

# Comparable Market Analysis

0 Tebassa Rd, Jacksonville, FL, 32216

Prepared for Matthew Roberts—Wednesday, February 7, 2018



**FRONT ELEVATION**  
Tebassa Road, Jacksonville Florida, 32216

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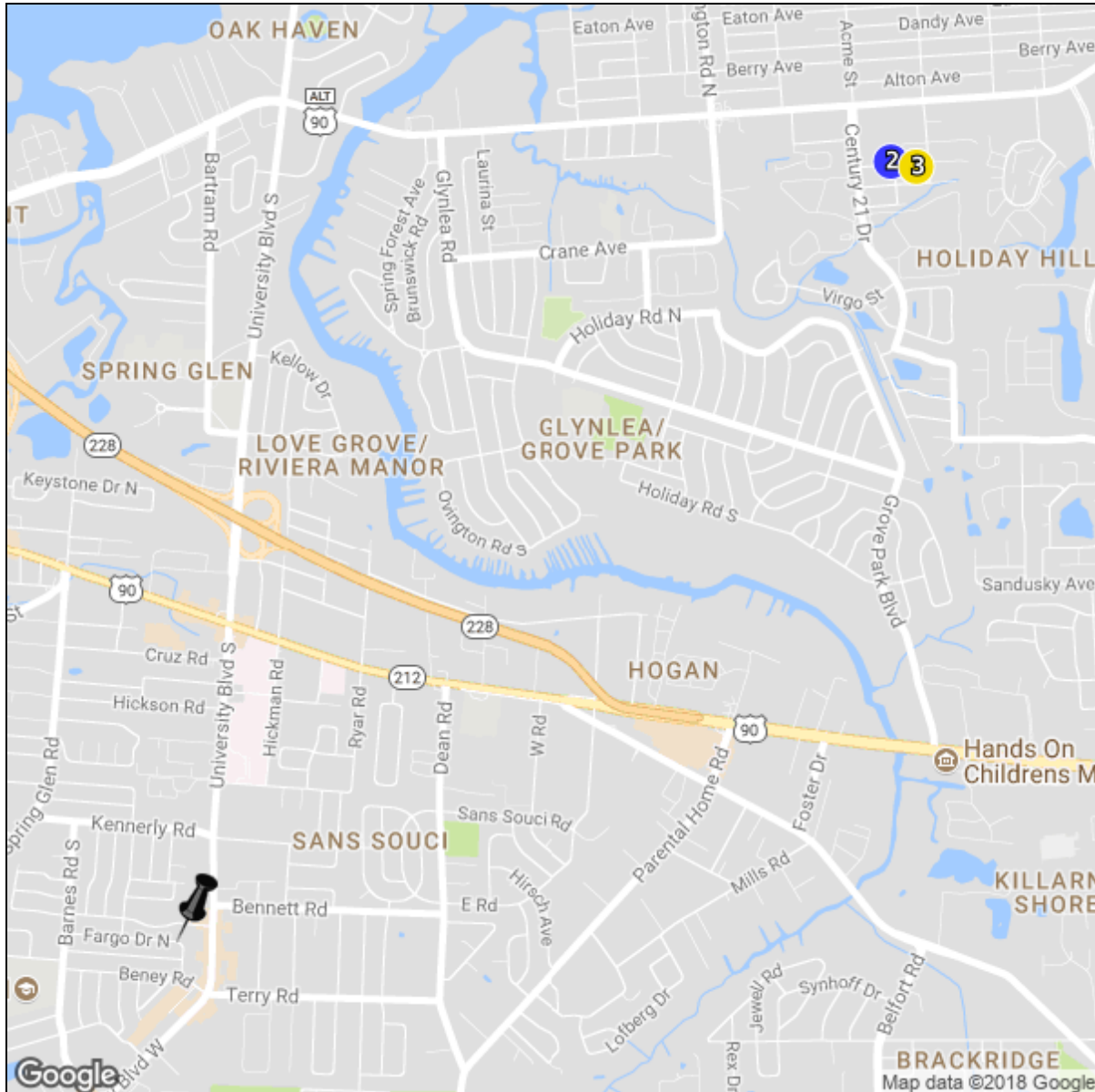


## COMMENTS

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



● Active   
 ● Sold   
 ● Pending   
 ● Withdrawn   
 ● Cancelled   
 ● Expired

	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

912324



**0 Tebassa Rd  
Jacksonville FL 32216**

**8336 HIGHFIELD AVE  
JACKSONVILLE FL**

**8301 HIGHFIELD AVE  
JACKSONVILLE FL**

**8342 HIGHFIELD AVE  
JACKSONVILLE FL**

Distance From Subject		3.03	2.99	3.03
List Price		\$205,000	\$222,200	\$205,000
Original List Price		\$202,300	\$201,079	\$205,000
Sold Price		\$210,000	\$232,600	
Status		Sold	Sold	Pending
Status Date		11/17/2017	09/29/2017	01/25/2018
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**



**8336 HIGHFIELD AVE  
JACKSONVILLE FL**



**8301 HIGHFIELD AVE  
JACKSONVILLE FL**



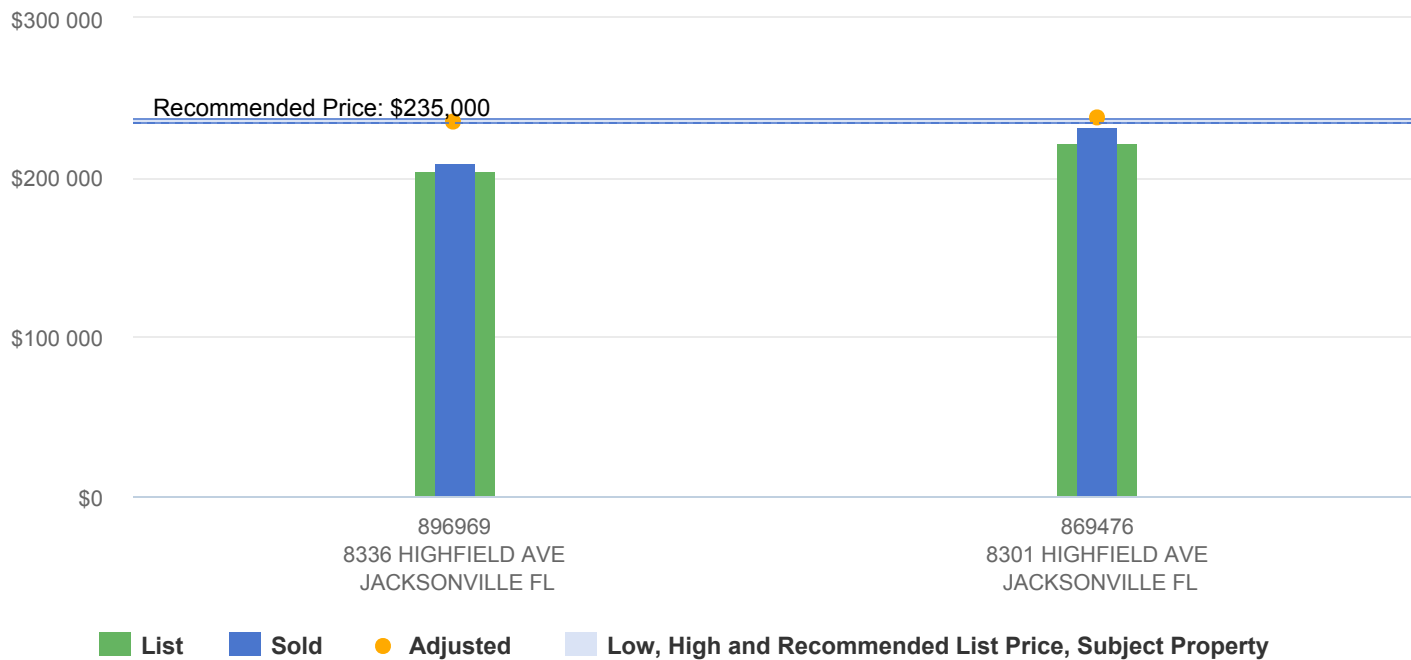
**8342 HIGHFIELD AVE  
JACKSONVILLE FL**

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
<b>Adjusted Price</b>	<b>\$235,000</b>		<b>\$235,000</b>		<b>\$237,600</b>		<b>\$230,000</b>

# Price Analysis

## List, Sold and Adjusted Prices

Closed Listings



## Low, Average, Median, and High Sold Prices

Closed Listings



## Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted 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



**Address:** 8336 HIGHFIELD AVE , JACKSONVILLE, FLORIDA, 32216 County: DUVAL Country: USA

**Region:** 02-SOUTHSIDE

**Legal Name of Subdiv:** SOUTHSIDE OAKS

**Area:** 022-GROVE PARK/SANS SOUCI

**Common Name of Sub:** SOUTHSIDE OAKS



<b>List #:</b>	896969	<b>Status:</b>	Sold
<b>Property Type:</b>	Residential	<b>Price:</b>	\$205,000
<b>Parcel #:</b>	0000000000	<b>Bedrooms:</b>	3
<b>Year Built:</b>	2017	<b>Full Baths:</b>	2
<b>Assoc Fee:</b>	Y	<b>Half Baths:</b>	1
<b>Assoc Fee:</b>	\$350	<b>Bdrms Conform:</b>	Y
<b>CDD Fee Y/N:</b>	N	<b>Assoc Fee Freq:</b>	Annually
<b>CDD Fee:</b>	\$0	<b>Approx. Heated SqFt:</b>	1,547
<b>New Const:</b>	Y	<b>Waterfront Y/N:</b>	N
<b>Gated Comm:</b>	N	<b>Navable to Ocean:</b>	N
<b>Historic Area:</b>	N	<b>Mobile/Mfg Home:</b>	N
<b>Homestead:</b>	N		

Room Name	Length	Width	Room Level	Flooring	Room Remarks
Living Rm	16.4	25.4	1	T	
Kitchen	10	13.1	1	T	
MasterBr	14.4	13	2	C	
Bedroom 2	10.2	13.5	2	C	
Bedroom 3	10.2	13.5	2	C	

**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! \*Now Ready\* Located in the heart of thriving Southside, not far from Tinseltown and the St Johns Town Center, also centrally convenient to downtown and the beaches. The White Oak plan is one of 6 available floor plans in the Southside Oaks subdivision. 3 bedroom, 2.5 baths, with a 2 car garage. "This home features the Craftsman Plus exterior elevation as well as granite counter tops & stainless steel appliances." Down payment assistance may be available for qualified buyers up to \$15,000.00, ask for details. Don't hesitate to schedule your showing today!

<p><b>New Construction:</b> Builder Inventory</p> <p><b>Type of Dwelling:</b> Sngl. Fam.-Detached</p> <p><b>Style:</b> Traditional</p> <p><b>Stories:</b> # Stories: 2</p> <p><b>Square Foot Source:</b> Plans</p> <p><b>Bath:</b> Ownr Bath Shwr No Tub</p> <p><b>Dining:</b> Kitchen/Family Combo</p> <p><b>Kitchen:</b> Breakfast Bar; Pantry - Closet</p> <p><b>Major Appliances:</b> Range Electric; Microwave; Refrigerator</p> <p><b>Additional Equipment:</b> Smoke Detector</p> <p><b>Additional Rooms:</b> Lndry/Util. (inside)</p>	<p><b>Interior Amenities:</b> Walk-in-Closet(s); Ceiling 8+ Ft.; Window Treatment(s); Wall-to-Wall Carpet; Tile Floors; Unfurnished</p> <p><b>Energy Features:</b> Forced Air</p> <p><b>Type of Heating:</b> Central Heating</p> <p><b>Type of Cooling:</b> Central Cooling</p> <p><b>Utilities:</b> Water - Public; Sewer - Public</p> <p><b>Water Heater:</b> Electric Water Heatr</p> <p><b>Exterior Wall:</b> Imitation Brick/Ston; Cementitious Siding</p> <p><b>Structure:</b> Wood Frame</p> <p><b>Roof:</b> Shingle</p> <p><b>Pool/Hot Tub:</b> No Pool</p>	<p><b>Parking Facilities:</b> Attached Garage; # Garage Spaces: 2; Concrete</p> <p><b>Approx Parcel Size:</b> Less than 1/4 Acre</p> <p><b>Lot Description:</b> Regular Lot</p> <p><b>Lot Location:</b> Suburban</p> <p><b>Presently Zoned:</b> Residential; Single Family</p> <p><b>Road Surface:</b> Asphalt Road</p> <p><b>Possible Financing:</b> Cash; Conventional; FHA; VA</p> <p><b>Documents on File:</b> Floor Plans on File</p> <p><b>Occupancy:</b> At Closing</p>
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<b>Sold Date:</b>	11/17/2017	<b>DOM:</b>	42
		<b>Sold Price:</b>	\$210,000



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Adjustments for Comparable #896969 (Map Number 1)		
Description	Value	\$210,000
Address	+25000	\$235,000

**Address:** 8301 HIGHFIELD AVE , JACKSONVILLE, FLORIDA, 32216 County: DUVAL Country: USA

**Region:** 02-SOUTHSIDE

**Legal Name of Subdiv:** SOUTHSIDE OAKS

**Area:** 022-GROVE PARK/SANS SOUCI

**Common Name of Sub:** SOUTHSIDE OAKS



<b>List #:</b>	869476	<b>Status:</b>	Sold
<b>Property Type:</b>	Residential	<b>Price:</b>	\$222,200
<b>Parcel #:</b>	0000000000	<b>Bedrooms:</b>	4
<b>Year Built:</b>	2017	<b>Full Baths:</b>	2
<b>Assoc Fee:</b>	Y	<b>Half Baths:</b>	1
<b>Assoc Fee:</b>	\$300	<b>Bdrms Conform:</b>	Y
<b>CDD Fee Y/N:</b>	N	<b>Assoc Fee Freq:</b>	Annually
<b>CDD Fee:</b>	\$0	<b>Approx. Heated SqFt:</b>	1,752
<b>New Const:</b>	Y	<b>Waterfront Y/N:</b>	N
<b>Gated Comm:</b>	N	<b>Navgble to Ocean:</b>	N
<b>Historic Area:</b>	N	<b>Mobile/Mfg Home:</b>	N
<b>Homestead:</b>	N		

Room Name	Length	Width	Room Level	Flooring	Room Remarks
MasterBr	12'	17' 6"	2		
Bedroom 2	10'	11'	2		
Bedroom 3	10'	12'	2		
Bedroom 4	10'	11'	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 (estimated completion Sept/Oct)! Located in the heart of thriving Southside, not far from Tinseltown and the St Johns Town Center, also centrally convenient to downtown and the beaches. The Live Oak plan is one of 6 available floorplans in the Southside Oaks subdivision. 4 bedroom, 2.5 baths, with a 2 car garage. This home will feature a Craftsman exterior Elevation, Granite countertops, Stainless steel appliances, Tile floors in common areas & Tile-tub-surrounds. Coming soon!

<p><b>New Construction:</b> Under Construction  <b>Type of Dwelling:</b> Sngl. Fam.-Detached  <b>Stories:</b> # Stories: 2  <b>Square Foot Source:</b> Plans  <b>Bedrooms:</b> Split Bedrooms  <b>Bath:</b> Ownr Bath Shwr No Tub  <b>Dining:</b> Living/Dining Combo  <b>Major Appliances:</b> Range Electric; Microwave; Dishwasher; Disposer; Refrigerator; Washer/Dryer Connect  <b>Additional Equipment:</b> Smoke Detector  <b>Additional Rooms:</b> Lndry/Util. (inside)</p>	<p><b>Interior Amenities:</b> Walk-in-Closet(s); Ceiling 8+ Ft.; Sliding Glass Dr(s); Wall-to-Wall Carpet; Vinyl Floors  <b>Energy Features:</b> R-30 Ceiling  <b>Type of Heating:</b> Central Heating; Electric Source  <b>Type of Cooling:</b> Central Cooling; Electric Source  <b>Utilities:</b> Water - Public; Sewer - Public  <b>Water Heater:</b> Electric Water Heatr  <b>Exterior Wall:</b> Cementitious Siding  <b>Structure:</b> Wood Frame; Slab  <b>Roof:</b> Shingle  <b>Pool/Hot Tub:</b> No Pool</p>	<p><b>Common/Club Amenities:</b> Playground  <b>Misc Exterior:</b> Patio - Open; HO Assoc. Name: Southside Oaks  <b>Parking Facilities:</b> Attached Garage; # Garage Spaces: 2  <b>Approx Parcel Size:</b> Less than 1/4 Acre  <b>Lot Description:</b> Regular Lot  <b>Lot Location:</b> Suburban  <b>Presently Zoned:</b> Residential  <b>Road Frontage:</b> City Street  <b>Road Surface:</b> Asphalt Road  <b>Possible Financing:</b> Cash; Conventional; FHA; VA  <b>Documents on File:</b> Survey on File; Floor Plans on File  <b>Occupancy:</b> At Closing</p>
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<b>Sold Date:</b>	09/28/2017	<b>DOM:</b>	176
		<b>Sold Price:</b>	\$232,600



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**Adjustments for Comparable #869476 (Map Number 2)**

Description	Value	\$232,600
Address	+5000	\$237,600

**Address:** 8342 HIGHFIELD AVE , JACKSONVILLE, FLORIDA, 32216 County: DUVAL Country: USA

**Region:** 02-SOUTHSIDE **Legal Name of Subdiv:** SOUTHSIDE OAKS

**Area:** 022-GROVE PARK/SANS SOUCI **Common Name of Sub:** SOUTHSIDE OAKS



<b>List #:</b>	912324	<b>Status:</b>	Pending
<b>Property Type:</b>	Residential	<b>Price:</b>	\$205,000
<b>Parcel #:</b>	000000000000000000	<b>Bedrooms:</b>	3
<b>Year Built:</b>	2018	<b>Full Baths:</b>	2
<b>Assoc Fee:</b>	Y	<b>Half Baths:</b>	1
<b>Assoc Fee:</b>	\$350	<b>Bdrms Conform:</b>	Y
<b>CDD Fee Y/N:</b>	N	<b>Assoc Fee Freq:</b>	Annually
<b>CDD Fee:</b>	\$0	<b>Approx. Heated SqFt:</b>	1,547
<b>New Const:</b>	Y	<b>Waterfront Y/N:</b>	N
<b>Gated Comm:</b>	N	<b>Navgble to Ocean:</b>	N
<b>Historic Area:</b>	N	<b>Mobile/Mfg Home:</b>	N
<b>Homestead:</b>	N		

Room Name	Length	Width	Room Level	Flooring	Room Remarks
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		

**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 Town Center, also centrally convenient to downtown and the beaches. The White Oak plan is one of 6 available floor plans in the Southside Oaks subdivision. 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, and stainless steel kitchen appliances, with granite countertops in kitchen and bathrooms. \*\*Estimated completion is by Feb/March 2018! (note, photos are same general floorplan, but NOT necessarily same finishes)

<p><b>New Construction:</b> Under Construction  <b>Type of Dwelling:</b> Sngl. Fam.-Detached  <b>Style:</b> Traditional  <b>Stories:</b> # Stories: 2  <b>Square Foot Source:</b> Plans  <b>Dining:</b> Kitchen/Family Combo  <b>Kitchen:</b> Breakfast Bar; Solid Srfce Cntrtps  <b>Major Appliances:</b> Range Electric; Microwave; Dishwasher; Disposer; Refrigerator; Washer/Dryer Connect  <b>Additional Equipment:</b> Smoke Detector  <b>Additional Rooms:</b> Lndry/Util. (inside)</p>	<p><b>Interior Amenities:</b> Walk-in-Closet(s); Ceiling 8+ Ft.; Wall-to-Wall Carpet; Tile Floors  <b>Energy Features:</b> Ceiling Fan(s); R-30 Ceiling  <b>Type of Heating:</b> Central Heating; Electric Source  <b>Type of Cooling:</b> Central Cooling; Electric Source  <b>Utilities:</b> Water - Public; Sewer - Public  <b>Water Heater:</b> Electric Water Heatr  <b>Exterior Wall:</b> Imitation Brick/Ston; Cementitious Siding  <b>Structure:</b> Wood Frame  <b>Roof:</b> Shingle  <b>Pool/Hot Tub:</b> No Pool</p>	<p><b>Misc Exterior:</b> HO Assoc. Name: Southside Oaks; HO Assoc. Phone: (904) 225-9070  <b>Parking Facilities:</b> Attached Garage; # Garage Spaces: 2  <b>Approx Parcel Size:</b> Less than 1/4 Acre  <b>Lot Description:</b> Regular Lot  <b>Lot Location:</b> Suburban  <b>Presently Zoned:</b> Residential; Single Family  <b>Road Frontage:</b> City Street  <b>Road Surface:</b> Asphalt Road  <b>Possible Financing:</b> Cash; Conventional; FHA; VA  <b>Occupancy:</b> At Closing</p>
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**DOM:** 48



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**Adjustments for Comparable #912324 (Map Number 3)**

Description	Value	\$205,000
Address	+25000	\$230,000