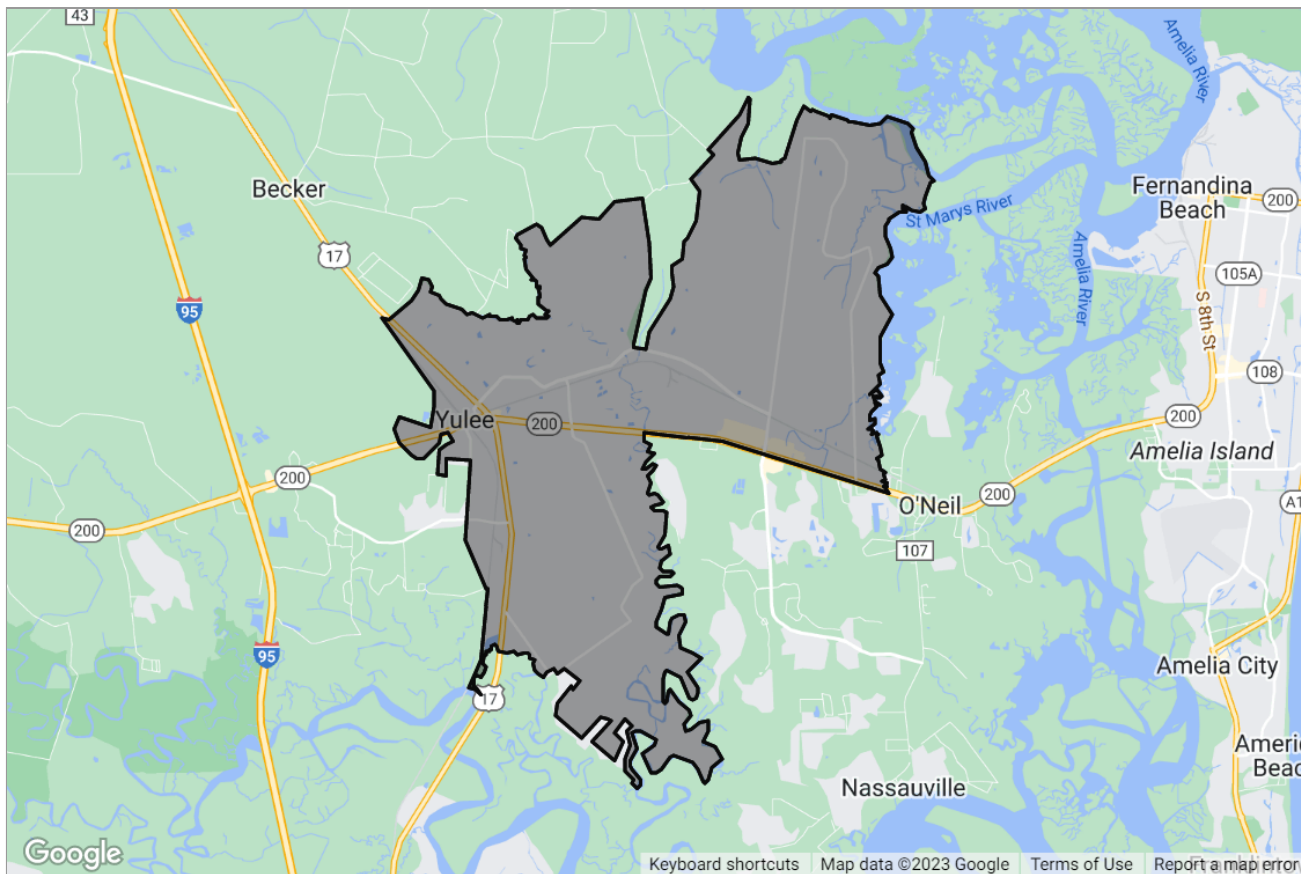


MARKET ACTIVITY REPORT

Yulee, Florida



Presented by

Holly Kelley | Realtor

Florida Real Estate License: 3455435



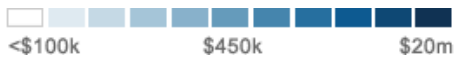
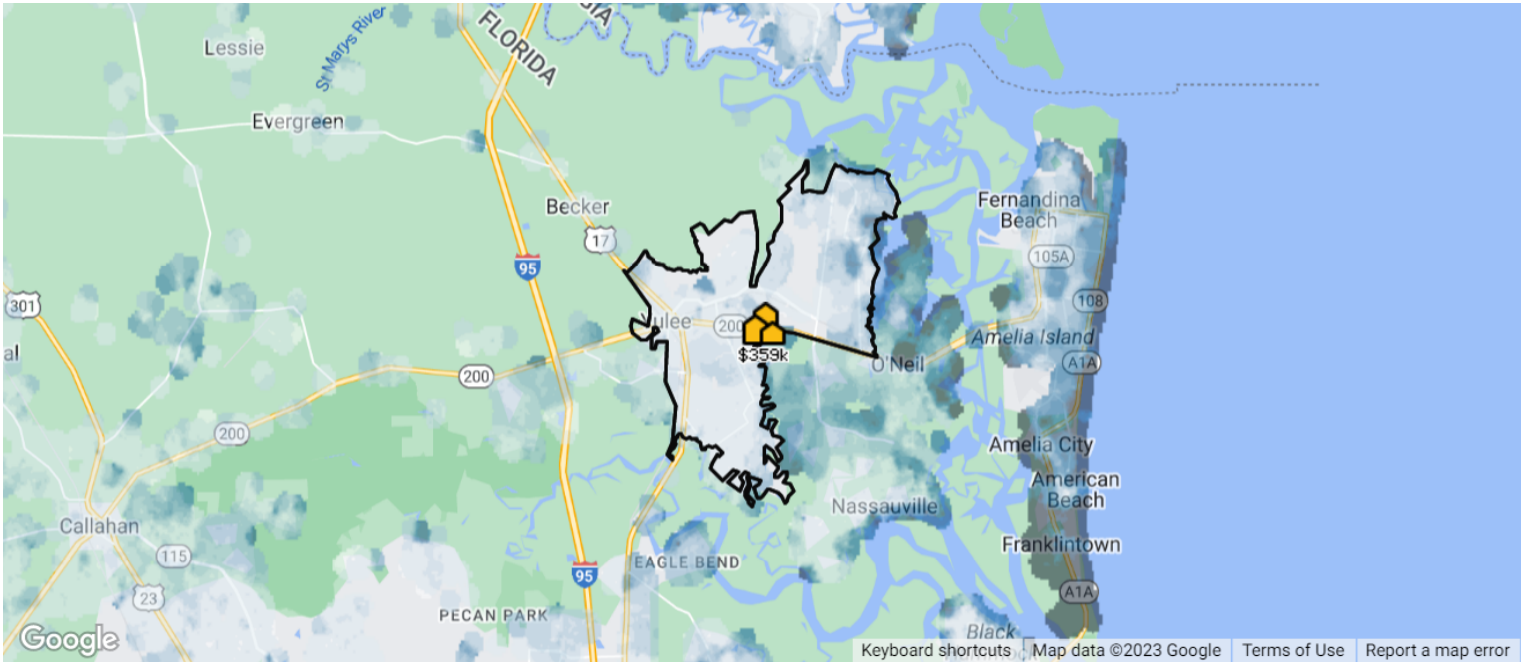
Work: (617) 645-0912 | Fax: (904) 321-4046

Main: hollykelly1@gmail.com | Other 1: palm3office1@palmrealty.comcastbiz.net
Office: www.palm3realty.com | Agent: www.hollykelley.homes

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

Yulee, Florida

Market Snapshot: Estimated Home Values



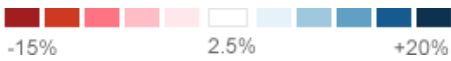
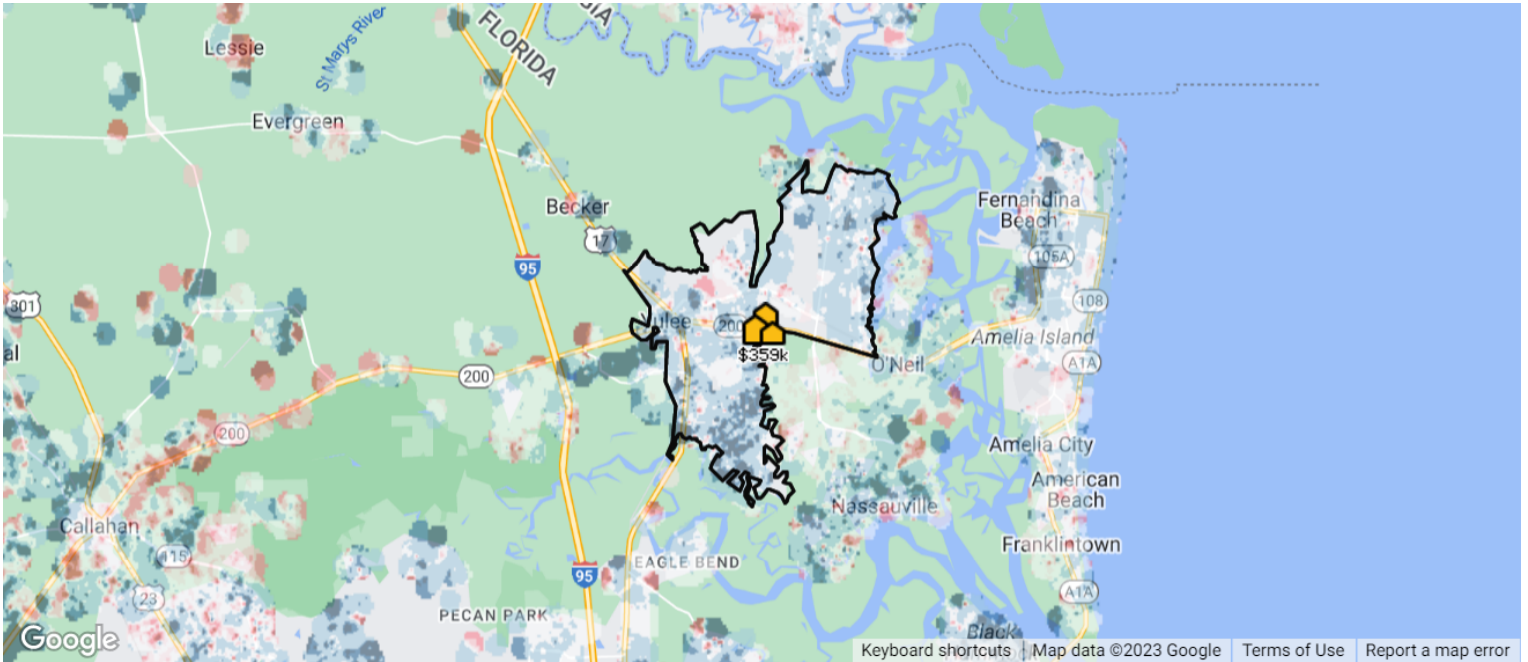
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area.

<p>Median Est. Home Value</p> <p>\$359K</p> <p>Updated: 6/30/2023</p>	<p>Change Over Last Month</p> <p>↑ 0.54%</p>	<p>Change Over Last 3 Months</p> <p>↓ 0.43%</p>	<p>Change Over Last 12 Months</p> <p>↓ 1.77%</p>	<p>Change Over Last 24 Months</p> <p>↑ 30.05%</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.

Yulee, Florida

Market Snapshot: 12-Month Change in Estimated Value



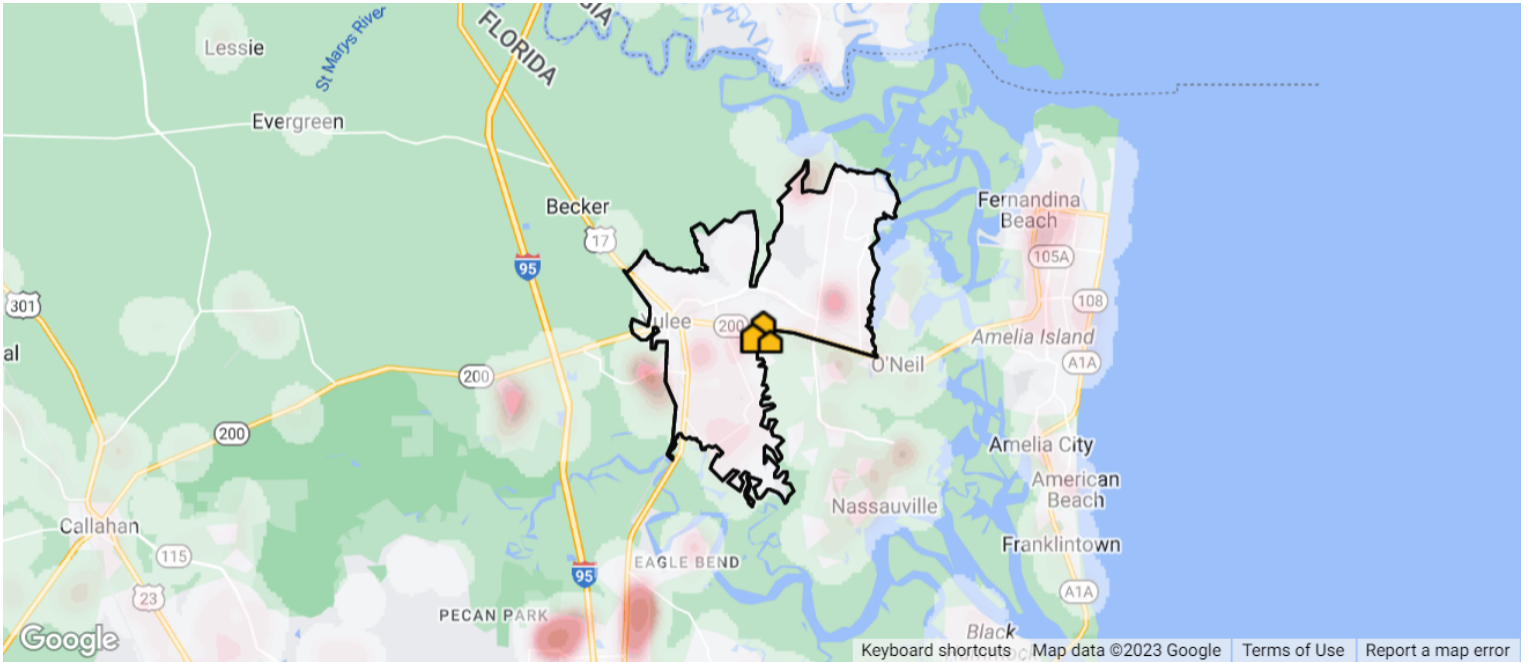
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area.

<p>Median Est. Home Value</p> <p>\$359K</p> <p>Updated: 6/30/2023</p>	<p>Change Over Last 12 Months</p> <p>↓ 1.77%</p>	<p>Change Over Last 24 Months</p> <p>↑ 30.05%</p>	<p>Change Over Last 36 Months</p> <p>↑ 49.47%</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.

Yulee, Florida

Market Snapshot: Concentration of Distressed Properties



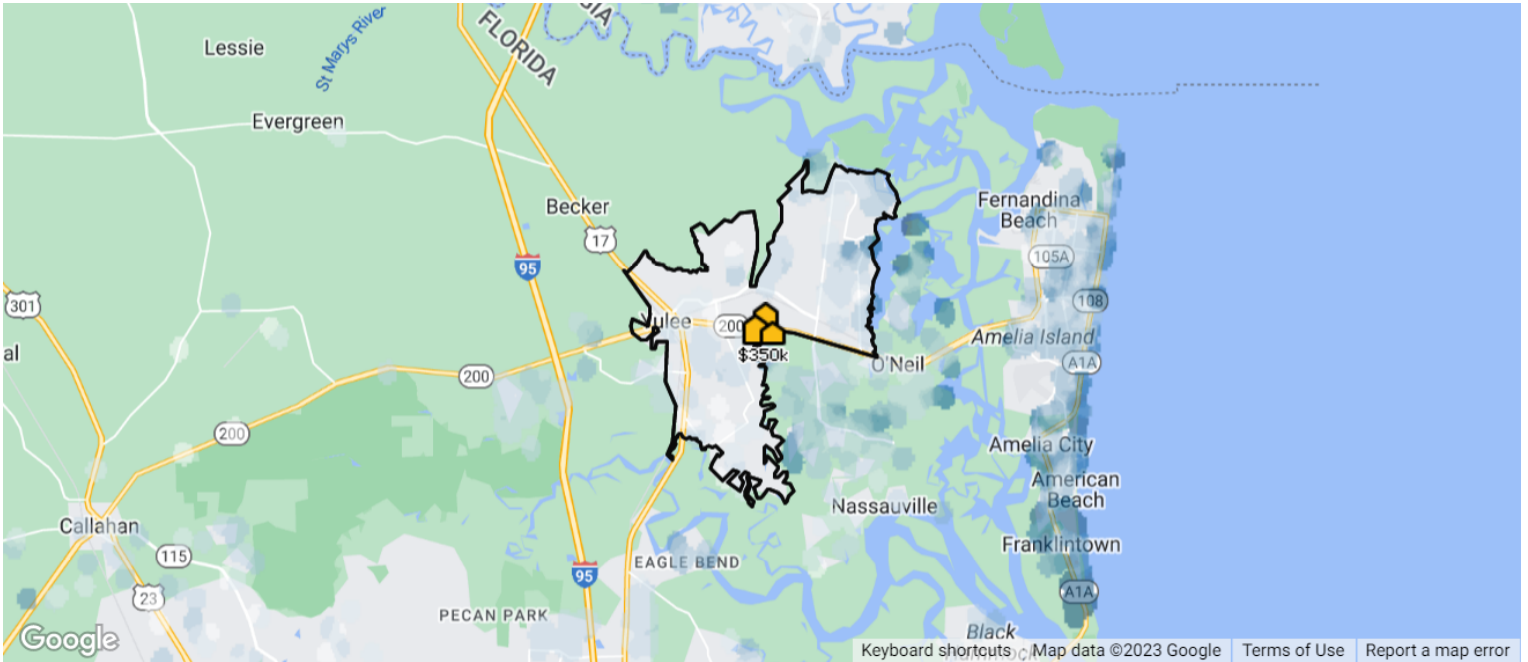
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.

<p>Total # of Distressed Properties</p> <p style="font-size: 2em; font-weight: bold;">7</p> <p>Updated: 7/16/2023</p>	<p># of Pre-Foreclosures</p> <p style="font-size: 2em; font-weight: bold;">6</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.

Yulee, Florida

Market Snapshot: Sales Price



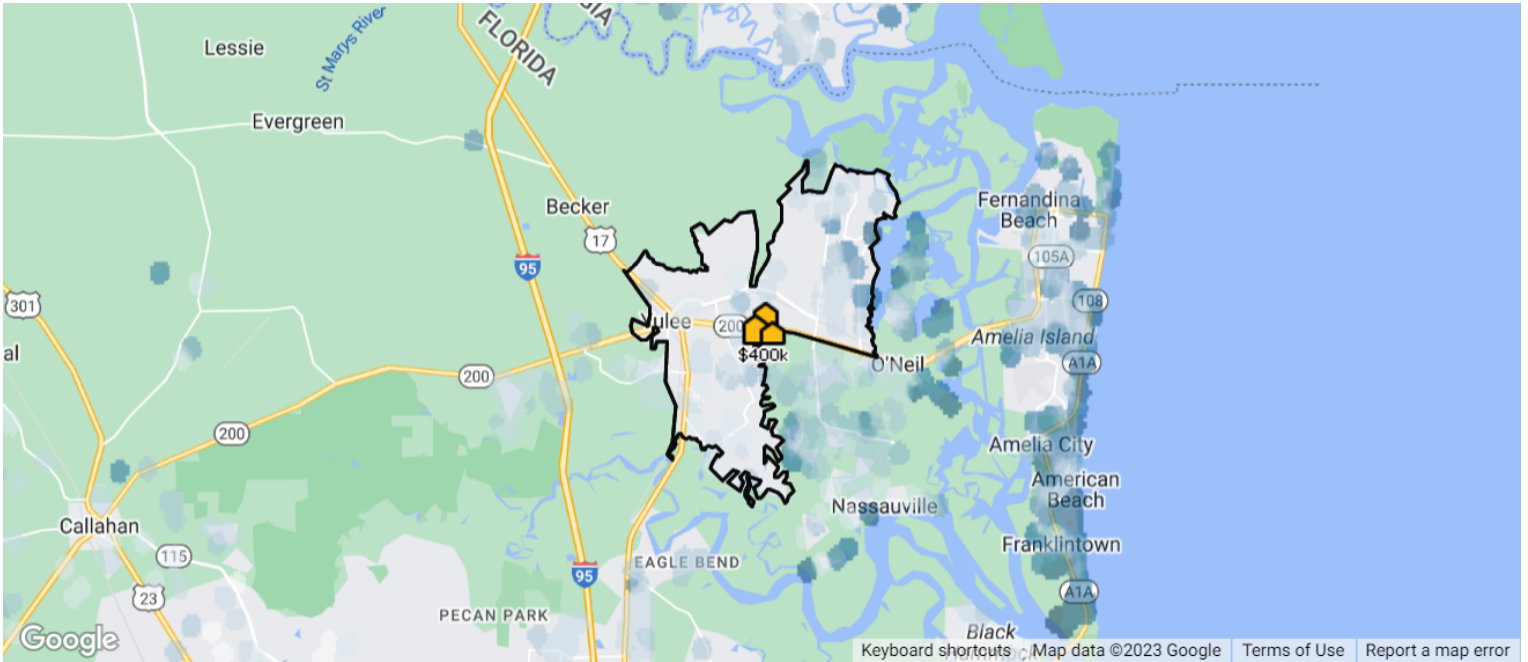
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data.

<p>Median Sales Price</p> <p>\$350K</p> <p>Updated: 6/30/2023</p>	<p>Change Over Last Month</p> <p>↓ 5.41%</p>	<p>Change Over Last 3 Months</p> <p>↑ 1.16%</p>	<p>Change Over Last 12 Months</p> <p>↓ 8.13%</p>	<p>Change Over Last 24 Months</p> <p>↑ 18.64%</p>
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About this data: The Metrics displayed here reflect median sales price for All Residential Properties using MLS listing data.

Yulee, Florida

Market Snapshot: List Price

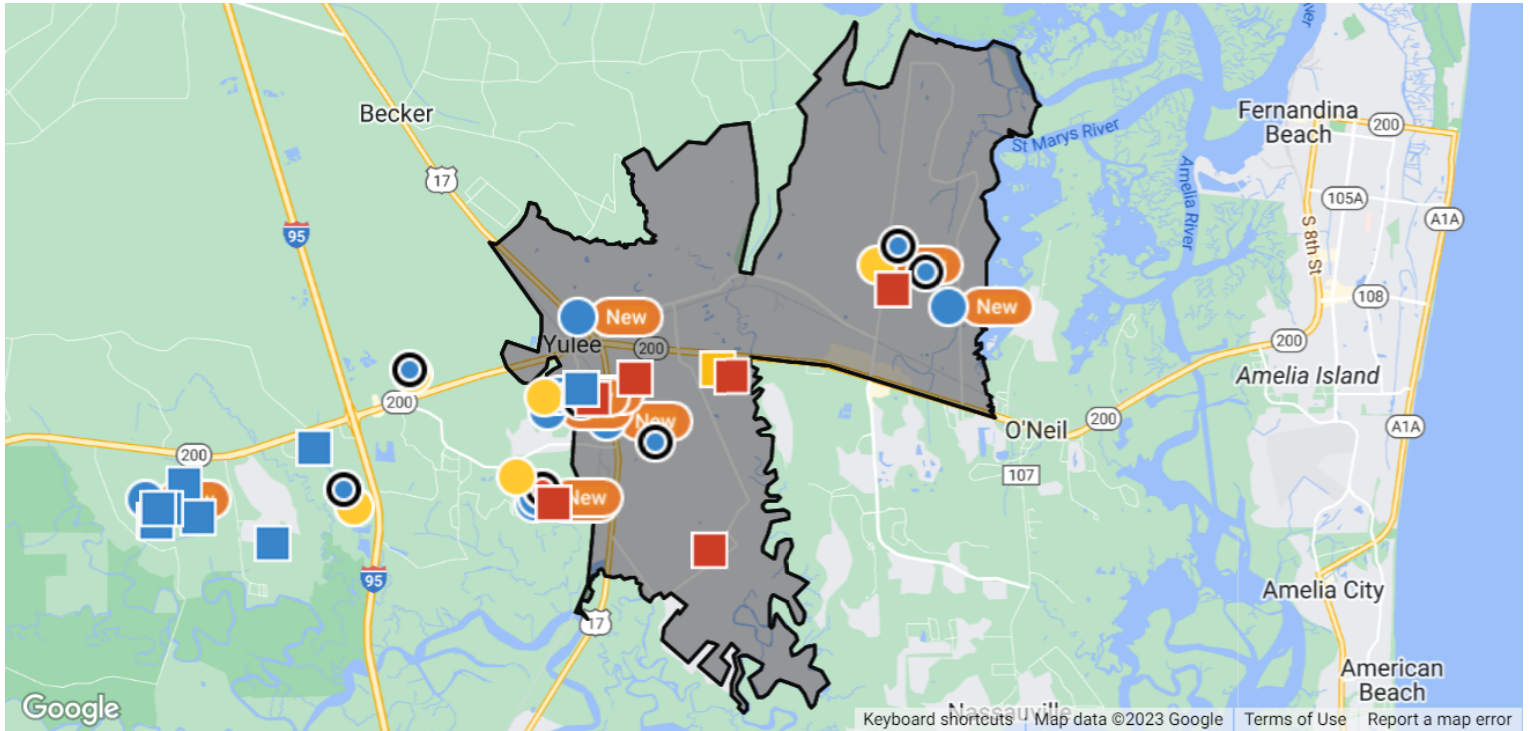


This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data.





<p>Median List Price</p> <p>\$400K</p> <p>Updated: 6/30/2023</p>	<p>Change Over Last Month</p> <p>↑ 0.25%</p>	<p>Change Over Last 3 Months</p> <p>↑ 2.33%</p>	<p>Change Over Last 12 Months</p> <p>↑ 7.24%</p>	<p>Change Over Last 24 Months</p> <p>↑ 25.04%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing data**.

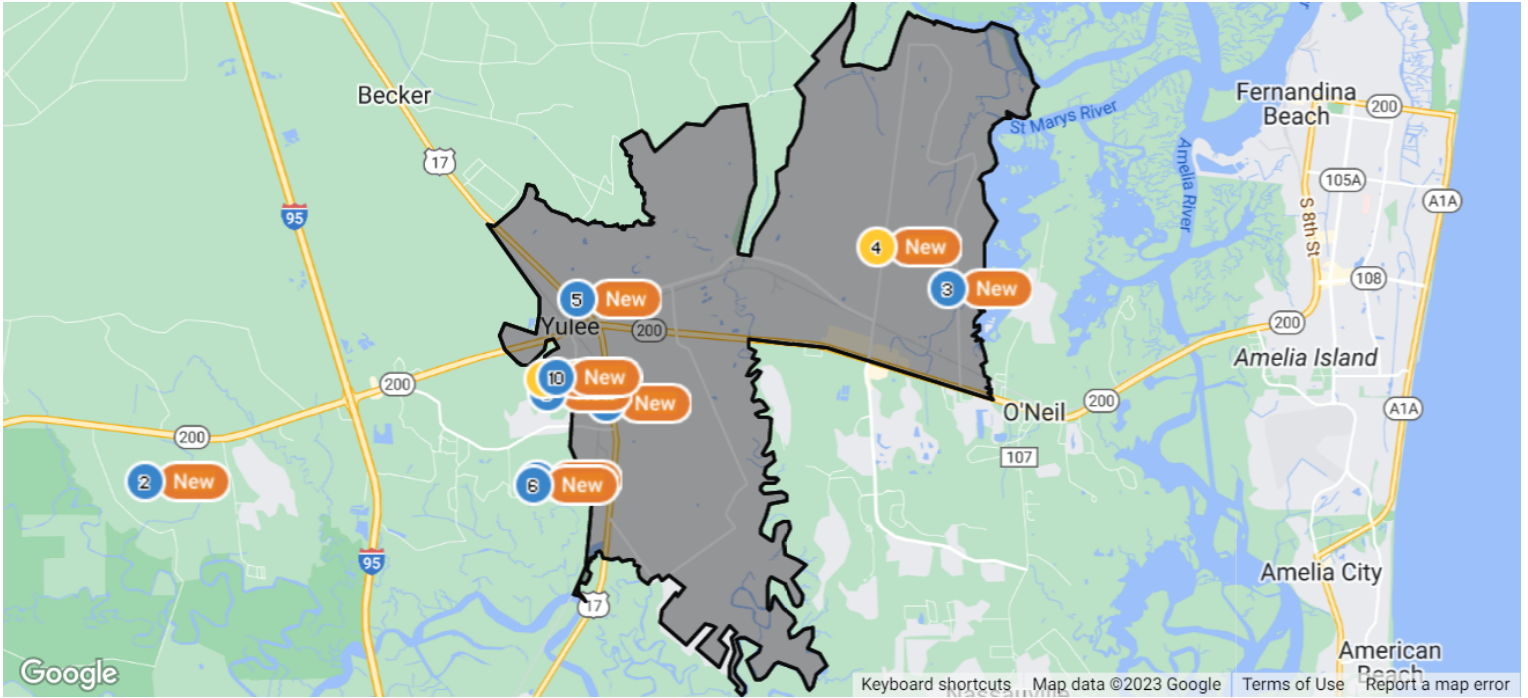
Market Activity Summary Stats





Search Criteria | **Location:** Yulee, 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	7
Low Price / Value	\$2,200	\$2,300	\$1,300	\$273,230
Median Price / Value	\$398,745	\$369,500	\$368,445	\$295,000
High Price / Value	\$1,149,999	\$459,000	\$469,990	\$379,000
Average Price / Sq. Ft.	\$167	\$147	\$171	\$201
Median Price / Sq. Ft.	\$176	\$192	\$174	\$205
Average Days in RPR	34	45	156	6
Median Days in RPR	31	38	102	–
Total Volume	\$3,967,789	\$2,763,653	\$3,447,008	\$2,142,810






Yulee, Florida






New Listings: 10

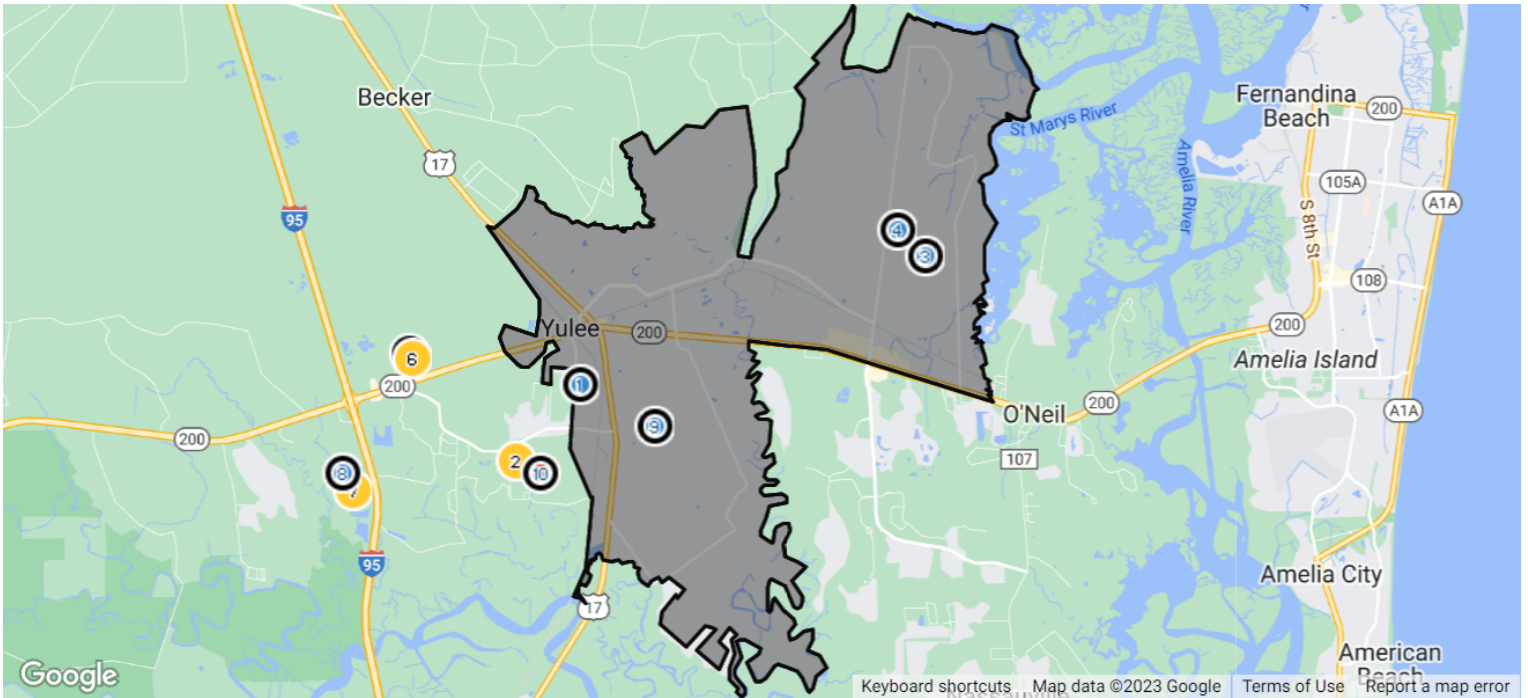
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 ● Active • <i>New, Active: 7/13/2023</i> <i>MLS ID: 105044</i></p> <p>86048 Harrahs PI</p> <p>Discover privacy and tranquility at this hidden gem! Nestled in a private cul-de-sac, surrounded by natural preserves, this home offers an open floor plan, oversized driveway for extra parking, and a fenced yard with direct access to the open field/sports park area. Features include: stainless appliances, washer/dryer AND living room TV INCLUDED, ***Brand new roof and water heater***, HVAC 1yr new, owners suite garden tub, NEW carpet in living areas, QUARTZ countertops in kitchen and a split floor plan. BONUS versatile room, perfect as an office, playroom or formal living space. Enjoy community amenities like the summer pool and playground. Don't miss out on this must-see opportunity! Schedule your private tour today!</p>	Single Family	3/2	1,574	6,459	2007	7/13/2023	\$360,000	\$229
 <p>2 ● Active • <i>New, Active: 5/26/2023</i> <i>MLS ID: 104611</i></p> <p>75764 Spoonbill Ln</p> <p>Better than Brand New! Beautiful two-story home with front porch has additional features a new built does not have. Newly installed SOLAR PANELS to save on energy expenses. First floor opens up to an office with beautiful custom built wood shelving, half bath, living room and kitchen. Wood-look tile floors. Kitchen with gray cabinetry, island, quartz countertops, SS appliances, gas stove, reverse osmosis water filter. Second floor features 4 beds, 2 full baths, a flex room, laundry room with washer and gas dryer. Owner suite with tiled shower, separate soaking tub, dual vanities, walk-in owner closet. Screened paver lanai. Gutters in front of home and around lanai. Fenced backyard overlooking preserve. Paver fire pit area. Ring doorbell. Water softener. Gas tankless water heater. Home has a builder warranty and an additional home warranty until April 2025. Tributary is an active community with nature trails, community resort style pool, fitness center and community weekly activities.</p> <p><i>Listing Courtesy of WATSON REALTY CORP.</i></p>	Single Family	4/2	2,347	6,000	2022	5/26/2023	\$475,000	\$202

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>3 ● Active • <i>New, Active: 6/10/2023</i> <i>MLS ID: 104767</i></p> <p>96266 Dowling Dr</p> <p>HAPPINESS AWAITS! Embrace breathtaking views from this WATERFRONT haven on Lanceford Creek; a nature lover's utopia, sighting dolphins, otters, spoonbills, osprey & more! Nestled on over an acre & a cul-de-sac, this sun-drenched OPEN floor plan is ideal for entertaining. Main floor highlights: custom kitchen, 1st floor owner's suite, 2 gas fireplaces, & 3 French doors leading to an outdoor oasis. 2nd floor's loft area is a perfect lounge space equipped w/ wet bar & water filtration. Unwind on the upstairs en suite's outdoor deck, savoring the sunset views. Outdoor bliss awaits w/ an enclosed heated swimming pool & waterfall, dining area, travertine tile fire pit zone, & 2 gas feeds for effortless grilling. Benefit from an impressive 80% ENERGY SAVINGS thanks to newly installed SOLAR panels; w/ a well and septic, utility costs are minimal! Motivated sellers are offering a 1-year home warranty and a NEW ROOF; VA assumable @4.99%! Epitome of coastal living; schedule a viewing now!</p>	Single Family	6/4	3,687	46,609	2005	6/10/2023	\$1,149,999	\$312
 <p>4 ● Active • <i>New, Active: 7/15/2023</i> <i>MLS ID: 1237626</i></p> <p>96102 Graylon Dr</p> <p>Great 2 story home with over 1800 sq ft 3 bedroom 2.5 baths. All bedrooms upstairs. Carpet upstairs except bathrooms are tile. Large family living area with open kitchen. Stainless steel appliance and granite countertops. Very nice covered patio with ceiling fan to sit and enjoy your pond view while the kids play outside in your nice size fenced in back yard. No pets allowed.</p> <p><i>Courtesy of Florida Homes Realty & Mortgage Property Management</i></p>	Single Family	3/3	1,804	9,130	2014	7/15/2023	\$2,300 mo.	\$1
 <p>5 ● Active • <i>New, Active: 7/15/2023</i> <i>MLS ID: 1237631</i></p> <p>75567 Estuary Way</p> <p>The OAKDALE Plan; Home has 4 BR/ LOFT/ 3 BTH / 2 CAR. REAR LOAD GARAGE with Alley ILO Backyard. Open floor plan and features a Gas Range with Microwave! Upgraded White Cabs with Granite in Kitchen! Front Porch and Covered Lanai! Tile in all common & wet areas. Natural gas community. Tributary is the perfect location for your active lifestyle. There are miles of nature trails and a wonderful community pool / fitness center and much more.\$8500 in Closing Costs paid when preferred lender is used! Estimated Completion DEC 2023</p> <p><i>Listing Courtesy of Olympus Executive Realty, Inc</i></p>	Single Family	4/3	2,494	-	2023	7/15/2023	\$420,900	\$169
 <p>6 ● Active • <i>New, Active: 6/29/2023</i> <i>MLS ID: 104911</i></p> <p>77500 Lumber Creek Blvd</p> <p>Welcome to this beautiful home nestled in the Lumber Creek Community. This three-bedroom, two-bathroom home spans 1,383 square feet and was built in 2019. It boasts a desirable split floor plan and recessed lighting in the kitchen. Back yard is fully fenced. The property features a rain bird irrigation system for easy maintenance, the owner has taken pride in his landscaping. The community has a pool and recreational center. Location is conveniently close to amenities such as Publix, restaurants, shopping center, and I-95. Additionally, this area offers excellent schools, making it an ideal choice for families.- There is potential to assume the loan for Veterans.</p>	Single Family	3/2	1,383	8,151	2019	6/29/2023	\$319,900	\$231
 <p>7 ● Active • <i>New, Active: 6/20/2023</i> <i>MLS ID: 1233265</i></p> <p>86204 Buggy Ct</p> <p>Beautiful Nassau Crossing Way Community. This 3 bedroom, 2 bath home has never been rented. Shotgun style layout provides for a spacious living/dining area with an open kitchen area that has granite countertops, stainless appliances and a gas stovetop. Separate bedrooms, one being the master, second being an oversized bedroom with your normal sized 3rd bedroom. 2 car garage entry with plenty of driveway and curbside parking. House is at the end of a cul-de-sac for peaceful living. This pet friendly home (breed restrictions apply) is ready for move in..... Pet Rent Applies.</p> <p><i>Courtesy of Watson Realty Corp</i></p>	Single Family	3/2	1,940	7,930	2021	6/20/2023	\$2,200 mo.	\$1

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>8 ● Active • <i>New, Active: 4/29/2023</i> <i>MLS ID: 104280</i> 86224 Express Ct</p> <p>Single Family 5/3 2,499 6,098 2020 4/29/2023 \$440,000 \$176</p> <p>Enjoy this like new home in Nassau Crossing. Elegant tile flooring in the main living areas with carpeted bedrooms & stairs creates a sophisticated & inviting atmosphere. The outdoor paver patio with a fire pit & sitting wall offers the perfect space for entertaining guests or enjoying Florida's warm weather. The home's solar panels provide eco-friendly & cost-effective power, reducing your carbon footprint & energy bills. The home's stylish design features a subway tile backsplash in the kitchen & an accent wall in the living room, adding depth & character to the space. The tankless water heater provides a constant supply of hot water while saving space, & the smart technology allows you to control various home features. There are plenty of indoor closets & storage space, including the overhead garage racks. This property offers luxury, modern design, & eco-friendly features in a sought-after location with a brand-new walking path and local park. Call now!</p> <p><i>Listing Courtesy of ERA FERNANDINA BEACH REALTY</i></p>								
 <p>9 ● Active • <i>New, Active: 5/3/2023</i> <i>MLS ID: 104369</i> 77475 Lumber Creek Blvd</p> <p>Single Family 5/2 2,422 6,098 2019 5/3/2023 \$409,990 \$169</p> <p>*SELLERS PAYING \$10,000 TOWARD BUYERS CLOSING COSTS* And Will Consider a Contingency on Your Home Selling** NO NEED TO WAIT TO BUILD! Plenty of space with 5 Bedrooms & office on the main level a Loft/Bonus Area and 2.5 bathrooms. The exterior of the home is welcoming with a classic design that exudes charm. The kitchen is a standout feature of the home with Granite Countertops & ample counter space, BreakFast Bar and a Walk-In Pantry. Adjacent to the kitchen is a nice dining area that's perfect for gatherings and overlooks the Family Room. Another great feature of the home is the Upstairs Loft, which offers plenty of additional living space, it is a great area to be used as a playroom or home theater. The neighborhood is equally impressive, with a pool;playground;picnic tables; and walking trails that are perfect for staying active & enjoying the beautiful Florida weather. Near I-95, Easy commute to Kings Bay, Jax or Fernandina Beach.</p> <p><i>Listing Courtesy of ERA FERNANDINA BEACH REALTY</i></p>								
 <p>10 ● Active • <i>New, Active: 5/26/2023</i> <i>MLS ID: 1229261</i> 86205 Mainline Rd</p> <p>Single Family 4/3 2,198 4,800 2021 5/26/2023 \$387,500 \$176</p> <p>This newer Family friendly home offers breathtaking views overlooking a cozy neighborhood pond. The first floor boasts a modern kitchen with sleek stainless steel appliances, abundant cabinetry, granite countertops & plenty of natural light. Kitchen opens seamlessly to the dining area and cozy living room, perfect for entertaining guests or enjoying a peaceful evening at home. Upstairs, you'll find the four bedrooms, each with ample closet space and plush carpeting. The master bedroom features dual walk-in closets and a spa-like ensuite bathroom, complete with a double vanity and large shower. Outside, enjoy the peacefulness of the pond from the comfort of your fenced and private backyard. The home's outdoor space also offers a patio, perfect for summertime barbecue or morning coffee.</p> <p><i>Listing Courtesy of Coldwell Banker VanGuard Realty</i></p>								







Pending: 10

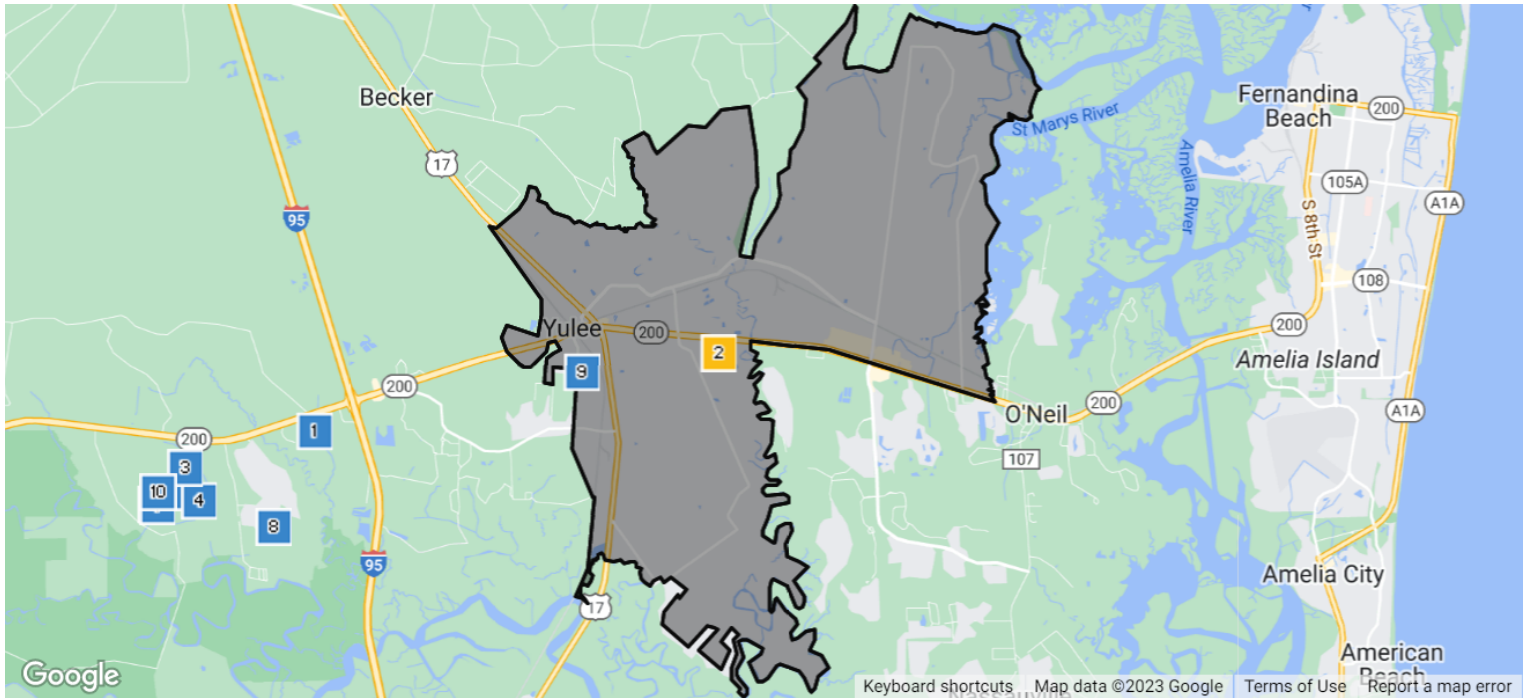
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 ● Pending <i>• Pending as of 6/27/2023</i> <i>MLS ID: 1227561</i></p> <p>86005 Club Car PI</p> <p>Enjoy this like new home at the end of a cul-de-sac in Nassau Crossing! Elegant tile flooring in the main living areas with carpeted bedrooms throughout makes this home just right! The home's stylish design features an open concept floor plan with high ceilings and ceiling fans in all of the bedrooms. The oversized master has trey ceilings, a large walk-in closet, dual vanity and stand-up shower. All of the stainless-steel appliances stay with the home and an upgraded whirlpool washer and dryer in the laundry room. The massive yard is perfect for your outdoor activities and for your pets to burn off some energy.</p> <p><i>Listing Courtesy of Charles Rutenberg Realty Inc</i></p>	Single Family	4/2	1,940	9,857	5/16/2023	\$360,000	6/27/2023	\$186
 <p>2 ● Pending <i>• Pending: 6/10/2023</i> <i>MLS ID: 1221135</i></p> <p>75026 Nassau Station Way</p> <p>4 Bedroom 2 Bath only 1 year old. Home features an Open Floorplan w/HUGE Great Room. Kitchen offers a California Top w/Granite Counters, Stainless Appliances....including a French Style Fridge & Gas Range. HUGE Great Room. Owners Suite has Step Ceiling, Walk-in Shower and Spacious Closet. Home is Completely Tiled other than Carpeted Bedrooms. Fully Fenced Yard & Pets are Welcomed. All Appliances included. Move In Immediately</p> <p><i>Courtesy of All Real Estate Options Inc</i></p>	Single Family	4/2	1,862	6,000	4/10/2023	\$2,550 mo.	6/10/2023	\$1

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>3 🕒 Pending <i>*Under Contract as of 6/25/2023</i> MLS ID: 104219 97689 Albatross Dr Single Family 3/2 1,230 5,662 4/17/2023 \$345,000 6/25/2023 \$280</p> <p>**PRISTINE GEM OF A HOME - IMMACULATELY CARED FOR**. This beautiful home is central to everything!! JIA, Kings Bay, 9 MILES TO BEACH & HISTORIC DOWNTOWN FERNANDINA! Located in A Rated School System! Open floor plan, overflowing with upgrades - beautiful tile flooring in main areas and luxurious, luxury grade carpeting in bedrooms, 42" cabinets & gorgeous subway tile backsplash, quartz counter tops in kitchen and baths, vaulted ceilings, large master BR with large walk in closet & freshly painted! Water softening system and irrigation systems in place. Covered/screened lanai overlooking spacious, fenced back yard & beautiful pond frontage!! THIS HOME NEEDS NOTHING!! More than move in ready!! Very friendly neighbors to boot!! ** All furnishings, housewares & artwork owned by Amelia Island Home Staging, thus not included in purchase price.</p> <p style="text-align: right;"><i>Listing Courtesy of BERKSHIRE HATHAWAY HomeServices CHAPLIN WILLIAMS R</i></p>								
 <p>4 🕒 Pending <i>*Under Contract as of 6/28/2023</i> MLS ID: 104898 96059 Breezeway Ct Single Family 3/2 1,909 7,282 6/26/2023 \$395,000 6/28/2023 \$207</p> <p>Beautiful home found in the newest section of Heron Isles. This beautiful home has an open concept with high end upgrades including gourmet kitchen, stylish kitchen cabinets, large island w/stainless country sink, all stainless appliances, Gas cooktop, double wall ovens & much more. bonus room is a multipurpose room, study, or separate entertaining area. This open & spacious home also features privacy w/privacy fencing & enclosed lanai offering more comfortable living space while enjoying the beauty back yard. Shopping & dining are close and convenient, all the major stores with a short driving distance. You have a short drive to the beautiful beaches of Amelia Island & historic Fernandina Beach. This beautiful and modern homes is a MUST SEE! Make your appointment NOW!</p> <p style="text-align: right;"><i>Listing Courtesy of RECIPROCAL LISTINGS</i></p>								
 <p>5 🕒 Pending <i>*Under Contract as of 6/27/2023</i> MLS ID: 104648 255 Daydream Ave Single Family 3/2 1,781 5,386 6/1/2023 \$419,000 6/27/2023 \$235</p> <p>A beautifully appointed end unit townhome located in the desired community of Wildlight. The townhome is 3 bedrooms and 2.5 baths and has a large bonus room. The outdoor setting offers a large immaculately manicured fenced yard and a new paved patio. A screened porch provides the perfect setting for entertaining. This home has been well maintained and shows like a new home. This property has many upgrades including a water filtration system and LG appliances. This wonderful community offers residents a variety of amenities, including a clubhouse, swimming pool, playgrounds, and tennis courts. Residents of Wildlight enjoy easy access to a variety of shopping, dining, and entertainment options. The community is also just minutes away from Amelia Island and its world-famous beaches.</p> <p style="text-align: right;"><i>Listing Courtesy of DIAMOND REALTY GROUP OF AMELIA</i></p>								
 <p>6 🕒 Pending <i>*Pending: 7/11/2023</i> MLS ID: 1234874 274 Daydream Ave Single Family 3/2 2,187 8,262 6/29/2023 \$2,903 mo. 7/11/2023 \$1</p> <p>This home located in Yulee is move-in ready with a little over 2100 sq. feet of living space. Enjoy the hardwood like flooring through out. This home offers an open concept with upgrades through and through. This home has separate office space, perfect if you are remote. Don't miss out, call today and schedule a tour!</p> <p style="text-align: right;"><i>Courtesy of Ocean One Realty Llc</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>7 ⦿ Pending <i>*Pending: 6/22/2023</i> <i>MLS ID: 1232243</i></p> <p>78571 Goldfinch Ln</p> <p>Single Family 3/2 1,722 11,189 6/13/2023 \$2,300 mo. 6/22/2023 \$1</p> <p>Are you searching for the perfect place to call home? Look no further! We present this newer 3br, 2ba home located in Plummers Creek. With over 1,700 square feet, it offers you and your loved ones an oasis of comfort and relaxation. The open-concept layout seamlessly connects the living, dining, and kitchen areas, providing an ideal space for entertaining family and friends. A beautiful paved patio nestled within a fenced backyard, Imagine hosting barbecues, enjoying morning coffee in the fresh air, or simply unwinding after a long day, all in the privacy of your own outdoor retreat. A fantastic amenity center that promises endless fun for residents of all ages. Take a dip in the pool on those hot summer days, let your children's laughter fill the air on the playground or large field.</p> <p style="text-align: right;"><i>Courtesy of Navy To Navy Homes Llc</i></p>								
 <p>8 ⦿ Pending <i>*Under Contract as of 7/12/2023</i> <i>MLS ID: 104971</i></p> <p>78729 Goldfinch Ln</p> <p>Single Family 4/3 2,280 9,140 7/1/2023 \$459,000 7/12/2023 \$201</p> <p>Welcome Home! This Dream Finders, Edison II floor plan is waiting for you! It is MOVE IN READY and located in highly desired Plummer Creek! Its 3 car garage and beautiful landscaping give it great curb appeal. You will love the large flex/dining space. This gourmet kitchen features rich espresso cabinets with crown molding, stainless steel appliances, induction stove, a stainless steel hood, an oven/microwave combo surrounded by extra cabinets and storage, granite counter tops and a stunning tile backsplash! Owners suite is large with beautiful windows, french doors and natural light. Its bathroom features double vanities and a gorgeous tiled walk in shower with bench and frameless glass enclosure. The walk in closet is large and features built ins and lots of storage! Upstairs is the oversized fourth bedroom! It is an oversized suite with its own walk in closet and bathroom. Out the tripe pocketing sliders is your screened lanai. NO CDD & convenient to I95. Schedule your tour today!</p> <p style="text-align: right;"><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>9 ⦿ Pending <i>*Under Contract as of 6/19/2023</i> <i>MLS ID: 104795</i></p> <p>86625 Illusive Lake Ct</p> <p>Single Family 3/2 2,008 8,537 6/16/2023 \$398,900 6/19/2023 \$199</p> <p>Why wait for new construction when you can move into this like-new, turn-key home in The Hideaway? Situated at the end of the cul-de-sac, next to a preserve & pond, this home offers the perfect blend of comfort & convenience. As you enter, you'll be greeted by tile floors, a dining room, & a versatile office/study. Large open kitchen is a chef's dream, featuring ample counter space, 42-inch cherry wood cabinets, SS appliances, & recessed/pendant lighting, overlooking the great room, providing an ideal space for hosting family/friends. The split design floor plan ensures privacy, w/the owner's suite offering a large walk-in closet, his/her sinks & a walk-in tile shower. A screened-in lanai and a fenced backyard, overlooking the preserve, combine to provide a secluded haven for outdoor relaxation and gatherings. A community pool & playground are a few of the amenities in this desirable neighborhood. Conveniently located to Jax, Wildlight, Kings Bay, and Amelia Island's lovely beaches.</p> <p style="text-align: right;"><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>10 ⦿ Pending <i>*Pre-Foreclosure, Pending as of 6/28/2023</i> <i>MLS ID: 1230552</i></p> <p>77808 Lumber Creek Blvd</p> <p>Single Family 5/3 2,443 6,281 6/3/2023 \$379,000 6/28/2023 \$155</p> <p>Here's your chance to purchase a home in fast growing Yulee. This spacious 5 bedroom home is ready for it's new owner. The owners suite is on the first floor along with the flex room, well equipped kitchen and great room. All of the other bedrooms are located upstairs. This property will need new flooring and paint and other cosmetics. Please see private remarks.</p> <p style="text-align: right;"><i>Listing Courtesy of Exp Realty Llc</i></p>								






Closed: 10

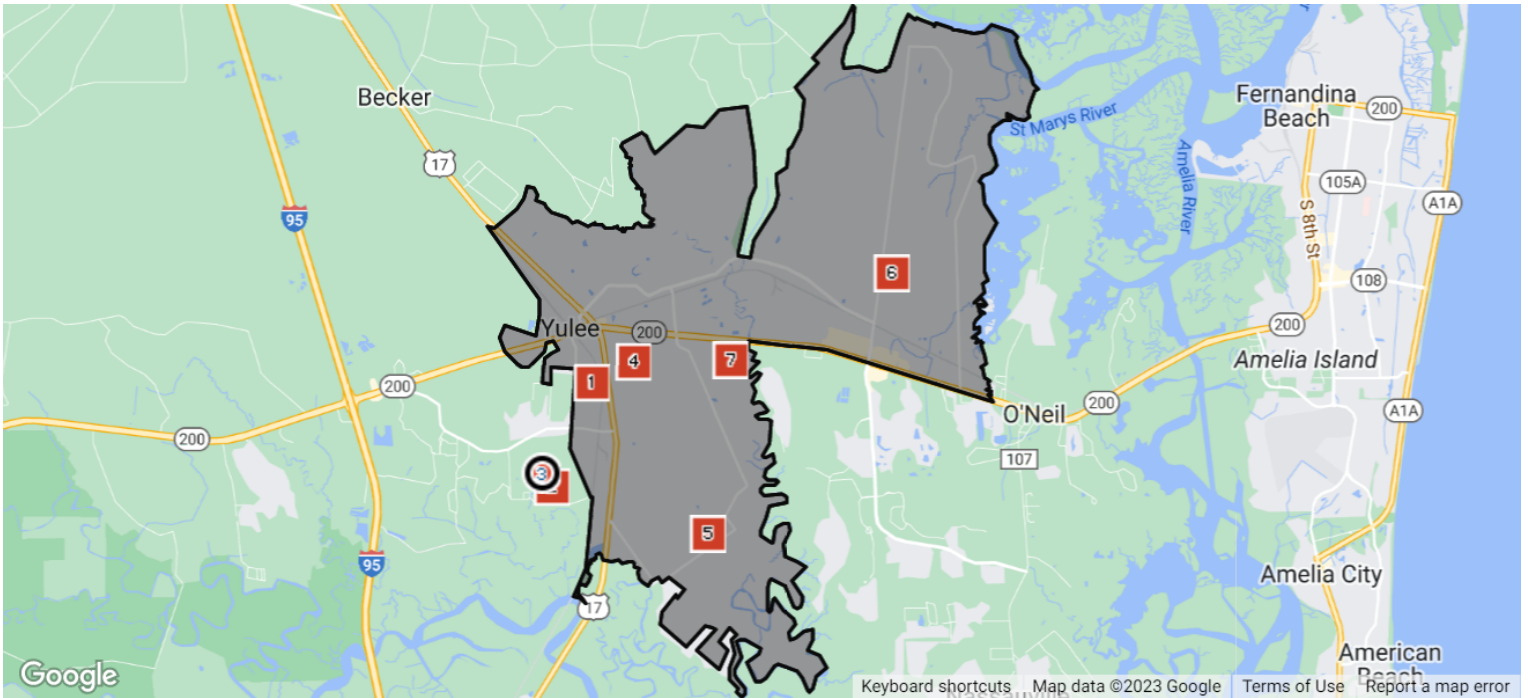
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 ■ Closed • Sold Date: 7/14/2023, MLS Listing 104659: 5/29/2023 <i>MLS ID: 104659</i></p> <p>82112 Hooded Warbler Ct Single Family 4/2 1,857 7,280 2015 7/14/2023 \$409,000 \$220</p> <p>Back on Market at no fault to seller. No Inspections done. Take a look at this STUNNING Plummer Creek gem! This Dream Finders Davidson home has been meticulously maintained and it shows! You will never want to leave! The large flex room off the entry will make the perfect formal dining room, home office, play room, or tv room. Beyond the flex room, you will fall in love with the large kitchen with wrap around counter space, beautiful granite countertops, bar top, and stainless steel appliances. Owners Suite features a large private bathroom with dual vanities, garden tub, a beautiful tiled walk in shower and walk in closet. The secondary bathroom features a beautiful tiled shower with sliding frameless glass doors and beautiful accents. The extended paver patio and seating wall are amazing! This home is situated near the cul de sac on a quiet street. HVAC & Water Heater 2020. This home is move in ready! Plummer Creek has NO CDD, is close to I95 and has community amenities.</p> <p><i>Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>2 ■ Closed • Leased Date: 7/15/2023, MLS Listing 1234730: 6/28/2023 <i>MLS ID: 1234730</i></p> <p>83195 Saint Mark Dr Single Family 3/2 1,323 10,778 1996 7/15/2023 \$1,300 mo. \$1</p> <p>THIS PROPERTY HAS BEEN RENTED This three bedroom, two bath home is centrally located in Lofton Creek with convenient access to all shopping, dining, beaches, and I-95. Large fenced backyard with patio. Split floor plan, the owners suite has a very large walk in closet, linen closet, garden tub and separate shower. Open floor plan (breakfast nook, kitchen and family room). The vaulted ceilings and neutral colors make this home feel spacious, light and bright. Attached two car garage with laundry closet and plenty of storage space. Landlord requires first, last, security deposit and first month lawn fee for move in - \$4,050.00 total. One pet can be considered, with approval. Tenant will pay rent plus \$150/month lawn care and fertilizer maintenance fee.</p> <p><i>Courtesy of Lisa Duke Realty Llc</i></p>								

Closed: 10 (cont.)

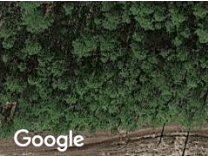


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>3 Closed • Sold Date: 5/5/2023, MLS Listing 1214398: 2/24/2023 MLS ID: 1214398</p> <p>75968 Saffron Ln</p> <p>Single Family 3/2 1,601 – 2022 5/5/2023 \$386,900 \$242</p> <p>Why wait to have your home built. Less than a year-old in the highly sought after Tributary neighborhood in Nassau County. This home has an inviting covered entry, spacious great room with open kitchen and dining floor plan. Large center island that can be used for food prep or sit at the breakfast bar. Large walk-in pantry. Full length patio with screened in lanai and sliding glass doors off of master bedroom and great room. Outdoor/waterproof ceiling fans with lights on lanai. A spacious owner's suite boasting a generous walk-in closet and a private bath with double vanities. Surround sound speakers in great room/family room. Custom built-in cabinets off of master bedroom. Finished laundry room with butcher block counter top. Wiring for outdoor speakers on lanai.</p> <p><i>Courtesy of Watson Realty Corp</i></p>								
 <p>4 Closed • Sold Date: 5/18/2023, MLS Listing 98885: 3/28/2022 MLS ID: 98885</p> <p>75316 White Rabbit Ave</p> <p>Single Family 4/3 2,070 – 2023 5/18/2023 \$426,838 \$206</p> <p>The thoughtfully designed SLATE floor plan opens with two bedrooms flanking a bath. Further down the foyer, you'll find an open layout with a dining nook, a great room with access to the covered patio and a kitchen with a center island. The owner's suite is adjacent, and offers a generous walk-in closet and a private bath with optional dual sinks, a shower and a separate soaking tub. A fourth bedroom and a laundry complete the home. Tributary is just minutes down the road from tons of shopping. Lots of amenities will be available for our homebuyers. Close to the beach.</p> <p><i>Courtesy of WATSON REALTY CORP.</i></p>								
 <p>5 Closed • Sold Date: 5/5/2023, MLS Listing 1193412: 9/24/2022 MLS ID: 1193412</p> <p>75426 Berryhill Aly</p> <p>Single Family 4/3 2,085 – 2022 5/5/2023 \$349,990 \$168</p> <p>The SOUTHBANK Plan on Lot 495 Ready Estimated Nov/Dec 2022! Home has 4 BR/ LOFT/ 2.5 BTH / 2 CAR, Rear Load Garage with Alley. Master Down, 2 Story, Open floor plan with lots of counter space in kitchen and features a Whirlpool Gas Range with microwave above. Upgraded White Cabs with Granite Counters in Kitchen! Covered Lanai and Porch! Tile in all common and wet areas. Natural gas community. Tributary is the perfect location for your active lifestyle. There are miles of nature trails and a wonderful community pool / fitness center and much more. "Up to \$8500" in closing costs with preferred lender.</p> <p><i>Courtesy of Olympus Executive Realty, Inc</i></p>								
 <p>6 Closed • Sold Date: 4/19/2023, MLS Listing 1165986: 4/28/2022 MLS ID: 1165986</p> <p>75629 Blackbird Dr</p> <p>Single Family 3/3 2,449 – 2023 4/19/2023 \$420,000 \$171</p> <p>* Sample Photos * The Driftwood "A". TWO story home has 3BR /Study / 2 Baths. Very open floor plan with large kitchen island. Gourmet Kitchen w.Microwave / Wall Oven, Gas Cooktop, SS Hood. Solid Surface countertops in the kitchen. For a limited time buyers may select the interior finish package and it will be added to the price. Located on a interior lot in a natural gas community. Tributary is the perfect location for your active lifestyle. There will be miles of nature trails and a wonderful community pool / fitness center and much more. All Closing Costs paid when preferred lender is used. Call to schedule your appointment.</p> <p><i>Courtesy of Olympus Executive Realty, Inc</i></p>								
 <p>7 Closed • Sold Date: 4/26/2023, MLS Listing 1189963: 9/2/2022 MLS ID: 1189963</p> <p>75661 Blackbird Dr</p> <p>Single Family 4/3 2,500 – 2023 4/26/2023 \$469,990 \$188</p> <p>*Images shown are for illustrative purposes only* The VILANO G on lot 615 Ready Feb. 2023; Home has 4 BR/ LOFT/ 3 BTH / 2 CAR. 2 Story, Open floor plan and features a Gourmet Kitchen with Gas Cooktop, Stainless Hood, Double Pot Drawers, Micro/Oven Combo! Upgraded White Cabs, Backsplash and Quartz Counters in Kitchen! Single Tray in Loft , Triple slider at Covered Lanai! Wood Look Tile in all common & wet areas. Natural gas community. Tributary is the perfect location for your active lifestyle. There are miles of nature trails and a wonderful community pool / fitness center and much more. We pay "up to \$8500" in closing costs with preferred lender.</p> <p><i>Courtesy of Olympus Executive Realty, Inc</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.
 <p>8 ■ Closed • Sold Date: 5/26/2023, MLS Listing 1207875: 1/13/2023 MLS ID: 1207875</p> <p>75290 Bridgewater Dr</p> <p>Single Family 4/2 1,862 – 2021 5/26/2023 \$323,000 \$173</p> <p>Move in Ready 4 bedroom 2 bath home on a larger conservation lot! **Assumable VA loan for VA qualified buyer at 2.5%!* Popular Cali floorplan offers open kitchen with large center island, spacious family room, stainless appliances, corner pantry and white cabinets. Split floorplan features good sized primary suite with large walk in closet, W/C, dual sinks and garden bath. Other features include separate utility room, security system and open patio Community amenities include club house, Jr Olympic sized pool and splash park, fitness center, tennis, basketball, playground, future kayak launch and nature trails in progress. Great location, close to restaurants and shopping along SR 200. Convenient to Kings Bay, Mayport and NAS Jacksonville.</p> <p><i>Courtesy of Coldwell Banker VanGuard Realty</i></p>								
 <p>9 ■ Closed • Sold Date: 5/30/2023, MLS Listing 104179: 4/20/2023 MLS ID: 104179</p> <p>86341 Bull Ct</p> <p>Single Family 4/2 1,966 5,201 2021 5/30/2023 \$335,000 \$170</p> <p>Welcome to your dream home in Nassau Crossing! This stunning, like-new 4 bedroom, 2 bathroom home boasts an open concept floor plan that make the space feel light and airy. The heart of this home is the large kitchen, complete with granite countertops, a large walk-in pantry, and a breakfast bar. The master bedroom is tucked away in the back of the home, providing an ensuite bathroom, a walk-in shower, and a large walk-in closet. The three additional bedrooms are generously sized and share a second full bathroom. Conveniently located off the entryway is a spacious laundry room. Step outside to the partially fenced backyard where you can enjoy a barbecue with friends or relax in the sunshine. This home is located in a community with low HOA fees and no CDD fees. You'll love the convenience of living close to town with shopping and restaurants nearby, and just a short drive to the beautiful Amelia Island beaches. Don't miss out on this incredible opportunity to own this gorgeous home!</p> <p><i>Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>10 ■ Closed • Sold Date: 4/21/2023, MLS Listing 104423: 4/1/2023 MLS ID: 104423</p> <p>75177 Chelsea Garden Ln</p> <p>Single Family 3/2 1,864 5,100 2023 4/21/2023 \$324,990 \$174</p> <p>Home has 3 BR/ 2 BTH / 2 CAR. Rear Load Garage with Alley, Open floor plan with large kitchen island.</p> <p><i>Courtesy of NON-MEMBER</i></p>								



Distressed: 7

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: –</i> 86226 Mainline Rd –</p>	Single Family	3/2	1,219	5,000	–	6/15/2023	Notice of Lis Pendens	
 <p>2 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: –</i> 77018 Birdseye Ct –</p>	Single Family	3/2	1,543	8,822	–	6/14/2023	Notice of Lis Pendens	
 <p>3 ● Pending • <i>Pre-Foreclosure, Pending as of 6/28/2023</i> <i>MLS ID: 1230552</i> 77808 Lumber Creek Blvd</p> <p>Here's your chance to purchase a home in fast growing Yulee. This spacious 5 bedroom home is ready for it's new owner. The owners suite is on the first floor along with the flex room, well equipped kitchen and great room. All of the other bedrooms are located upstairs. This property will need new flooring and paint and other cosmetics. Please see private remarks. <i>Listing Courtesy of Exp Realty Llc</i></p>	Single Family	5/3	2,443	6,281	\$379,000	6/3/2023	6/3/2023	Pre-Foreclosure

Distressed: 7 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	4 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> 86041 Caesars Ave	Single Family	3/3	1,670	7,442	-	5/11/2023	Notice of Foreclosure Sale	-
	5 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 85497 Joann Rd	Single Family	3/2	1,528	44,571	-	5/31/2023	Notice of Lis Pendens	-
	6 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 96009 Sunfish Ln	Single Family	3/2	1,213	4,401	-	6/1/2023	Notice of Lis Pendens	-
	7 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 86099 Saint Andrew Ct	Single Family	3/2	1,383	9,614	-	5/22/2023	Notice of Lis Pendens	-

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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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- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **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.



Update Frequency

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