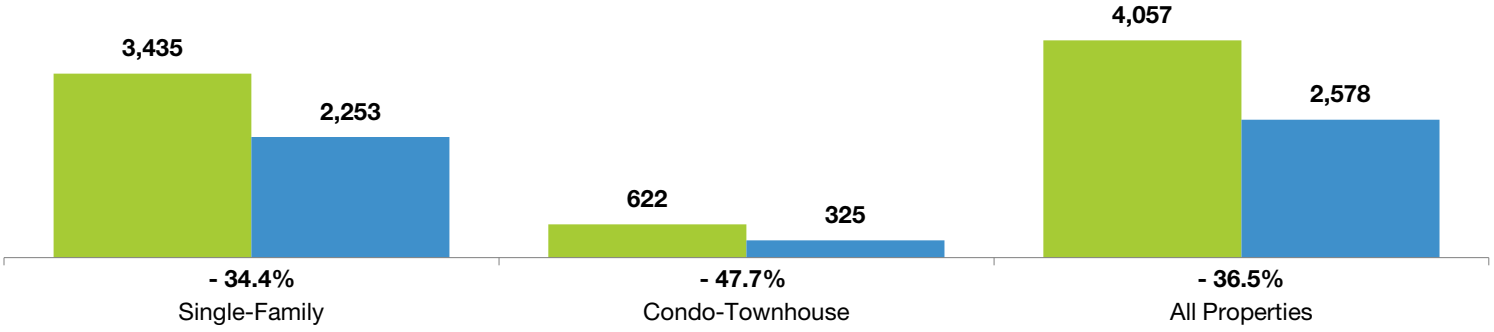
Inventory of Homes for Sale

	Lender-Mediated			Traditional			Total			Share of Activity that was Lender-Mediated	
	10-2012	10-2013	+ / –	10-2012	10-2013	+ / –	10-2012	10-2013	+ / –	10-2012	10-2013
Single-Family	3,435	2,253	- 34.4%	5,808	5,740	- 1.2%	10,661	9,076	- 14.9%	32.2%	24.8%
Condo-Townhouse	622	325	- 47.7%	796	758	- 4.8%	1,418	1,083	- 23.6%	43.9%	30.0%
All Properties	**4,057**	**2,578**	**- 36.5%**	**6,603**	**6,498**	**- 1.6%**	**10,661**	**9,076**	**- 14.9%**	**38.1%**	**28.4%**

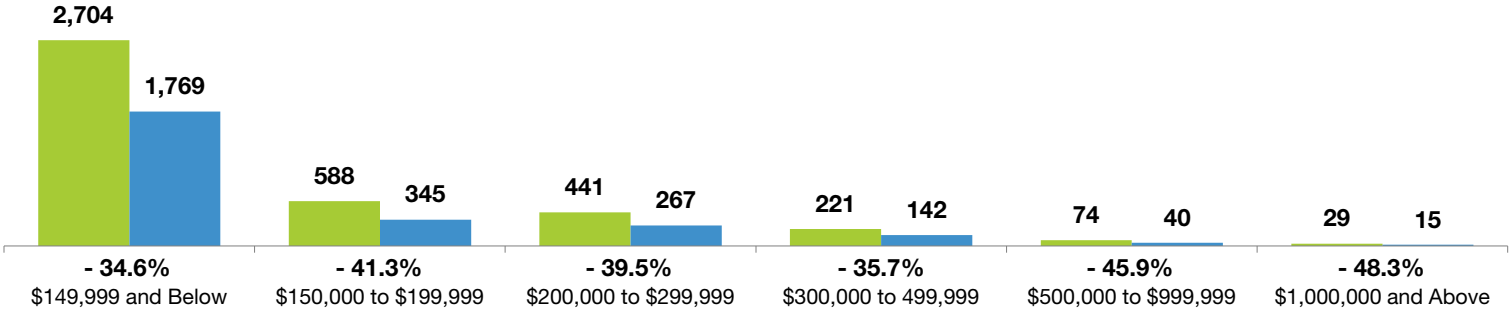
Lender-Mediated Inventory by Property Type



Inventory by Price Range

	Lender-Mediated			Traditional			Total			Share of Activity that was Lender-Mediated	
	10-2012	10-2013	+ / –	10-2012	10-2013	+ / –	10-2012	10-2013	+ / –	10-2012	10-2013
$149,999 and Below	2,704	1,769	- 34.6%	2,163	1,883	- 12.9%	5,191	3,781	- 27.2%	52.1%	46.8%
$150,000 to $199,999	588	345	- 41.3%	927	936	+ 1.0%	1,482	1,276	- 13.9%	39.7%	27.0%
$200,000 to $299,999	441	267	- 39.5%	1,356	1,452	+ 7.1%	1,745	1,711	- 1.9%	25.3%	15.6%
$300,000 to 499,999	221	142	- 35.7%	1,090	1,214	+ 11.4%	1,215	1,308	+ 7.7%	18.2%	10.9%
$500,000 to $999,999	74	40	- 45.9%	727	680	- 6.5%	734	685	- 6.7%	10.1%	5.8%
$1,000,000 and Above	29	15	- 48.3%	340	333	- 2.1%	294	315	+ 7.1%	9.9%	4.8%
All Price Ranges	**4,057**	**2,578**	**- 36.5%**	**6,603**	**6,498**	**- 1.6%**	**10,661**	**9,076**	**- 14.9%**	**38.1%**	**28.4%**

Lender-Mediated Inventory by Price Range



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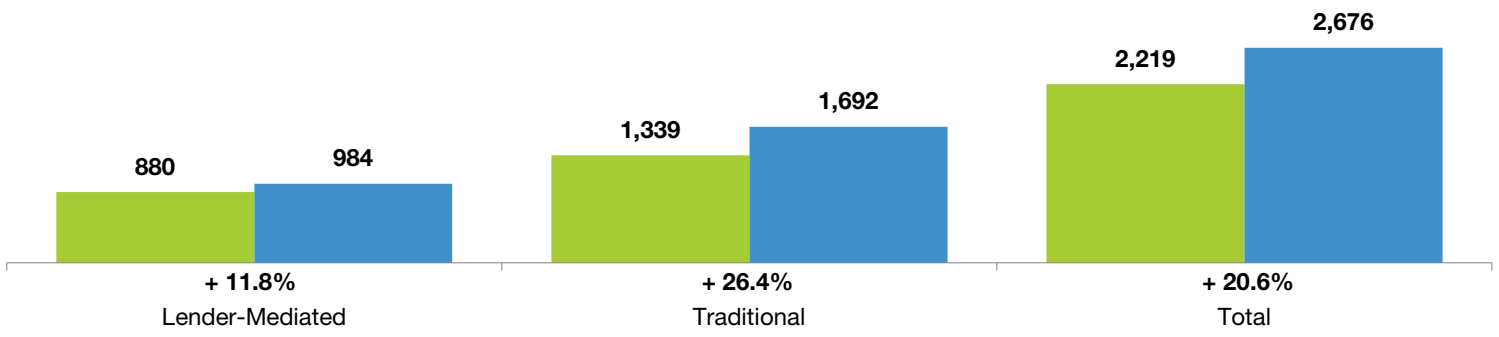
New Listings

	Lender-Mediated			Traditional			Total			Share of Activity that was Lender-Mediated	
	10-2012	10-2013	+ / –	10-2012	10-2013	+ / –	10-2012	10-2013	+ / –	10-2012	10-2013
Single-Family	727	819	+ 12.7%	1,149	1,472	+ 28.1%	1,876	2,291	+ 22.1%	38.8%	35.7%
Condo-Townhouse	153	165	+ 7.8%	190	220	+ 15.8%	343	385	+ 12.2%	44.6%	42.9%
All Properties	**880**	**984**	**+ 11.8%**	**1,339**	**1,692**	**+ 26.4%**	**2,219**	**2,676**	**+ 20.6%**	**39.7%**	**36.8%**

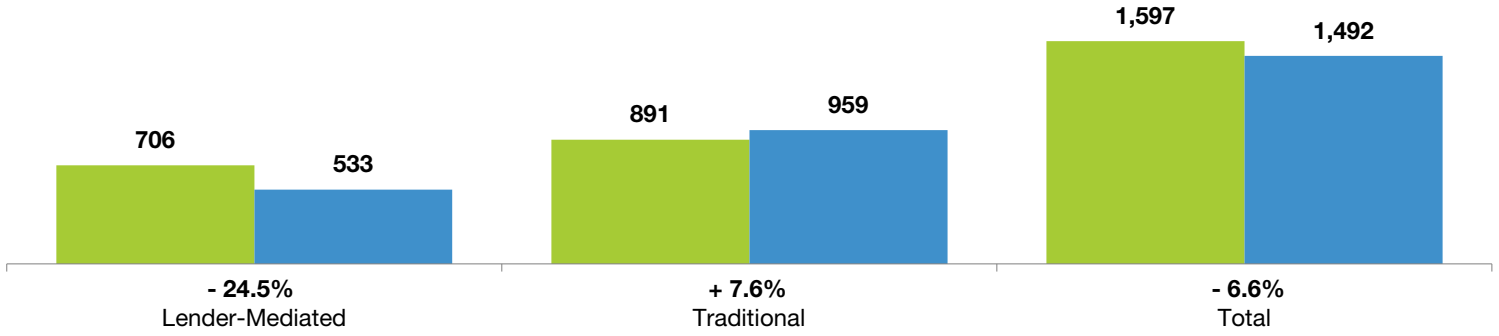
Change in New Listings for All Properties



Closed Sales

	Lender-Mediated			Traditional			Total			Share of Activity that was Lender-Mediated	
	10-2012	10-2013	+ / –	10-2012	10-2013	+ / –	10-2012	10-2013	+ / –	10-2012	10-2013
Single-Family	590	443	- 24.9%	732	773	+ 5.6%	1,322	1,216	- 8.0%	44.6%	36.4%
Condo-Townhouse	137	110	- 19.7%	138	166	+ 20.3%	275	276	+ 0.4%	49.8%	39.9%
All Properties	**706**	**533**	**- 24.5%**	**891**	**959**	**+ 7.6%**	**1,597**	**1,492**	**- 6.6%**	**44.2%**	**35.7%**

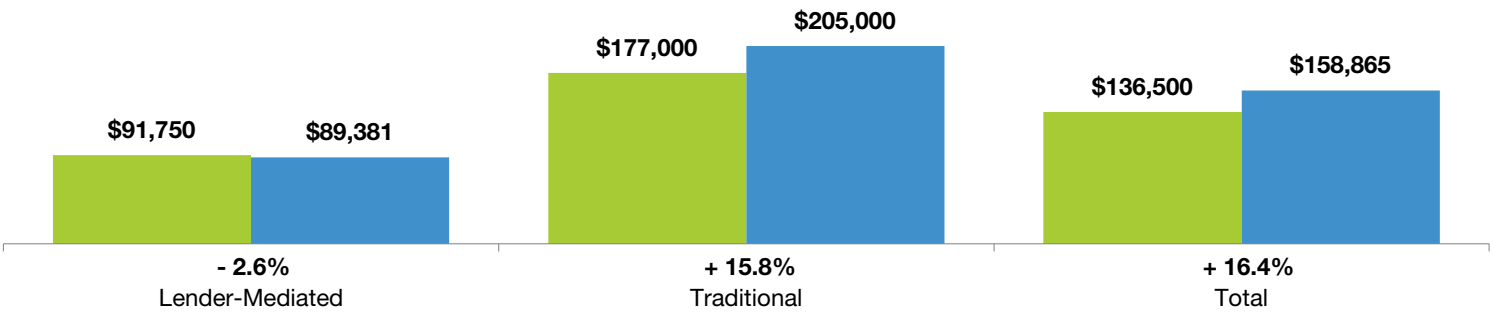
Change in Closed Sales for All Properties



Median Sales Price

	Lender-Mediated			Traditional			Total		
	10-2012	10-2013	+ / –	10-2012	10-2013	+ / –	10-2012	10-2013	+ / –
Single-Family	$103,000	$98,000	**- 4.9%**	$188,950	$221,700	**+ 17.3%**	$146,000	$169,450	**+ 16.1%**
Condo-Townhouse	$71,000	$75,000	**+ 5.6%**	$132,398	$152,250	**+ 15.0%**	$91,000	$115,000	**+ 26.4%**
All Properties	**$91,750**	**$89,381**	**- 2.6%**	**$177,000**	**$205,000**	**+ 15.8%**	**$136,500**	**$158,865**	**+ 16.4%**

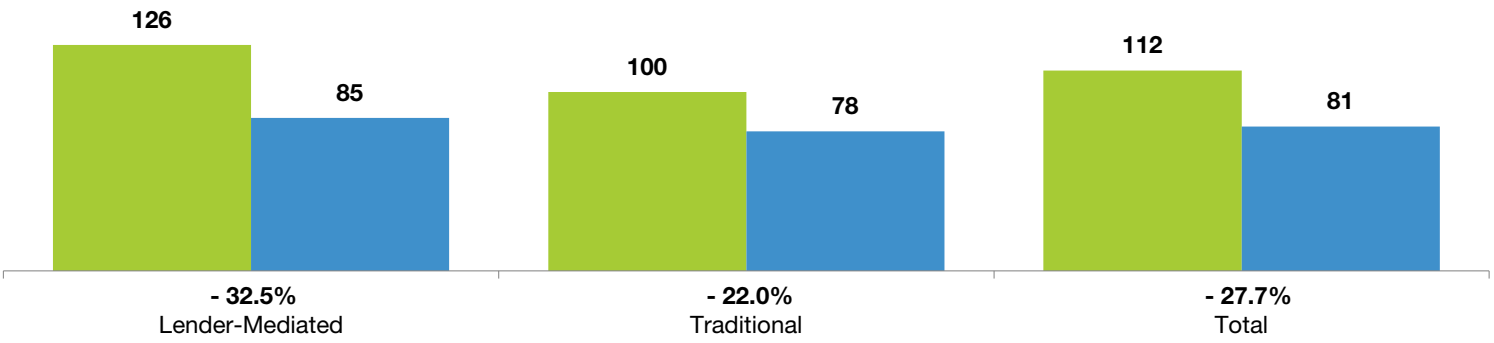
Change in Median Sales Price for All Properties



Days on Market Until Sale

	Lender-Mediated			Traditional			Total		
	10-2012	10-2013	+ / –	10-2012	10-2013	+ / –	10-2012	10-2013	+ / –
Single-Family	129	85	**- 34.2%**	101	79	**- 22.4%**	114	81	**- 28.8%**
Condo-Townhouse	113	86	**- 23.3%**	91	74	**- 18.9%**	102	79	**- 22.6%**
All Properties	**126**	**85**	**- 32.5%**	**100**	**78**	**- 22.0%**	**112**	**81**	**- 27.7%**

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.

October 2013

	Inventory	Share	+ / -	Closed Sales	Share	+ / -	Median Sales Price	+ / -	Average Sales Price	+ / -
011-SAN MARCO	20	17.5%	-28.6%	5	31.3%	66.7%	$260,000	35.5%	$281,862	19.0%
012-SAN JOSE	50	29.6%	-9.1%	7	30.4%	16.7%	$108,000	-27.0%	$217,688	36.8%
013-BEAUCLERC/MANDARIN N	62	35.6%	-42.1%	20	54.1%	11.1%	$138,900	-8.9%	$172,587	17.0%
014-MANDARIN	61	25.8%	-47.4%	18	35.3%	20.0%	$197,000	19.5%	$206,719	26.5%
015-BARTRAM	30	31.3%	-50.8%	8	36.4%	-57.9%	$184,045	24.4%	$190,048	26.2%
021-ST NICHOLAS	40	50.6%	-32.2%	10	66.7%	0.0%	$63,101	19.1%	$69,293	-0.7%
022-GROVE PK/SAN SOUCI	58	44.6%	-34.8%	20	55.6%	-13.0%	$87,944	15.3%	$108,868	25.0%
023-E OF SS BLVD	68	45.6%	-38.2%	16	38.1%	-44.8%	$122,300	35.9%	$128,844	17.9%
024-BAYMEADOWS/DEERWOOD	49	37.4%	-48.4%	22	47.8%	-4.3%	$116,000	43.7%	$161,117	15.4%
025-ICW N-BCH & S ATL	24	38.7%	-48.9%	9	37.5%	28.6%	$199,000	4.7%	$196,513	0.7%
026-ICW S-BCH &N JTB	40	21.4%	-36.5%	5	17.2%	-72.2%	$284,300	42.2%	$310,146	42.4%
027-ICW S-JTB	17	27.0%	-15.0%	2	14.3%	-71.4%	$183,529	-11.3%	$212,023	-21.0%
031-RIVERSIDE	9	18.4%	-50.0%	2	15.4%	-50.0%	$175,000	129.4%	$177,227	131.4%
032-AVONDALE	19	16.2%	-32.1%	3	12.5%	-70.0%	$182,000	25.5%	$249,001	6.2%
033-ORTEGA/VENETIA	8	11.4%	-55.6%	2	18.2%	-50.0%	$305,000	42.5%	$388,636	-22.0%
041-ARLINGTON	148	50.7%	-18.7%	31	53.4%	-22.5%	$76,750	19.9%	$89,686	4.5%
042-FT CAROLINE	63	44.7%	-37.6%	7	26.9%	-58.8%	$157,050	40.2%	$169,151	21.8%
043-ICW N-ATLANTIC BLVD	41	36.6%	-29.3%	11	39.3%	0.0%	$177,500	22.4%	$251,725	25.6%
051-MURRAY HILL	42	46.7%	16.7%	9	47.4%	-47.1%	$68,000	51.1%	$80,489	37.7%
052-LAKESHORE	30	43.5%	-23.1%	6	60.0%	-25.0%	$42,275	0.7%	$50,465	5.6%
053-HYDE GROVE AREA	18	36.0%	-60.0%	7	53.8%	250.0%	$61,000	74.3%	$66,453	59.5%
054-CEDAR HILLS	24	53.3%	-22.6%	3	75.0%	50.0%	$55,000	17.6%	$53,275	12.1%
055-CONF PT/ORTEGA FARMS	17	35.4%	13.3%	6	85.7%	500.0%	$73,900	5.2%	$107,843	53.5%
056-YUKN/WESC/OAK H	34	39.5%	-60.9%	20	83.3%	17.6%	$43,500	-51.7%	$75,362	-18.5%
061-NORMANDY AREA	26	35.1%	-40.9%	6	100.0%	-40.0%	$73,500	-5.2%	$76,500	-11.9%
062-CRYSTAL SPR/COUNTRY CREEK	29	33.0%	-46.3%	11	55.0%	-26.7%	$102,400	-18.7%	$115,635	-7.9%
063-JACKSONVILLE HEIGHTS/OAK HILL	53	66.3%	-43.6%	8	80.0%	-20.0%	$51,000	-12.8%	$67,085	8.5%
064-BENT CREEK/PLUM TREE	12	20.0%	-57.1%	4	40.0%	100.0%	$168,500	22.1%	$170,730	28.1%
065-PANTHER CREEK/ADAMS LK/DUVAL SW	4	20.0%	-78.9%	1	50.0%	0.0%	$110,875	-40.7%	$110,875	-42.6%
066-CECIL COMMERCE AREA	1	5.6%	-75.0%	0	--	--	$0	0.0%	$0	0.0%
067-COLINS RD/ARGYLE/OKLEAFPLNT-DUVAL	50	56.8%	-52.8%	15	51.7%	36.4%	$105,000	0.0%	$106,750	-3.7%
071-BRENTWOOD/EVERGREEN	51	55.4%	8.5%	6	66.7%	-40.0%	$19,900	-27.6%	$51,675	110.4%
072-SPRINGFIELD	35	38.9%	-31.4%	9	69.2%	50.0%	$88,000	151.4%	$80,039	-11.9%
073-DOWNTOWN JAX/NORTHBANK	2	11.1%	-84.6%	2	66.7%	--	$120,000	-2.4%	$103,300	-15.9%
074-PAXON	55	45.8%	-19.1%	6	66.7%	-45.5%	$30,000	81.8%	$48,583	138.8%
075-TROUT RIV/COLLEGE PRK/RIBAULT MNR	134	51.1%	-15.2%	18	60.0%	28.6%	$21,500	0.0%	$27,639	-8.7%
081-MARIETA/WHITHSE/BALDWIN	44	38.9%	-8.3%	5	41.7%	-54.5%	$87,138	-36.9%	$83,654	-44.7%
082-DINSMORE/NORTHWEST DUVAL	6	66.7%	50.0%	0	0.0%	--	$214,900	0.0%	$214,900	0.0%
091-GARDN CTY/AIRPORT	55	37.4%	-53.0%	18	69.2%	5.9%	$61,500	-44.1%	$87,111	-16.5%
092-OCEANWAY/PECAN PARK	42	30.9%	-39.1%	6	28.6%	-64.7%	$199,990	33.3%	$192,932	21.3%
095-SAN MATEO/EASTPORT	7	20.6%	-30.0%	2	50.0%	0.0%	$146,893	-6.6%	$173,196	10.4%
096-FT GEORGE/BLOUNT IS/CEDAR PT	37	31.1%	-48.6%	3	21.4%	-76.9%	$217,500	45.0%	$215,886	42.4%
121-FLEMING ISLAND-NE	1	6.7%	-80.0%	1	100.0%	--	$178,800	-27.6%	$178,800	-27.6%
122-FLEMING ISLAND-NW	16	23.2%	-40.7%	2	10.5%	-60.0%	$270,000	-15.4%	$300,410	-6.7%
123-FLEMING ISLAND-SE	11	27.5%	-31.3%	1	16.7%	-80.0%	$157,500	5.6%	$182,250	-20.3%
124-FLEMING ISLAND-SW	20	37.7%	-35.5%	4	25.0%	-33.3%	$188,500	77.8%	$186,906	17.0%
131-MDWBK/LOCH RANE	11	32.4%	-26.7%	1	25.0%	-66.7%	$165,000	4.3%	$170,500	8.9%
132-BELLAIR/GROVE PARK	16	51.6%	0.0%	3	37.5%	50.0%	$76,500	-9.9%	$81,550	12.0%
133-NORTH ORANGE PK	7	50.0%	40.0%	0	0.0%	--	$136,000	0.0%	$136,000	0.0%
134-SOUTH BLANDING	21	37.5%	-27.6%	0	0.0%	-100.0%	$145,000	1.0%	$127,200	-10.7%

Lender-Mediated Activity by Area (cont.)

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

October 2013	Inventory	Share	+ / -	Closed Sales	Share	+ / -	Median Sales Price	+ / -	Average Sales Price	+ / -
135-PARK W/MONTCLAIR	11	55.0%	22.2%	2	40.0%	100.0%	$188,000	126.5%	$167,780	102.1%
136-LAKESIDE EST	9	31.0%	-18.2%	4	50.0%	-50.0%	$120,700	10.2%	$137,587	30.3%
137-DOCTORS LAKE	12	27.3%	50.0%	0	0.0%	-100.0%	$195,000	-8.0%	$206,667	-33.9%
138-TNGLWD/ORANGE PRK S	30	50.0%	-53.1%	7	53.8%	-36.4%	$100,000	27.4%	$111,262	23.2%
139-OAKLEAF PLNTN/ORANGE PARK NW	53	22.3%	-55.5%	13	37.1%	-23.5%	$175,000	42.3%	$171,819	16.9%
141-MIDDLEBURG	17	26.6%	-45.2%	1	16.7%	-83.3%	$187,980	422.2%	$164,042	145.0%
142-MIDDLEBURG E/LAKE ASBURY	43	33.9%	-36.8%	8	42.1%	-33.3%	$150,000	32.5%	$164,500	32.1%
143-FOXMEADOW AREA	11	16.2%	-57.7%	1	7.7%	-66.7%	$170,000	9.7%	$186,431	10.3%
144-MIDDLEBURG-SE	3	12.0%	-40.0%	2	66.7%	--	$124,900	-65.3%	$124,267	-65.5%
145-MIDDLEBURG-SW	22	40.7%	-8.3%	3	37.5%	-25.0%	$124,000	71.0%	$131,850	62.8%
151-KEYSTONE HGTS	30	19.4%	-21.1%	1	50.0%	-50.0%	$74,750	-5.4%	$74,750	-15.9%
152-KINGSLEY LAKE	0	0.0%	--	0	--	--	$0	0.0%	$0	0.0%
161-GREEN COVE SPRS	26	25.7%	-29.7%	5	50.0%	-50.0%	$148,125	227.3%	$157,335	62.3%
162-RUSS L/PEN FRMS	1	14.3%	-50.0%	0	--	--	$0	-100.0%	$0	-100.0%
211-JACKSONVILLE BCH-NE	2	8.7%	-60.0%	1	16.7%	-75.0%	$660,000	129.6%	$579,317	98.0%
212-JACKSONVILLE BCH-SE	6	8.5%	-64.7%	1	10.0%	-50.0%	$442,000	10.4%	$537,070	50.3%
213-JACKSONVILLE BCH-NW	6	15.4%	-64.7%	6	50.0%	500.0%	$207,000	-13.8%	$228,233	-5.8%
214-JACKSONVILLE BCH-SW	14	23.0%	-39.1%	3	16.7%	-50.0%	$257,000	8.4%	$244,900	15.4%
221-NEPTUNE BCH-EAST	0	0.0%	--	1	50.0%	-50.0%	$346,050	-21.8%	$346,050	-35.9%
222-NEPTUNE BCH-WEST	7	35.0%	-46.2%	0	0.0%	-100.0%	$339,875	78.3%	$347,275	58.1%
231-ATLANTIC BCH-EAST	15	21.7%	-42.3%	6	31.6%	0.0%	$230,000	15.0%	$318,696	39.0%
232-ATLANTIC BCH/MAYPORT-WEST	6	31.6%	-60.0%	6	66.7%	20.0%	$103,500	27.1%	$124,178	29.2%
251-PVB E A1A-N CORONA	1	3.6%	0.0%	0	0.0%	-100.0%	$1,209,750	-7.5%	$1,190,650	-35.3%
252-PVB W A1A-N SOLANA	10	14.7%	-44.4%	4	28.6%	33.3%	$763,250	165.5%	$1,095,193	208.2%
261-PVB E A1A-S CORONA	7	8.1%	-61.1%	2	9.5%	-50.0%	$296,000	31.6%	$398,167	26.6%
262-PVB W A1A-S SOLANA/PALM VALLEY	6	7.7%	-68.4%	4	16.7%	-20.0%	$346,950	11.7%	$371,142	18.8%
263-PVB W A1A-S CR-210	8	12.1%	-20.0%	1	16.7%	--	$488,750	-27.6%	$517,946	-26.6%
264-SOUTH PVB/VILANO BCH	8	7.8%	-61.9%	3	30.0%	50.0%	$293,750	-26.6%	$316,130	-18.3%
265-PONTE VEDRA/NOCATEE-STJ	9	12.3%	0.0%	1	2.9%	-80.0%	$337,000	23.1%	$379,904	25.3%
301-JUL CK/SWITZ	35	12.7%	-64.6%	9	15.3%	-52.6%	$273,000	21.3%	$299,016	23.8%
302-ORANGEDALE AREA	2	5.1%	-84.6%	1	20.0%	0.0%	$289,984	-29.7%	$301,812	-26.1%
303-PALMO/SIX MILE AREA	3	18.8%	0.0%	0	--	-100.0%	$0	-100.0%	$0	-100.0%
304- 210 SOUTH	17	23.9%	-59.5%	6	54.5%	-45.5%	$207,900	4.7%	$209,977	-1.6%
305-WORLD GOLF V-CENTRAL	3	7.5%	-85.7%	2	18.2%	0.0%	$237,000	-7.6%	$227,057	-5.0%
306-WORLD GOLF V-NE	0	0.0%	--	0	--	--	$0	-100.0%	$0	-100.0%
307-WORLD GOLF V-SE	0	--	-100.0%	0	0.0%	-100.0%	$34,900	-80.6%	$34,900	-80.6%
308-WORLD GOLF V-SW	11	22.9%	-62.1%	4	30.8%	-42.9%	$224,000	12.0%	$206,106	9.4%
309-WORLD GOLF V-WEST	18	18.6%	-35.7%	3	25.0%	-25.0%	$231,495	6.4%	$229,687	-10.7%
312-PALENCIA AREA	6	10.5%	-66.7%	1	9.1%	-66.7%	$368,630	10.9%	$389,084	9.4%
313-WHITECASTLE/AIRPORT AREA	1	11.1%	-75.0%	1	33.3%	--	$135,000	37.8%	$123,333	11.1%
321-NORTH CITY	1	7.1%	-75.0%	0	0.0%	--	$328,500	0.0%	$328,500	0.0%
322-DOWNTOWN ST AUGUSTINE	3	13.6%	-25.0%	1	50.0%	--	$201,250	0.0%	$201,250	0.0%
323-DAVIS SHORES	2	10.5%	0.0%	0	0.0%	--	$535,567	135.4%	$578,522	134.1%
331-ST AUGUSTINE BCH	9	8.0%	-65.4%	6	37.5%	-14.3%	$241,875	6.6%	$270,297	3.3%
332-CRESCENT BCH/SUMMER HVN	0	0.0%	-100.0%	1	20.0%	-50.0%	$215,000	-32.8%	$276,130	4.9%
333-ST JOHNS CO-SE	0	0.0%	--	0	--	--	$0	-100.0%	$0	-100.0%
334-MOULTRIE/ST AUG SHORES	5	19.2%	-54.5%	3	60.0%	-25.0%	$194,000	93.0%	$213,000	69.2%
335-ST AUGUSTINE SOUTH	2	33.3%	-66.7%	1	50.0%	-75.0%	$215,000	73.6%	$215,000	81.1%
336-RAVENSWOOD/W AUGUSTINE	21	21.2%	-43.2%	1	8.3%	-66.7%	$114,500	-1.3%	$130,813	10.1%
337-OLD MOULTRIE RD/WILDWOOD	7	9.7%	-30.0%	1	11.1%	-66.7%	$250,000	39.3%	$250,520	54.9%

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

Lender-Mediated Activity by Area (cont.)

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

October 2013

	Inventory	Share	+ / -	Closed Sales	Share	+ / -	Median Sales Price	+ / -	Average Sales Price	+ / -
341-FLAGLER EST/HASTINGS	6	18.8%	-14.3%	0	0.0%	-100.0%	$164,900	251.2%	$164,900	251.2%
342-ST JOHN SR 207 S/W I-95	6	31.6%	20.0%	0	--	--	$0	-100.0%	$0	-100.0%
343-MOLASSES JNCTN/ELKTON	1	33.3%	-66.7%	1	100.0%	--	$120,299	-33.2%	$120,299	-33.2%
344-HASTINGS/TOCOI/RVRDALE	5	23.8%	66.7%	0	--	-100.0%	$0	-100.0%	$0	-100.0%
410-FERNANDINA BCH DOWNTOWN-WEST	1	25.0%	-50.0%	0	--	--	$0	0.0%	$0	0.0%
420-FERNANDINA BCH-DOWNTOWN-EAST	4	44.4%	100.0%	1	100.0%	--	$157,900	0.0%	$157,900	0.0%
430-NASSAU CNTY BEACHES-N	1	11.1%	-66.7%	1	33.3%	0.0%	$238,500	-37.2%	$384,833	6.7%
431-NASSAU CNTY BEACHES-S	2	28.6%	100.0%	1	100.0%	0.0%	$86,000	-91.2%	$86,000	-91.2%
440-FERNANDINA BCH DOWNTOWN-SOUTH	1	20.0%	--	1	100.0%	--	$162,000	-44.9%	$162,000	-44.9%
450-AMELIA ISLAND	2	8.3%	-66.7%	1	20.0%	0.0%	$426,931	26.9%	$446,216	77.4%
470-PINEY ISL AND AREA	1	33.3%	--	0	--	--	$0	0.0%	$0	0.0%
471-NASSAU CO N-CHESTER/PIRATES WOOD	12	26.1%	-29.4%	0	0.0%	-100.0%	$175,000	-2.5%	$176,404	10.5%
472-ONEIL,NASSAVILLE,HOLLY PT	11	23.4%	-35.3%	0	0.0%	-100.0%	$300,800	86.3%	$355,226	127.6%
480-N-A1A/W LOFN CK	3	100.0%	200.0%	0	--	--	$0	0.0%	$0	0.0%
481-S-A1A/W LOFN CK	9	27.3%	0.0%	2	40.0%	0.0%	$172,900	44.1%	$158,160	20.8%
490-CALLAHAN	0	--	--	0	--	--	$0	0.0%	$0	0.0%
491-HILLARD	8	34.8%	0.0%	1	100.0%	--	$25,000	-82.9%	$25,000	-82.9%
492-W I-95/N FL LNE	25	27.2%	-26.5%	2	50.0%	-33.3%	$170,500	13.7%	$147,750	-23.7%
501-MACCLENNY AREA	22	29.7%	-8.3%	3	42.9%	200.0%	$130,000	44.0%	$120,557	-34.9%
502-BAKER COUNTY-NW	16	43.2%	100.0%	0	0.0%	-100.0%	$89,500	-51.4%	$89,500	-51.4%
503-BAKER COUNTY-SOUTH	5	31.3%	-61.5%	2	50.0%	100.0%	$215,750	22.6%	$176,375	0.2%
521-BRADFORD COUNTY-NE	8	29.6%	-38.5%	2	100.0%	100.0%	$41,850	-26.9%	$41,850	-26.9%
522-BRADFORD COUNTY-NW	17	37.8%	6.3%	3	100.0%	0.0%	$14,700	-88.4%	$26,233	-79.8%
523-BRADFORD COUNTY-SE	10	15.6%	11.1%	1	25.0%	-50.0%	$197,550	75.6%	$216,275	76.6%
524-BRADFORD COUNTY-SW	3	12.0%	50.0%	0	--	--	$0	0.0%	$0	0.0%
541-UNION COUNTY-NORTH	1	20.0%	0.0%	0	--	--	$0	-100.0%	$0	-100.0%
542-UNION COUNTY-SOUTH	2	22.2%	-33.3%	1	50.0%	--	$87,250	-26.1%	$87,250	-26.1%
561-GREATER PALATKA	40	27.2%	-14.9%	7	50.0%	133.3%	$51,150	-30.2%	$67,886	-38.0%
562-BARDIN/WEST BOSTWICK	1	11.1%	-50.0%	1	100.0%	--	$17,000	0.0%	$17,000	0.0%
563-E BOSTWICK/BRIDGEPORT/CEDAR CR	9	20.9%	12.5%	0	0.0%	-100.0%	$418,000	372.3%	$418,000	313.3%
564-E PALATKA/SAN MATEO/N SATSUMA	22	19.6%	0.0%	3	60.0%	50.0%	$65,000	24.4%	$71,350	-22.1%
571-INTERLACHEN-SE	3	17.6%	-25.0%	0	--	-100.0%	$0	-100.0%	$0	-100.0%
572-INTERLACHEN-NE	9	11.4%	0.0%	2	50.0%	--	$134,999	335.5%	$122,500	295.2%
573-INTERLACHEN-SW	3	11.1%	50.0%	1	33.3%	--	$35,000	0.0%	$31,667	0.0%
574-INTERLACHEN-NW	5	12.5%	-44.4%	0	0.0%	--	$120,000	62.2%	$120,000	62.2%
575-WEST OF SR21	7	29.2%	250.0%	1	50.0%	--	$139,950	0.0%	$139,950	0.0%
576-GEORGES LAKE	4	19.0%	33.3%	2	100.0%	--	$23,500	0.0%	$23,500	0.0%
581-SATSUMA/HOOT OWL RIDGE	4	8.9%	-50.0%	0	--	--	$0	-100.0%	$0	-100.0%
582-POMONA PARK/WELAKA/LK COMO	7	8.3%	-36.4%	2	33.3%	100.0%	$150,000	76.8%	$140,000	65.0%
583-CRESCENT CITY/GEORGETOWN/FRUIT	10	13.2%	66.7%	0	0.0%	-100.0%	$80,000	-17.5%	$134,286	9.6%
584-OCALA NATIONAL FOREST/OKLAWAHA	0	0.0%	-100.0%	0	--	--	$0	0.0%	$0	0.0%