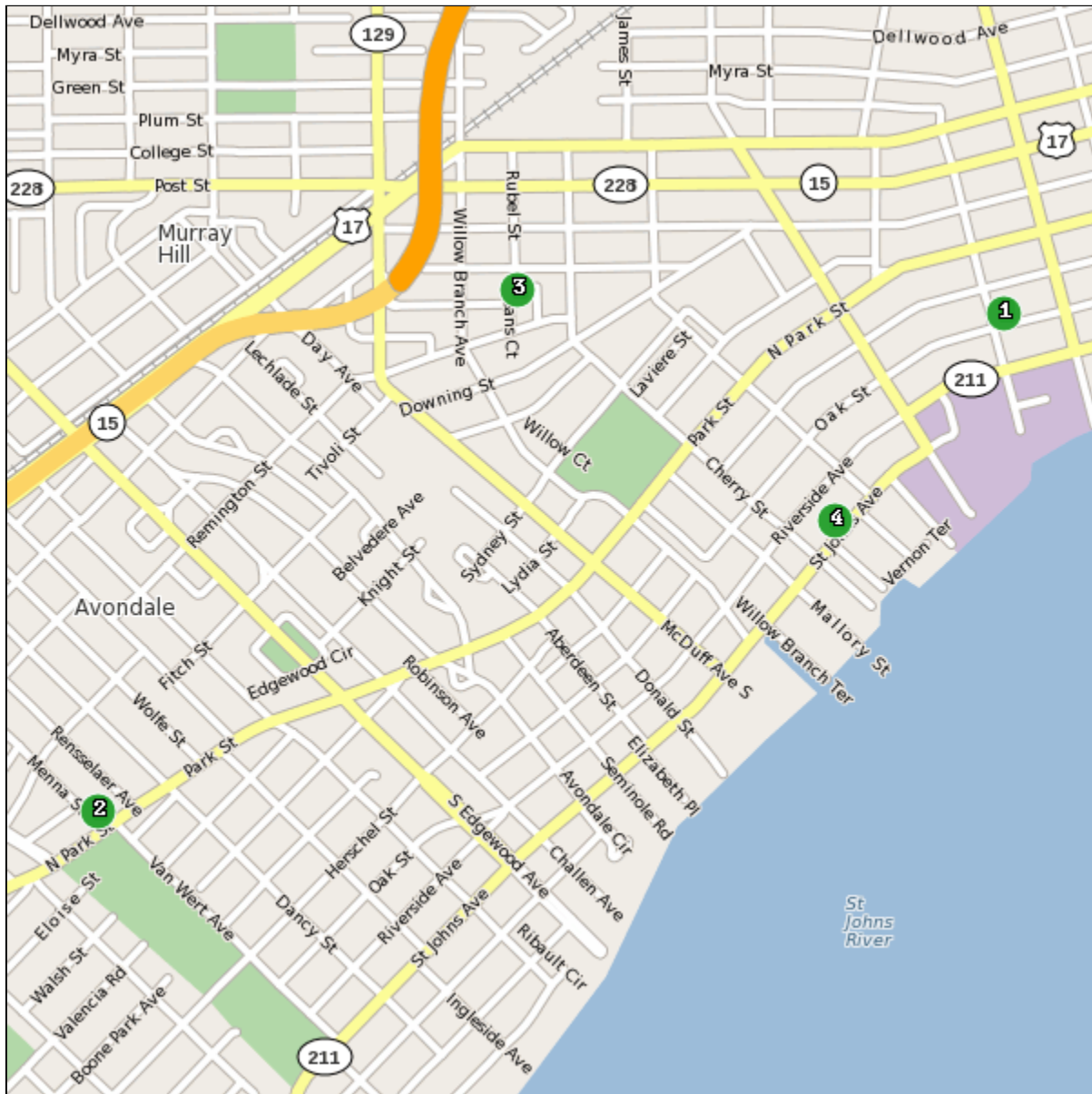


### Map of Subject And Comparable Properties






**Legend**


● Active ● Sold ● Pending ● Withdrawn ● Cancelled ● Expired

1. 2545 OAK ST , JACKSONVILLE FL 32204-4541
2. 1425 MENNA ST , JACKSONVILLE FL 32205-8333
3. 1077 ORLEANS , JACKSONVILLE FL 32205-7525
4. 2789 SAINT JOHNS AVE , JACKSONVILLE FL 32205-8229

**CMA: Comparable Properties**

	<b>514187</b>	<b>514341</b>	<b>514182</b>
			
	2545 OAK 6 ST JACKSONVILLE FL	1425 MENNA ST JACKSONVILLE FL	1077 ORLEANS JACKSONVILLE FL
List Price	\$164,900	\$149,900	\$229,000
Original List Price	\$164,900	\$149,900	\$229,000
Sold Price			
Status	Active	Active	Active
Status Date	12/22/2009	12/23/2009	12/22/2009
Days on Market	14	13	14
Cumulative Days on Market	14	13	14
Region	03	03	03
Area	031	031	032
Legal Name of Subdiv	FRANCES COURT	MENNAS	AVONDALE
Approx. Heated SqFt	1,060	1,836	1,148
Bedrooms	2	4	2
Full Baths	1	2	2
Half Baths	0	0	0
Year Built	1919	1985	1924
Dining	Living/Dining Combo		Separate Dining Room; Eating Space-Kitchen
Misc Exterior			Porch - Front; Deck - Wood
Interior Amenities	Built-in-Bookshelves; Wood Floors; Unfurnished		Walk-in-Closet(s); Window Treatment(s); Tile Floors; Wood Floors
Fireplace		2 or more Fireplaces	1 Fireplace; Brick Fireplace
Waterfront			
Parking Facilities	1 Car Space; Assigned Parking	No Covered Parking; Other Parking; Concrete	Detached Garage; 1 Car Garage; Oversize Gar/Storage
Additional Rooms			Separate Living Room; Lndry/Util. (inside)
Pool/Hot Tub		No Pool	No Pool
Appx. Lot Dimensions			
Lot Description		Regular Lot	Irregular Lot
Exterior Wall			Wood Siding
Structure			Wood Frame; Raised Foundation
<b>Price</b>	\$164,900	\$149,900	\$229,000

**CMA: Comparable Properties**

	<b>514067</b>		
			
	2789 SAINT JOHNS AVE JACKSONVILLE FL		
List Price	\$699,000		
Original List Price	\$699,000		
Sold Price			
Status	Active		
Status Date	12/21/2009		
Days on Market	16		
Cumulative Days on Market	15		
Region	03		
Area	032		
Legal Name of Subdiv	AVONDALE		
Approx. Heated SqFt	2,856		
Bedrooms	4		
Full Baths	2		
Half Baths	1		
Year Built	1909		
Dining	Separate Dining Room		
Misc Exterior	Porch - Front; Porch - Wrap Around; Patio - Open; Sprinkler System; Outside Lighting; Motion Lighting		
Interior Amenities	Ceiling 8+ Ft.; Tinted Window(s); Tile Floors; Wood Floors; Ceramic Tile; Prewired Audio		
Fireplace	1 Fireplace; Tile Fireplace; Mantle; Fireplace-Living Rm; Wood Burning Frplc		
Waterfront			
Parking Facilities	Detached Garage; 2 Car Garage; Garage Door Opener; Keypad Entry; 1 Car Carport		
Additional Rooms	Entry Hall / Foyer; Separate Living Room; Family Room; Library/Office; Bonus Room/Game Room; Lndry/Util. (inside)		
Pool/Hot Tub	Pool - In Ground; Pool Security Fence		
Appx. Lot Dimensions	60 x 125		
Lot Description	Regular Lot; Sidewalks; High & Dry; Natural Drainage		
Exterior Wall	Wood Shake		
Structure	Wood Frame; Off Grade; Open Foundation; Raised Foundation; Wood Floor		

	Constr	
Price	\$699,000	