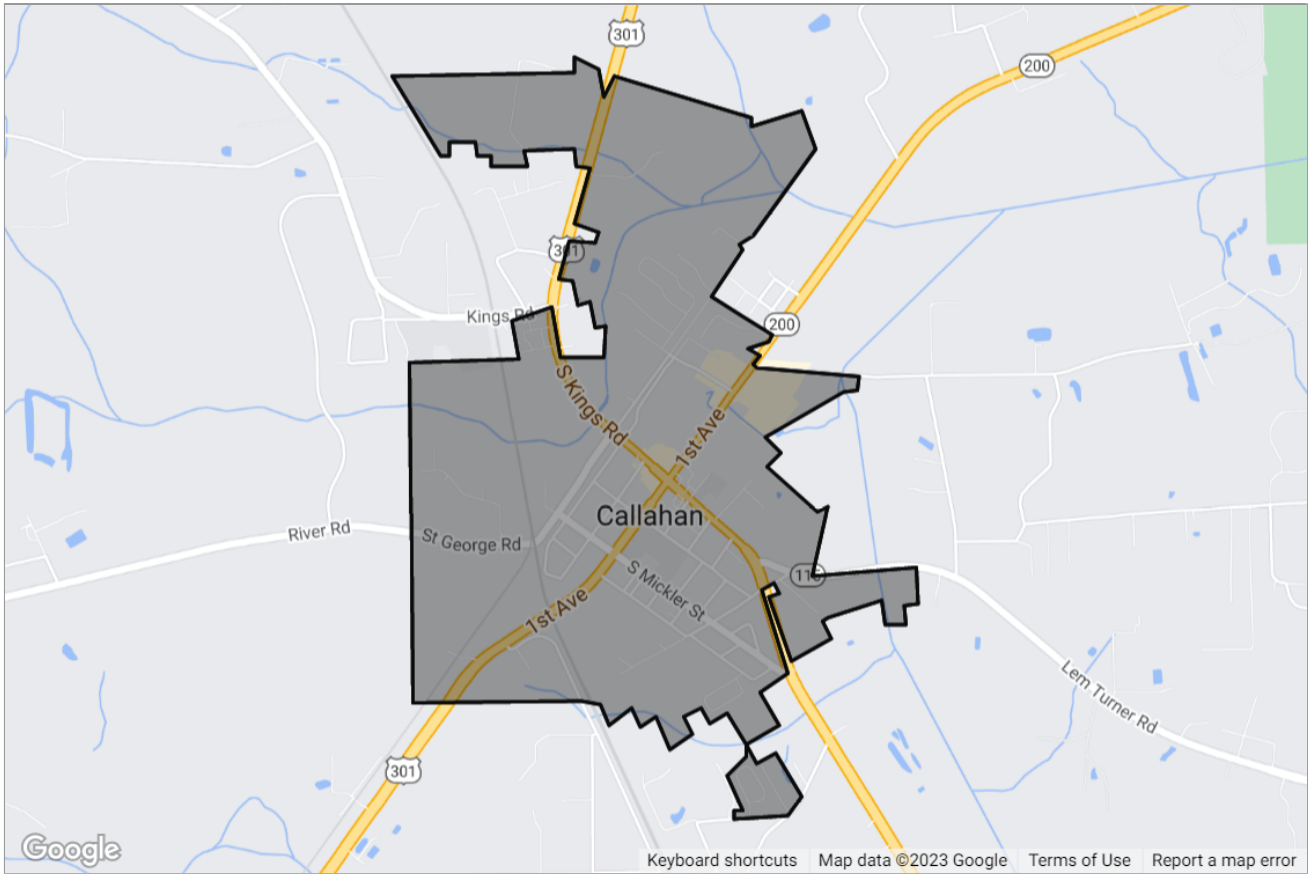


# Callahan, Florida



Presented by

**Holly Kelley** | Realtor

Florida Real Estate License: 3455435



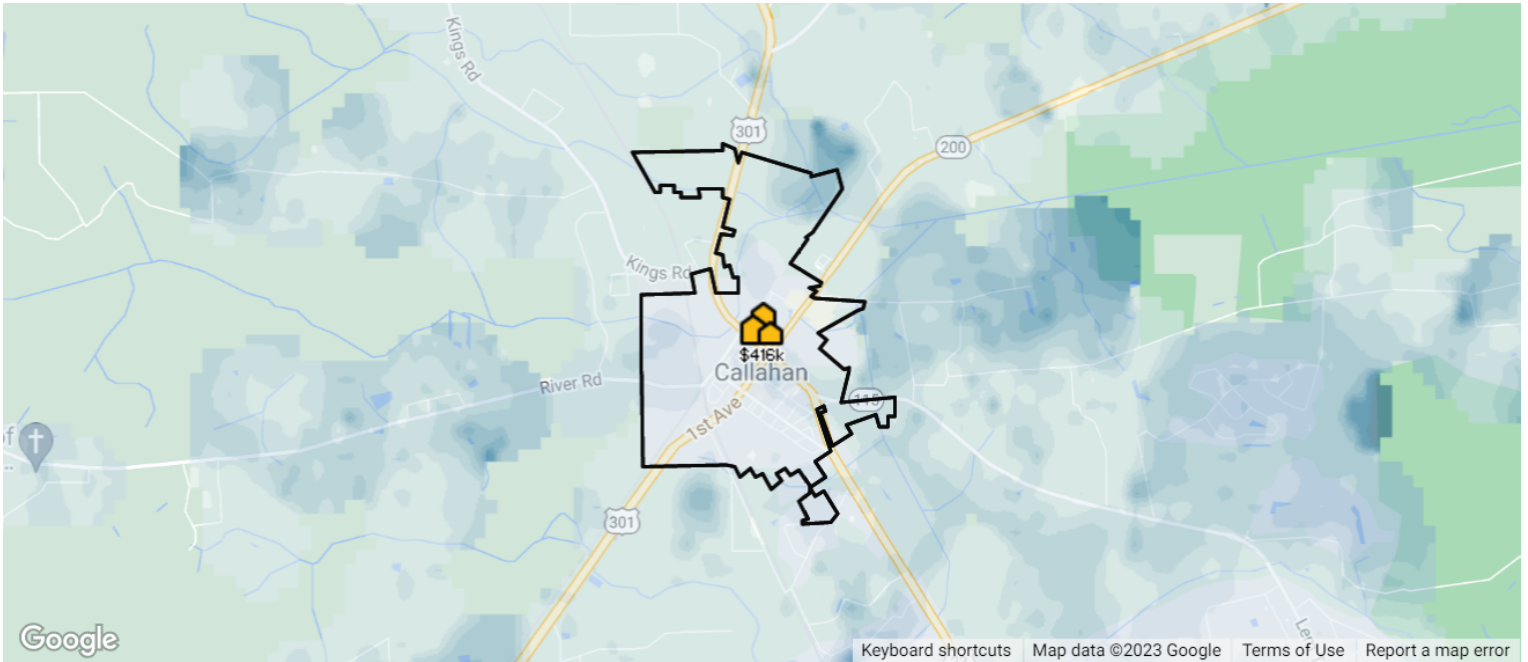
Work: (617) 645-0912 | Fax: (904) 321-4046

Main: [hollykelly1@gmail.com](mailto:hollykelly1@gmail.com) | Other 1: [palm3office1@palmrealty.comcastbiz.net](mailto:palm3office1@palmrealty.comcastbiz.net)  
Office: [www.palm3realty.com](http://www.palm3realty.com) | Agent: [www.hollykelley.homes](http://www.hollykelley.homes)

**PALM III REALTY, INC.**  
474303 E State Road 200  
Fernandina Bch, FL 32034

## Callahan, Florida

### Market Snapshot: Estimated Home Values



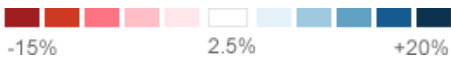
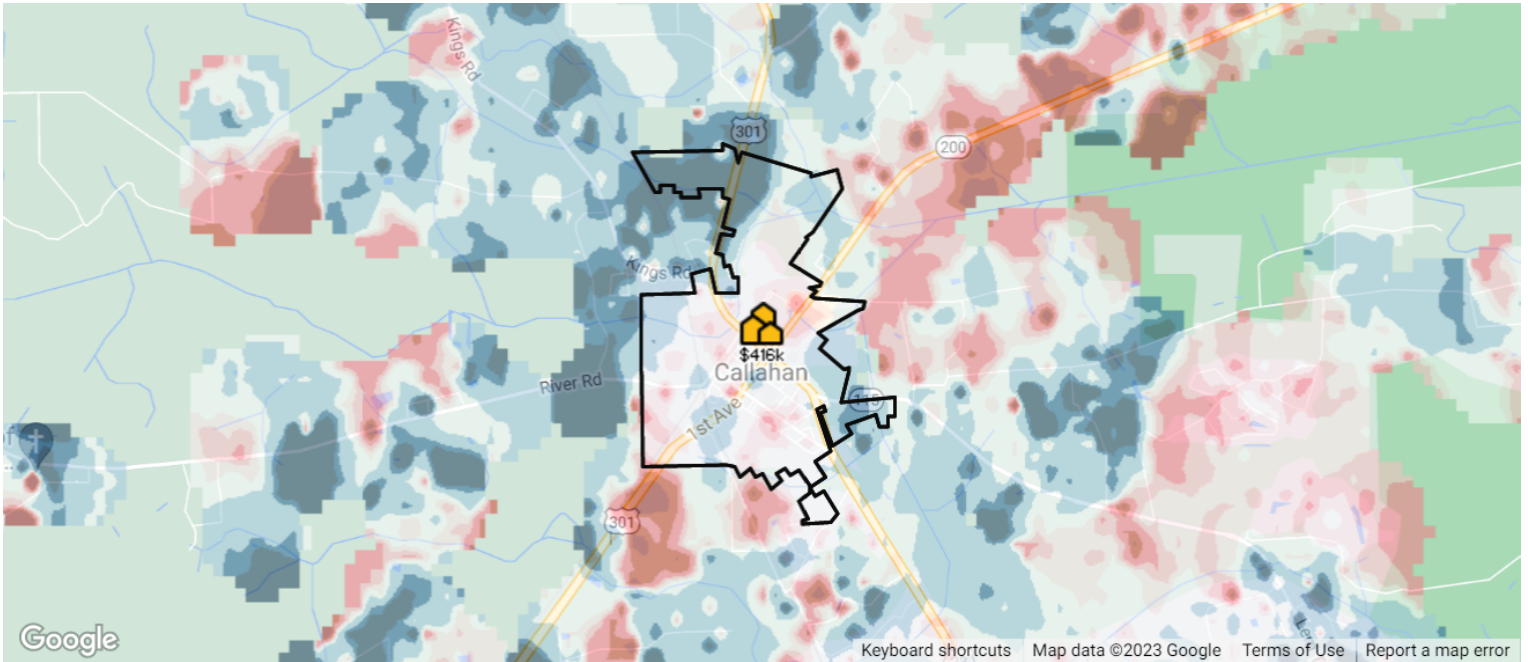
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area.

<p><b>Median Est. Home Value</b></p> <p><b>\$416K</b></p> <p>Updated: 6/30/2023</p>	<p>Change Over Last Month</p> <p>↓ <b>0.24%</b></p>	<p>Change Over Last 3 Months</p> <p>↑ <b>1.69%</b></p>	<p>Change Over Last 12 Months</p> <p>↑ <b>7.38%</b></p>	<p>Change Over Last 24 Months</p> <p>↑ <b>35.63%</b></p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Callahan, Florida

### Market Snapshot: 12-Month Change in Estimated Value



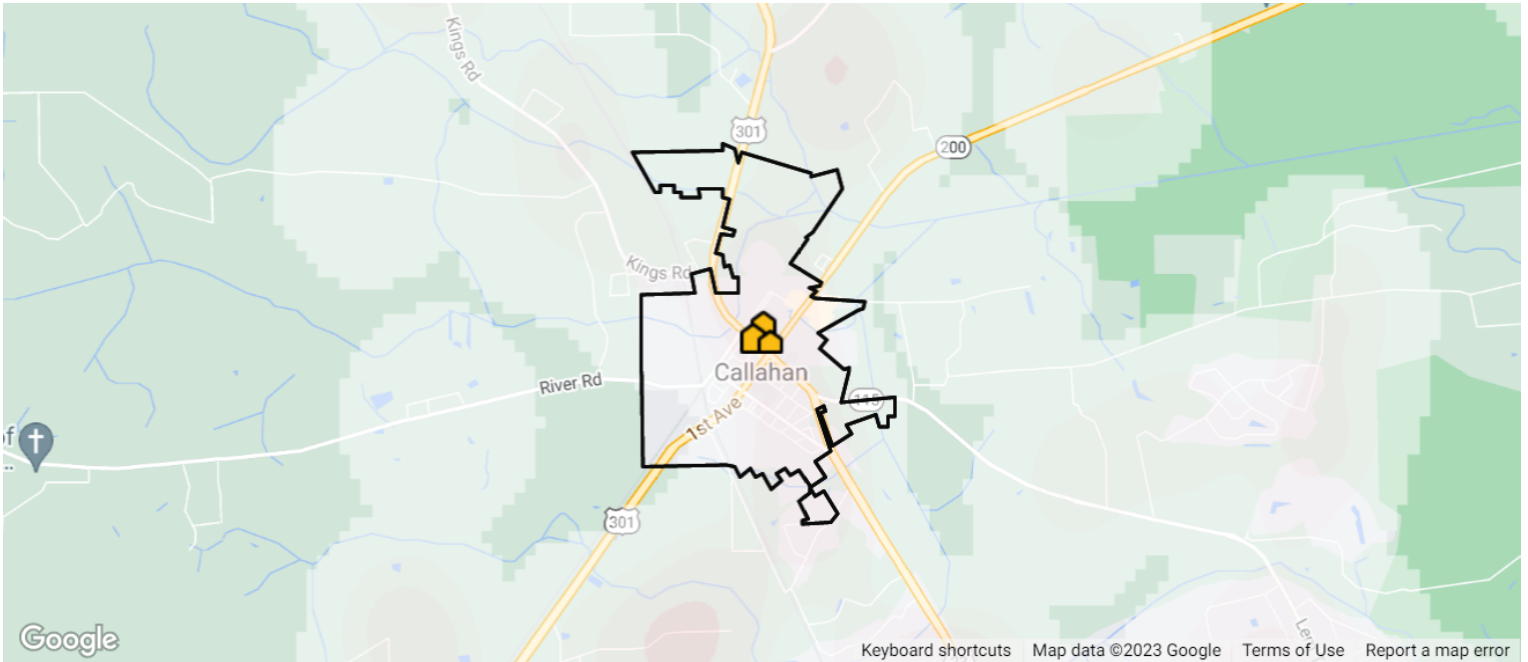
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area.

<p><b>Median Est. Home Value</b></p> <p><b>\$416K</b></p> <p>Updated: 6/30/2023</p>	<p>Change Over Last 12 Months</p> <p>↑ <b>7.38%</b></p>	<p>Change Over Last 24 Months</p> <p>↑ <b>35.63%</b></p>	<p>Change Over Last 36 Months</p> <p>↑ <b>59.48%</b></p>
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*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

## Callahan, Florida

### Market Snapshot: Concentration of Distressed Properties



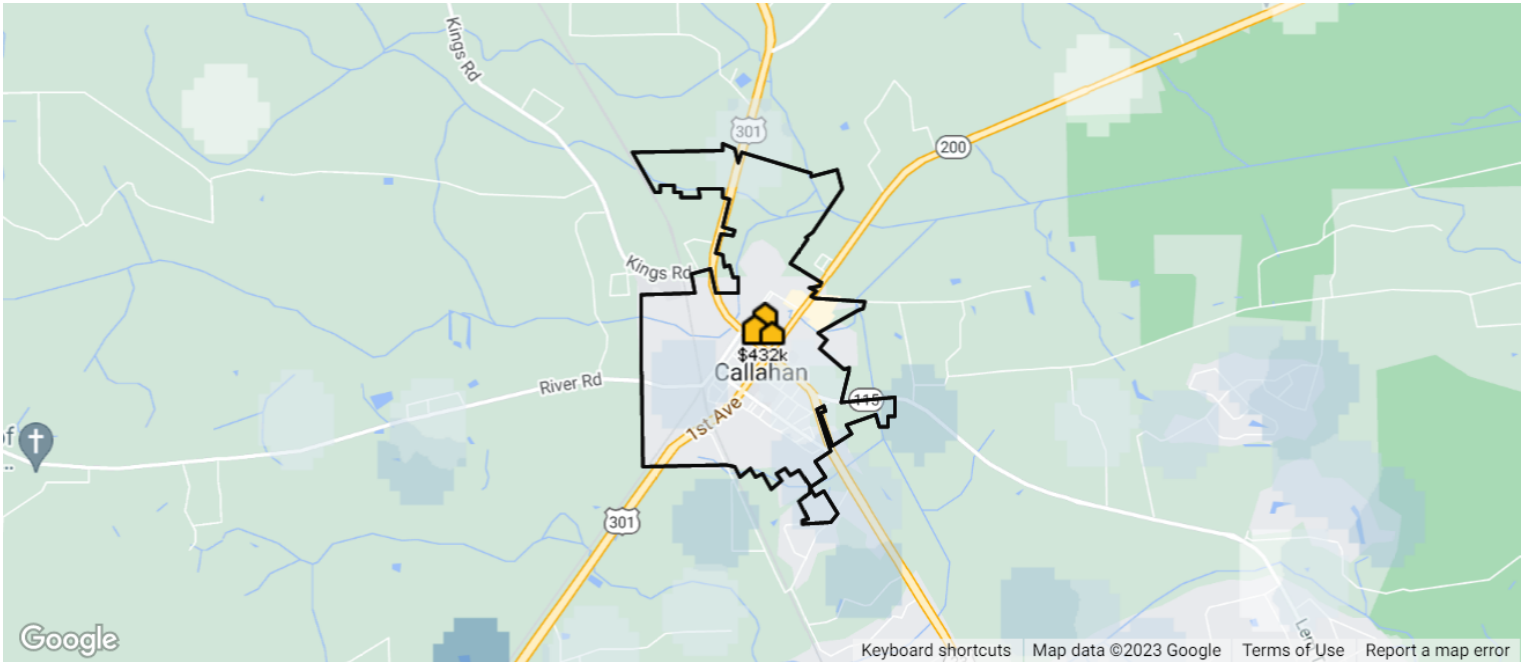
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.

<p><b>Total # of Distressed Properties</b></p> <p style="font-size: 2em; font-weight: bold;">2</p> <p>Updated: 7/16/2023</p>	<p># of Pre-Foreclosures</p> <p style="font-size: 2em; font-weight: bold;">1</p>	<p># of Foreclosures</p> <p style="font-size: 2em; font-weight: bold;">1</p>	<p># of Foreclosed</p> <p style="font-size: 2em; font-weight: bold;">0</p>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 7/16/2023.

## Callahan, Florida

### Market Snapshot: Sales Price



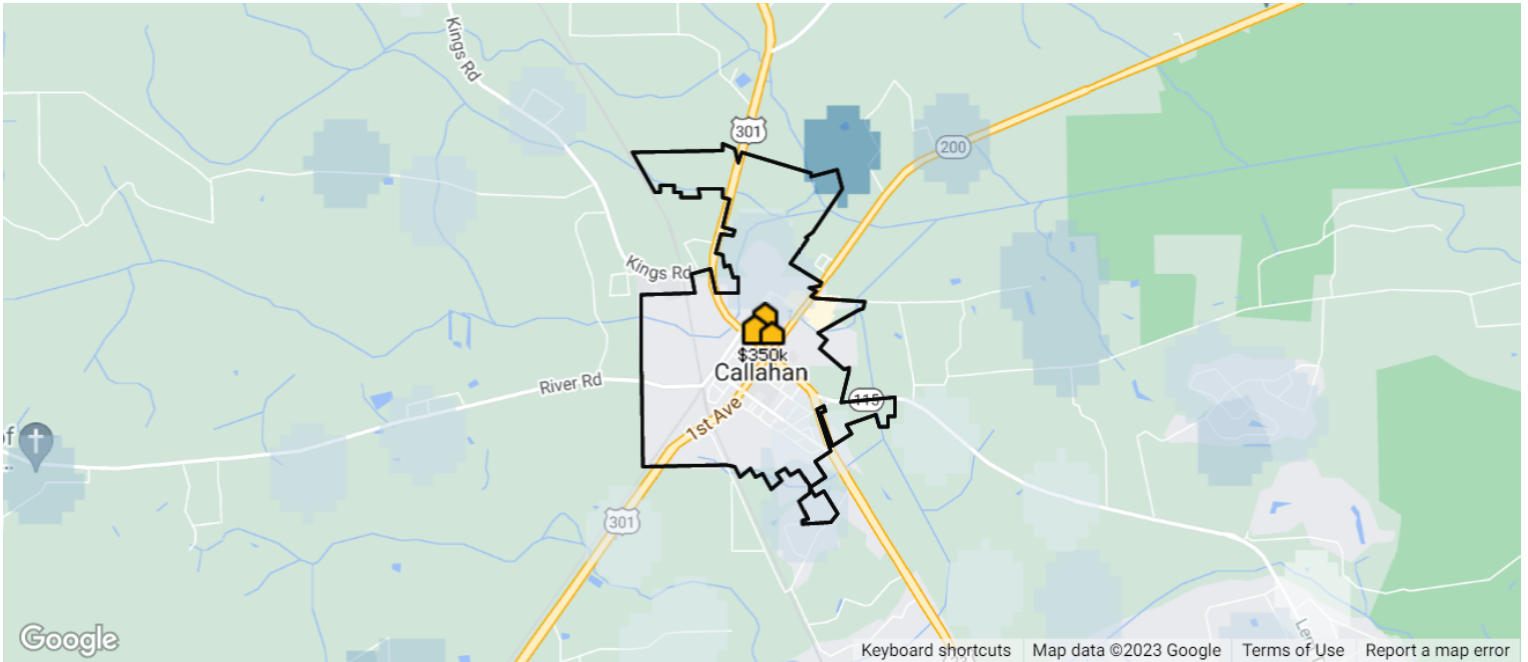
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data.

<p><b>Median Sales Price</b></p> <p><b>\$432K</b></p> <p>Updated: 6/30/2023</p>	<p>Change Over Last Month</p> <p>↑ <b>22.55%</b></p>	<p>Change Over Last 3 Months</p> <p>↑ <b>44.48%</b></p>	<p>Change Over Last 12 Months</p> <p>↑ <b>31.51%</b></p>	<p>Change Over Last 24 Months</p> <p>↑ <b>46.44%</b></p>
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About this data: The Metrics displayed here reflect median sales price for All Residential Properties using MLS listing data.

## Callahan, Florida

### Market Snapshot: List Price



<\$100k
  \$500k
  \$1m
  \$2m
  \$3m
  \$4m
  >\$5m

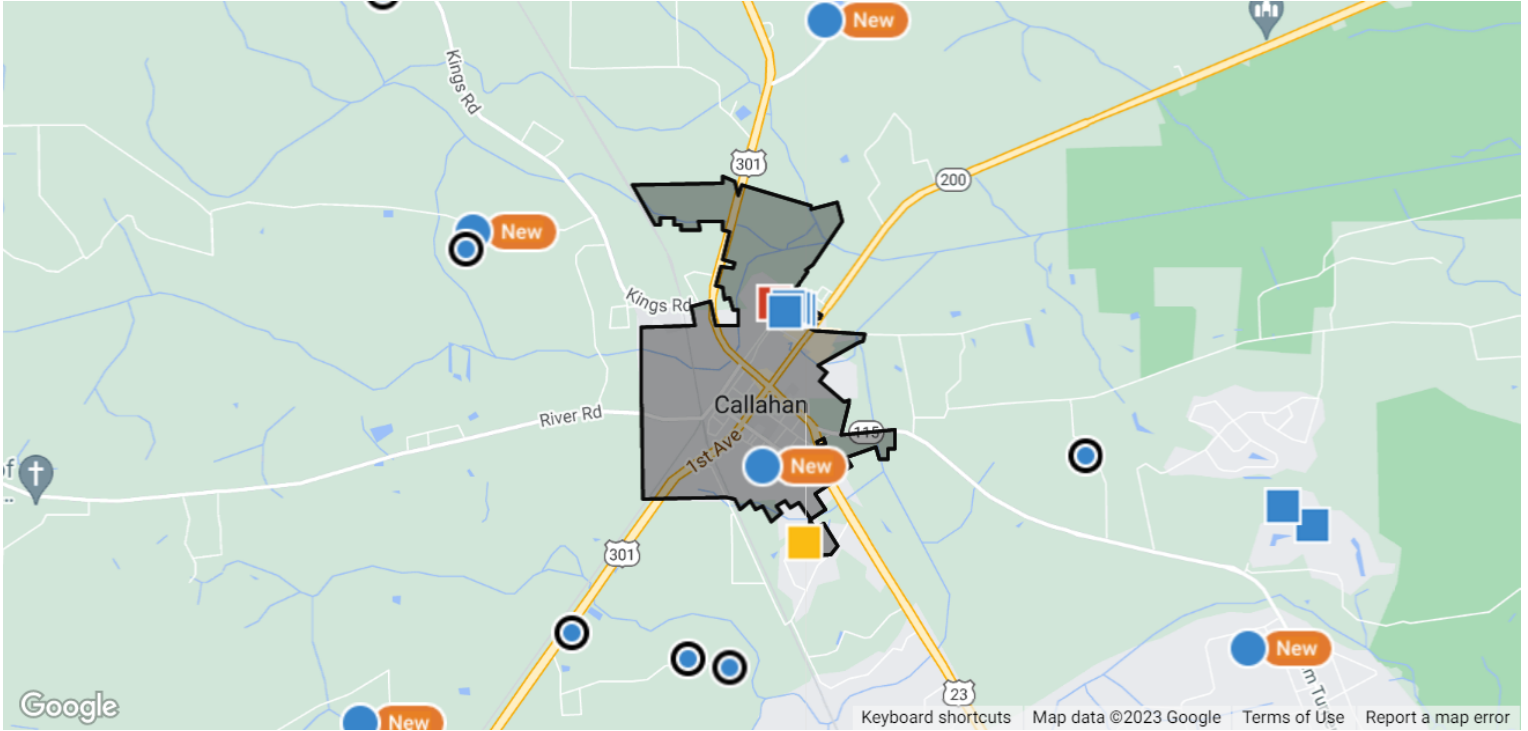
This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data.

<p><b>Median List Price</b></p> <p><b>\$350K</b></p> <p>Updated: 6/30/2023</p>	<p>Change Over Last Month</p> <p><span style="color: blue;">↑</span> <b>2.91%</b></p>	<p>Change Over Last 3 Months</p> <p><span style="color: blue;">↑</span> <b>1.43%</b></p>	<p>Change Over Last 12 Months</p> <p><span style="color: blue;">↑</span> <b>17.81%</b></p>	<p>Change Over Last 24 Months</p> <p><span style="color: red;">↓</span> <b>6.69%</b></p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing data**.



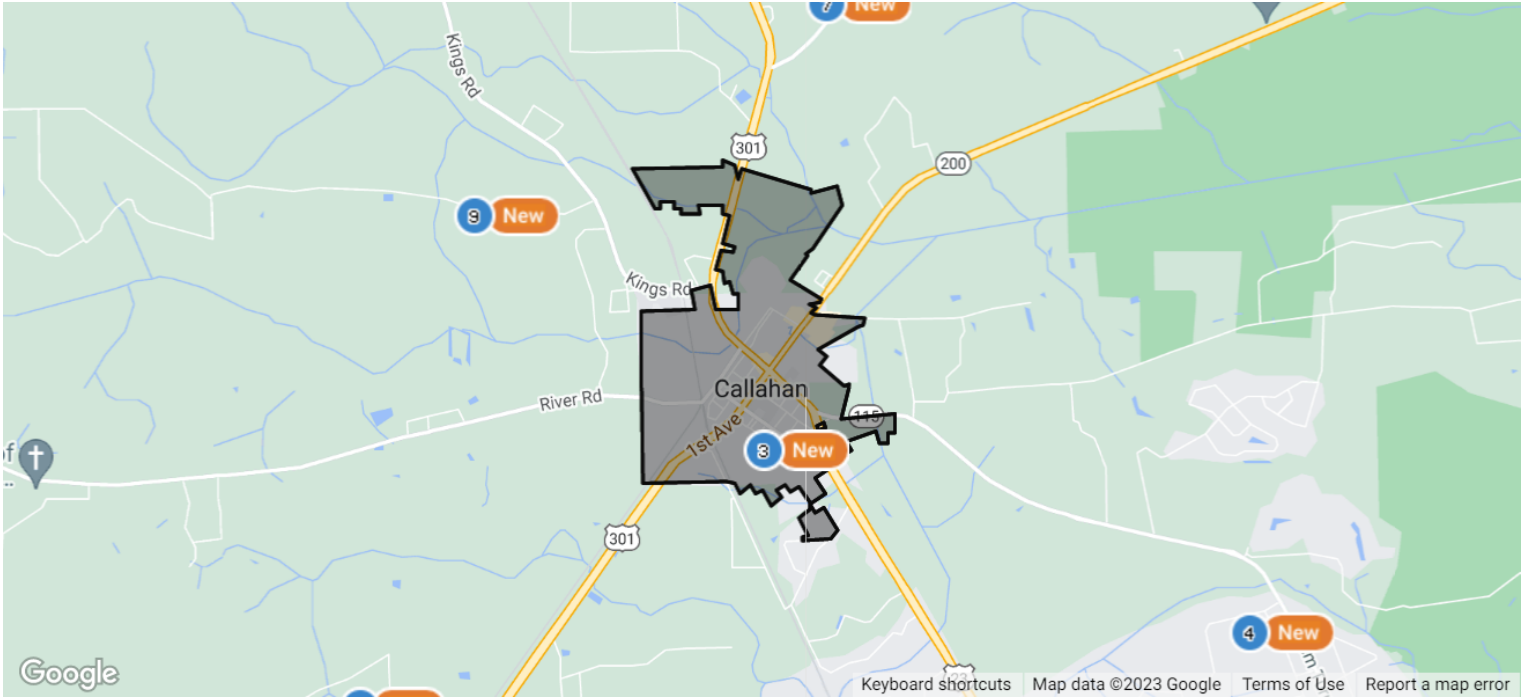
## Market Activity Summary Stats



**Search Criteria** | **Location:** Callahan, Florida; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp, Mobile/Manufactured, Other Residential, Multifamily/Multiplex, Lot/Land, Farm/Ranch; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending	 Closed	 Distressed
<b>Number of Properties</b>	10	10	10	2
<b>Low Price / Value</b>	\$225,000	\$229,000	\$2,145	\$314,360
<b>Median Price / Value</b>	\$315,000	\$269,900	\$229,596	\$364,080
<b>High Price / Value</b>	\$595,000	\$495,000	\$435,000	\$413,800
<b>Average Price / Sq. Ft.</b>	\$205	\$187	\$147	\$263
<b>Median Price / Sq. Ft.</b>	\$196	\$168	\$162	\$263
<b>Average Days in RPR</b>	26	50	165	–
<b>Median Days in RPR</b>	18	51	95	–
<b>Total Volume</b>	\$3,683,000	\$3,173,600	\$2,163,397	\$728,160

## Callahan, Florida



### New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 ● **Active** • *New, Active: 7/14/2023* *MLS ID: A4576622*





**540940 Us Highway 1**      Single Family      3/2      1,973      43,560      1955      7/14/2023      \$450,000      \$228

Welcome to your new oasis in a serene countryside just 3 miles away from Callahan, FL. This beautiful home offers a unique opportunity for comfortable living and potential rental income. Separate entrance and private amenities, the spacious upstairs suite is perfect for guests, a home office, or generating rental revenue. A 700 sq ft of open, airy living space in the upstairs suite, with large walk-in closet, full kitchen, & refreshing full bath. With personal porch, you can unwind & enjoy the tranquility of your surroundings. The 1,200 sqft downstairs living area features a semi-open floor plan, including 2 bedrooms, a well-appointed bathroom, & generous utility room, combines laundry & pantry functions. Kitchen boasts ample cabinet space to accommodate all your culinary needs, while the double farm sink in the laundry utility room adds a touch of convenience. Indulge in the comforts of outdoor living with two inviting porches, including a private screened porch for peaceful moments of relaxation. Property offers an additional 12x24 metal building that is fully finished inside. 2 carports, one of which features an attached storage/utility room. Gardening enthusiasts will be delighted by the two lean-tos, one boasting a sink & water supply. Yard is a gardener's paradise. Take delight in the fenced yard & explore the large chicken pen. Enjoy the abundance of fruit trees, including fig, pear, banana, orange, tangerine, & lemon, as well as blackberry bushes. Home has a new metal roof, a tankless water heater, a water conditioner, & double insulated windows. All major appliances including the washer and dryer, are included. With its proximity to the town of Callahan, the vibrant city of Jacksonville, and a host of local attractions, you'll experience the best of both worlds in this truly remarkable property. Schedule your private tour today and make this your forever home!

*Listing Courtesy of RICHR HOMES*







## New Listings: 10 (cont.)


		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	<b>2 ● Active</b> *New, Active: 7/4/2023 <i>MLS ID: 104893</i> <b>54140 Trotter Ln</b>	Single Family	5/4	2,805	45,328	2015	7/4/2023	\$574,000	\$205
<p>THE RESERVE AT DEER RUN! This 5 bedroom, 4 bath home PLUS BONUS ROOM sits on over an acre lot in Callahan - plenty of room for a growing or extended family. OPEN RURAL, LOW HOA, NO CDD, COUNTY TAXES! Fresh landscaping and double front doors welcome you to the customized Fleming II floor plan featuring five bedrooms and three full baths on first floor, plus generous bonus room with full bath and walk in closet on second. Hand scraped wood flooring throughout main living area complements the Chef's kitchen with working island, granite counters, pantry, new cooktop, double ovens, farm sink, and floating shelves w/ subway backsplash. The triple slider exits to a covered lanai and expansive fenced yard with room for a boat, RV etc! Chicken coop &amp; pergola convey. Free flowing 600 ft deep Artesian well, 2 hot water heaters, dual zone AC, water softener + electric fence. Callahan Public Schools and quick access to I-95 / Jacksonville and an easy commute to Yulee &amp; Historic Fernandina Beach.</p>									
	<b>3 ● Active</b> *New, Active: 7/13/2023 <i>MLS ID: 105030</i> <b>45121 Mickler St</b>	Single Family	3/2	1,028	7,840	2023	7/13/2023	\$305,000	\$297
<p>Craftsman Charm with new quality construction in Callahan! This 1028 Sq ft home has 3 bedrooms, 2 baths and a one car garage. Located in the Town of Callahan with NO HOA fees and public water and sewer. This custom built home was made to be energy efficient with spray foam insulation in the attic and energy efficient appliances. Highlights: Hardie Board siding, architectural shingles, quartz counters, soft close kitchen cabinets, smooth finish walls, luxury vinyl plank and tile throughout. You can feel the thoughtful quality of construction and design when you walk in the front door. The primary and guest bath have stylish vanities and designer light fixtures. The secondary bedrooms have sliding barn doors on the closets. Don't miss the back porch and the huge primary bedroom closet! The lot is 50 X 171 so there is room to add a carport or workshop later. Located in fast growing Callahan and close to everything!</p>									
	<b>4 ● Active</b> *New, Active: 6/27/2023 <i>MLS ID: 104900</i> <b>54658 Sheffield Rd</b>	Mobile/Manufactured	4/2	1,814	57,236	2022	6/27/2023	\$289,000	\$159
<p>Introducing this remarkable brand new 2022 Champion mobile home! Offering four bedrooms and two baths, spanning 1814 square feet, this home is situated on 1.31 acres. With laminate flooring throughout and stainless steel appliances in the kitchen, it exudes both style and functionality. What's more, there are no HOA or CDD fees, making it an excellent choice. Conveniently located near Yulee and Jacksonville, with easy access to I-95 and the airport, this home is also within the vicinity of A-rated schools, ensuring an excellent education for your family.</p>									
	<b>5 ● Active</b> *New, Active: 6/1/2023 <i>MLS ID: 1230062</i> <b>447689 Us Highway 301</b>	Mobile/Manufactured	3/2	1,404	52,272	2015	6/1/2023	\$275,000	\$196
<p>At no fault of the seller this home is back on the market. All inspections have been made and items repaired. Ready for a new buyer today! Beautiful starter home with plenty of room for all of your outdoor toys. This home sits on 1.2 acres of cleared land and boasts a large open concept in the main living area. Plenty of work space for the individual who loves to cook! This 3 bedroom, 2 bath is a split bedroom design. Master bath includes a garden tub and walk in shower. Dual sinks and large walk in closet. Laundry room is large enough for large capacity washer and dryer. Shed located behind the house has power and plenty of space to make a nice workshop. Separate small building has power hookup as well. Covered front porch with plenty of space to enjoy the outdoors.</p>									

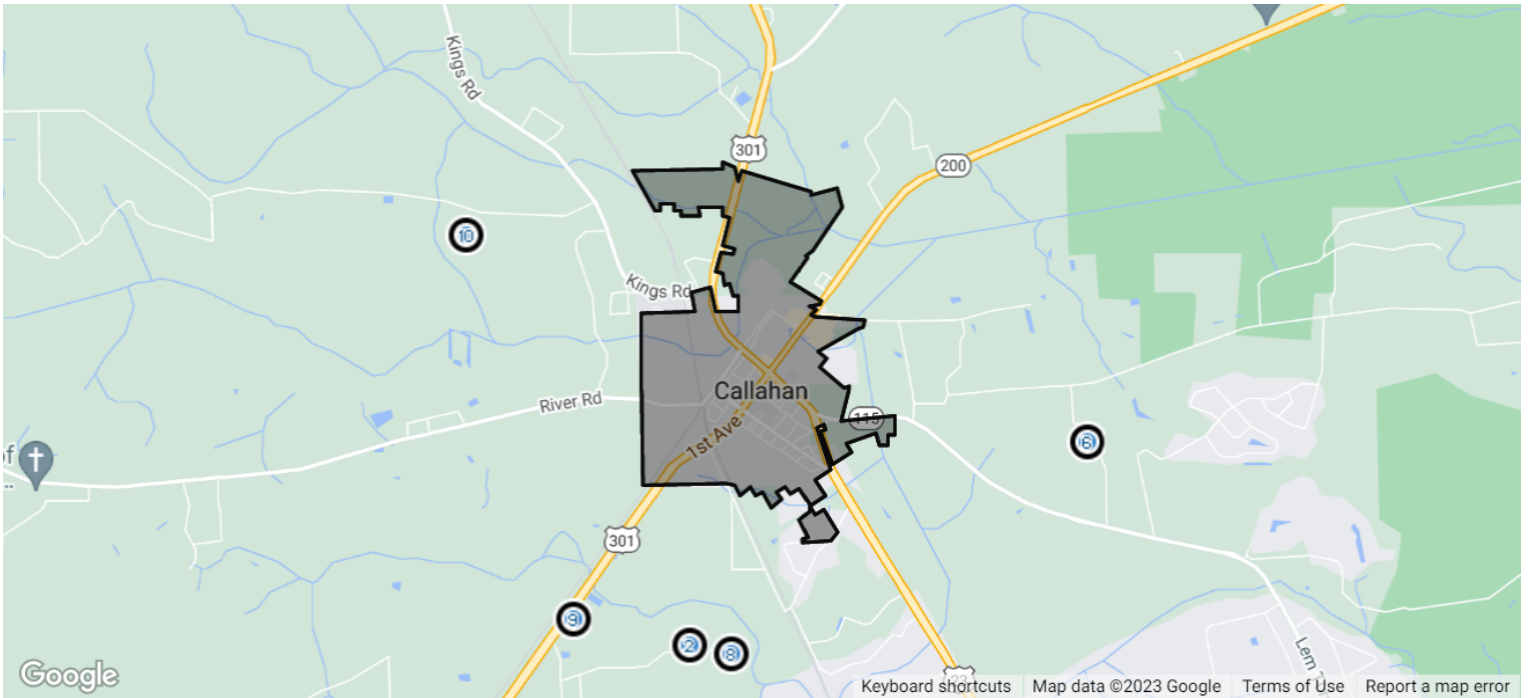
*Listing Courtesy of Watson Realty Corp*

## New Listings: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>6 ● Active Under Contract</b> • <i>Contingent Take Backup as of 7/4/2023</i> <i>MLS ID: 1224665</i>  <b>35543 Glory Rd</b>      Mobile/Manufactured    3/3    2,108    43,560    1999    4/29/2023    \$325,000    \$154</p> <p>Back on the Market. Buyer's home sale fell through. Country living! Don't miss this 3 bedroom 3 bathroom home sitting on one acre. This well maintained 1999 mobile home is 2108 sq feet. The master suite consist of a large walk in closet separated by two bathrooms. Make your self comfortable on the back Florida Room with a cup of coffee. Home also features a gas fireplace and gas heater in the Florida Room. Plenty of parking in your attached insulated garage or the detached garage measuring 36x40. This detached garage comes equipped with a grease pit. No HOA or CDD fees. Schools are "A" rated. Don't miss this opportunity!</p> <p style="text-align: right;"><i>Listing Courtesy of Florida Homes Realty &amp; Mtg Llc</i></p>								
 <p><b>7 ● Active</b> • <i>New, Active: 5/26/2023</i> <i>MLS ID: 1229200</i>  <b>45144 Musslewhite Rd</b>      Single Family    3/2    1,728    453,460    2011    5/26/2023    \$595,000    \$344</p> <p>Come see this custom home that has a private setting on 10.29 acres with a stocked pond. Home has 3 bedrooms and 2 full baths, 20" porcelain tile, marble windowsills, and hard surface countertops. Built with 2' by 6' exterior walls and has added insulation. 36" wide paneled doors throughout. Home has a free flowing artesian well. Scenery is peaceful with beautiful sunsets and occasional visits from ducks and geese on the pond. Transferable Termite Bond and Seller is offering a \$5,000 paint allowance with an acceptable offer. This home could suit your passion so bring your horses, cars, boats, and ATVs. Home is approx 18 minutes to I-95, 25 minutes to the airport &amp; 40 minutes to the beach.</p> <p style="text-align: right;"><i>Listing Courtesy of Florida Homes Realty &amp; Mtg Llc</i></p>								
 <p><b>8 ● Active</b> • <i>New, Active: 6/30/2023</i> <i>MLS ID: 104930</i>  <b>54317 Point South Dr</b>      Mobile/Manufactured    3/2    1,648    43,560    1984    6/30/2023    \$250,000    \$152</p> <p>Tired of the HOA? Looking for quiet country living in beautiful Nassau County, FL? Then look no further! This spacious 3BR/2BA home in Callahan sits on a one-acre lot zoned Open Rural and is ready for your vision. Newer HVAC installed in 2021; roof and water heater both replaced in 2017. Recently installed LVP flooring in main living area. Carport converted to a bonus room that's great for family gatherings or a game room. On-site propane gas storage is available as a heat backup. Outside, enjoy a spacious backyard with a large metal workshop wired for 220v as well as two additional sheds that make perfect storage and work areas for all of your outdoor projects. Enjoy rural living that's less than eight miles from I-295, under eighteen miles from downtown Jacksonville, and close to Callahan's restaurants, stores, entertainment and more. Call today for a private showing!</p>								
 <p><b>9 ● Active</b> • <i>New, Active: 6/13/2023</i> <i>MLS ID: 104774</i>  <b>35686 Quail Rd</b>      Single Family    4/2    2,008    43,560    2009    6/13/2023    \$395,000    \$197</p> <p>Newly Renovated - solid, well built, concrete block home on an acre. Large 4 beds/2baths with split floor plan. The 4th bedroom would make a great option for a nice office. Quiet living room, separate family room, large kitchen with eat in area and a floating island all with new granite countertops and cherry stained solid wood cabinets with soft close. New appliances just installed. Beautiful dark pine doors on all closets and inside rooms, hardware is gorgeous. New flooring throughout. Windows are all Pella vinyl windows with marble window sills. Lots of extra qualities in the build - HVAC 4T, R60 insulation in ceiling, walls are glazed over sheet rock with extra insulation between concrete and boards. Plenty of room for your family, even a custom built pen out back. Convenient to 95, airport, beaches, shopping, plus A rated schools.</p>								

## New Listings: 10 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 10 ● <b>Active</b> <small>*New, Active: 7/12/2023</small> <small>MLS ID: 104916</small> <b>44608 Sandy Ford Rd</b>	Mobile/Manufactured	4/2	1,950	43,560	1999	7/12/2023	\$225,000	\$115
<p>Spacious, peaceful property, NO HOA, 1-year old roof, move right into this well-maintained 4 bedroom/2 bath with an office/bonus room - split floor plan. Offers large family room with a wood burning fireplace, separate dining, spacious eat-in kitchen with laundry area. Huge master bedroom with walk-in closet, master bath has a garden tub &amp; separate stall shower. Many extras such as large screened in front porch and side covered porch, storage shed and loft off of the oversized covered carport. Property boasts Gardenias, Crepe Myrtles, Ligustrums, and more. Easy commute to South GA, Yulee &amp; Jax. *** AS-IS***</p>								



Pending: 10




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>1 Pending</b> • Under Contract as of 6/8/2023 <i>MLS ID: 104651</i></p> <p><b>34350 Breadcrumb Trl</b></p> <p>Priced to sell, this country estate has everything you'd want in a home, Generac generator, open floor plan, updated countertops, stainless steel appliances, center prep Island, spacious rooms, double mirror masterbath with walk in shower, 2 car garage, small pond, horse barn &amp; Tack room, all 10 acres fenced, room to roam and even have your own garden. This secluded home features are hardy board siding, high ceilings, a spacious master bedroom, dining area, a covered front porch and a spacious back porch with ceiling fans so you can sit outside and enjoy that evening or morning coffee or just sit and listen to the birds sing. There is NO HOA and plenty of open spaces. You'll see deer, turkeys, and foxes passing through your yard and you'll wonder why you would ever live anywhere else. This home could be the escape you've been looking for so don't hesitate, schedule a showing today! You'll be happy you did.</p> <p><i>Listing Courtesy of ERA FERNANDINA BEACH REALTY CALLAHAN OFC</i></p>	Single Family	3/2	1,856	435,600	5/29/2023	\$495,000	6/8/2023	\$267
 <p><b>2 Pending</b> • Pending as of 7/14/2023 <i>MLS ID: 1224687</i></p> <p><b>44027 Campbell Ct</b></p> <p>Are you tired of the hustle of city life? This beautiful, remodeled manufactured home offers the peace and tranquility you've been looking for. The work has already been done with a brand-new roof, a fully updated kitchen &amp; bathrooms, and stainless steel appliances! There's no HOA or CDD, so bring your RV, boat, and four-wheeler. With over an acre, you'll have room for all of them! The oversized deck will provide plenty of space for outdoor barbecues and entertaining. The workmanship and attention to detail will make it this one stand out; the sense of country living will make you want to stay.</p> <p><i>Listing Courtesy of Coldwell Banker VanGuard Realty</i></p>	Mobile/Manufactured	3/2	1,404	48,265	4/27/2023	\$259,900	7/14/2023	\$185

## Pending: 10 (cont.)

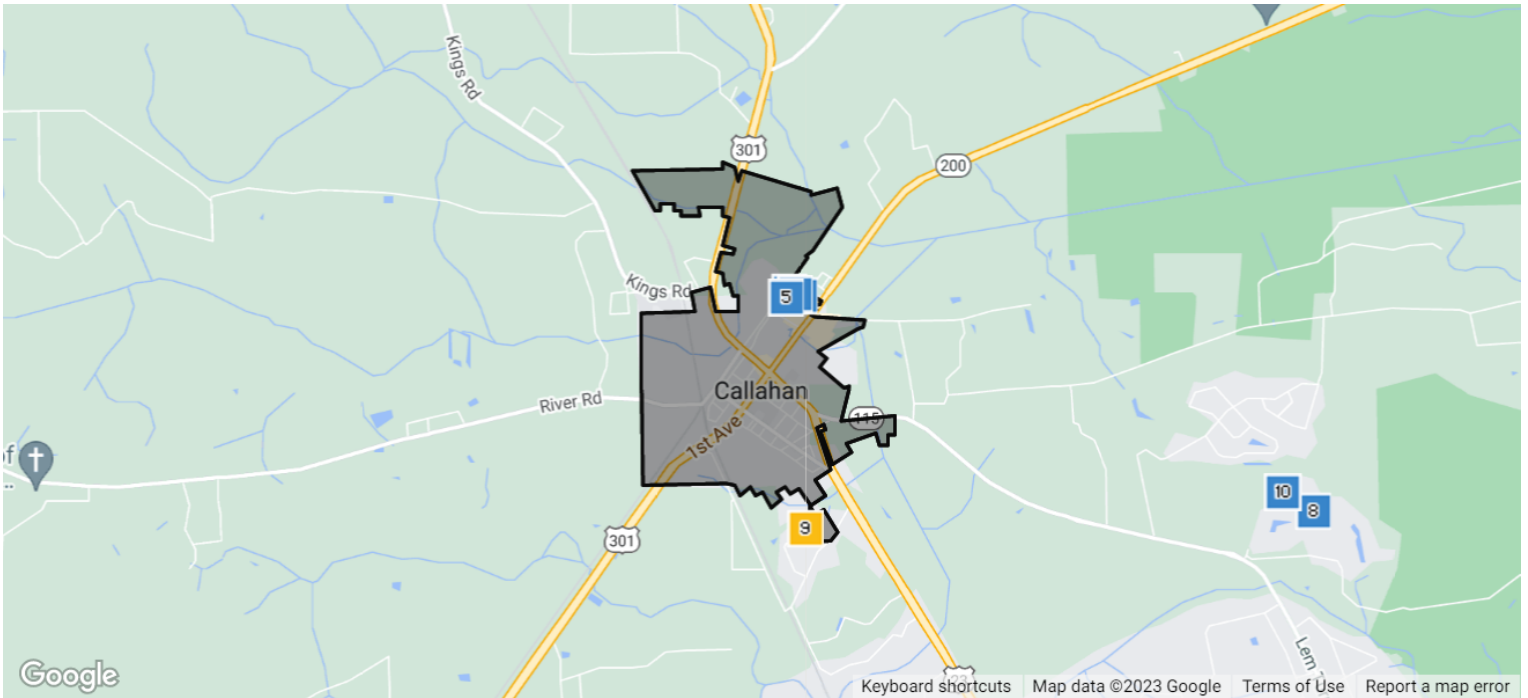
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>3 Pending</b> • Pending as of 7/14/2023 <i>MLS ID: 1225672</i></p> <p><b>44219 Cross Creek Blvd</b>      Mobile/Manufactured    3/2    1,680    44,431    5/4/2023    \$279,900    7/14/2023    \$167</p> <p>Come see this recently updated doublewide mobile home in Cross Creek in Callahan on a 1.02 acre lot. Luxury vinyl plank in kitchen and bathrooms and new carpet in all bedrooms. Nice deck on back. Huge yard! Seller will install a new HVAC system before closing.</p> <p><i>Listing Courtesy of Supreme Path Brokerage Llc</i></p>								
 <p><b>4 Pending</b> • Pending as of 5/27/2023 <i>MLS ID: 1228769</i></p> <p><b>35018 Duckpond Ct</b>      Mobile/Manufactured    3/2    1,609    43,560    5/24/2023    \$245,000    5/27/2023    \$152</p> <p>Come make this beautifully maintained home yours. Sitting on a one acre lot with plenty of room for the kids to play. Huge open floor plan is great for the whole family. Kitchen features stainless steel appliances and lots of cabinet space. Large living area with a wood burning fireplace for those cold winter nights. Screened in front porch for that morning cup of coffee. Back deck for evening sunsets and party's Also, a fire pit for night time. Come make this home yours today.</p> <p><i>Listing Courtesy of Florida Homes Realty &amp; Mtg Llc</i></p>								
 <p><b>5 Pending</b> • Under Contract as of 7/4/2023 <i>MLS ID: 104338</i></p> <p><b>35543 Glory Rd</b>      Mobile/Manufactured    3/3    2,108    43,560    4/29/2023    \$325,000    7/4/2023    \$154</p> <p>Back on the Market. Buyer's home sale fell through. Country living! Don't miss this 3 bedroom 3 bathroom home sitting on one acre. This well maintained 1999 mobile home is 2108 sq feet. The master suite consist of a large walk in closet separated by two bathrooms. Make your self comfortable on the back Florida Room with a cup of coffee. Home also features a gas fireplace and gas heater in the Florida Room. Plenty of parking in your attached insulated garage or the detached garage measuring 36x40. This detached garage comes equipped with a grease pit. No HOA or CDD fees. Schools are "A" rated. Don't miss this opportunity!</p>								
 <p><b>6 Pending</b> • Pending as of 7/12/2023 <i>MLS ID: 1234699</i></p> <p><b>54593 Marsh Rd</b>      Mobile/Manufactured    3/2    1,620    74,488    6/28/2023    \$229,000    7/12/2023    \$141</p> <p>Have you been seeking solitude, on a quiet piece of property large enough to stretch and relax without you neighbors knowing your every move? Here is your chance to own a recently renovated 3-bedroom 2-bathroom mobile home on 1.71 acres in Callahan. Wake up and drink your morning coffee on the large, roofed front porch. Home has a 3-year-old HVAC system, a newer metal roof, brand new LVP throughout the kitchen, dining room, utility room, and pantry area. More Pictures to be uploaded tomorrow 6/29</p> <p><i>Listing Courtesy of Keller Williams Jacksonville</i></p>								
 <p><b>7 Pending</b> • Pending as of 6/21/2023 <i>MLS ID: 1233028</i></p> <p><b>54369 Point South Dr</b>      Mobile/Manufactured    3/2    1,464    43,559    6/18/2023    \$244,900    6/21/2023    \$167</p> <p>This home is one year old but only lived in for a few months. It is energy efficient with a large great room open to the kitchen. large island to eat on and lots of cabinet space. Appliances are all electric Whirlpools and like new. Deck off dining room and new like skirting. Large laundry room at the end of home. The master suite has a big tub/shower combo plus double vanities with two walk in closets. Cinder block shed in the back. Come to get that small town feeling and enjoy the peace and quiet.</p> <p><i>Listing Courtesy of Southeast Realty Group</i></p>								






## Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>8</b> <b>Pending</b> *Pending as of 7/12/2023 <i>MLS ID: 1234587</i></p> <p><b>44996 Swallowfork Ave</b>      Mobile/Manufactured    3/2    1,452    25,726    6/28/2023    \$245,000    7/12/2023    \$169</p> <p>Plenty of space to enjoy nature here at 44996 Swallowfork Ave! Welcome home to this 3-bedroom, 2-bathroom oasis on a quiet corner lot in Callahan, FL. The serene spot features an open concept living space, split bedrooms, covered back porch &amp; stunning forest bathing + views. The property also has a private fenced-in backyard, a cement slab with 2 sheds, and a 50-amp RV hookup. This home is perfect for any owner who wants to enjoy the peacefulness of the country. Call MJ for a showing today!</p> <p><i>Listing Courtesy of Exp Realty Llc</i></p>								
 <p><b>9</b> <b>Pending</b> *Pending as of 6/25/2023 <i>MLS ID: 1231964</i></p> <p><b>448548 Us Highway 301</b>      Single Family    3/3    2,034    426,017    6/12/2023    \$465,000    6/25/2023    \$229</p> <p>Total charm and quality in this recently renovated home on almost 10 acres of land! Property features upgrades galore including updated kitchen with granite countertops and stainless steel appliances, updated bathrooms, new flooring throughout, fresh paint, new fixtures and more! Property priced to sell and won't last long, schedule your showing today!</p> <p><i>Listing Courtesy of Keller Williams Realty Atlantic Partners</i></p>								
 <p><b>10</b> <b>Pending</b> *Pending as of 6/19/2023 <i>MLS ID: 1226179</i></p> <p><b>45195 Browns Farm Rd</b>      Single Family    3/3    1,626    49,223    5/8/2023    \$384,900    6/19/2023    \$237</p> <p>Beautifully remodeled house on large 1+ acre lot in Callahan. NO HOA. All new bathrooms, flooring, lighting, &amp; appliances! This home is move-in ready. Close to town!</p> <p><i>Listing Courtesy of Freedom Realty Group Llc</i></p>								












Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>1 Closed</b> • Sold Date: 5/8/2023, MLS Listing 1215588: 3/4/2023 <i>MLS ID: 1215588</i></p> <p><b>45185 Red Brick Dr</b>      Multifamily/Multiplex    3/2    1,184    –    2023    5/8/2023    \$224,990    \$190</p> <p>Welcome home to this Single-Story NEW home in the Callahan Crossing Community! The desirable Goodwin Plan boasts an open-concept layout, with the Kitchen overlooking a Great inviting room. The Kitchen features gorgeous cabinets, granite countertops, and Stainless-Steel Steel Appliances (Including Range with a Microwave hood and Dishwasher). All bedrooms, including the laundry room, are on the main floor. The private owner's suite features an attached bath and walk-in closet. This desirable plan also comes complete with a 1 car garage.</p> <p><i>Courtesy of Wjh Brokerage Fl Llc</i></p>								
 <p><b>2 Closed</b> • Sold Date: 5/24/2023, MLS Listing 1174157: 6/9/2022 <i>MLS ID: 1174157</i></p> <p><b>45279 Red Brick Dr</b>      Condo/Townhouse/Apt. 3/2    1,505    –    2022    5/24/2023    \$225,990    \$150</p> <p>Prepare to be impressed by this DELIGHTFUL New home in the Callahan Crossing Townhome Community! The desirable Goodwin Plan features an open living room that flows into a well-appointed kitchen. The Kitchen features gorgeous cabinets, granite countertops, and Stainless-Steel Steel Appliances (Includes Range with Microwave and Dishwasher). The primary suite has a private bath with dual vanity sinks and a roomy walk-in closet. This desirable plan also comes complete with a 1-car garage.</p> <p><i>Courtesy of Wjh Brokerage Fl Llc</i></p>								
 <p><b>3 Closed</b> • Sold Date: 5/17/2023, MLS Listing 100927: 6/9/2022 <i>MLS ID: 100927</i></p> <p><b>45287 Red Brick Dr</b>      Single Family    3/2    1,184    –    2022    5/17/2023    \$225,990    \$191</p> <p>Prepare to be impressed by this DELIGHTFUL New home in the Callahan Crossing Townhome Community! The desirable Goodwin Plan features an open living room that flows into a well-appointed kitchen. The Kitchen features gorgeous cabinets, granite countertops, and Stainless-Steel Steel Appliances (Includes Range with Microwave and Dishwasher). The primary suite has a private bath with dual vanity sinks and a roomy walk-in closet. This desirable plan also comes complete with a 1-car garage.</p>								

## Closed: 10 (cont.)

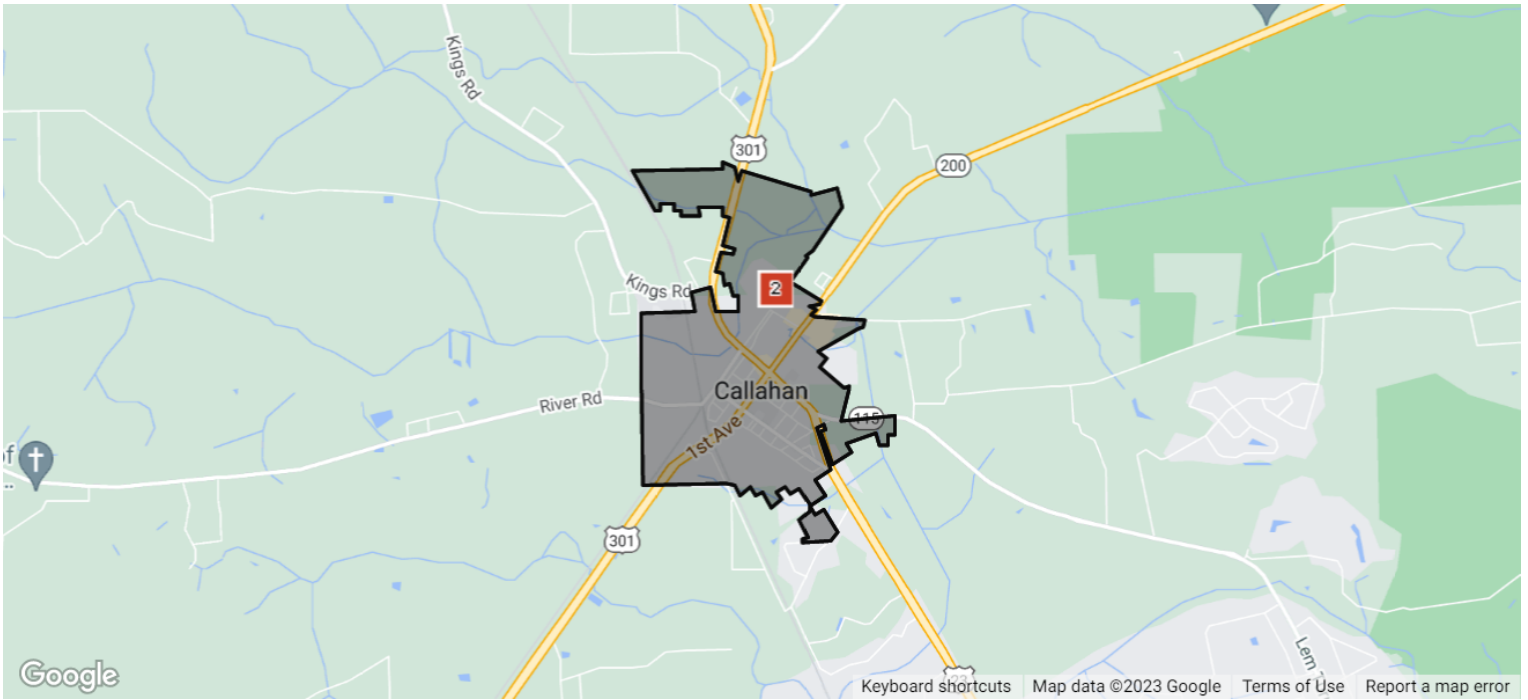
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>4 Closed</b> • Sold Date: 4/29/2023, MLS Listing 100918: 6/9/2022 <i>MLS ID: 100918</i></p> <p><b>45300 Red Brick Dr</b>      Single Family      3/2      1,505      –      2022      4/29/2023      \$245,990      \$163</p> <p>Donât miss this opportunity to own a DELIGHTFUL NEW 2 Story Townhome in the Callahan Crossing Community! The desirable Staten Plan boasts an open concept design. The Kitchen features gorgeous cabinets, granite countertops, and Stainless-Steel Steel Appliances (Includes Range with Microwave and Dishwasher). All bedrooms are on the 2nd floor. The primary suite has a private bath with dual vanity sinks and a roomy walk-in closet. This desirable plan also comes complete with a 1 car garage.</p>								
 <p><b>5 Closed</b> • Sold Date: 5/25/2023, MLS Listing 104630: 5/19/2022 <i>MLS ID: 104630</i></p> <p><b>45340 Red Brick Dr</b>      Single Family      3/2      1,505      –      2022      5/25/2023      \$249,990      \$166</p> <p>Don't miss this opportunity to own a DELIGHTFUL NEW 2 Story Townhome in the Callahan Crossing Community! The desirable Staten Plan boasts an open concept design. The Kitchen features gorgeous cabinets, granite countertops, and Stainless-Steel Steel Appliances (Includes Range with Microwave, Refrigerator, and Dishwasher). All bedrooms are on the 2nd floor. The primary suite has a private bath with dual vanity sinks and a roomy walk-in closet. This desirable plan also comes complete with a 1 car garage.</p> <p style="text-align: right;"><i>Courtesy of NON-MEMBER</i></p>								
 <p><b>6 Closed</b> • Sold Date: 5/15/2023, Public Record <i>MLS ID: –</i></p> <p><b>45480 Musslewhite Rd</b>      Single Family      3/2      1,251      48,352      2021      5/15/2023      \$85,100      \$293</p> <p>–</p>								
 <p><b>7 Closed</b> • Sold Date: 6/30/2023, MLS Listing 1227503: 5/16/2023 <i>MLS ID: 1227503</i></p> <p><b>43200 Smitty Rd</b>      Mobile/Manufactured      3/2      1,456      54,014      1999      6/30/2023      \$235,000      \$161</p> <p>Welcome Home! This newly renovated home is ready for its new owner. Located on a dead end road and situated on 1.25 acres of cleared land, this property has tons of room and lots of peace &amp; quiet. This 3 bed 2 bath house has so much to love. Boasting a newer roof, &amp; AC Unit, brand new vinyl floors, new paint inside and out, new cabinets, vanities, fixtures, new countertops, brand new stainless steel appliances. Well pump is brand new. Septic recently pumped/inspected. Open floor plan with fireplace. Come take a look today. This wont last long!</p> <p style="text-align: right;"><i>Courtesy of One Realty Corp</i></p>								
 <p><b>8 Closed</b> • Sold Date: 5/11/2023, Public Record <i>MLS ID: –</i></p> <p><b>54156 Bayland Dr</b>      Single Family      3/2      1,713      52,707      2015      5/11/2023      \$233,202      \$243</p> <p>–</p>								
 <p><b>9 Closed</b> • Leased Date: 5/23/2023, MLS Listing 1223123: 4/21/2023 <i>MLS ID: 1223123</i></p> <p><b>45089 Weaver Cir</b>      Single Family      3/2      1,700      4,976      2017      5/23/2023      \$2,145 mo.      \$1</p> <p>This home features: a great location, a comfortable layout with good-sized bedrooms and bathrooms, a great kitchen with plenty of counter and cabinet space, many updated and upgraded features, central HVAC and programmable thermostat, garage and a spacious yard.</p> <p style="text-align: right;"><i>Courtesy of Progress Residential Property Manager Llc</i></p>								

## Closed: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	10	<b>Closed</b>	* Sold Date: 6/6/2023, MLS Listing 1211007: 2/2/2023 MLS ID: 1211007					
<b>54008 Asherton Cv</b>	Single Family	4/2	1,800	–	2012	6/6/2023	\$435,000	\$242

A beautiful brick home in the country on 1.7 acres, just minutes from the interstate, shopping & top rated schools. Built in 2012, this 4 bedroom 2 bath home is in the desirable Clear Lake Estates neighborhood on a private cul-de-sac lot. Step through the front door and into the open concept living room that overlooks the expansive kitchen and dining room area. Gorgeous wood like tile throughout the living areas and carpet in bedrooms. Large primary bedroom with vaulted ceilings. Double sinks, garden tub and separate tile shower in the primary bath. Custom designer features throughout the home and motion lights in laundry room and bath. Bring your BOAT or RV with additional parking and side entry gate and a fully fenced yard that backs up to private woods. Huge 15X20 screened patio and

*Courtesy of Momentum Realty*



## Distressed: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i>  <b>55458 Bartram Trl</b></p>	Single Family	3/2	1,372	43,584	-	6/26/2023	Notice of Foreclosure Sale	-
 <p>2 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i>  <b>45108 Ingleham Cir</b></p>	Single Family	3/2	1,406	8,862	-	6/22/2023	Notice of Lis Pendens	-

## About RPR (Realtors Property Resource)

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- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



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- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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