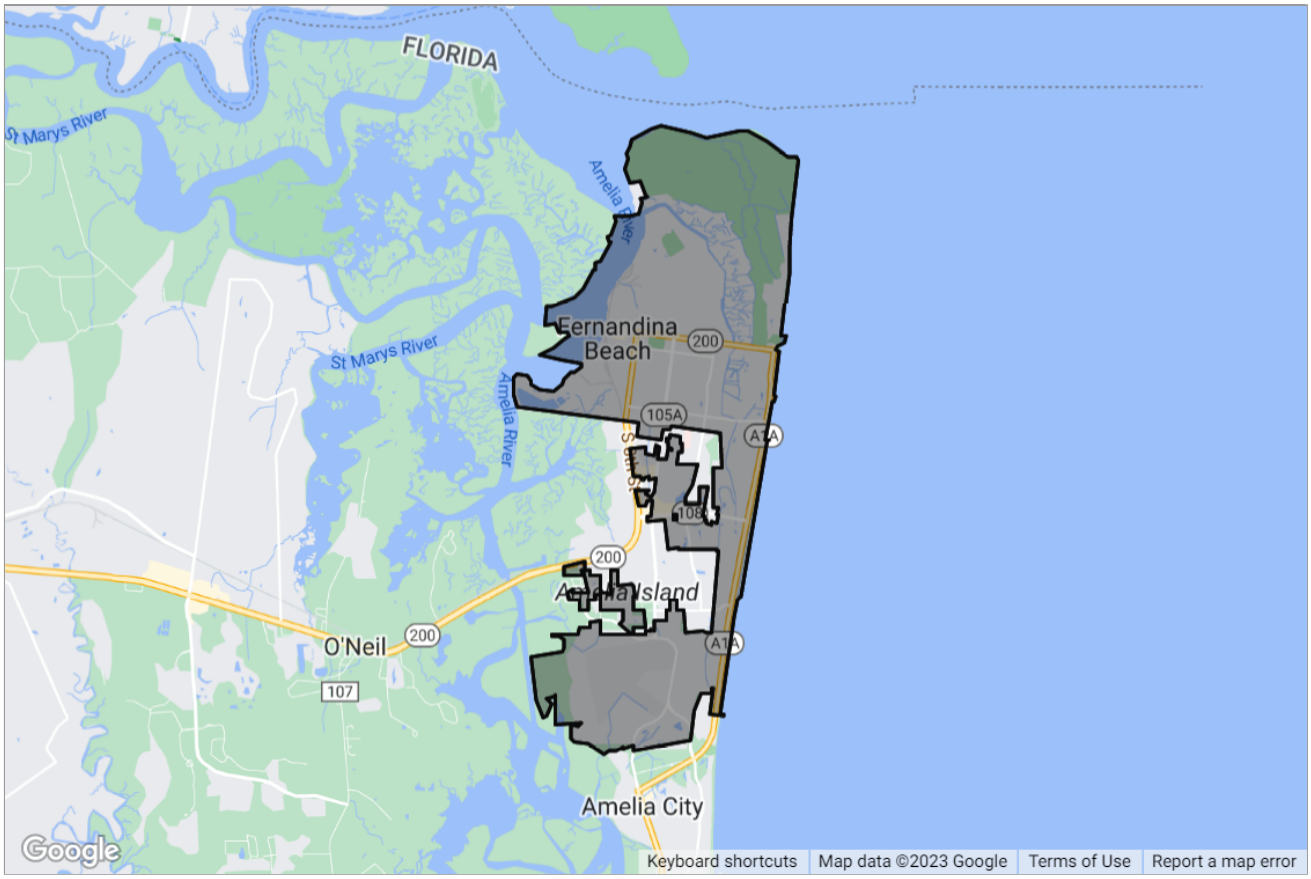
MARKET ACTIVITY REPORT

Fernandina Beach, Florida



Presented by

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PALM III REALTY

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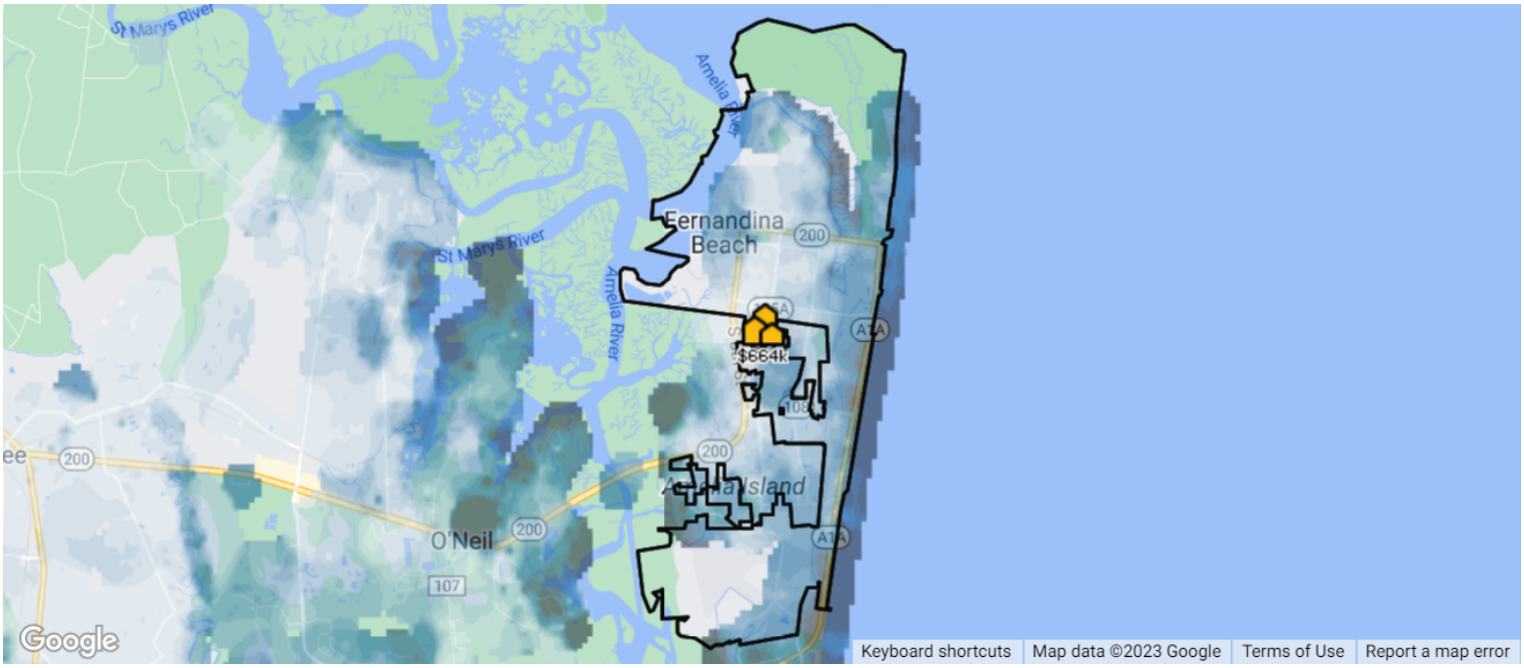
Fernandina Beach, Florida

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.

Median Est. Home Value	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$664K	**1.27%**	**1.18%**	**8.7%**	**42.1%**
Updated: 6/30/2023				

*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.*

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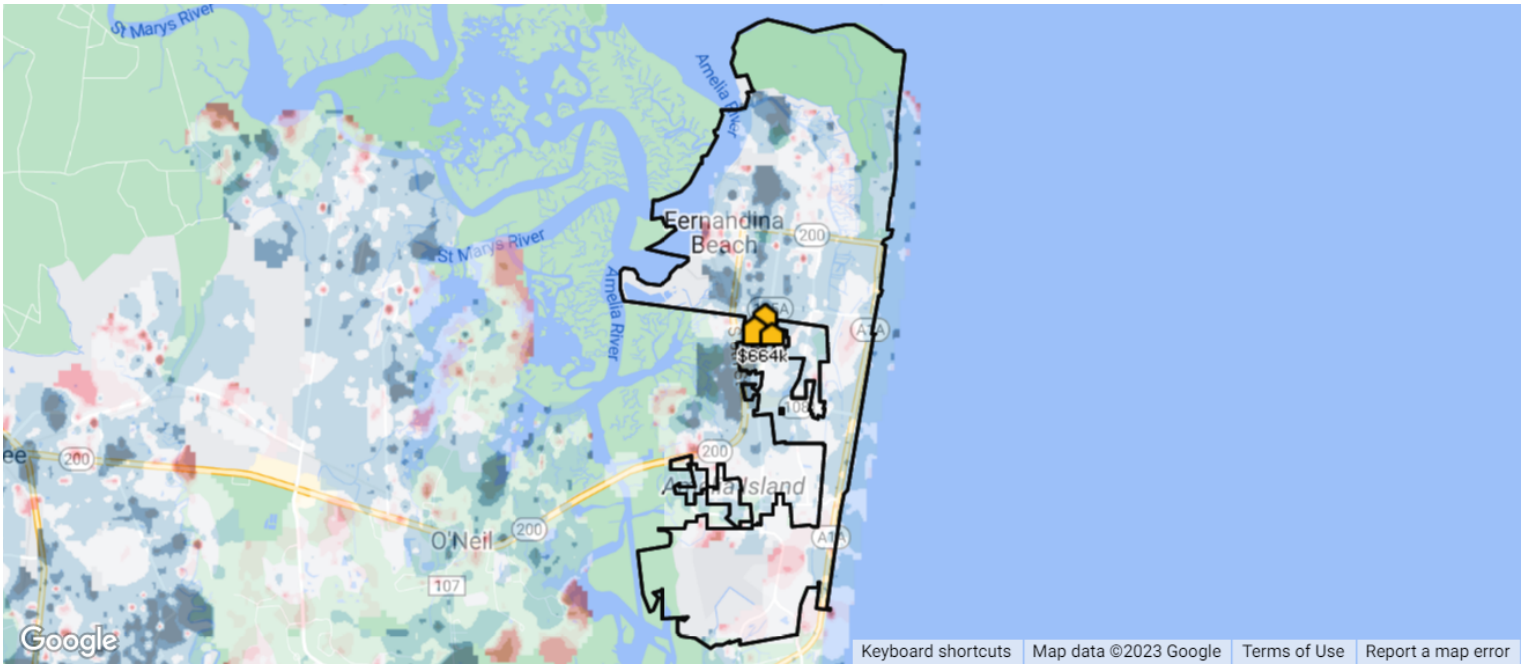
Fernandina Beach, Florida

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

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.

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
$664K	**8.7%**	**42.1%**	**67.56%**
Updated: 6/30/2023			

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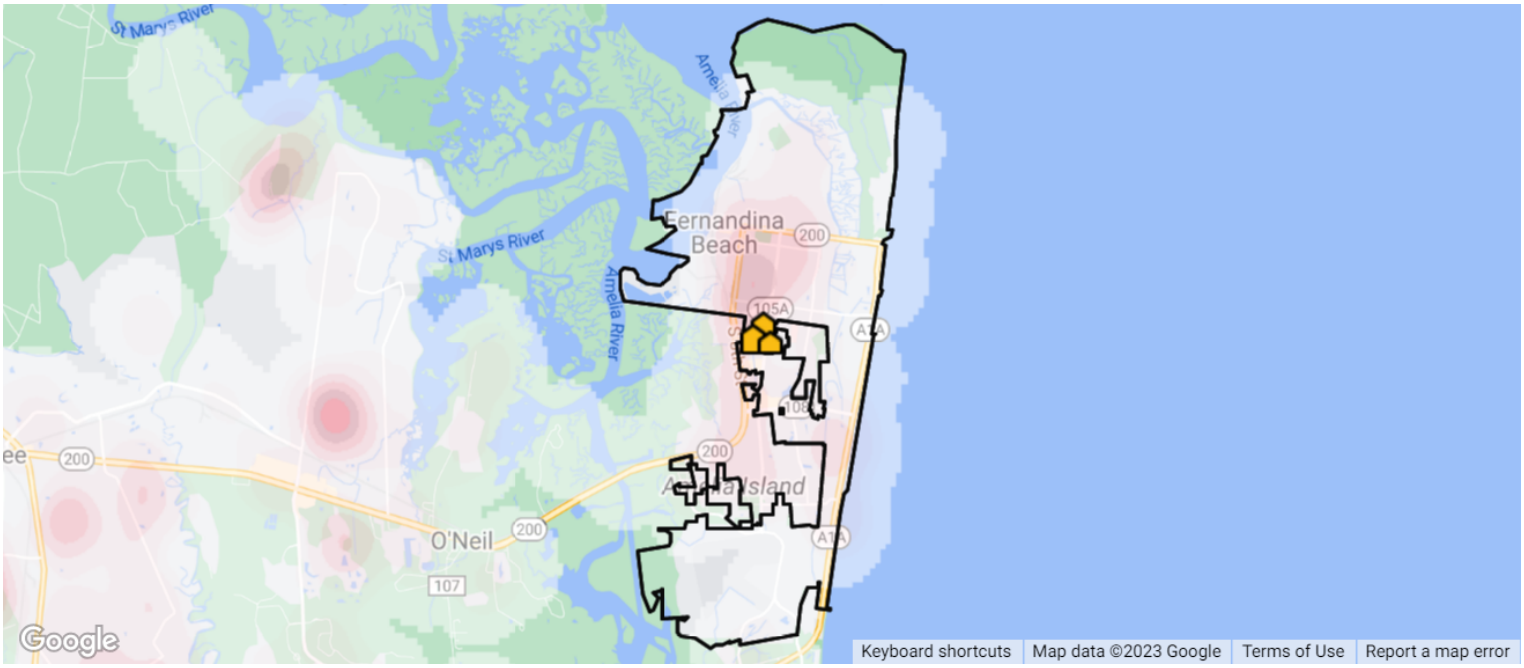
Fernandina Beach, Florida

Market Snapshot: Concentration of Distressed Properties



Low High

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

Total # of Distressed Properties	# of Pre-Foreclosures	# of Foreclosures	# of Foreclosed
4	**2**	**2**	**0**
Updated: 7/16/2023			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 7/16/2023.*

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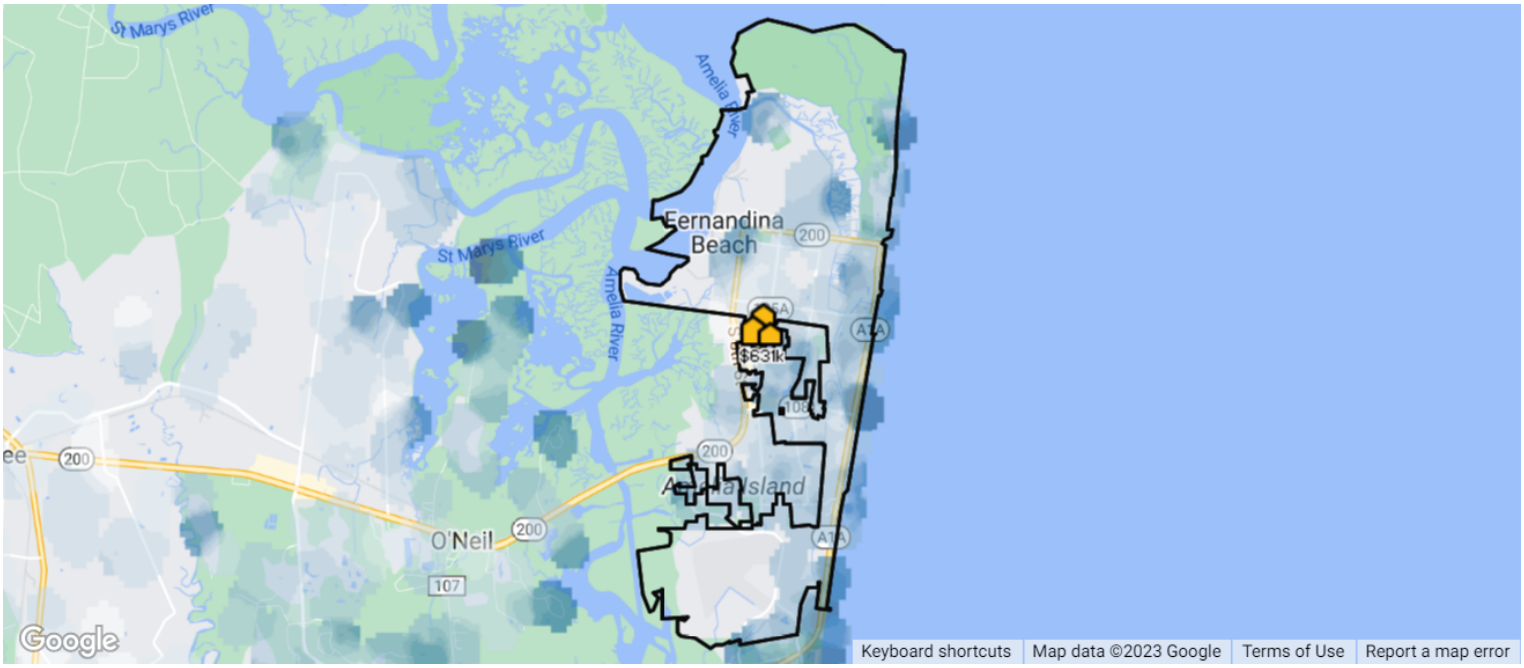
Fernandina Beach, Florida

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.

Median Sales Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$631K	↑ **8.89%**	↓ **0.63%**	↑ **4.73%**	↑ **34.43%**
Updated: 6/30/2023				

*About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.*

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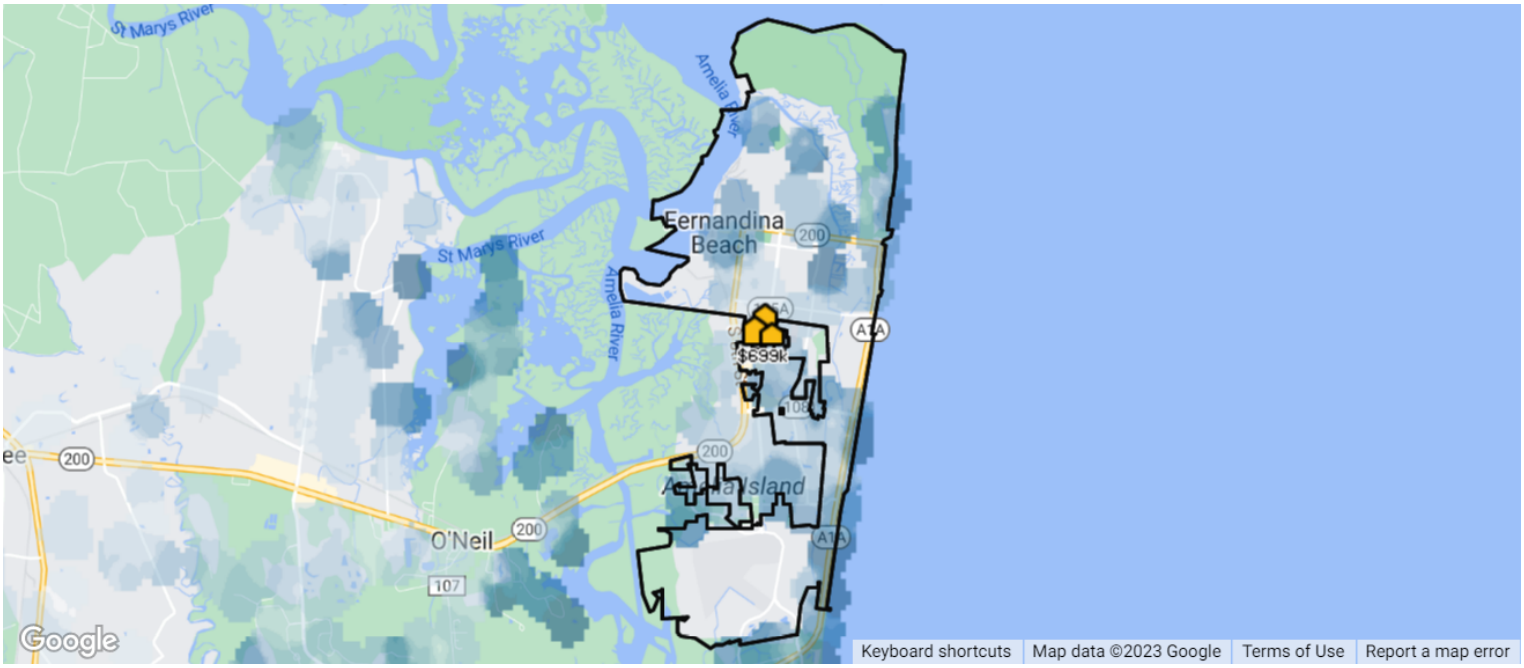
Fernandina Beach, Florida

Market Snapshot: List Price



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

Median List Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$699K	**0.58%**	**4.02%**	**7.54%**	**20.73%**
Updated: 6/30/2023				

*About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.*

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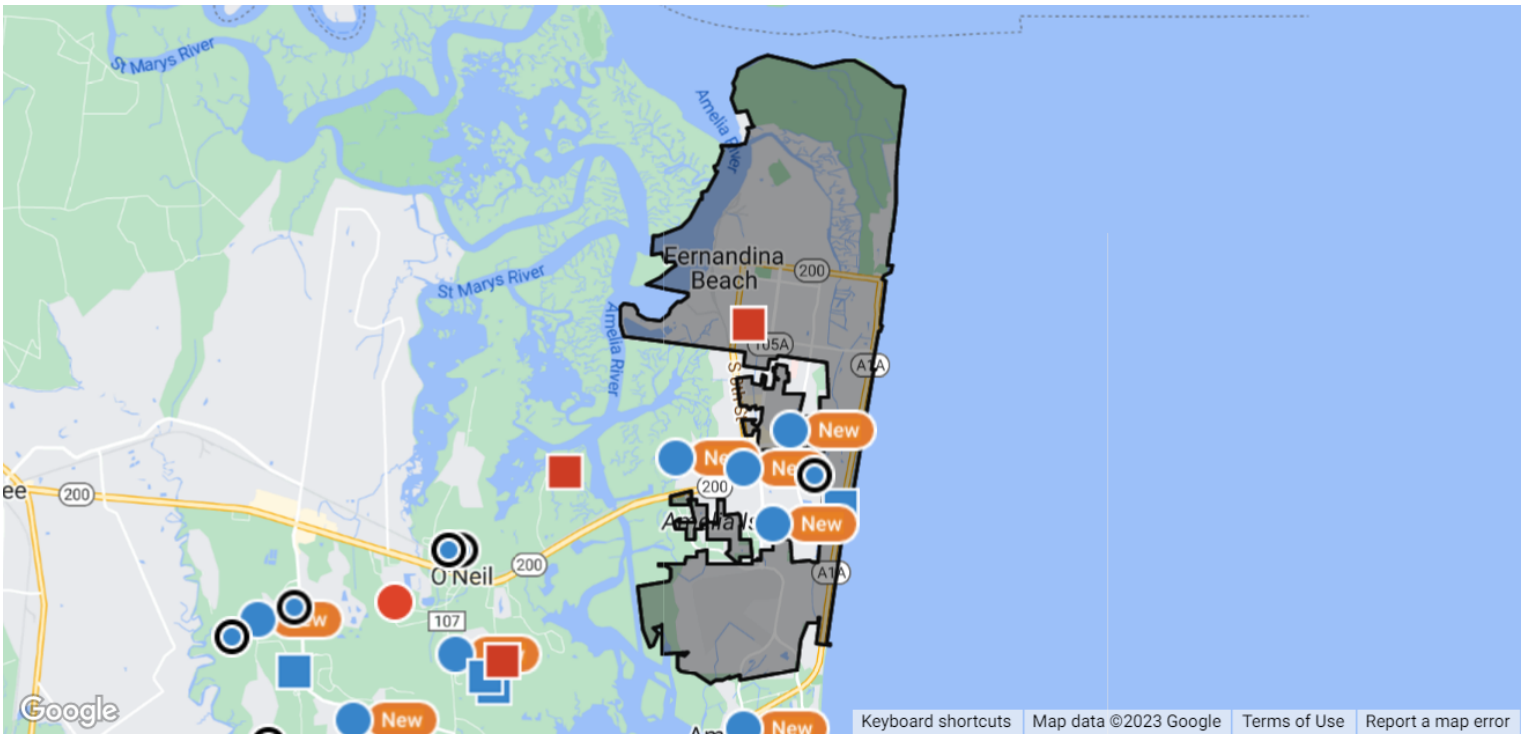
Market Activity Summary Stats



Search Criteria

Location: Fernandina Beach, 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
Number of Properties	10	10	10	4
Low Price / Value	$359,000	$459,000	$255,000	$315,000
Median Price / Value	$769,500	$605,000	$477,450	$447,085
High Price / Value	$1,445,000	$914,000	$585,990	$896,560
Average Price / Sq. Ft.	$358	$239	$220	$255
Median Price / Sq. Ft.	$358	$228	$220	$251
Average Days in RPR	14	47	118	38
Median Days in RPR	3	34	95	–
Total Volume	$8,439,900	$6,362,000	$4,690,910	$2,105,730

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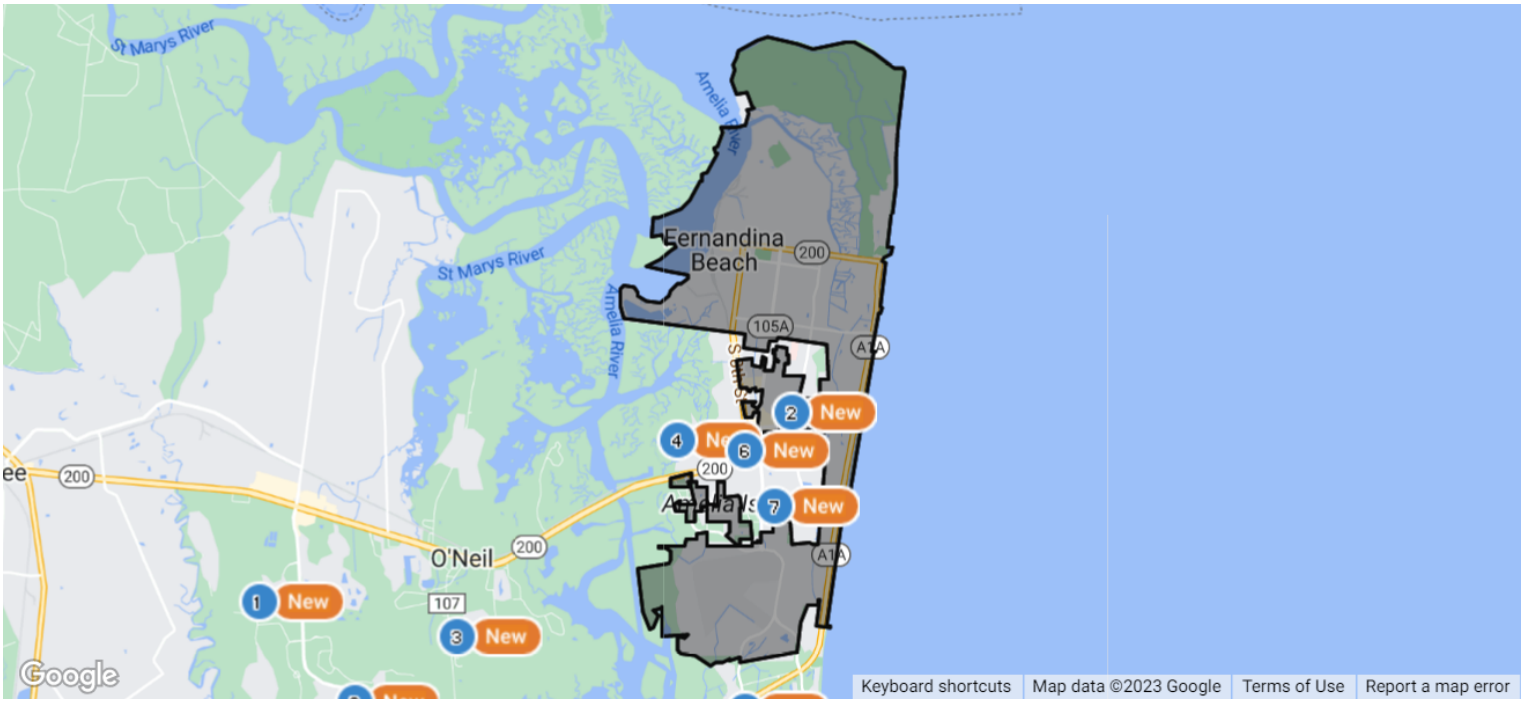
Fernandina Beach, Florida



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.
1 Active • *New, Active: 7/14/2023* *MLS ID: 1237479*								
86133 Montauk Dr	Single Family	3/2	1,890	8,586	2001	7/14/2023	$449,000	$238

Welcome to North Hampton with an Arnold Palmer designed golf course and clubhouse open to the public, an amazing amenity center with Pool, Tennis, Sports Field, and the Outpost with it's screened in pavilion and dock along Lofton Creek perfect for kayaking, fishing, and bbq events. You'll fall in love with this gorgeous updated home on a fenced in lot backing to a wooded preserve. Recent renovations include a new roof, water heater, whole house flooring, and new owner's bath and shower among many others. Luxury Vinyl Plank throughout home, granite countertops in kitchen and baths. This home has a separate irrigation meter for lower water bills and is also set up for whole house propane gas (owners are only using water heater, Fireplace, and grille stub out on patio for gas at the moment).

Listing Courtesy of Watson Realty Corp

2 Active • *New, Active: 7/12/2023* *MLS ID: 104975*

1909 Amelia Oaks Dr	Single Family	4/3	2,925	3,977	2019	7/12/2023	$1,050,000	$359

Gorgeous, spacious home only two blocks from the beach on Amelia Island! Come see this stunning, move-in ready 4 BR, 3.5 BA complete with bonus room wired for Home Theater! Owners Suite is on the main floor, with vaulted ceiling, large bath and spacious walk-in closet. Second Owners Suite is upstairs plus a mid-level mezzanine, perfect for a home office. Gourmet kitchen is open to the living area, with granite counters, double ovens, and stainless appliances. Wood look tile, wide plank hardwood, and carpet floors. Relaxing screened lanai with access from Living and Owners Suite. Surrounded by beautiful low maintenance landscaping and outdoor lighting to enhance the tranquility of the yard. Fifty year metal roof (2019). Front yard maintained by the HOA, back yard is easy to maintain with just enough grass for your pets to frolic. Gated community, community pool/pool house, and gate to Egan's Creek. See attached list of on-going maintenance. Make this your island paradise home!

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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.

3 Active • *New, Active: 7/7/2023* *MLS ID: 105019*

95230 Siena Ct	Single Family	4/3	2,190	9,147	2018	7/7/2023	$469,900	$215

WHY WAIT TO BUILD WHEN YOU CAN MOVE IN NOW! CURRENT OWNERS SPARED NO EXPENSE TO FULLY RENOVATE THIS HOME FOR THE NEXT NEW HOMEOWNER! TOP-OF-THE-LINE LVP FLOORING, BEAUTIFUL GRANITE COUNTER TOPS, NEW SINKS, NEW FAUCETS, NEW PENDANT LIGHTING, AC ONLY 5 YEARS OLD, ROOF ONLY 5 YEARS OLD, HOT WATER HEATER ONLY FIVE YEARS OLD, AND WHOLE HOUSE WATER SOFTNER, DONT FORGET IT COMES WITH ALL APPLIANCES EVEN A WASHER AND DRYER!! Prestige location in the Villages of Woodbridge just minutes from the beautiful beaches of Amelia Island, fine dining, and shopping. Home is situated on a quiet secluded cul-de-sac preservation (no neighbors behind you) lot with plenty of room for you to create your very own oasis in your private secluded backyard!! Come Fall in love with this Cambridge II Floor Plan 4 Bedroom 3 Bath built by Dream Finders and features a wonderful open floor concept with fourth bedroom having its own private bath! Schedule your showing today this beauty will not last long!

4 Active • *New, Active: 4/26/2023* *MLS ID: 104276*

521 Bonnieview Rd	Single Family	6/4	4,042	111,513	2019	4/26/2023	$1,445,000	$357

One of a kind property on Amelia Island. In the county so no city taxes and no HOA. Custom built on 3.06 acres, of which 2.56 is deeded acreage. Situated along Patrick Creek. Close to all island amenities. 1st Floor includes spacious open floor plan w/ 2 master suites, primary master opens up to a 4 season room plus a LR, separate DR, gourmet kitchen, butlers pantry, 1/2 bath and laundry. There is a designated closet for a future elevator installation. Upstairs is another large LR/hangout space for kids/teens/guests and 4 oversized bedrooms and 2 full baths. Screened porches on both floors to take advantage of the large fenced in backyard, with ample room for RV/boat parking, dock and pool. Included is garage space for 4 cars with added workshop space. Home comes with a 22kw Generac whole house generator and 500 gallon in ground propane tank which is owned. Fruit trees have been planted along the front fence and include, lemon, apple, peach and orange.

Listing Courtesy of BERKSHIRE HATHAWAY HomeServices CHAPLIN WILLIAMS R

5 Active • *New, Active: 7/14/2023* *MLS ID: 105079*

95551 Springhill Rd	Single Family	4/2	2,245	50,285	2005	7/14/2023	$590,000	$263

Looking for a private pool home on over an acre with no HOA fees or restrictions? Look no further. This spacious 4 bedroom 2 bath home shows pride of ownership in the details. Fenced yard has an in ground pool (new pump and piping 2020) and fire pit surrounded by a large paver patio. There is a pad prepped and wired for future hot tub. The duel sided fireplace can be enjoyed inside and out. The interior of the home and garage has been freshly painted. Master bedroom has large antique entry doors and a custom closet complete with a lock-out drawer for valuables. 4th bedroom has two closets and also makes a great office. HVAC 2019. Newer appliance including washer and dryer are included. Great location close to boat ramps, downtown Fernandina Beach, sandy beaches of Amelia Island and all the conveniences of Yulee shopping and dining. Quick access to I 95. This one won't last!

6 Active • *New, Active: 7/15/2023* *MLS ID: 105096*

1504 Canterbury Ln	Single Family	3/2	1,488	8,237	1989	7/15/2023	$579,000	$389

On Island; move-in ready! Own a little piece of paradise on beautiful Amelia Island and enjoy the ocean breezes! Corner lot home in the desirable Lakewood community. Minutes to beach, shopping, Historic downtown Fernandina, the incredible hiking/biking trails of Eganâs Creek and Fort Clinch. This 3BR/2BA ranch home offers an open floor plan with vaulted ceiling in the family room and a beautiful stone fireplace. The roomy kitchen is equipped with stainless-steel appliances and a large sitting area for that relaxing morning coffee. Large Master Suite with en-suite bath with large vanity area and a generous shower. Home boasts two other bedrooms with a shared full bath. The fully fenced backyard has mature trees for shade, travertine patio area with fire-pit and a utility shed. You also have room for a pool if you desire. Large two car garage and storage. Low HOA, highly desirable neighborhood and on the island. Call now, wonât last!

Listing Courtesy of AMELIA ISLAND PLANTATION REAL ESTATE SALES

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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.

7 Active • *New, Active: 7/3/2023* *MLS ID: 104990*

2900 Eastwind Dr	Single Family	4/2	2,475	12,553	1997	7/3/2023	$949,000	$383

4 bedrooms, 2.5 bath home with screened pool on Amelia Island. Bike to the beach. Central Island location in the Ocean Reach neighborhood. $368 per year HOA fee. LVP and carpet flooring. Recently repainted on the inside and newer roof. All bedrooms are on the 2nd floor. Lower county taxes. Paver driveway. Large lot. 5 minutes to historic downtown Fernandina Beach. Walk to the Simmons Rd Park.

8 Active • *New, Active: 6/22/2023* *MLS ID: 104869*

95339 Mistwood Ct	Single Family	4/2	1,705	7,405	2017	6/22/2023	$359,000	$211

Well maintained home in the popular Timberlake subdivision. Built in 2017 with 4 bedrooms and 2 bathrooms and features a large kitchen island and fully fenced backyard for privacy. Low HOA fees and NO CDD FEE make this a desirable community that includes a playground and gated entry pool. Only 11 miles from the famous white sandy beaches of Amelia Island and Historic downtown Fernandina Beach. Close to shopping, dining, movie theater, and Jacksonville International Airport.

9 Active • *New, Active: 7/15/2023* *MLS ID: 105059*

1626 Regatta Dr	Single Family	4/3	3,200	10,018	1998	7/15/2023	$1,299,000	$406

Welcome to your slice of heaven in the highly sought after Golfside South @ Summer Beach, located directly across the street from the Ritz Carlton on beautiful Amelia Island! This 4 bedroom, 3.5 bath home boasts 10' ceilings, tons of natural light, coquina exterior, storage galore, and all bedrooms have walk in closets. Your new home comes complete with an inground pool, hot tub, and a covered, screened lanai - all overlooking a natural setting on the lake with magnificent golf course views. Speaking of golf, memberships are available at The Golf Club of Amelia Island which also offers tennis/pickleball courts, pool, cardio room, dining options and a Beach Club. Golfside South is gated and has a community pool located near Peter's Point. Convenient to shopping, Jacksonville International Airport, historic downtown Fernandina Beach, and so much more!

Listing Courtesy of BERKSHIRE HATHAWAY HomeServices CHAPLIN WILLIAMS R

10 Active • *New, Active: 7/15/2023* *MLS ID: 105093*

1111 Beach Walker Rd	Condo/Townhouse/Apt.	4/3	1,636	–	1974	7/15/2023	$1,250,000	$764

This gorgeous 4 bedroom, three bathroom oceanfront condo located within the desirable Omni Amelia Island Plantation offers everything you need for a perfect investment or second home. A beautiful and well decorated space leaving no room left untouched. Every piece of furniture is brand NEW! The living area is open to the private balcony, dining and kitchen. The kitchen has all NEW stainless steel appliances. All four of the bedrooms have NEW LVT flooring. NO Carpet! The three bathrooms are located on the same levels as the bedrooms. There are three sets of small stairs that separate each level. There is a laundry room with a full size washer and dryer, the next level down is the main living area, and the other two levels are the bedrooms. Enjoy the NEWLY renovated pool, grilling area, oceanfront cabanas and designated boardwalk that leads straight to the beach. The Omni is private and monitored by the front gate security team

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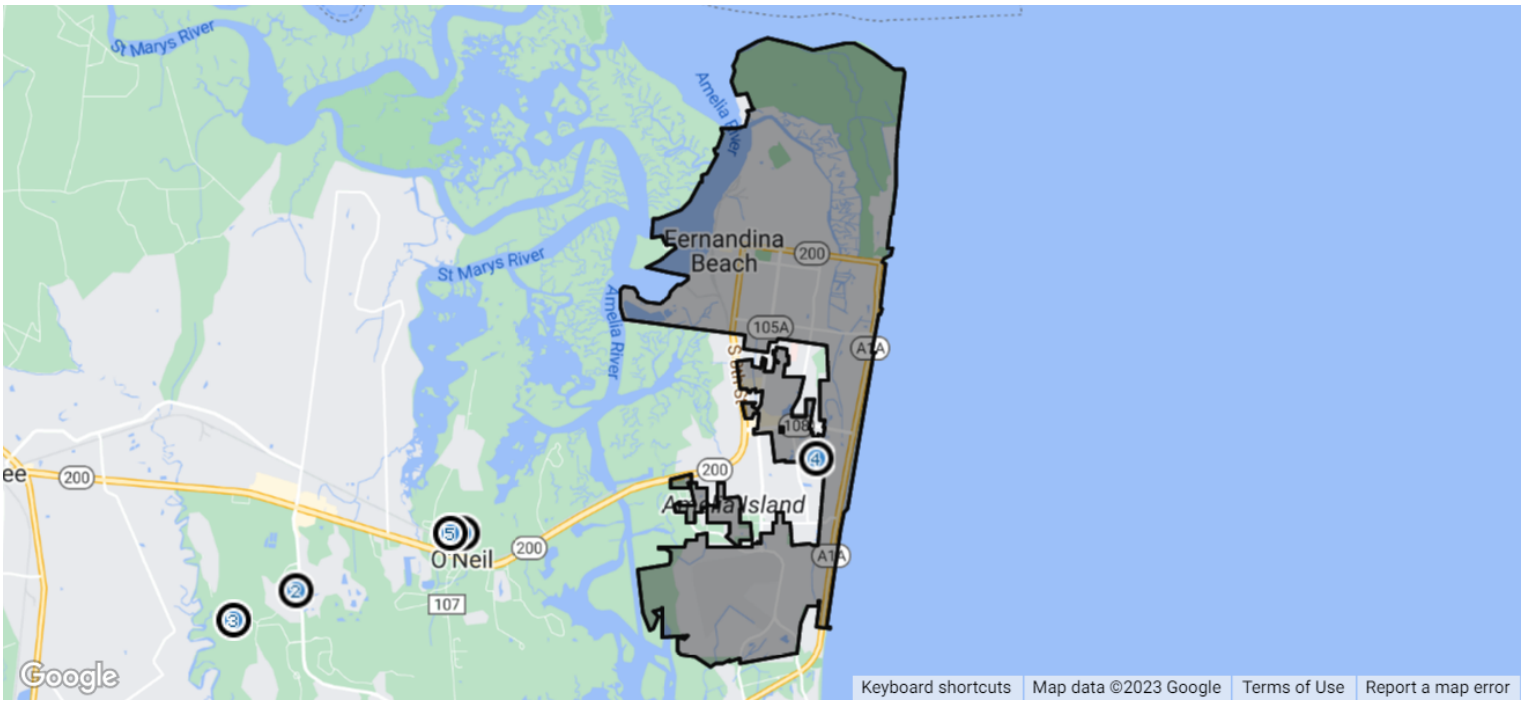

Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
1 Pending • *Under Contract as of 7/16/2023* *MLS ID: 105004*								
94082 Goodwood Dr	Single Family	5/4	3,187	16,905	7/7/2023	$699,000	7/16/2023	$219

Welcome to your dream home in Kingsley Creek! This like-new home has 5 bedrooms, 4 bathrooms, an office, and a game room, providing ample space for all your needs. The master suite comes with a ensuite bathroom and a large walk-in closet. Four additional bedrooms provide plenty of room for guests or a growing family. An oversized screened lanai is perfect for enjoying outdoor living. Location is key, and this home is conveniently situated just one stoplight away from Amelia Island. You'll have easy access to all the restaurants, shops, and beaches this area has to offer. Additionally, the home is zoned for the highly regarded Fernandina Beach School District. This home is still covered by the remaining years of the 10-year warranty offered by the builder, giving you peace of mind and confidence in the quality of construction. Best of all, NO CDD Fees.

Listing Courtesy of CENTURY 21 John T. Ferreira & Son, Inc.

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
2 Pending • *Under Contract as of 7/15/2023* *MLS ID: 104897*								
86126 Remsenburg Dr	Single Family	4/3	2,908	7,623	6/27/2023	$560,000	7/15/2023	$193

Welcome to this stunning 4 bdrm, 3 bath home + a loft situated on a premium golf course lot in the sought after community of North Hampton. Boasting a spacious floor plan, this home offers an abundance of natural light & ample space for comfortable living. The kitchen features beautiful granite counters and new ss appliances. The living room is the perfect gathering spot with a cozy gas fireplace. LVP floors throughout. The primary suite located on the 2nd floor complete with a luxurious en-suite bath & 2 walk-in closets + a bonus area perfect for another closet, office, or workout space. 3 additional bdrms offer plenty of room for family, guests, or a home office. Step outside to your own private oasis with a large, fenced backyard. Enjoy the tranquil views of the 4th hole tee box while you grill out on the covered lanai + extended patio. New roof & exterior paint in 2022. New light fixtures, ceiling fans, custom blinds & shades throughout. This home is a must see in a prime location!

Listing Courtesy of AMELIA ISLAND PLANTATION REAL ESTATE SALES

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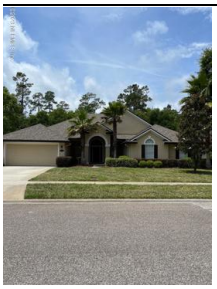
Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.



3 Pending • *Pending as of 7/11/2023* *MLS ID: 1231546*

85292 Bostick Wood Dr	Single Family	4/3	2,756	14,214	6/9/2023	$585,000	7/11/2023	$212

Large, 4-bedroom, 3-bathroom, 2,765-square-foot home in the golf community of North Hampton. Kitchen includes a gas stove, granite countertops, large island with wine fridge, soft-close drawers, and plenty of storage. The kitchen is open to the large den, which has a custom gas fireplace. The house has a split floorplan with three, fully renovated bathrooms. Owners' suite features a large walk-in closet. Plantations shutters are throughout the home. Enjoy time on the large, screened back porch with outdoor TV or the paved pergola area. Washer/dryer and two TVs convey. In addition to the golf course, North Hampton features pools, tennis courts, and the Outpost recreation area. HOA includes security, internet, and cable TV. Great location convenient to shopping and JAX airport.

Listing Courtesy of Savvy Avenue, Llc.

4 Pending • *Under Contract as of 7/15/2023* *MLS ID: 103594*

2401 Safe Harbor Ln	Single Family	4/3	2,393	8,554	3/1/2023	$780,000	7/15/2023	$326

***Mega Price Reduction**Reduced $20,000. Motivated Seller! Come see this spacious Custom Coastal Style 4/3 home in desirable Schooner Landing. The perfect Amelia Island location! When you hear the ocean calling you, just stroll or bike to the each using the River to sea Trail. This trail takes you right to beach access 30! This meticulously maintained home boasts high ceilings with crown molding and tons of natural light throughout. Feel the breeze and relax out back in the beautiful private rear 29X14 screened porch with stamped concrete flooring.. Head on up the stairs to your game room, theatre, or use this flex room as a large guest bedroom with its own bath. No drive through traffic in Schooner Landing! There is only one road that ends in a cul-de-sac. Centrally located on the island makes it a convenient short trip to Historic Downtown Fernandina Beach, and everything this beautiful island has to offer!

Listing Courtesy of BERKSHIRE HATHAWAY HomeServices CHAPLIN WILLIAMS R

5 Pending • *Under Contract as of 7/11/2023* *MLS ID: 105002*

93498 Sandown Dr	Single Family	3/2	2,445	12,867	7/7/2023	$650,000	7/11/2023	$266

Where to begin? Love to cook? The kitchen boasts ample QUARTZ countertop space, GAS COOKTOP, and cabinet storage. Love to entertain outdoors? Why not enjoy the covered patio outfitted with SUMMER KITCHEN, or soak up the sun on the landscaped garden area. The back yard is FENCED and has a better-than-peek-a-boo view of the pond. This corner lot also allows for additional garage space in the 3-CAR GARAGE, which there are extra storage cabinets, shelves and water spigot. The owners have added a coffee bar area, cabinetry in the living room, closet organizer in the main closet, water softener, & irrigation meter. Kingsley Creek is a NON-CDD community with POOL and is a stone's throw from the beaches of Amelia Island. Be sure to ask for the upgrades and additions list!

Listing Courtesy of CENTURY 21 John T. Ferreira & Son, Inc.

6 Pending • *Under Contract as of 6/27/2023* *MLS ID: 104800*

85018 Fall River Pkwy	Single Family	4/3	2,267	15,611	6/26/2023	$459,000	6/27/2023	$202

Close to the BEACH and Historic Fernandina in highly DESIRABLE AMELIA WALK neighborhood! This popular ONE LEVEL, OPEN FLOORPLAN home, has a living room, kitchen, nook and dining room that effortlessly flow into one another. A COVERED SCREENED LANAI offers an ideal space for entertaining guests. The SPLIT BEDROOM PLAN includes large Ownersâ Suite on one side, 2 bedrooms that share a bath on the other side and a private EN-SUITE bedroom in the front makes the perfect guest bedroom or private office. STAINLESS STEEL APPLIANCES & QUARTZ COUNTER TOPS with plenty of bar stool space for entertaining around the kitchen. Bring your ideas to the HUGE FULLY FENCED backyard with room for a pool, vegetable gardening, or a possible volleyball court - or add your landscaping touches around the beautiful new PAVER PATIO. 3-CAR GARAGE! Community includes RESORT STYLE POOL, tennis courts, FITNESS GYM, soccer fields, & playground! ALL NEW CARPET & New Paint in main rooms!

RPR

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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.

7 Pending • *Under Contract as of 6/10/2023* *MLS ID: 104635*

85090 Fall River Pkwy	Single Family	4/2	2,266	10,454	6/1/2023	$625,000	6/10/2023	$276

Exquisite Florida lifestyle home in popular Amelia Walk located just minutes to shopping, 13 miles of beach on Amelia Island, and historic Fernandina Beach. You will be impressed from the moment you enter this pristine home through the inviting entryway. The formal dining area flows into the spacious great room, gourmet size kitchen with dazzling backsplash and under cabinet lighting, & lovely dinette area. The triple sliders lead to a gorgeous screened lanai opening to a beautifully landscaped, fenced rear yard with night time âup lightingâ and a gorgeous view of a natural forest preserve. Perfect for entertaining! Many upgrades include crown molding, tile throughout, enhanced lighting, custom plantation shutters and water softener with reverse osmosis drinking filters. Outside are additional pavers and a raised hobby garden with dedicated watering system. Insulated 3 car garage is perfect for hobbyist, âtoysâ or golf cart. The well-equipped amenity center has a pool & fitness center

Listing Courtesy of BERKSHIRE HATHAWAY HomeServices CHAPLIN WILLIAMS R

8 Pending • *Under Contract as of 6/28/2023* *MLS ID: 104805*

85098 Fall River Pkwy	Single Family	4/3	2,401	12,632	6/15/2023	$565,000	6/28/2023	$235

Move-in ready for a new owner! The Barton Plan offers 4 bedrooms (one is a guest suite w/ bathroom), 3 full baths, a study/bonus room, upgraded owner's closet, walk-in pantry, built-in bar and wine rack, screened-in lanai, a beautiful paver patio with fire pit, and fenced-in yard. Owners have upgraded the builder's paint to custom colors and added a water softener, with reverse osmosis for the kitchen, gutters, custom window coverings, and upgraded lighting and fans have all been added. All of this is on a Preserve Lot that is more than large enough to hold a pool and any other landscaping features a new owner may desire.

Listing Courtesy of RECIPROCAL LISTINGS

9 Pending • *Pending as of 6/9/2023* *MLS ID: 1227647*

85382 Fall River Pkwy	Single Family	3/2	2,241	13,715	5/16/2023	$525,000	6/9/2023	$234

Welcome to your new home in paradise! This exquisite 3 bedroom, 2 bath house is located in a beautiful community that offers an abundance of amenities. Built in 2021, everything in this home is brand new and in pristine condition, making it feel like a model home. As you step inside, you'll immediately notice the modern and open floor plan that's perfect for entertaining guests or enjoying a quiet night in. The spacious living room flows seamlessly into the gourmet kitchen featuring stainless steel appliances, quartz countertops, and ample cabinet space. The adjacent dining area is large enough to host family dinners or intimate gatherings. This home also features a dedicated office/flex space, providing the perfect area to work from home or pursue your hobbies. The primary bedroom is a

Listing Courtesy of Coldwell Banker VanGuard Realty

10 Pending • *Pending as of 5/26/2023* *MLS ID: 1220962*

85367 Berryessa Way	Single Family	5/4	4,127	15,398	4/7/2023	$914,000	5/26/2023	$221

This amazing pool home in Amelia Walk, Julington floorplan (w/ Bonus) features 5 bedrooms, 4 full baths and a flex space. It has a screened-in, resort-style, heated saltwater pool with, a hot tub, a beach shelf, and an oversized patio. The generously-sized Primary Bedroom and Bath is located on the first floor and also has an oversized custom closet-leading directly into the laundry room with cabinets and deep utility sink. Other unique features include a very large upstairs bonus room, bedroom and full bath, custom closet organizers throughout. This home has privacy on a preserve lot. All bedrooms have spacious walk-in closets. This home features a gourmet kitchen with double ovens, a glass cook-top, gray cabinets, quartz countertops, wood look LVP flooring, and 8' doors throughout.

Listing Courtesy of Berkshire Hathaway Homeservices Chaplin Williams Realty

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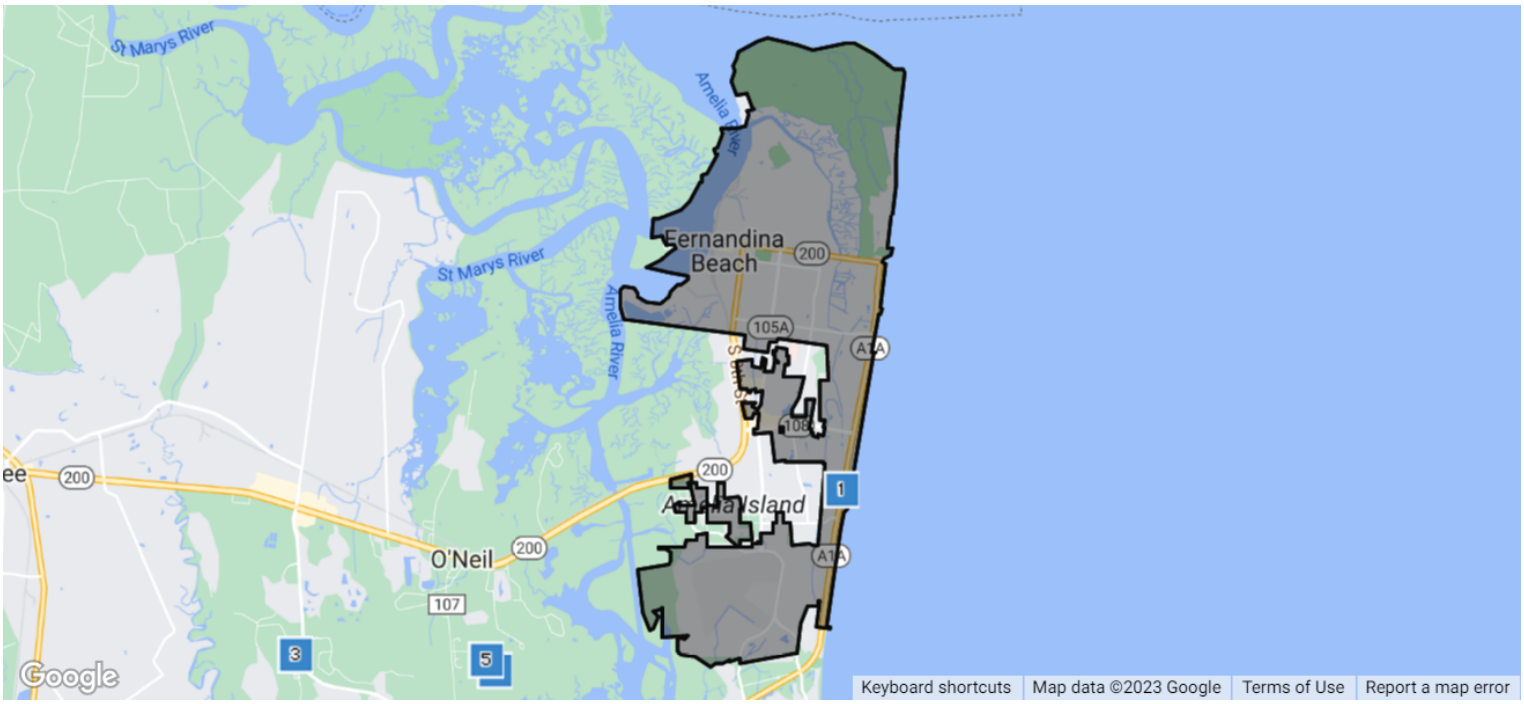

Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.

1 **Closed** *Sold Date: 6/16/2023, Public Record* *MLS ID: –*

2666 1st Ave, #A	Condo/Townhouse/Apt.	3/2	1,444	2,875	1989	6/16/2023	$510,000	$374

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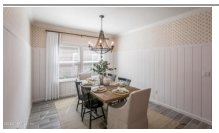

2 **Closed** *Sold Date: 5/23/2023, MLS Listing 1216410: 3/9/2023* *MLS ID: 1216410*

84606 Balsam Ct	Single Family	4/3	2,267	–	2023	5/23/2023	$434,230	$192

Ready in JUNE! Lennar Homes Tivoli floor plan: 4 bed, 3 bath and 3 car garage. Everything's Included features: White Kitchen Cabs w/ White Quartz counter tops, 42" cabinets. Frigidaire stainless steel appliances (range, dishwasher, microwave, and refrigerator), Quartz vanities, ceramic wood tile in wet & main areas (living/dining/halls), tankless water heater, pre-wired security system, paver & screened lanai, window blinds throughout, sprinkler system, and pavered driveway. 1 year builder warranty, dedicated customer service program and 24-hour emergency service.

Courtesy of Lennar Realty Inc

3 **Closed** *Sold Date: 6/29/2023, MLS Listing 104471: 5/18/2023* *MLS ID: 104471*

82759 Belvoir Ct	Single Family	4/3	2,040	8,359	2021	6/29/2023	$444,900	$218

Live Life Comfortably with the Sunshine State Style of this turn key home in the Happiest Seaside Town, Fernandina Beach. Barefeet are Welcome! With 4 bedrooms/3bathrooms and this Perfectly Pulled Together COASTAL color palette, you can relax on ISLAND time. Features include luxurious wood look plank tile floors, low maintenance quartz countertops, stainless steel applinaces, tankless natural gas water heater & gas stove, blissful owner suite with walk in shower, soaking tub & tray ceiling. $15k in CUSTOM Landscaping, a screened lanai, & an additional side yard paver patio create a fully fenced backyard retreat. Additional upgrades include complete roofline gutters, whole house water softener, ADT cameras, sensors, & smart home thermostat. Live life to the fullest in the gated, community of Village Walk- just minutes away from Quaint Historic downtown and Pristine Amelia Island beaches with low HOA fees and NO CDD fees.

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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.

4 **Closed** *• Sold Date: 6/29/2023, MLS Listing 104155: 4/12/2023* *MLS ID: 104155*

95364 College Pkwy	Single Family	3/2	1,601	6,041	2020	6/29/2023	$385,000	$240

THIS HANDSOMELY DESIGNED EXCEPTIONAL HOME WITH LEDGESTONE ACCENTS WITHIN THE DESIRABLE VILLAGES OF WOODBRIDGE IS JUST MOMENTS FROM AMELIA ISLAND, AND OVERLOOKS A LUSH FOREST PRESERVATION AREA, AND TRANQUIL VIEWS OF A GLISTENING SUNLIT POND FROM A COVERED TERRACE. GENEROUSLY APPOINTED FEATURES SHOWCASE A SPACIOUS GREAT ROOM FILLED WITH LIGHT, AN OPEN GOURMET KITCHEN WITH LARGE 42" UPGRADED SOFT CLOSE CABINETRY, QUARTZ COUNTERS, A PREPARATION ISLAND, STAINLESS STEEL APPLIANCES AND A PANTRY. THE PRIVATE MASTER BEDROOM IS AN OASIS WITH A GRACIOUS WALK IN CLOSET AND ENSUITE MASTER BATH WITH A RAISED DOUBLE SINK VANITY AND LARGE WALK IN TILE SHOWER. EXCLUSIVE GUEST BEDROOMS, LAUNDRY ROOM, A TANDEM GARAGE FOR A THIRD CAR OR EXTRA STORAGE! THE VILLAGES OF WOODBRIDGE IS JUST DOWN THE STREET FROM THE ATLANTIC OCEAN, THE MAGNIFICENT BEACHES OF AMELIA ISLAND, FISHING AND WILDLIFE, BOATING, HIKING, ALONG WITH SHOPPING IN THE HISTORIC TOWN OF FERNANDINA AND LOCAL RESTAURANT ISLAND FAVORITES.

Courtesy of BERKSHIRE HATHAWAY HomeServices CHAPLIN WILLIAMS R

5 **Closed** *• Sold Date: 5/1/2023, MLS Listing 102937: 12/22/2022* *MLS ID: 102937*

95089 Colnago Ct	Single Family	4/2	1,811	7,200	2022	5/1/2023	$401,400	$222

Why wait for new, when this less than a year old home is ready for you to call home today! You will immediately appreciate this open floor plan which features a beautifully maintained interior with natural light and incorporates a flow-through living area. Cooking and cleaning have never been easier thanks to this chef-inspired kitchen. The comfortably sized master suite is an oasis of peace and relaxation and boasts a spacious bathroom and a large walk-in closet. Further strengthening the attractiveness of the home has tile plank floors throughout the main living spaces. An ideal play space, in the wonderfully secluded backyard overlooking the beautiful pond, and comes complete with patio dining space. Lots of space for gatherings and outdoor entertaining. Located in a quiet area of Nassau County. Live the waterfront lifestyle you've been waiting for! A rare opportunity.

6 **Closed** *• Sold Date: 5/31/2023, MLS Listing 1184316: 8/1/2022* *MLS ID: 1184316*

94668 Duck Lake Dr	Single Family	8/4	3,662	–	1989	5/31/2023	$255,000	$70

$25K PRICE REDUCTION -- MOTIVATED SELLER ALERT RENTAL potential or create your very own family compound! Sitting on almost 1 acre with draping oak trees, you have a single family home with a second story offering plenty of space for a big family! 5 bedrooms, 2 full baths, and a large fenced yard makes this great for kiddos. There is also a detached large building that could be used as an apartment space, home business office, or whatever your heart desires. ALso has 2 driveways to make an easy access for either side of the home or a circular driveway! BUT WAIT, THERE'S MORE.... there is also a mobile home with 3 bedrooms 2 full baths on the property! This home has it's own separate driveway too! The homes share a well but have their own private septic systems.

Courtesy of Palm Iii Realty, Inc

7 **Closed** *• Sold Date: 4/28/2023, MLS Listing 101891: 9/7/2022* *MLS ID: 101891*

85130 Fall River Pkwy	Single Family	4/2	2,266	10,454	2020	4/28/2023	$540,000	$238

Perfect Florida lifestyle home in popular Amelia Walk located just minutes to Amelia Island, miles of beach & historic Fernandina Beach. Owners spared no costs in this 4 bedroom home with numerous upgrades. As you enter through the leaded glass door entryway, past the formal dining/flex room area, floor plan continues to flow easily from the great room, kitchen & breakfast cafÃ© through triple sliders to the screened lanai. Rear yard has been transformed into a gathering place surrounded by a bounty of raised garden bed boxes w/organic vegetables, horse shoe pit & bocce ball court. Dedicated meter for cost efficient watering, rain gutters & wrought iron fencing .This homesite has a gorgeous rear view of a natural forest preserve. 3 car garage is perfect for hobbyist, "toys" or golf cart for fun ride to amenity center w/pool, fitness center, tennis & playground. Life Source whole house water filtration system. Sellers will replace garden areas with sod if buyers prefer.

Courtesy of BERKSHIRE HATHAWAY HomeServices CHAPLIN WILLIAMS R

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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.

8 **Closed** *• Sold Date: 5/26/2023, MLS Listing 104046: 4/4/2023* *MLS ID: 104046*

85286 Fall River Pkwy	Single Family	3/2	2,580	–	2023	5/26/2023	$554,400	$215

Explore this must-see Hanson home, ready for quick move-in on a homesite boasting driveway pavers. Included features: an inviting covered entry; a quiet study; a spacious great room; a gourmet kitchen offering quartz countertops, stainless-steel appliances, a double oven, a walk-in pantry and a center island; a roomy nook; an extended covered patio; a lavish ownerâs suite showcasing an expansive walk-in closet and a private bath; a convenient laundry; a 2-car garage; a tandem garage and an RV garage. This home also offers double sinks in the shared bathroom. Tour today! Amelia Walk is centrally located in Nassau County. Convenience is key, 15 mins to beaches & historic Fernandina, 25 mins to JAX Int'l Airport, 5 mins to nearby shopping & dining. Amelia Walk offers a relaxed, upscale neighborhood with nearby public golf courses without the obligation for Food & Beverage spending. Community includes private gym, tennis, resort style pool, clubhouse, soccer field, playground.

Courtesy of WATSON REALTY CORP.

9 **Closed** *• Sold Date: 5/17/2023, MLS Listing 103269: 1/26/2023* *MLS ID: 103269*

85297 Fall River Pkwy	Single Family	3/2	2,860	–	2023	5/17/2023	$585,990	$205

Lakefront home w/elegant open concept split bedroom plan, features 3 car garage w/service door, 10' ceilings with 8' interior doors, oversized luxury Primary bedroom w/separate sitting area overlooking lake & Primary bath has huge walk-in shower. French doors provide privacy in Study, & secluded Club Room offers flex space, ideal for media room, 2nd office, home gym, or craft studio. Four panel multi-slide glass doors bring in tons of natural light to great room & open onto a covered back patio for gorgeous waterfront sunsets. Amelia Walk is centrally located in Nassau County off Amelia Concourse. Convenience is key, 15 mins to beaches & historic district of Fernandina Beach, 25 mins to JAX Int'l Airport, 5 mins to nearby shopping & dining. Amelia Walk offers a relaxed, upscale residential neighborhood w/nearby public golf courses w/out the obligation for Food & Beverage spending. The community includes private gym, tennis courts, resort style pool, clubhouse, soccer, playground, etc.

Courtesy of WATSON REALTY CORP.

10 **Closed** *• Sold Date: 5/23/2023, MLS Listing 102880: 12/16/2022* *MLS ID: 102880*

85318 Fall River Pkwy	Single Family	3/2	2,330	–	2023	5/23/2023	$579,990	$249

Back yard that backs to the Preserve. Spacious open concept split bedroom plan has 10' ceilings, with a gourmet chef's kitchen featuring 11' quartz island. Nearby Sun Room and four multi-slide glass doors that open to screened back patio allow for tons of natural sunlight throughout. Primary suite looks out to the Preserve and the ensuite has an oversized walk-in shower. Pavered driveway leads to a 3 car garage with service door. Home shows like a model with neutral light and bright tasteful finishes. Amelia Walk is centrally located in Nassau County, off the Amelia Concourse. Convenience is key, 15 mins to the beaches and historic district of Fernandina, 25 mins to JAX International Airport, 5 mins to shopping & dining. Community of Amelia Walk offers a relaxed, upscale residential neighborhood with nearby public golf courses without the obligation for Food & Beverage spending. Community has private gym, tennis courts, resort style pool, clubhouse, soccer field, playground, etc.

Courtesy of WATSON REALTY CORP.

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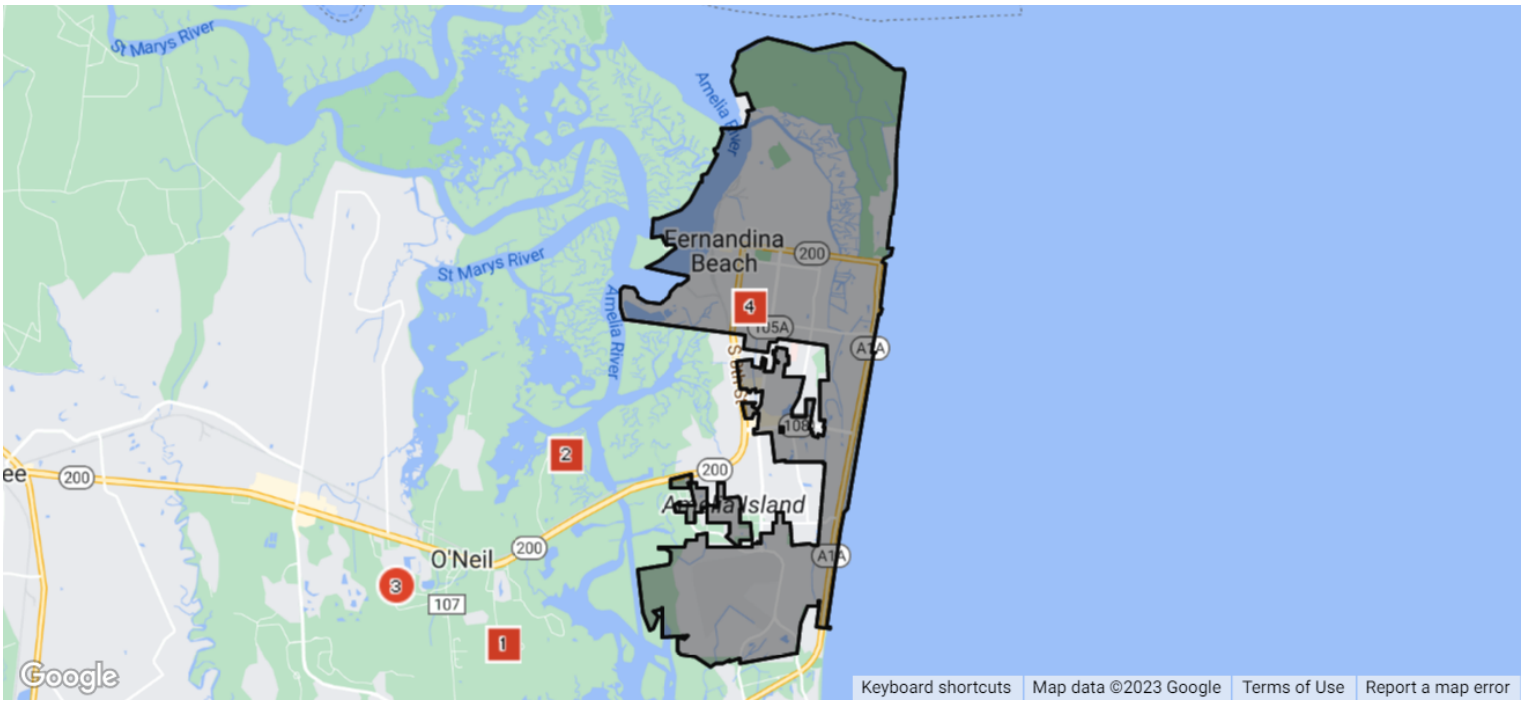

Distressed: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
1 Off Market • *Notice of Lis Pendens* *MLS ID: –*								
95426 Woodbridge Pkwy –	Single Family	5/3	2,640	8,520	–	6/14/2023	Notice of Lis Pendens	
2 Off Market • *Notice of Foreclosure Sale* *MLS ID: –*								
96261 Piney Island Dr	Single Family	3/2	2,592	24,264	–	6/26/2023	Notice of Foreclosure Sale	–
3 Active • *Not Applicable / Not Disclosed, Active: 2/15/2023* *MLS ID: 1212959*								
96754 Arrigo Blvd	Single Family	3/2	2,246	11,998	$385,000	2/15/2023	5/15/2023	Not Applicable / Not Disclosed
4 Off Market • *Notice of Lis Pendens* *MLS ID: –*								
810 S 11th St –	Single Family	3/2	1,020	5,000	–	5/10/2023	Notice of Lis Pendens	

New Roof! Wonderful home just minutes from Amelia Island. Nestled in a quiet Fernandina Beach subdivision, and convenient shopping and restaurants. This home backs to wooded preserve and includes a covered, screened patio. Great, open floor plan that maximizes space. Secondary bedrooms are very spacious.

Listing Courtesy of Keller Williams Realty Atlantic Partners Southside

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- **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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- Listings and public records data are updated on a continuous basis.
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