

Lots with Construction

Loans Sales Report

Duval County
November 2005

Published By:

Metro Market Trends, Inc.
A Real Estate Information Company

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The information contained herein has been compiled from documents and data furnished by county clerks, county property appraiser offices, applicable city governments, the State of Florida, and various private entities. This information is to be used for information purposes only. The research staff of Metro Market Trends, Inc. has categorized much of the source information using a proprietary computer based real estate analysis system. All information is believed to be reliable and every attempt is made to insure that all data is accurate. However, no liability is assumed for the accuracy or completeness of this information by Metro Market Trends, Inc. or the other data providers.

Price: 56000 Sqft Eff/HC: / Tot \$ Sqft Eff/HC 0 / 0 STR: 03002S25E Prop Ref/Map No: 091 2
 RD/SD: 11/14/2005 10/26/2005 ORB/P: 12881 42 Int: Real Est. Area: Z6Y1 Tax ID: 0089512030
 LU: VACANT RESIDENTIAL SC: NO STRUCTURE
 Deed: CORPORATE WARRANTY DEED Trans: R NR: CA: CLIFFORD B NEWTON PA
 Mtg 1: 195500 Lender: SUNTRUST MORTGAGE INC Type: CONV

Parcel Address: 10877 TORRIN RD - JACKSONVILLE FL 32221-3820 RC:
 Assessed Parcel: 45000 Assessed Land: 45000 Size: 0 Acres RS:
 Indicated Prices: Structure: 0 Land: 56000 Struc \$ Sqft Eff/HC: 0 / 0 HA:
 Hist Sales: 1) V/I: V Date: 2005/06 Price: \$98,000 Bk/Pg: 12566 / 465 F1:
 2) V/I: V Date: 2004/07 Price: \$100 Bk/Pg: 90057 / 23 F2:
 Area: E1:
 Extra: User Field: E2:
 Comments:

GLEN KERNAN GOLF & COUNTRY CLUB

Lot: 61 Grantee: JONES MARY K Grantor: THE PINEAPPLE CORP OF NORTH FLA
 Block: Unit: 1 Address: 12881 QUAILBROOK DR Address2:
 Phase: Yr Built Eff/Actual: JACKSONVILLE FL 32224 USA
 Price: 400000 Sqft Eff/HC: / Tot \$ Sqft Eff/HC 0 / 0 STR: 01003S28E Prop Ref/Map No: 526 4
 RD/SD: 11/02/2005 10/28/2005 ORB/P: 12859 1580 Int: Real Est. Area: Z2Y43 Tax ID: 1677293820
 LU: VACANT RESIDENTIAL SC: NO STRUCTURE
 Deed: CORPORATE WARRANTY DEED Trans: R NR: CA: ALAN B ALMAND
 Mtg 1: 1238400 Lender: WACHOVIA MORTGAGE CO Type: CONV

Parcel Address: SWILCAN BRIDGE LN - JACKSONVILLE FL 32224-0000 RC:
 Assessed Parcel: 250000 Assessed Land: 250000 Size: 0 Acres RS:
 Indicated Prices: Structure: 0 Land: 400000 Struc \$ Sqft Eff/HC: 0 / 0 HA:
 Hist Sales: 1) V/I: V Date: 2005/04 Price: \$350,000 Bk/Pg: 12452 / 1322 F1:
 2) V/I: V Date: 1997/01 Price: \$100 Bk/Pg: 90051 / 2 F2:
 Area: E1:
 Extra: User Field: E2:
 Comments:

GRAND BOULEVARD

Lot: 15 Grantee: BAKER ROLAND Grantor: WEALTH WATCHERS INC
 Block: 43 Unit: Address: 1451 MT HERMAN ST Address2:
 Phase: Yr Built Eff/Actual: JACKSONVILLE FL 32209 USA
 Price: 8500 Sqft Eff/HC: / Tot \$ Sqft Eff/HC 0 / 0 STR: 00202S26E Prop Ref/Map No: 186 4
 RD/SD: 11/10/2005 10/28/2005 ORB/P: 12878 2474 Int: Real Est. Area: Z8Y2 Tax ID: 0461800000
 LU: VACANT RESIDENTIAL SC: NO STRUCTURE
 Deed: CORPORATE WARRANTY DEED Trans: R NR: CA: SUNSHINE TITLE CORP
 Mtg 1: 96100 Lender: FLORIDA CAPITAL ASSOCIATES Type: CONV

Parcel Address: 16TH ST - JACKSONVILLE FL 32299-0000 RC:
 Assessed Parcel: 6008 Assessed Land: 6008 Size: 0 Acres RS:
 Indicated Prices: Structure: 0 Land: 8500 Struc \$ Sqft Eff/HC: 0 / 0 HA:
 Hist Sales: 1) V/I: V Date: 2005/02 Price: \$100 Bk/Pg: 12308 / 52 F1:
 2) V/I: I Date: 2004/05 Price: \$100 Bk/Pg: 11833 / 351 F2:
 Area: E1:
 Extra: User Field: E2:
 Comments:

ISLAND AT QUEENS HARBOUR

Lot: 6 Grantee: GONZALEZ JUAN C & ISIS Grantor: GONZALEZ JUAN C
 Block: Unit: Address: 13826 BELLA RIVA LN Address2:
 Phase: Yr Built Eff/Actual: JACKSONVILLE FL 32225 USA
 Price: 351400 Sqft Eff/HC: / Tot \$ Sqft Eff/HC 0 / 0 STR: 01202S28E Prop Ref/Map No: 504D1
 RD/SD: 11/14/2005 10/21/2005 ORB/P: 12881 1323 Int: Real Est. Area: Z2Y41 Tax ID: 1671269170
 LU: VACANT RESIDENTIAL SC: NO STRUCTURE
 Deed: QUIT CLAIM DEED Trans: R NR: CA: HEAD MOSS & FULTON
 Mtg 1: 2345000 Lender: HERITAGE BANK OF NORTH FLORIDA Type: CONV

Parcel Address: DELFINO DR - JACKSONVILLE FL 32225-0000 RC:
 Assessed Parcel: 733000 Assessed Land: 733000 Size: 0 Acres RS:

Indicated Prices: Structure: 0 Land: 351400 Struc \$ Sqft Eff/HC: 0 / 0 HA:
 Hist Sales: 1) V/I: I Date: 2005/05 Price: \$875,000 Bk/Pg: 12460 / 140 F1:
 2) V/I: V Date: 2003/04 Price: \$100 Bk/Pg: 90055 / 100 F2:
 Area: E1:
 Extra: User Field: E2:
 Comments:

JACKSONVILLE HEIGHTS

Lot: PT OF TRACT 13 Grantee: VANDEMAN JUDY E Grantor: GALLION CONTRS
 Block: 2 Unit: Address: 11230 THOREAU WAY E Address2:
 Phase: Yr Built Eff/Actual: JACKSONVILLE FL 32257 USA
 Price: 55000 Sqft Eff/HC: / Tot \$ Sqft Eff/HC 0 / 0 STR: 02702S25E Prop Ref/Map No: 098 2
 RD/SD: 11/21/2005 11/08/2005 ORB/P: 12899 2024 Int: Real Est. Area: Z6Y1 Tax ID: 0131470100
 LU: VACANT RESIDENTIAL SC: NO STRUCTURE
 Deed: CORPORATE WARRANTY DEED Trans: R NR: CA: MGM TITLE & ESCROW INC
 Mtg 1: 216900 Lender: R-G CROWN BANK Type: CONV

Parcel Address: NOROAD - JACKSONVILLE FL 32210-0000 RC:
 Assessed Parcel: 373400 Assessed Land: 373400 Size: 19 Acres RS:
 Indicated Prices: Structure: 0 Land: 55000 Struc \$ Sqft Eff/HC: 0 / 0 HA:
 Hist Sales: 1) V/I: V Date: 2005/03 Price: \$712,000 Bk/Pg: 12375 / 936 F1:
 2) V/I: V Date: 2004/07 Price: \$128,200 Bk/Pg: 11961 / 1422 F2:
 Area: E1:
 Extra: User Field: E2:
 Comments:

PROPOSED LT 2: PT OF TRACT 13 BLK 2 SEC 10 T3S R25E JACKSONVILLE HEIGHTS DESC AS: FOR PT OF REF COM AT THE SE COR OF
 LT 25 LAMBING RD FARMS SAID PT BEING SITUATE ON THE NLY R/W LINE OF NO RD THENCE N 89.02'22" E ALG SAID NLY R/W LINE A
 DIST OF 205.08 FT TO A PT THENCE N 00.10'43" E ... MORE CONTAINS 8939 SQ FT M/L

MOSES HAROLD GRANT

Lot: SEE COMMENTS Grantee: SMITH CHRISTOPHER D & NICOLE W Grantor: JORDAN BUILDERS
 Block: Unit: Address: 10075 DENTON RD Address2:
 Phase: Yr Built Eff/Actual: JACKSONVILLE FL 32226 USA
 Price: 100 Sqft Eff/HC: / Tot \$ Sqft Eff/HC 0 / 0 STR: 04601N27E Prop Ref/Map No: 321 4
 RD/SD: 11/10/2005 10/24/2005 ORB/P: 12879 193 Int: Real Est. Area: Z9Y2 Tax ID: 1080940630
 LU: VACANT RESIDENTIAL SC: NO STRUCTURE
 Deed: SPECIAL WARRANTY DEED Trans: M NR: CA: SUNSHINE TITLE CORP
 Mtg 1: 234000 Lender: AAMES HOME LOAN CORP Type: CONV

Parcel Address: 10087 DENTON RD - JACKSONVILLE FL 32226-4818 RC:
 Assessed Parcel: 24250 Assessed Land: 24250 Size: 1 Acres RS:
 Indicated Prices: Structure: 0 Land: 100 Struc \$ Sqft Eff/HC: 0 / 0 HA:
 Hist Sales: 1) V/I: V Date: 1992/05 Price: \$11,666 Bk/Pg: 7822 / 260 F1:
 2) V/I: Date: Price: \$0 Bk/Pg: / F2:
 Area: E1:
 Extra: User Field: E2:
 Comments:

THIS DEED IS A TRANSFER FOR CONSTRUCTION PURPOSES ONLY ---- A PT OF THE MOSES HARROLD GRANT SEC 46 & W2 OF LOT 2 OF
 THE F M ARREDONDO GRANT SEC 39 T1N R27E...MORE.. BEING FURTHER DESC AS LOT 67 ACCORDING TO UNREC PLAT SHOWING A S/D OF
 W2 OF LOT 2 SEC 39 T1N R27E

SMITHFIELD PLANTATION

Lot: 10 Grantee: WILLIAMS LARRY D & LORETTA Grantor: GENE CLAXTON
 Block: Unit: Address: 1509 BRETON RD Address2:
 Phase: Yr Built Eff/Actual: JACKSONVILLE FL 32208 USA
 Price: 62000 Sqft Eff/HC: / Tot \$ Sqft Eff/HC 0 / 0 STR: 00101S25E Prop Ref/Map No: 052 1
 RD/SD: 11/16/2005 11/04/2005 ORB/P: 12888 2199 Int: Real Est. Area: Z9Y1 Tax ID: 0038094055
 LU: VACANT RESIDENTIAL SC: NO STRUCTURE
 Deed: CORPORATE WARRANTY DEED Trans: R NR: CA: FORTRESS TITLE COMPANY INC
 Mtg 1: 360700 Lender: PEOPLES FIRST COMMUNITY BANK Type: CONV

Parcel Address: CRIMSON ROSE CT - JACKSONVILLE FL 32219-0000 RC:
 Assessed Parcel: 52000 Assessed Land: 52000 Size: 1 Acres RS:
 Indicated Prices: Structure: 0 Land: 62000 Struc \$ Sqft Eff/HC: 0 / 0 HA:
 Hist Sales: 1) V/I: V Date: 2005/01 Price: \$246,000 Bk/Pg: 12288 / 1353 F1:

2) V/I: V Date: 2004/03 Price: \$100 Bk/Pg: 90056 / 84 F2:
 Area: E1:
 Extra: User Field: E2:
 Comments:

SPRINGTREE VILLAGE

Lot: 18 Grantee: THOREN JAMES A JR & PATRICIA L Grantor: E J TONEY INC
 Block: Unit: 6 Address: 8665 STAR LEAF RD N Address2:
 Phase: Yr Built Eff/Actual: JACKSONVILLE FL 32210 USA
 Price: 37500 Sqft Eff/HC: / Tot \$ Sqft Eff/HC 0 / 0 STR: 00303S25E Prop Ref/Map No: 097 3
 RD/SD: 11/03/2005 10/12/2005 ORB/P: 12861 912 Int: Real Est. Area: Z6Y1 Tax ID: 0127233690
 LU: VACANT RESIDENTIAL SC: NO STRUCTURE
 Deed: CORPORATE WARRANTY DEED Trans: R NR: CA: SHEFFIELD & BOATRIGHT TITLE SERV
 Mtg 1: 126300 Lender: BRANCH BANKING & TRUST COMPANY Type: CONV
 Mtg 2: 15700 Lender: BRANCH BANKING & TRUST COMPANY Type: CONV

Parcel Address: STAR LEAF RD - JACKSONVILLE FL 32210-0000 RC:
 Assessed Parcel: 30000 Assessed Land: 30000 Size: 0 Acres RS:
 Indicated Prices: Structure: 0 Land: 37500 Struc \$ Sqft Eff/HC: 0 / 0 HA:
 Hist Sales: 1) V/I: V Date: 2004/11 Price: \$1,476,000 Bk/Pg: 12135 / 1694 F1:
 2) V/I: V Date: 2004/10 Price: \$100 Bk/Pg: 90057 / 46 F2:
 Area: E1:
 Extra: User Field: E2:
 Comments:

The REAL Trend Report

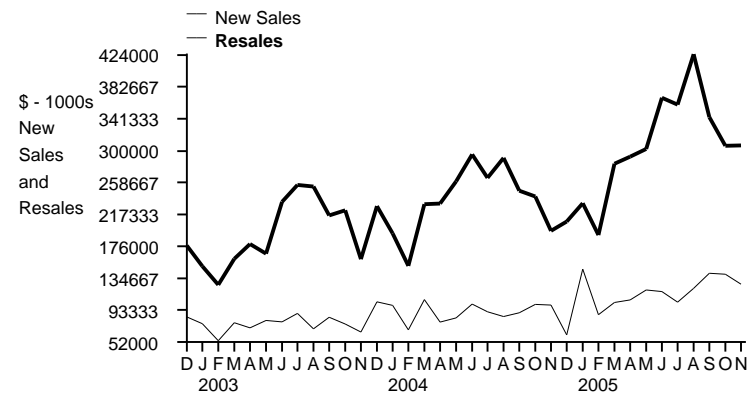
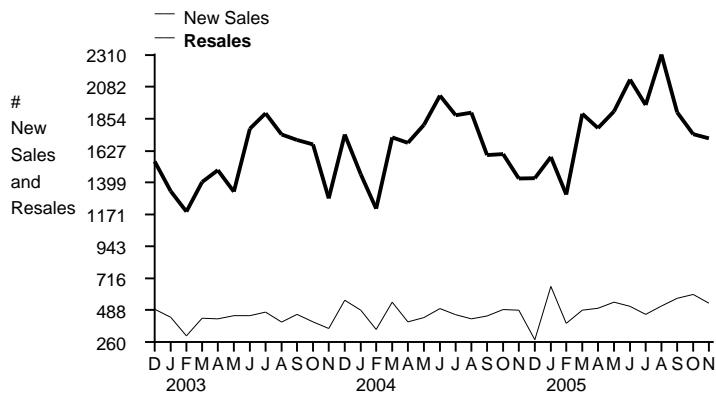
Duval

Real Estate Sales Activity

Number of Sales	NOV 2005	NOV 2004	% Chg	YTD 2005	YTD 2004	% Chg
Single Family						
Total New Sales	536	486	10.29	5,770	5,011	15.15
Total ReSales	1710	1422	20.25	20,176	18,246	10.58
Total Single Family	2246	1908	17.71	25,946	23,257	11.56
Condominium/Townhomes						
Total New Sales	290	139	108.63	2,771	1,434	93.24
Total ReSales	116	79	46.84	1,572	1,213	29.60
Total Condo/Townhome	406	218	86.24	4,343	2,647	64.07
Mobile/Manufactured Homes	43	57	-24.56	619	557	11.13
Residential Lots	771	507	52.07	6,457	7,283	-11.34
Commercial & Other IMPRV	190	164	15.85	2,076	1,904	9.03
Commercial & Other VACNT	55	60	-8.33	1,011	611	65.47
Total	3711	2914	27.35	40,452	36,259	11.56
Total Foreclosures	43	55	-21.82	784	828	-5.31

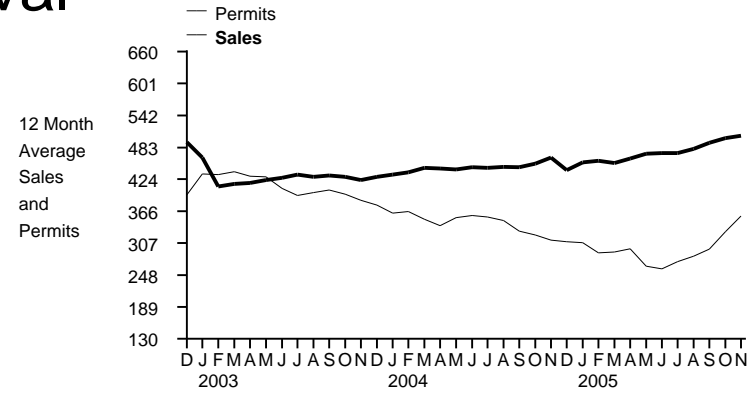
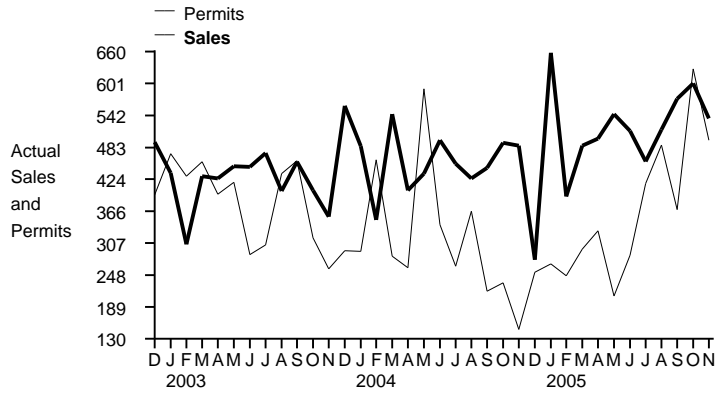
Dollar Volume of Sales	NOV 2005	NOV 2004	% Chg	YTD 2005	YTD 2004	% Chg
Single Family						
Total New Sales	126,887,017	99,491,518	27.54	1,311,948,130	1,001,103,634	31.05
Total ReSales	305,822,000	195,428,000	56.49	3,397,741,000	2,591,082,200	31.13
Total Single Family	432,709,017	294,919,518	46.72	4,709,689,130	3,592,185,834	31.11
Condominium/Townhomes						
Total New Sales	53,841,800	20,628,000	161.01	590,226,800	231,969,100	154.44
Total ReSales	22,092,000	13,397,300	64.90	324,796,700	197,161,700	64.74
Total Condo/Townhome	75,933,800	34,025,300	123.17	915,023,500	429,130,800	113.23
Mobile/Manufactured Homes	3,452,000	3,680,900	-6.22	41,075,900	31,943,700	28.59
Residential Lots	40,923,900	28,178,500	45.23	396,316,900	374,702,800	5.77
Commercial & Other IMPRV	211,292,600	168,623,600	25.30	1,810,989,400	1,523,081,700	18.90
Commercial & Other VACNT	27,026,600	22,195,600	21.77	703,114,700	438,885,500	60.20
Total	791,337,917	551,623,418	43.46	8,576,209,530	6,389,930,334	34.21
Total Foreclosures	235,500	953,600	-75.30	7,041,200	9,677,800	-27.24

Single Family New and Resales



New Single Family Permit and Sales Trends

Duval



Date	Single Family Permits		Single Family Sales		Sales versus Permits	
	# of	12 Month Avg	# of	12 Month Avg	Actual	12 Month Avg
12/2004	253	309	276	441	23	132
01/2005	268	307	656	455	388	148
02/2005	246	289	392	458	146	169
03/2005	295	290	486	454	191	164
04/2005	329	296	499	462	170	166
05/2005	209	264	544	471	335	207
06/2005	284	259	513	472	229	213
07/2005	416	272	457	472	41	200
08/2005	487	282	515	480	28	198
09/2005	368	295	572	491	204	196
10/2005	627	327	600	500	-27	173
11/2005	496	356	536	504	40	148

Total Single Family

