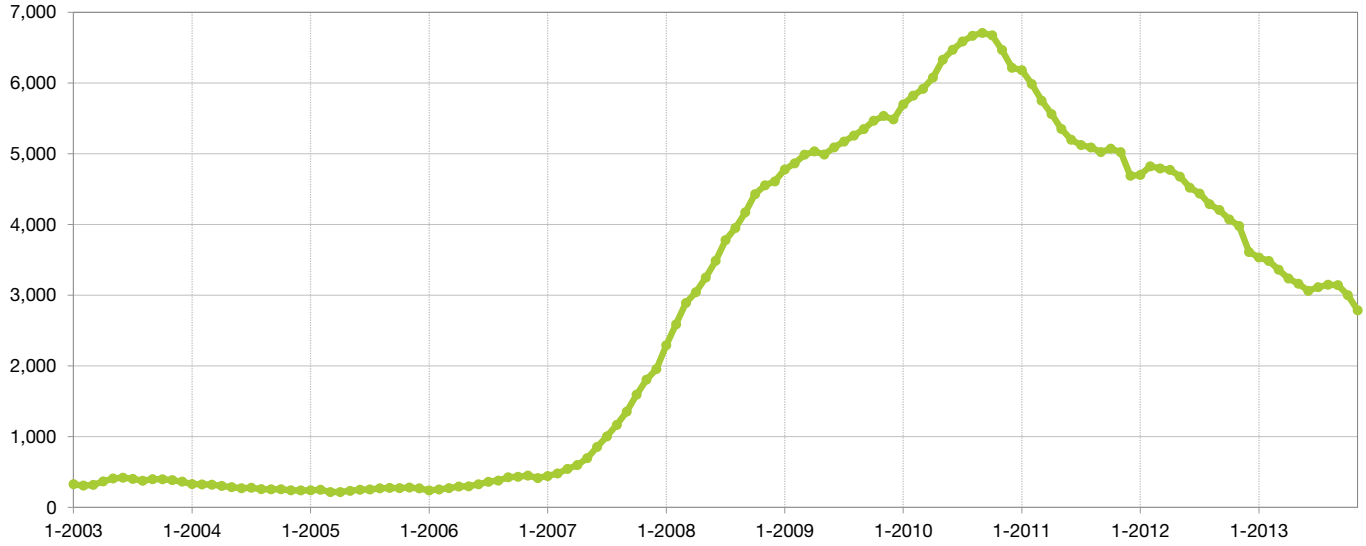
Lender-Mediated Report

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

Historical Inventory of Lender-Mediated Properties



November 2013

We've now had 21 months of rising year-over-year prices in the past 22 months. Less lender-mediated activity and strong demand have driven the price gains. Traditional new listings rose 29.9 percent but that metric increased only 11.6 percent for lender-mediated homes. Traditional closed sales rose 7.2 percent while sales fell 14.5 percent for lender-mediated properties.

The percentage of all new listings that were lender-mediated fell to 39.7 percent and the percentage of all closed sales that were lender-mediated fell to 36.4 percent. Both figures showed solid percentage declines from last year at this time. The percentage of active listings that were lender-mediated fell to 30.3 percent. Since the traditional median home price is just over twice that of lender-mediated listings, and traditional homes make up a larger share of the pie, overall prices have gotten a real boost. Even so, activity can still vary dramatically by segment and location.

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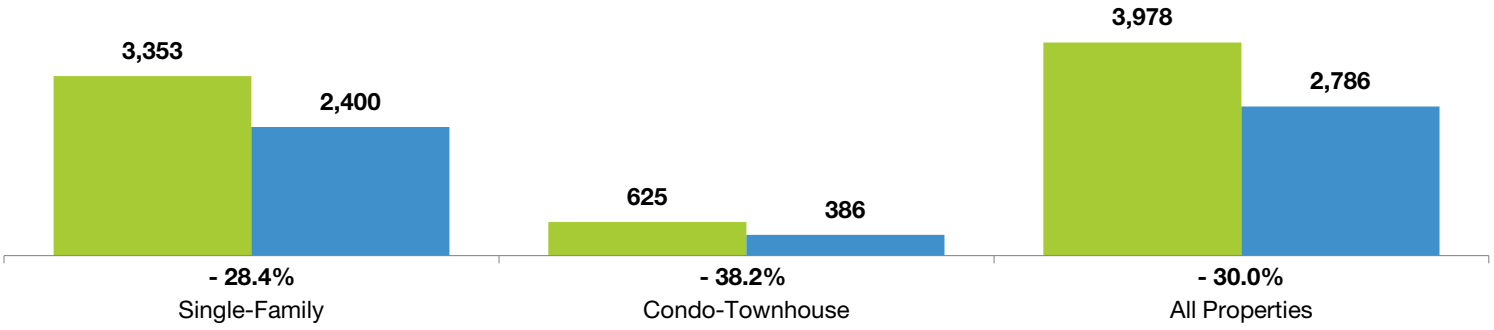
Explanation of Methodology

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	
	11-2012	11-2013	+ / –	11-2012	11-2013	+ / –	11-2012	11-2013	+ / –	11-2012	11-2013
Single-Family	3,353	2,400	- 28.4%	5,566	5,666	+ 1.8%	10,302	9,203	- 10.7%	32.5%	26.1%
Condo-Townhouse	625	386	- 38.2%	758	751	- 0.9%	1,383	1,137	- 17.8%	45.2%	33.9%
All Properties	**3,978**	**2,786**	**- 30.0%**	**6,323**	**6,417**	**+ 1.5%**	**10,302**	**9,203**	**- 10.7%**	**38.6%**	**30.3%**

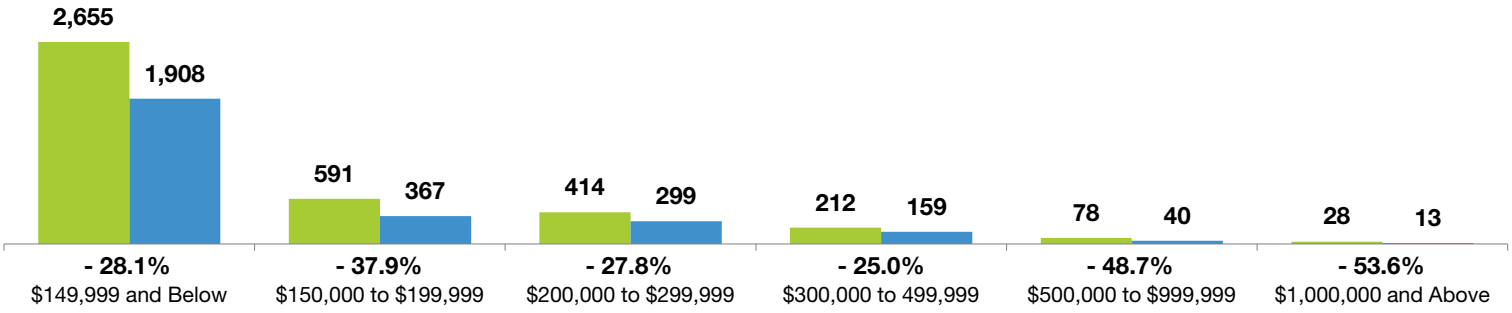
Lender-Mediated Inventory by Property Type



Inventory by Price Range

	Lender-Mediated			Traditional			Total			Share of Activity that was Lender-Mediated	
	11-2012	11-2013	+ / –	11-2012	11-2013	+ / –	11-2012	11-2013	+ / –	11-2012	11-2013
$149,999 and Below	2,655	1,908	- 28.1%	2,053	1,890	- 7.9%	5,020	3,944	- 21.4%	52.9%	48.4%
$150,000 to $199,999	591	367	- 37.9%	871	906	+ 4.0%	1,411	1,289	- 8.6%	41.9%	28.5%
$200,000 to $299,999	414	299	- 27.8%	1,279	1,431	+ 11.9%	1,668	1,722	+ 3.2%	24.8%	17.4%
$300,000 to 499,999	212	159	- 25.0%	1,076	1,209	+ 12.4%	1,197	1,268	+ 5.9%	17.7%	12.5%
$500,000 to $999,999	78	40	- 48.7%	713	661	- 7.3%	724	678	- 6.4%	10.8%	5.9%
$1,000,000 and Above	28	13	- 53.6%	331	320	- 3.3%	282	302	+ 7.1%	9.9%	4.3%
All Price Ranges	**3,978**	**2,786**	**- 30.0%**	**6,323**	**6,417**	**+ 1.5%**	**10,302**	**9,203**	**- 10.7%**	**38.6%**	**30.3%**

Lender-Mediated Inventory by Price Range



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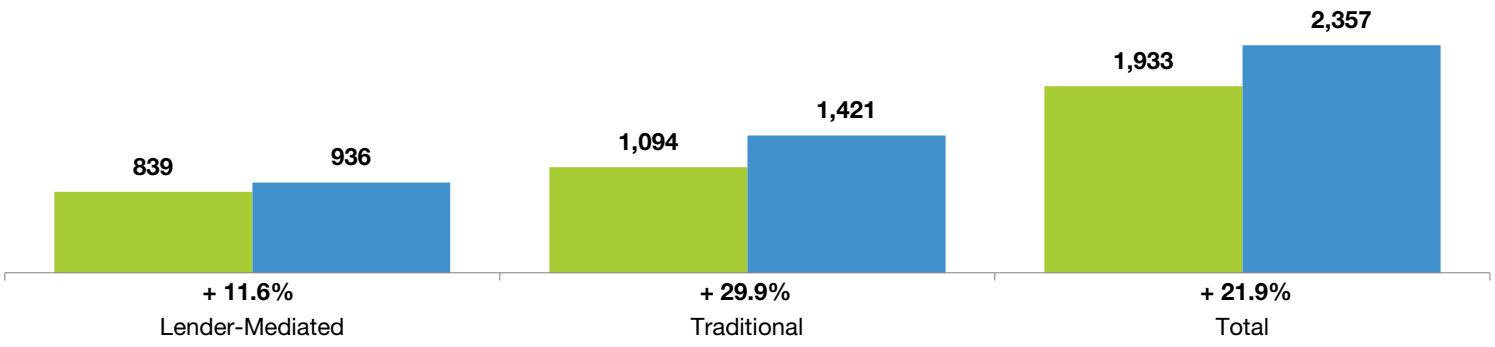
New Listings

	Lender-Mediated			Traditional			Total			Share of Activity that was Lender-Mediated	
	11-2012	11-2013	+ / –	11-2012	11-2013	+ / –	11-2012	11-2013	+ / –	11-2012	11-2013
Single-Family	672	787	+ 17.1%	944	1,235	+ 30.8%	1,616	2,022	+ 25.1%	41.6%	38.9%
Condo-Townhouse	167	149	- 10.8%	150	186	+ 24.0%	317	335	+ 5.7%	52.7%	44.5%
All Properties	**839**	**936**	**+ 11.6%**	**1,094**	**1,421**	**+ 29.9%**	**1,933**	**2,357**	**+ 21.9%**	**43.4%**	**39.7%**

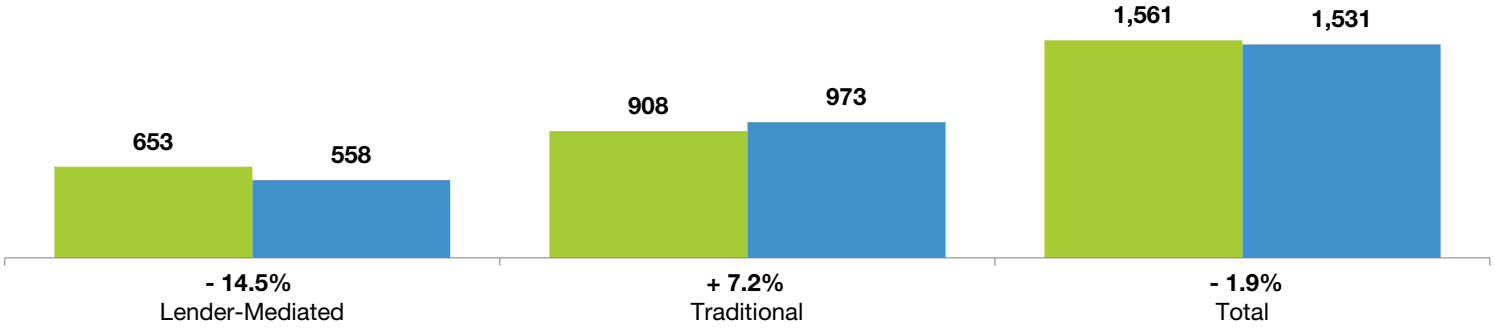
Change in New Listings for All Properties



Closed Sales

	Lender-Mediated			Traditional			Total			Share of Activity that was Lender-Mediated	
	11-2012	11-2013	+ / –	11-2012	11-2013	+ / –	11-2012	11-2013	+ / –	11-2012	11-2013
Single-Family	536	467	- 12.9%	744	797	+ 7.1%	1,280	1,264	- 1.3%	41.9%	36.9%
Condo-Townhouse	133	112	- 15.8%	148	155	+ 4.7%	281	267	- 5.0%	47.3%	41.9%
All Properties	**653**	**558**	**- 14.5%**	**908**	**973**	**+ 7.2%**	**1,561**	**1,531**	**- 1.9%**	**41.8%**	**36.4%**

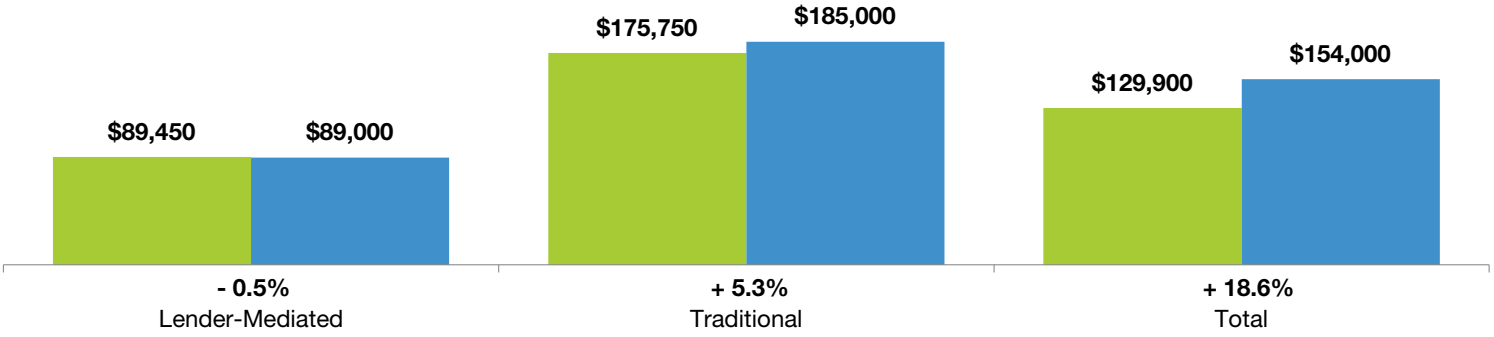
Change in Closed Sales for All Properties



Median Sales Price

	Lender-Mediated			Traditional			Total		
	11-2012	11-2013	+ / –	11-2012	11-2013	+ / –	11-2012	11-2013	+ / –
Single-Family	$98,000	$95,100	- 3.0%	$189,000	$195,000	+ 3.2%	$140,000	$161,500	+ 15.4%
Condo-Townhouse	$71,000	$83,000	+ 16.9%	$130,000	$150,900	+ 16.1%	$90,000	$115,000	+ 27.8%
All Properties	**$89,450**	**$89,000**	**- 0.5%**	**$175,750**	**$185,000**	**+ 5.3%**	**$129,900**	**$154,000**	**+ 18.6%**

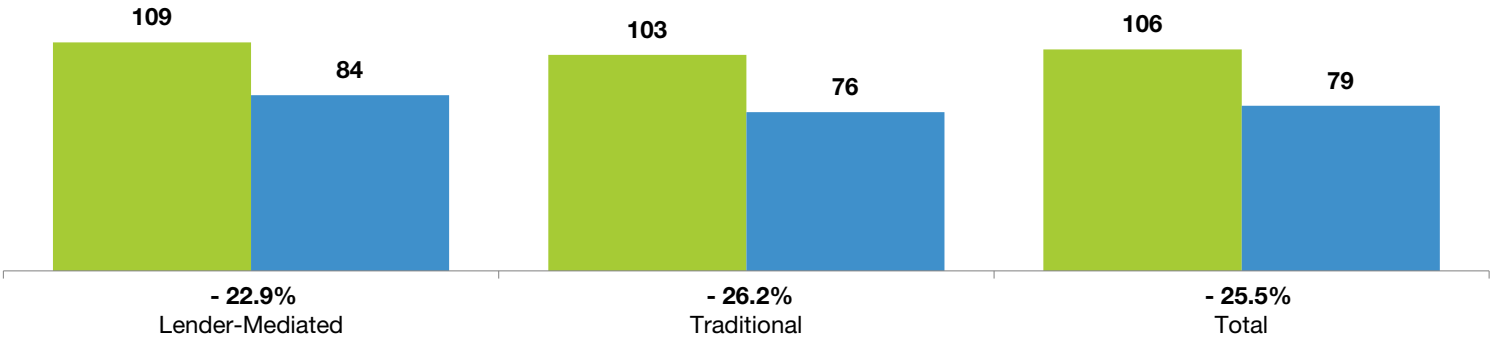
Change in Median Sales Price for All Properties



Days on Market Until Sale

	Lender-Mediated			Traditional			Total		
	11-2012	11-2013	+ / –	11-2012	11-2013	+ / –	11-2012	11-2013	+ / –
Single-Family	114	88	- 22.8%	103	77	- 25.2%	108	81	- 24.7%
Condo-Townhouse	90	67	- 25.3%	105	70	- 33.4%	98	69	- 29.7%
All Properties	**109**	**84**	**- 22.9%**	**103**	**76**	**- 26.2%**	**106**	**79**	**- 25.5%**

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.

November 2013

	Inventory	Share	+ / -	Closed Sales	Share	+ / -	Median Sales Price	+ / -	Average Sales Price	+ / -
011-SAN MARCO	22	21.2%	-24.1%	4	23.5%	300.0%	$205,000	31.4%	$210,188	-4.3%
012-SAN JOSE	57	33.5%	-6.6%	9	39.1%	-30.8%	$161,000	61.0%	$222,014	35.2%
013-BEAUCLERC/MANDARIN N	67	39.0%	-32.3%	19	37.3%	-13.6%	$144,000	16.2%	$174,940	24.2%
014-MANDARIN	86	33.5%	-30.1%	21	35.6%	-8.7%	$190,619	28.8%	$212,156	34.5%
015-BARTRAM	29	31.9%	-53.2%	13	48.1%	-27.8%	$167,000	14.6%	$182,713	30.1%
021-ST NICHOLAS	39	50.0%	-33.9%	9	60.0%	12.5%	$68,000	4.6%	$74,513	7.2%
022-GROVE PK/SAN SOUCI	88	53.7%	3.5%	26	57.8%	62.5%	$110,000	40.1%	$110,643	21.6%
023-E OF SS BLVD	74	43.8%	-33.9%	22	51.2%	10.0%	$119,000	29.0%	$124,642	12.5%
024-BAYMEADOWS/DEERWOOD	60	41.7%	-44.4%	11	25.0%	-31.3%	$148,700	56.5%	$183,746	-7.0%
025-ICW N-BCH & S ATL	25	37.9%	-45.7%	6	33.3%	-45.5%	$169,000	-0.3%	$200,067	11.2%
026-ICW S-BCH &N JTB	48	25.7%	-23.8%	5	13.5%	-28.6%	$286,675	11.8%	$314,434	2.4%
027-ICW S-JTB	17	27.9%	-22.7%	4	28.6%	100.0%	$272,500	32.9%	$290,975	36.2%
031-RIVERSIDE	8	19.0%	-50.0%	1	16.7%	-50.0%	$170,000	-20.6%	$166,587	-17.8%
032-AVONDALE	22	17.6%	-18.5%	2	12.5%	-66.7%	$225,750	2.6%	$219,681	-11.7%
033-ORTEGA/VENETIA	8	10.7%	-57.9%	2	28.6%	-33.3%	$400,000	128.1%	$373,357	11.4%
041-ARLINGTON	147	49.7%	-21.4%	35	63.6%	29.6%	$80,300	-1.0%	$90,679	2.5%
042-FT CAROLINE	62	47.0%	-34.7%	21	58.3%	10.5%	$116,450	8.8%	$142,639	4.1%
043-ICW N-ATLANTIC BLVD	38	36.2%	-42.4%	13	48.1%	0.0%	$155,000	-3.7%	$232,470	29.9%
051-MURRAY HILL	41	43.2%	5.1%	3	50.0%	-50.0%	$47,250	-14.9%	$47,383	-28.0%
052-LAKESHORE	37	43.0%	-9.8%	2	33.3%	-60.0%	$67,500	35.0%	$66,633	30.3%
053-HYDE GROVE AREA	25	44.6%	-46.8%	6	66.7%	-40.0%	$56,900	42.3%	$54,722	-7.1%
054-CEDAR HILLS	17	50.0%	-43.3%	5	50.0%	-37.5%	$55,750	62.8%	$56,000	38.8%
055-CONF PT/ORTEGA FARMS	16	34.8%	6.7%	2	66.7%	100.0%	$117,000	-11.4%	$154,767	18.5%
056-YUKN/WESC/OAK H	42	50.0%	-48.8%	11	50.0%	-21.4%	$92,500	19.4%	$92,332	10.8%
061-NORMANDY AREA	28	38.4%	-46.2%	4	44.4%	-55.6%	$56,750	-39.0%	$67,550	-30.7%
062-CRYSTAL SPR/COUNTRY CREEK	39	40.2%	-31.6%	10	58.8%	25.0%	$111,000	11.1%	$131,198	25.4%
063-JACKSONVILLE HEIGHTS/OAK HILL	50	64.1%	-41.2%	9	60.0%	-18.2%	$56,500	4.8%	$62,644	-0.1%
064-BENT CREEK/PLUM TREE	9	16.4%	-62.5%	8	50.0%	100.0%	$144,000	9.1%	$124,258	-3.6%
065-PANTHER CREEK/ADAMS LK/DUVAL SW	7	29.2%	-61.1%	1	50.0%	-75.0%	$160,000	50.2%	$160,000	22.9%
066-CECIL COMMERCE AREA	3	14.3%	0.0%	0	0.0%	--	$76,900	-33.7%	$76,900	-33.7%
067-COLINS RD/ARGYLE/OKLEAFPLNT-DUVAL	54	62.1%	-46.0%	11	55.0%	-26.7%	$119,000	13.3%	$117,913	14.0%
071-BRENTWOOD/EVERGREEN	59	55.1%	20.4%	6	54.5%	-50.0%	$24,000	3.0%	$32,801	29.6%
072-SPRINGFIELD	41	46.6%	-21.2%	5	55.6%	-37.5%	$40,000	159.6%	$67,211	21.3%
073-DOWNTOWN JAX/NORTHBANK	7	36.8%	-50.0%	2	100.0%	100.0%	$172,850	150.7%	$172,850	150.7%
074-PAXON	59	44.7%	-14.5%	5	50.0%	-16.7%	$25,500	21.4%	$66,477	243.2%
075-TROUT RIV/COLLEGE PRK/RIBAULT MNR	140	50.9%	-5.4%	16	64.0%	-11.1%	$22,500	9.8%	$31,697	14.2%
081-MARIETA/WHITHSE/BALDWIN	41	39.8%	-12.8%	7	63.6%	-30.0%	$130,000	14.0%	$112,027	-8.8%
082-DINSMORE/NORTHWEST DUVAL	5	55.6%	25.0%	0	--	--	$0	0.0%	$0	0.0%
091-GARDN CTY/AIRPORT	71	46.7%	-38.8%	12	37.5%	-52.0%	$129,950	27.7%	$131,752	15.2%
092-OCEANWAY/PECAN PARK	50	34.5%	-23.1%	5	21.7%	-72.2%	$195,000	11.8%	$195,517	22.1%
095-SAN MATEO/EASTPORT	5	12.8%	-54.5%	2	66.7%	100.0%	$51,500	-71.8%	$68,133	-69.1%
096-FT GEORGE/BLOUNT IS/CEDAR PT	38	31.4%	-39.7%	7	35.0%	-61.1%	$159,000	2.6%	$175,393	0.9%
121-FLEMING ISLAND-NE	1	8.3%	-83.3%	0	0.0%	--	$275,000	57.1%	$275,000	57.1%
122-FLEMING ISLAND-NW	20	27.4%	-9.1%	3	23.1%	50.0%	$210,000	-11.3%	$277,087	11.5%
123-FLEMING ISLAND-SE	9	23.1%	-47.1%	3	50.0%	200.0%	$193,500	5.7%	$191,083	-16.0%
124-FLEMING ISLAND-SW	14	26.9%	-57.6%	4	36.4%	-60.0%	$181,000	-1.9%	$203,227	28.6%
131-MDWBK/LOCH RANE	8	25.8%	-52.9%	6	75.0%	100.0%	$45,000	-82.0%	$57,314	-74.8%
132-BELLAIR/GROVE PARK	20	60.6%	66.7%	1	16.7%	-50.0%	$93,000	-2.1%	$90,667	-6.6%
133-NORTH ORANGE PK	8	53.3%	33.3%	0	0.0%	--	$129,500	0.0%	$129,500	0.0%
134-SOUTH BLANDING	14	28.0%	-46.2%	1	11.1%	-90.0%	$140,000	36.6%	$140,544	28.8%

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Lender-Mediated Activity by Area (cont.)

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

November 2013

	Inventory	Share	+ / -	Closed Sales	Share	+ / -	Median Sales Price	+ / -	Average Sales Price	+ / -
135-PARK W/MONTCLAIR	8	44.4%	-11.1%	1	25.0%	-50.0%	$167,500	22.8%	$138,000	3.2%
136-LAKESIDE EST	10	35.7%	-9.1%	1	16.7%	-66.7%	$127,500	4.1%	$131,917	6.7%
137-DOCTORS LAKE	12	28.6%	0.0%	0	0.0%	-100.0%	$165,996	-54.0%	$176,723	-51.0%
138-TNGLWD/ORANGE PRK S	32	48.5%	-38.5%	7	63.6%	-65.0%	$121,000	33.0%	$125,214	36.5%
139-OAKLEAF PLNTN/ORANGE PARK NW	49	21.6%	-54.2%	13	26.0%	-45.8%	$173,450	19.6%	$176,804	10.0%
141-MIDDLEBURG	22	34.9%	-24.1%	5	45.5%	--	$91,000	13.8%	$99,681	-7.0%
142-MIDDLEBURG E/LAKE ASBURY	41	32.0%	-35.9%	4	20.0%	-63.6%	$145,950	16.8%	$163,171	17.8%
143-FOXMEADOW AREA	14	22.2%	-39.1%	2	25.0%	-33.3%	$202,482	30.2%	$194,930	8.6%
144-MIDDLEBURG-SE	2	9.1%	-75.0%	5	62.5%	400.0%	$144,375	-38.3%	$148,593	-36.5%
145-MIDDLEBURG-SW	18	36.7%	-37.9%	4	44.4%	33.3%	$50,000	-31.9%	$83,333	22.3%
151-KEYSTONE HGTS	28	20.0%	-26.3%	4	36.4%	100.0%	$45,000	-50.7%	$72,745	-27.8%
152-KINGSLEY LAKE	0	0.0%	--	0	--	--	$0	0.0%	$0	0.0%
161-GREEN COVE SPRS	24	22.6%	-40.0%	9	69.2%	28.6%	$240,000	190.0%	$192,693	39.8%
162-RUSS L/PEN FRMS	1	11.1%	-50.0%	0	--	--	$0	0.0%	$0	0.0%
211-JACKSONVILLE BCH-NE	5	19.2%	25.0%	1	33.3%	-75.0%	$380,000	27.7%	$429,667	17.1%
212-JACKSONVILLE BCH-SE	8	11.8%	-50.0%	3	27.3%	50.0%	$375,000	11.7%	$537,127	32.9%
213-JACKSONVILLE BCH-NW	6	15.8%	-40.0%	3	30.0%	50.0%	$206,500	10.1%	$220,261	11.0%
214-JACKSONVILLE BCH-SW	15	23.8%	-21.1%	5	23.8%	25.0%	$254,600	7.4%	$285,803	13.1%
221-NEPTUNE BCH-EAST	0	0.0%	--	0	0.0%	--	$1,213,000	133.3%	$1,213,000	101.0%
222-NEPTUNE BCH-WEST	9	45.0%	-35.7%	5	50.0%	--	$265,000	0.0%	$258,300	0.0%
231-ATLANTIC BCH-EAST	13	19.4%	-43.5%	6	46.2%	-14.3%	$297,000	6.6%	$408,208	69.1%
232-ATLANTIC BCH/MAYPORT-WEST	10	50.0%	-41.2%	2	100.0%	0.0%	$101,750	-17.9%	$101,750	-15.1%
251-PVB E A1A-N CORONA	1	3.8%	0.0%	0	0.0%	--	$480,000	-60.5%	$840,667	-29.6%
252-PVB W A1A-N SOLANA	10	15.6%	-33.3%	5	33.3%	66.7%	$285,000	-22.0%	$531,633	28.6%
261-PVB E A1A-S CORONA	6	8.2%	-64.7%	2	13.3%	0.0%	$420,000	40.0%	$447,100	19.2%
262-PVB W A1A-S SOLANA/PALM VALLEY	6	8.2%	-70.0%	4	21.1%	33.3%	$445,000	67.6%	$409,008	21.1%
263-PVB W A1A-S CR-210	5	8.6%	-16.7%	1	14.3%	-75.0%	$643,750	55.6%	$515,536	2.8%
264-SOUTH PVB/VILANO BCH	9	8.2%	-55.0%	0	0.0%	-100.0%	$570,000	54.1%	$541,500	-33.0%
265-PONTE VEDRA/NOCATEE-STJ	7	9.9%	0.0%	4	10.8%	100.0%	$281,539	-16.3%	$313,054	-8.8%
301-JUL CK/SWITZ	54	19.1%	-37.2%	7	14.6%	-30.0%	$256,348	-0.5%	$293,033	1.6%
302-ORANGEDALE AREA	2	6.3%	-83.3%	1	14.3%	0.0%	$276,450	6.3%	$246,943	-19.9%
303-PALMO/SIX MILE AREA	4	26.7%	0.0%	0	0.0%	-100.0%	$469,000	18.0%	$469,000	18.0%
304- 210 SOUTH	20	26.3%	-48.7%	4	21.1%	-42.9%	$220,000	10.0%	$244,349	16.1%
305-WORLD GOLF V-CENTRAL	5	12.5%	-73.7%	4	40.0%	--	$225,165	-13.7%	$216,762	-17.7%
306-WORLD GOLF V-NE	0	--	--	0	--	--	$0	0.0%	$0	0.0%
307-WORLD GOLF V-SE	1	100.0%	0.0%	0	--	--	$0	0.0%	$0	0.0%
308-WORLD GOLF V-SW	15	24.2%	-48.3%	1	8.3%	-80.0%	$213,245	8.5%	$216,075	12.0%
309-WORLD GOLF V-WEST	21	20.2%	-19.2%	6	37.5%	50.0%	$243,711	12.3%	$234,330	7.2%
312-PALENCIA AREA	5	9.1%	-66.7%	1	10.0%	-50.0%	$265,500	5.8%	$338,007	17.0%
313-WHITECASTLE/AIRPORT AREA	1	14.3%	-83.3%	1	33.3%	0.0%	$125,000	34.4%	$158,733	70.7%
321-NORTH CITY	2	13.3%	-50.0%	0	0.0%	--	$605,000	389.9%	$605,000	389.9%
322-DOWNTOWN ST AUGUSTINE	2	10.0%	-33.3%	0	0.0%	--	$433,000	0.0%	$433,000	0.0%
323-DAVIS SHORES	2	8.7%	-33.3%	1	50.0%	--	$292,150	100.1%	$292,150	89.0%
331-ST AUGUSTINE BCH	10	8.3%	-56.5%	3	27.3%	-25.0%	$235,000	-32.3%	$272,445	-17.5%
332-CRESCENT BCH/SUMMER HVN	0	0.0%	-100.0%	0	0.0%	-100.0%	$330,000	-20.3%	$330,000	-20.3%
333-ST JOHNS CO-SE	0	0.0%	--	0	0.0%	--	$342,000	0.0%	$342,000	0.0%
334-MOULTRIE/ST AUG SHORES	8	25.0%	-27.3%	2	25.0%	100.0%	$170,500	6.3%	$184,938	-1.0%
335-ST AUGUSTINE SOUTH	2	22.2%	-66.7%	2	66.7%	--	$120,000	-20.0%	$159,000	6.0%
336-RAVENSWOOD/W AUGUSTINE	19	20.2%	-50.0%	3	20.0%	-25.0%	$133,000	-25.9%	$137,561	-10.4%
337-OLD MOULTRIE RD/WILDWOOD	6	9.8%	-33.3%	4	23.5%	100.0%	$228,900	92.5%	$206,481	48.2%

NORTHEAST FLORIDA ASSOCIATION OF REALTORS

Lender-Mediated Activity by Area (cont.)

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

November 2013

	Inventory	Share	+ / -	Closed Sales	Share	+ / -	Median Sales Price	+ / -	Average Sales Price	+ / -
341-FLAGLER EST/HASTINGS	4	13.3%	-33.3%	1	50.0%	-50.0%	$54,250	79.9%	$54,250	-64.0%
342-ST JOHN SR 207 S/W I-95	4	23.5%	33.3%	1	16.7%	0.0%	$202,553	13.0%	$177,456	-4.3%
343-MOLASSES JNCTN/ELKTON	3	37.5%	50.0%	0	--	-100.0%	$0	-100.0%	$0	-100.0%
344-HASTINGS/TOCOI/RVRDALE	4	21.1%	0.0%	1	100.0%	0.0%	$338,000	45.7%	$338,000	45.7%
410-FERNANDINA BCH DOWNTOWN-WEST	2	40.0%	0.0%	0	--	--	$0	0.0%	$0	0.0%
420-FERNANDINA BCH-DOWNTOWN-EAST	1	16.7%	0.0%	1	100.0%	0.0%	$93,975	-56.3%	$93,975	-56.6%
430-NASSAU CNTY BEACHES-N	1	9.1%	-50.0%	1	100.0%	--	$138,000	-69.0%	$138,000	-69.0%
431-NASSAU CNTY BEACHES-S	1	20.0%	0.0%	0	--	-100.0%	$0	-100.0%	$0	-100.0%
440-FERNANDINA BCH DOWNTOWN-SOUTH	3	60.0%	200.0%	1	100.0%	0.0%	$40,000	-83.7%	$40,000	-83.7%
450-AMELIA ISLAND	2	7.4%	-75.0%	1	100.0%	--	$188,000	0.0%	$188,000	0.0%
470-PINEY ISL AND AREA	1	25.0%	--	0	--	--	$0	0.0%	$0	0.0%
471-NASSAU CO N-CHESTER/PIRATES WOOD	12	24.0%	-33.3%	1	20.0%	-66.7%	$176,000	59.3%	$197,899	97.4%
472-ONEIL,NASSAVILLE,HOLLY PT	13	26.5%	-43.5%	4	44.4%	33.3%	$174,500	-4.8%	$148,282	-26.7%
480-N-A1A/W LOFN CK	3	100.0%	50.0%	0	--	--	$0	0.0%	$0	0.0%
481-S-A1A/W LOFN CK	14	34.1%	75.0%	2	28.6%	0.0%	$177,770	16.2%	$188,550	37.1%
490-CALLAHAN	0	--	--	0	--	--	$0	0.0%	$0	0.0%
491-HILLARD	5	26.3%	-28.6%	1	50.0%	--	$156,250	0.0%	$156,250	0.0%
492-W I-95/N FL LNE	30	30.0%	-14.3%	8	66.7%	33.3%	$138,250	-14.8%	$124,052	-27.0%
501-MACCLENNY AREA	23	32.9%	0.0%	2	40.0%	0.0%	$130,000	85.6%	$176,100	151.4%
502-BAKER COUNTY-NW	14	34.1%	100.0%	0	--	-100.0%	$0	-100.0%	$0	-100.0%
503-BAKER COUNTY-SOUTH	7	36.8%	-41.7%	0	0.0%	-100.0%	$130,000	-39.5%	$130,000	-30.4%
521-BRADFORD COUNTY-NE	6	27.3%	-40.0%	1	50.0%	0.0%	$43,500	-50.6%	$43,500	-51.3%
522-BRADFORD COUNTY-NW	16	36.4%	-5.9%	3	75.0%	200.0%	$52,450	49.9%	$49,100	-35.9%
523-BRADFORD COUNTY-SE	8	12.9%	-20.0%	1	50.0%	--	$112,950	-49.8%	$112,950	-61.1%
524-BRADFORD COUNTY-SW	3	10.3%	50.0%	1	14.3%	--	$135,000	12.5%	$139,700	16.4%
541-UNION COUNTY-NORTH	1	25.0%	0.0%	2	100.0%	--	$24,250	0.0%	$24,250	0.0%
542-UNION COUNTY-SOUTH	2	22.2%	-33.3%	1	50.0%	--	$66,500	0.0%	$66,500	0.0%
561-GREATER PALATKA	45	28.8%	-11.8%	8	72.7%	300.0%	$28,000	-57.3%	$46,991	-49.2%
562-BARDIN/WEST BOSTWICK	1	12.5%	0.0%	1	100.0%	0.0%	$20,000	-30.8%	$20,000	-30.8%
563-E BOSTWICK/BRIDGEPORT/CEDAR CR	10	23.3%	42.9%	1	100.0%	--	$27,000	-82.6%	$27,000	-82.6%
564-E PALATKA/SAN MATEO/N SATSUMA	19	18.3%	-17.4%	3	33.3%	--	$79,900	-29.8%	$84,544	-28.4%
571-INTERLACHEN-SE	5	26.3%	66.7%	0	--	--	$0	0.0%	$0	0.0%
572-INTERLACHEN-NE	10	12.8%	-9.1%	1	25.0%	0.0%	$50,950	-27.2%	$49,906	-25.4%
573-INTERLACHEN-SW	2	6.5%	0.0%	1	50.0%	--	$47,500	163.9%	$47,500	163.9%
574-INTERLACHEN-NW	3	6.8%	-50.0%	2	66.7%	--	$60,000	100.0%	$57,000	90.0%
575-WEST OF SR21	7	33.3%	250.0%	0	--	--	$0	0.0%	$0	0.0%
576-GEORGES LAKE	5	25.0%	66.7%	1	100.0%	--	$35,000	0.0%	$35,000	0.0%
581-SATSUMA/HOOT OWL RIDGE	6	12.0%	-25.0%	0	0.0%	-100.0%	$80,000	77.8%	$75,000	119.1%
582-POMONA PARK/WELAKA/LK COMO	9	10.2%	-10.0%	2	22.2%	-33.3%	$40,000	-11.1%	$130,694	79.1%
583-CRESCENT CITY/GEORGETOWN/FRUIT	7	10.0%	-12.5%	1	20.0%	-50.0%	$65,000	62.1%	$67,100	42.4%
584-OCALA NATIONAL FOREST/OKLAWAHA	0	0.0%	-100.0%	0	--	--	$0	0.0%	$0	0.0%