Comparable Market Analysis

0 Tebassa Rd, Jacksonville, FL, 32216

Prepared for Matthew Roberts—Wednesday, February 7, 2018



FRONT ELEVATION Tebassa Road, Jacksonville Florida, 32216



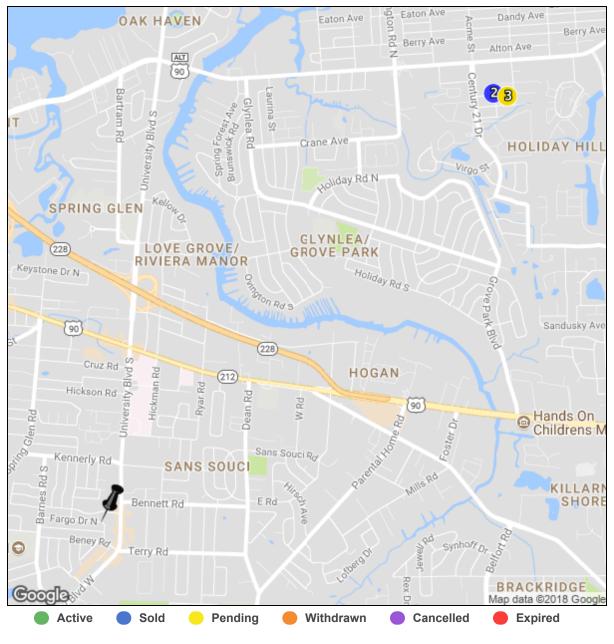
James Reimann RIMESERV REALTY LLC 770 Wakemont Dr ORANGE PARK, FL 32065 904-437-4542 jimreim@gmail.com http://www.RimeServRealty.com License #: 3276675

COMMENTS

THE SUBJECT'S PROPERTY VALUATION WAS DETERMINED TO BE \$235,000 AFTER SUPPORTING COMPARISON DATA. COMPARABLE'S WERE NEW CONSTRUCTION HOMES, COMPARABLE IN SIZE, ON REGULAR LOTS THAT HAVE CLOSED WITHIN FOUR MONTHS. THIS EQUATES TO \$148.17 PER SQUARE FOOT. ADJUSTMENTS WERE SPECIFICALLY MADE TO REFLECT THE SUBJECT'S OVER-SIZED LOT OF OVER 1/2 ACRE LOT COMPARED TO THE REGULAR LOTS OF THE COMPARISONS. This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed

appraiser should be obtained.

Map of Subject And Comparable Properties



	Address	MLS #	Status	Distance from Subject
🖋 Subject	0 Tebassa Rd Jacksonville FL 32216			
1	8336 HIGHFIELD AVE , JACKSONVILLE FL 32216	896969	Sold	3.03m
2	8301 HIGHFIELD AVE , JACKSONVILLE FL 32216	869476	Sold	2.99m
3	8342 HIGHFIELD AVE , JACKSONVILLE FL 32216	912324	Pending	3.03m

Subject



FRONT ELEVATION Tebassa Road, Jacksonville Florida, 32216

Address	0 Tebassa Rd Jacksonville, FL 32216
Region	02
Area	022
Legal Name of Subdiv	YELLOW PINES GROVE
Approx. Heated SqFt	1586
Bedrooms	4
Full Baths	3
Half Baths	
Year Built	2018
Dining	
Misc Exterior	
Interior Amenities	
Fireplace	Yes
Waterfront	
Parking Facilities	
Additional Rooms	
Pool/Hot Tub	
Appx. Lot Dimensions	87' x 313'
Lot Description	Wooded
Exterior Wall	
Structure	Frame

Comparable Properties

	Subject	896969		869476	is 🐊	912324	
	0 Tebassa Rd Jacksonville FL 32216	COLUME LA ELEMENT B336 HIGHFIELD A JACKSONVILLE I		8301 HIGHFIELD A JACKSONVILLE F		EVENTIAL IS INTERVIEW 8342 HIGHFIELD A JACKSONVILLE F	
Distance From Subject			3.03		2.99		3.03
List Price		\$	205,000	\$2	22,200	\$2	205,000
Original List Price		\$	202,300	\$2	01,079	\$2	205,000
Sold Price		\$	210,000	\$2	32,600		
Status			Sold		Sold	F	Pending
Status Date		11/	17/2017	09/2	9/2017	01/2	25/2018
Days on Market			42		176		48
Cumulative Days on Market			42		176		48
Adjustment			+/-		+/-		+/-
Region	02	02-SOUTHSIDE		02-SOUTHSIDE		02-SOUTHSIDE	
Area	022	022-GROVE PARK/ SANS SOUCI		022-GROVE PARK/ SANS SOUCI		022-GROVE PARK/ SANS SOUCI	
Legal Name of Subdiv	YELLOW PINES GROVE	SOUTHSIDE OAKS		SOUTHSIDE OAKS		SOUTHSIDE OAKS	
Approx. Heated SqFt	1,586	1,547		1,752		1,547	
Bedrooms	4	3		4		3	
Full Baths	3	2		2		2	
Half Baths		1		1		1	
Year Built	2018	2017		2017		2018	
Dining		Kitchen/Family Combo		Living/Dining Combo		Kitchen/Family Combo	
Misc Exterior				Patio - Open; HO Assoc. Name: Southside Oaks		HO Assoc. Name: Southside Oaks; HO Assoc. Phone: (904) 225-9070	
Interior Amenities		Walk-in-Closet(s); Ceiling 8+ Ft.; Window Treatment(s); Wall-to- Wall Carpet; Tile Floors; Unfurnished		Walk-in-Closet(s); Ceiling 8+ Ft.; Sliding Glass Dr(s); Wall-to- Wall Carpet; Vinyl Floors		Walk-in-Closet(s); Ceiling 8+ Ft.; Wall-to- Wall Carpet; Tile Floors	
Fireplace	Yes						
Waterfront							
Parking Facilities		Attached Garage; # Garage Spaces: 2.00; Concrete		Attached Garage; # Garage Spaces: 2.00		Attached Garage; # Garage Spaces: 2.00	
Additional Rooms		Lndry/Util. (inside)		Lndry/Util. (inside)		Lndry/Util. (inside)	
Pool/Hot Tub		No Pool		No Pool		No Pool	
Appx. Lot Dimensions	87' x 313'						
Lot Description	Wooded	Regular Lot		Regular Lot		Regular Lot	

	Subject	896969		869476		912324	
	0 Tebassa Rd Jacksonville FL 32216	READER THE ANTICIDANCE OF THE AN		8301 HIGHFIELD A JACKSONVILLE F		20017 MI FLAIRS, INC. 83422 HIGHFIELD A JACKSONVILLE	
Exterior Wall		Imitation Brick/Ston; Cementitious Siding		Cementitious Siding		Imitation Brick/Ston; Cementitious Siding	
Structure	Frame	Wood Frame		Wood Frame; Slab		Wood Frame	
Address			+25000		+5000		+25000
Adjusted Price	\$235,000	\$	235,000	\$2	37,600	\$	230,000

Price Analysis



Low, Average, Median, and High Sold Prices



Summary of Closed Listings

							Total	Adjusted
MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Adjustments	Price
896969	8336 HIGHFIELD AVE, JACKSONVILLE FL	\$205,000	42	42	11/17/2017	\$210,000	\$25,000	\$235,000
869476	8301 HIGHFIELD AVE, JACKSONVILLE FL	\$222,200	176	176	09/28/2017	\$232,600	\$5,000	\$237,600

Summary of Pending Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
912324	8342 HIGHFIELD AVE, JACKSONVILLE FL	\$205,000	48	48	\$205,000	\$25,000	\$230,000

Low, Average, Median, and High Comparisons

	Closed	Pending	Overall
Low	\$235,000	\$230,000	\$230,000
Average	\$236,300	\$230,000	\$234,200
Median	\$236,300	\$230,000	\$235,000
High	\$237,600	\$230,000	\$237,600

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/ List Price	Avg. Approx. Heated SqFt	Avg. List \$/Approx. Heated SqFt	Avg. Sold \$/Approx. Heated SqFt	Avg. Dom	Avg. CDOM
Closed	2	427,200	213,600	442,600	221,300	1.04	1,650	129.67	134.25	109	109
Pending	1	205,000	205,000	0	0	0.00	1,547	132.51	0.00	48	48
Overall	3	632,200	210,733	442,600	221,300	1.04	1,615	130.62	134.25	89	89

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search:

Listing Price Recommendation



FRONT ELEVATION Tebassa Road, Jacksonville Florida, 32216

Low	\$235,000
High	\$237,600
Recommended	\$235,000

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	The 199 TT. 77	List #:		396969		Status:	Sold
	- Carton	The first		Residential		Price:	\$205,000
THE DESCRIPTION OF		Parcel #:		000000000	0	Bedrooms:	3
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Length	Width	Room Level		Flooring	n	Room Remarks	
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10	13.1	1		Т			
14.4	13	2		С			
10.2	13.5	2		С			
10.2	13.5	2		С			
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Description	Value	\$210,000
Address	+25000	\$235,000

Region: 02-SOUTHSIE	DE		Legal Name of	f Subdiv: SOU	THSIDE OAKS	
rea: 022-GROVE PA	RK/SANS SOUCI		Common Nam	e of Sub: SOL	JTHSIDE OAKS	
02017 NEFMLS, Inc			List #: Property Type Parcel #: Year Built: Assoc Fee: Assoc Fee: CDD Fee Y/N: CDD Fee: New Const: Gated Comm Historic Area Homestead:	0000000000 2017 Y \$300 : N \$0 Y : N	Status: Price: Bedrooms: Full Baths: Half Baths: Bdrms Conform: Assoc Fee Freq: Approx. Heated Sq Waterfront Y/N: Navgble to Ocean: Mobile/Mfg Home:	Sold \$222,200 4 2 1 Y Annually Ft: 1,752 N N N
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Room Name ⁄IasterBr	Length 12'	Width 17' 6'	Room Level	Flooring	Room Remarks	
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edroom 3 edroom 4	10' 10'	12' 11'	2 2			
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the Southside Oaks sul Stainless steel appliand New Construction: Unc Type of Dwellingc Sngl Stories: # Stories: 2 Square Foot Source: P Bedrooms: Split Bedroo Bath: Ownr Bath Shwr N Dining: Living/Dining Co Major Appliances: Ran. Dishwasher; Disposer; F Connect Additional Equipment:	Johns Town Center, a bdivision. 4 bedroom ces, Tile floors in com der Construction . FamDetached lans oms No Tub ombo ge Electric; Microwave Refrigerator; Washer/D Smoke Detector	also centrally , 2.5 baths, v nmon areas a linteri Ft.; S Floor Energ Type Utiliti e; Wate ryer Exter Struc Roof:	convenient to downtown and t ith a 2 car garage. This home Tile-tub-surrounds. Coming s r Amenities: Walk-in-Closet(s iding Glass Dr(s); Wall-to-Wall	the beaches. T will feature a C soon!); Ceiling 8+ I Carpet; Vinyl ectric Source ectric Source ic	he Live Oak plan is one of 6 ava Craftsman exterior Elevation, Gra Common/ClubAmenities: Playg Misc Exterior: Patio - Open; HO Southside Oaks Parking Facilities: Attached Gara Spaces: 2 Approx Parcel Size: Less than 1, Lot Description: Regular Lot Lot Location: Suburban Presently Zoned: Residential Road Frontage: City Street Road Surface: Asphalt Road Possible Financing: Cash; Conv Documents on File: Survey on F File	ilable floorplans anite countertop round Assoc. Name: age; # Garage /4 Acre rentional; FHA; V
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Description	Value	\$232,600
Address	+5000	\$237,600

Region: 02:-SOUTHSIDE Lagal Name of Sudary: SOUTHSIDE OAKS Area: 022-GROVE PARK/SANS SOUCI Common Name of Sudary: SOUTHSIDE OAKS Figure 2: Common Name of Sudary: SOUTHSIDE OAKS Price: \$205,000 Bedrom: SouthSide OAKS Price: \$205,000 Bedrom: SouthSide OAKS Price: \$205,000 Bedrom: N Hall Stite: 1 Assoc Fee: Sis Bdirms Conform: Y CDD Fee: Sis CDD Fee: Sis Status: New Const: Y Masso Fee Freq: Annually CDD Fee: Sis Navefront YN: N CDD Fee: Sis Navefront YN: N Redrom: N Historic Area: N Mostleff I 144 Link Rm 102 Bedrom: 2 135 Bedrom: 2 102 States: Regression: State State Southside Rover, Southside Oaks studyids States: Regression: State Southside Rover, Southside Oaks studyids States: Common Name Length Link Rm 1 State: Comm: N Navgbleis Couthside Oaks studyids <th>Address: 8342 HIGHFIELD AVE , JACKS</th> <th>SONVILLE, FLOF</th> <th>RIDA, 32216 (</th> <th>County: DUVA</th> <th>L Count</th> <th>ry: USA</th> <th></th>	Address: 8342 HIGHFIELD AVE , JACKS	SONVILLE, FLOF	RIDA, 32216 (County: DUVA	L Count	ry: USA		
Area: 022-GROVE PARK/GANS SOUCI Common Name of Sub: SOUTHSIDE OAKS Image: Common Name of Sub: SOUTHSIDE OAKS Status: Pending Property Type: Residential on 00000000000000000000000000000000000						•		
Property Type: Residential Parcel #: 00000000000000000000000000000000000	-		-					
Living Rm 16'4 25'4 1 Kitchen 10 13'1 1 MasterBr 14'4 13 2 Bedroom 2 10'2 13'5 2 Bedroom 3 10'2 13'5 2 Bedroom 3 10'2 13'5 2 Directions: From JTB, drive North on Southside Blvd. Left onto Atlantic Blvd. Left onto Century 21 Dr. Left onto Highfield Ave Remarks: NEW Construction in a Brand New neighborhood Located in the heart of thriving Southside, not far from Tinseltown and the St Johns To Center, also centrally convenient to downtown and the beaches. The White Oak plan is one of 6 available floor plans in the Southside Oaks subdivis 3 bedroom, 2 baths, with a 2 car garage. This home is coming with the Craftsman Plus front elevation, tile flooring downstairs and carpet upstairs, an stainless steel kitchen appliances, with granite countertops in kitchen and bathrooms. **Estimated completion is by Feb/March 2018 (note, photos a same general floorplan, but NOT necessarily same finishes) New Construction: Under Construction Style: Traditional Style: Traditional Style: Traditional Style: Traditional Misc Exterior: HO Assoc. Phone: (904) 225-9070 Parking Facilities: Attached Garage; # Garage Space: 2 Square Foot Source: Plans Dining: Kitchen/Family Combo Kitchen: Breakfast Bar; Solid Srfce Critrops Major Appliances: Range Electric: Mirowave; Dishwasher; Disposer, Refrigerator; Washer/Dryer Connect Additional Equipment: Smoke Detector Additional Rooms: Lndry/Util. (inside) DOM: Mir Main Reimann RIMESRY REALTY LLC 770 Wakemont Dr ORANGE PARK, FL 32065 944:37:4542 Jim Reimann RIMESRY Realty Comb	©2017 NETMES, Inc.		Property Type: Parcel #: Year Built: Assoc Fee: Assoc Fee: CDD Fee Y/N: CDD Fee: New Const: Gated Comm: Historic Area:	Residential 0000000000000 2018 Y \$350 N \$0 Y N N N	0000	Price: Bedrooms: Full Baths: Half Baths: Bdrms Conform: Assoc Fee Freq: Approx. Heated SqFt: Waterfront Y/N: Navgble to Ocean:	\$205,000 3 2 1 Y Annually 1,547 N N	
Living Rm 16'4 25'4 1 Kitchen 10 13'1 1 MasterBr 14'4 13 2 Bedroom 2 10'2 13'5 2 Bedroom 3 10'2 13'5 2 Bedroom 3 10'2 13'5 2 Directions: From JTB, drive North on Southside Blvd. Left onto Atlantic Blvd. Left onto Century 21 Dr. Left onto Highfield Ave Remarks: NEW Construction in a Brand New neighborhood Located in the heart of thriving Southside, not far from Tinseltown and the St Johns To Center, also centrally convenient to downtown and the beaches. The White Oak plan is one of 6 available floor plans in the Southside Oaks subdivis 3 bedroom, 2 baths, with a 2 car garage. This home is coming with the Craftsman Plus front elevation, tile flooring downstairs and carpet upstairs, an stainless steel kitchen appliances, with granite countertops in kitchen and bathrooms. **Estimated completion is by Feb/March 2018 (note, photos a same general floorplan, but NOT necessarily same finishes) New Construction: Under Construction Style: Traditional Style: Traditional Style: Traditional Style: Traditional Misc Exterior: HO Assoc. Phone: (904) 225-9070 Parking Facilities: Attached Garage; # Garage Space: 2 Square Foot Source: Plans Dining: Kitchen/Family Combo Kitchen: Breakfast Bar; Solid Srfce Critrops Major Appliances: Range Electric: Mirowave; Dishwasher; Disposer, Refrigerator; Washer/Dryer Connect Additional Equipment: Smoke Detector Additional Rooms: Lndry/Util. (inside) DOM: Mir Main Reimann RIMESRY REALTY LLC 770 Wakemont Dr ORANGE PARK, FL 32065 944:37:4542 Jim Reimann RIMESRY Realty Comb	Room Name Length V	 Vidth Room	Level	Flooring	1	Room Remarks		
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MasterBr 14'4 13 2 Bedroom 2 10'2 13'5 2 Bedroom 3 10'2 13'5 2 Directions: From JTB, drive North on Southside Blvd. Left onto Atlantic Blvd. Left onto Century 21 Dr. Left onto Highfield Ave Remarks: NEW Construction in a Brand New neighborhood! Located in the heart of thriving Southside, not far from Tinseltown and the St Johns To Center, also centrally convenient to downtown and the beaches. The White Oak plan is one of 6 available flooring downstairs and carpet upstairs, ar stainless steel kitchen appliances, with granite countertops in kitchen and bathrooms. "Estimated completion is by Feb/March 2018! (note, photos a same general floorpian, but NOT necessarily same finishes) New Construction: Under Construction Type of Dwellingc Sngl. FamDetached Style: Traditional Structure: Wood Frame Residential; Single Family Roof: Shingle Pool/Hot Tub: No Pool Misc Exterior: HO Assoc. Name: Southside Oak Possible Finanching: Cash; Conventional; FHA; 'Occupancy: At Closing Dime: 48 Dime: 48 Dime: 48	-							
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Connect Additional Equipment: Smoke Detector Structure: Wood Frame Road Surface: Asphalt Road Additional Rooms: Lndry/Util. (inside) Pool/Hot Tub: No Pool Possible Financing: Cash; Conventional; FHA; 'Occupancy: At Closing DOM: 48 Image: Structure: Wood Frame Additional Rooms: Lndry/Util. (inside) Jim Reimann At Closing RIMESERV REALTY LLC 48 ORANGE PARK, FL 32065 904-437-4542 Jimreim@gmail.com http://www.RimeServRealty.com License #: 3276675 3276675	Type of Dwellingc Sngl. FamDetached Style: Traditional Stories: # Stories: 2 Square Foot Source: Plans Dining: Kitchen/Family Combo Kitchen: Breakfast Bar; Solid Srfce Cntrtops Major Appliances: Range Electric; Microwave;	Ft.; Wall-to-Wall C Energy Features: Type of Heating: (Type of Cooling: (Utilities: Water - P Water Heater: Elec Exterior Wall: Imita	to-Wall Carpet; Tile Floors Features: Ceiling Fan(s); R-30 Ceiling Heating: Central Heating; Electric Source Cooling: Central Cooling; Electric Source Water - Public; Sewer - Public Features: Electric Water Heatr Wall: Imitation Brick/Ston; Cementitious			 Assoc. Phone: (904) 225-9070 rking Facilities: Attached Garage; # Garage aces: 2 prox Parcel Size: Less than 1/4 Acre t Description: Regular Lot t Location: Suburban esently Zoned: Residential; Single Family 		
Additional Equipment: Smoke Detector Roof: Shingle Possible Financing: Cash; Conventional; FHA; 'Occupancy: At Closing DOM: 48 Jim Reimann 48 RIMESERV REALTY LLC 770 Wakemont Dr ORANGE PARK, FL 32065 904-437-4542 jimreim@gmail.com http://www.RimeServRealty.com License #: 3276675 3276675		U U	ramo					
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Adjustments for Comparable #912324 (Map Number 3) Description Value \$205,000		Adjustments for Cor	mparable #9123	· ·	3)	\$205,000)	
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