







## CMA: Subject and Comparable Properties

prepared for Chris Baxter

	Subject	369338	334622	363959
				
	1516 11th St Jacksonville FL	1702 Myrtle AVE JACKSONVILLE FL	1953 W 25th ST JACKSONVILLE FL	1581 29th ST W JACKSONVILLE FL
List Price		\$79,000	\$74,900	\$70,000
Original List Price		\$79,000	\$84,900	\$75,000
Sold Price				
Days on Market		46	241	73
Status Date		05/07/2007	10/25/2006	04/10/2007
Status		Active	Active	Active
<b>Adjustment</b>			+/-	+/-
Approx. Heated SqFt	768	999	744	786
Year Built	1944	1912	1929	1960
Parking Facilities	Driveway	Concrete	No Covered Parking	No Covered Parking
Exterior Wall	Vinyl Siding		Vinyl	Wood Siding
CHA	Yes		+0	
<b>Adjusted Price</b>	\$70,967	\$79,000	\$74,900	\$70,000

## CMA: Subject and Comparable Properties

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	Subject	334271	334387	329958
				
	1516 11th St Jacksonville FL	1105 24th ST W JACKSONVILLE FL	1975 5TH ST W JACKSONVILLE FL	1593 Hurst PL JACKSONVILLE FL
List Price		\$76,900	\$74,900	\$62,900
Original List Price		\$74,900	\$74,900	\$62,900
Sold Price		\$75,000	\$75,000	\$62,900
Days on Market		62	90	151
Status Date		01/10/2007	02/21/2007	03/20/2007
Status		Sold	Sold	Sold
<b>Adjustment</b>			+/-	+/-
Approx. Heated SqFt	768	988	945	834
Year Built	1944	1959	1950	1957
Parking Facilities	Driveway	1 Car Carport	Other Parking	On Street Parking
Exterior Wall	Vinyl Siding		Wood Siding	Vinyl
CHA	Yes			
<b>Adjusted Price</b>	\$70,967	\$75,000	\$75,000	\$62,900

CMA: Statistical Summary

prepared for Chris Baxter

**Price Analysis**

<b>Summary of Closed Listings</b>							
List #	Address	List Price	Days on Market	Sold Date	Sold Price	Total Adjustments	Adjusted Price
334271	1105 24th ST W, JACKSONVILLE FL	\$76,900	62	01/09/2007	\$75,000	-	\$75,000
334387	1975 5TH ST W, JACKSONVILLE FL	\$74,900	90	02/20/2007	\$75,000	-	\$75,000
329958	1593 Hurst PL, JACKSONVILLE FL	\$62,900	151	03/16/2007	\$62,900	-	\$62,900

<b>Summary of Active Listings</b>							
List #	Address	Orig. List Price	Days on Market	List Price	Total Adjustments	Adjusted Price	
369338	1702 Myrtle AVE, JACKSONVILLE FL	\$79,000	46	\$79,000	\$0	\$79,000	
334622	1953 W 25th ST, JACKSONVILLE FL	\$84,900	241	\$74,900	-	\$74,900	
363959	1581 29th ST W, JACKSONVILLE FL	\$75,000	73	\$70,000	-	\$70,000	

<b>Low, Average, Median, and High Comparisons</b>			
	Closed	Active	Overall
<b>Low</b>	\$62,900	\$70,000	\$62,900
<b>Average</b>	\$70,967	\$74,633	\$72,800
<b>Median</b>	\$75,000	\$74,900	\$75,000
<b>High</b>	\$75,000	\$79,000	\$79,000

<b>Overall Market Analysis (Unadjusted)</b>											
Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Sale/List Price	Avg. Approx. Heated SqFt	Avg. List \$/Approx. Heated SqFt	Avg. Sold \$/Approx. Heated SqFt	Avg. DOM	
Closed	3	214,700	71,567	212,900	70,967	0.99	922	77.50	76.90	101	
Active	3	223,900	74,633	0	0	0.00	843	89.60	0.00	120	
<b>Overall</b>	<b>6</b>	<b>438,600</b>	<b>73,100</b>	<b>212,900</b>	<b>70,967</b>	<b>0.99</b>	<b>883</b>	<b>83.55</b>	<b>76.90</b>	<b>110</b>	

**Selection Criteria for Comparable Properties**

Specified listings from the following search: Property type Residential;

CMA: Listing Price Recommendation

prepared for Chris Baxter

## Listing Price Recommendation

Low	\$62,900
High	\$75,000
Recommended	<b>\$70,967</b>

***Calculation Method: Recommended Price is generated using the average price of the comparables. High/Low Prices are generated using the High/Low Price of the comparables***

**CMA: Listing Report**prepared for **Chris Baxter**

MLS#	Stat	Region	Area	Cur Price	Address	Apx Htd SqFt	Beds	Baths	List Office
369338	Active	07	073	79,000	1702 Myrtle AVE	999	3	1 / 0	F16083 (904) 342-3988
334622	Active	09	093	74,900	1953 W 25th ST	744	2	1 / 0	jnr (904) 777-4444
363959	Active	09	093	70,000	1581 29th ST W	786	3	1 / 0	ERA07 (904) 448-6771
334271	Sold	09	093	75,000	1105 24th ST W	988	3	1 / 0	re02 (904) 220-8008
334387	Sold	09	093	75,000	1975 5TH ST W	945	3	1 / 0	re02 (904) 220-8008
329958	Sold	09	093	62,900	1593 Hurst PL	834	2	1 / 0	urn (904) 306-7700

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**Prepared by Kathy Davenport on Friday, June 22, 2007 9:37 AM**

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