

# THE EVANS REPORT®

## PB SINGLE FAMILY SALES 1/09-12/09

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Btwn Sales	Bldg Sq Ft	Ann Inc/(Dec)	Avg Ann %	
1	402 Primavera Avenue	402 Primavera LLC	Kean, Ian M	\$ 2,000,000	Jan-09	\$ 1,200,000	Oct-97	11.25	5597	\$ 71,111	5.9%	1
2	756 Slope Trail	Adolphus Busch Orthwein Trust	Slope Trail LLC	\$ 5,958,500	Feb-09	\$ 1,825,000	Jun-04	4.75	7308	\$ 870,211	47.7%	2
3	269 Pendleton Avenue	DKM Land Company LLC	Mare Investments Inc	\$ 3,550,000	Feb-09	\$ 3,100,000	Feb-09	4.5	5739	\$ 100,000	3.2%	3
4	2 Windsor Court	Sandra K Lambert Revocable Trust	Estate of Diana W Davie	\$ 3,539,240	Feb-09	\$ 1,800,000	Apr-93	15.75	5413	\$ 110,428	6.1%	4
5	209 Seaspray Avenue	David M Oneglia Spray Trust	F G Howard Jr Enterprises Inc	\$ 3,900,000	Feb-09	\$ 1,960,000	May-05	3.75	4699	\$ 517,333	26.4%	5
6	250 Pendleton Avenue	Jankowski, Joel and Carol	Ceriale, John	\$ 3,000,000	Mar-09	\$ 3,500,000	Feb-05	4	5008	\$ (125,000)	-3.6%	6
7	220 Esplanade Way	Lapidus, Steven and Iris	Perry, Donald and Dayna	\$ 2,505,000	Apr-09	\$ 1,500,000	May-05	4	vacant	\$ 251,250	16.8%	7
8	133 Brazilian Avenue	Ferro, Jacqueline J	Bourne Investments Inc	\$ 5,375,000	Apr-09	\$ 3,875,000	Jul-07	1.75	5189	\$ 857,143	22.1%	8
9	216 Bahama Lane	Chang, Steven C	Chopin, Susan	\$ 1,650,000	Apr-09	\$ 1,240,000	Oct-99	9.5	3478	\$ 43,158	3.5%	9
10	235 Atlantic Avenue	Faas, Andrew J	Marital Trust of Paul L. Maddock	\$ 2,500,000	Apr-09	N/A	N/A	N/A	vacant	N/A	N/A	10
11	1436 N. Ocean Way	Tony Nader Revocable Trust	Bea, Judith	\$ 1,300,000	Apr-09	\$ 815,000	Feb-96	13.25	4624	\$ 36,604	4.5%	11
12	1431 N. Ocean Way (REO)	Waterfall Victoria REO LLC	Ainsley, Alan	\$ 900,100	Apr-09	\$ 945,000	Jun-99	9.75	4026	\$ (4,605)	-0.5%	12
13	1263 N. Lake Way	Oatman, Robert and Janice	Hamlin Beattie III Family Trust	\$ 395,000	Apr-09	\$ 405,000	Apr-97	12	6865	\$ (833)	-0.2%	13
14	233 Tangier Avenue	Houston Financial Investments LLC	Charlotte Himmel Revocable Trust	\$ 2,850,000	Apr-09	N/A	N/A	N/A	4445	N/A	N/A	14
15	229 Ridgeview Drive	Ridgeview Partners LLC	Levin, Marie	\$ 880,000	May-09	N/A	N/A	N/A	1943	N/A	N/A	15
16	250 El Dorado Lane	Sheila Howenstein Fruehauf Trust	Gimbel, Thomas	\$ 1,500,000	May-09	\$ 1,200,000	Jan-02	7.25	3525	\$ 41,379	3.4%	16
17	301 Via Linda	Ballou, Roger and Georgeann	Schulhof, Michael P	\$ 3,350,000	May-09	\$ 1,600,000	Mar-02	7.25	5277	\$ 241,379	15.1%	17
18	310 Eden Road	Bucephalos LLC	Abraham, James	\$ 3,950,000	May-09	\$ 2,700,000	Jun-04	5	6036	\$ 250,000	9.3%	18
19	235 Eden Road	235 Eden Road LLC	Estate of Kate M Roebing	\$ 1,725,000	May-09	\$ 425,000	Jun-88	21	2974	\$ 61,905	14.6%	19
20	259 Merrain Road	Jacobs, Joseph and Michelle	Woolems, James M	\$ 4,583,500	May-09	\$ 450,000	Sep-95	13.75	6439	\$ 300,618	66.8%	20
21	425 Brazilian Avenue	Rosecan, Albert and Linda	Joseph C Day Revocable Trust	\$ 2,455,000	May-09	\$ 1,350,000	Mar-00	9.25	3816	\$ 119,459	8.8%	21
22	1431 N. Ocean Way	Beck, Douglas and Leah B	Waterfall Victoria REO LLC	\$ 1,500,000	May-09	\$ 900,100	Apr-09	0	4026	N/A	N/A	22
23	1620 S. Ocean Blvd. (Ocean)	Abramson, Laurence and Eileen	1620 South Ocean LLC	\$ 12,500,000	May-09	\$ 3,700,000	Mar-03	6.25	10111	\$ 1,408,000	38.1%	23
24	256 Ridgeview Drive	2207498 Ontario Inc	Dunst, Diane G	\$ 1,500,000	Jun-09	\$ 670,000	Apr-99	10.25	2926	\$ 80,976	12.1%	24
25	257 Tradewind Drive	Graber, Stanley and Kay	Van Gieson, Robert	\$ 2,800,000	Jun-09	\$ 2,775,000	Jan-05	4.5	4730	\$ 5,556	0.2%	25
26	206 Seaspray Avenue	Risin, Liza B	Sprock III, Howard M	\$ 1,875,000	Jun-09	\$ 1,380,000	Jun-03	6	2230	\$ 82,500	6.0%	26
27	937 N. Lake Way	Milliken, Christopher and Nancy	Birmingham, Paul and Pamela	\$ 1,850,000	Jun-09	\$ 410,000	May-96	13	4024	\$ 110,769	27.0%	27
28	264 Country Club Road (REO)	JDM Investments LLC	Lydian Private Bank	\$ 1,180,000	Jun-09	\$ 1,650,000	Oct-07	1.75	2814	\$ (268,571)	-16.3%	28
29	208 Bahama Lane	Hart, Nigel and Ayodele	Jackson, Michael J and Patricia R	\$ 3,000,000	Jun-09	\$ 2,450,000	Oct-01	7.75	4566	\$ 70,968	2.9%	29
30	163 Seabreeze Avenue	Mitchell, Susan J	Summers, Ruth A	\$ 2,550,000	Jun-09	\$ 2,600,000	Jul-07	2	3700	\$ (25,000)	-1.0%	30
31	234 Kenlyn Road	Forsyth, Andrew J	Caylor, Thomas O	\$ 1,900,000	Jun-09	\$ 1,285,000	Oct-00	8.75	3732	\$ 70,266	5.5%	31
32	416 Brazilian Avenue	Frisbie, David W	Barker, James H	\$ 1,500,000	Jun-09	N/A	N/A	N/A	5598	N/A	N/A	32
33	271 El Pueblo Way	Pollack, Nedda	Miller, Alan	\$ 603,435	Jun-09	N/A	N/A	N/A	2954	N/A	N/A	33
34	125 Via Vizcaya	Jerome Weinrib Trust	2042312 Ontario, Inc.	\$ 2,850,000	Jun-09	\$ 2,500,000	Mar-04	5.25	4481	\$ 66,667	2.7%	34
35	13 Via Vizcaya	Malasky, Donald	13 Via Vizcaya, LLC	\$ 2,000,000	Jun-09	\$ 1,800,000	Feb-04	5.5	6619	\$ 36,364	2.0%	35
36	134 El Vedado	134 Limited Liability Company	Brunner, Fred Michael	\$ 6,000,000	Jun-09	N/A	N/A	N/A	11874	N/A	N/A	36
37	240 Kawama Ln.	Kawama Lane Residence Trust	Henderson, Guy and Michelle	\$ 3,500,000	Jun-09	\$ 4,657,500	Aug-07	2.75	vacant	\$ (420,909)	-9.0%	37
38	1564 S. Ocean Blvd. (Ocean)	1564 LLC	1564 LLC	\$ 6,000,000	Jun-09	\$ 5,050,000	Apr-05	4.25	5905	\$ 223,529	4.4%	38
39	105 Banyan Road	Dooley, Barbara	Vlahos, Dean & Alton, Michelle	\$ 8,575,000	Jul-09	\$ 9,275,000	Sep-05	3.75	11729	\$ (186,667)	-2.0%	39
40	237 El Bravo	Mashek, Grant and Allyon	Vlahos, Dean & Alton, Michelle	\$ 6,000,000	Jul-09	\$ 6,450,000	Aug-07	2	8176	\$ (225,000)	-3.5%	40
41	2 Via Los Incas	Snyder, Robert & Judith	Fuscione, Richard and Marjorie	\$ 4,610,000	Jul-09	\$ 4,850,000	Jan-03	6.5	5444	\$ (36,923)	-0.8%	41
42	135 Reef Road	Kandziora, Donald & Maureen	Rose, Laura	\$ 1,795,000	Jul-09	\$ 1,650,000	Feb-04	6	2953	\$ 26,364	1.6%	42
43	272 Tradewind Dr.	Goldberg, Jay and Cirillo	Robert Terry Trust	\$ 1,875,000	Jul-09	\$ 750,000	Jul-89	20	3479	\$ 56,250	7.5%	43
44	115 Parc Monceau	Orchid Island Trust	Jackson Real Estate Partners, LLC	\$ 4,750,000	Jul-09	\$ 3,430,000	Mar-08	1.25	4909	\$ 1,056,000	30.8%	44
45	125 Wells Rd.	John Sculley Trust	Gossett, W. Ted & Abee, Robert	\$ 8,000,000	Jul-09	\$ 3,425,000	May-08	1.25	7473	\$ 3,660,000	106.9%	45
46	710 S. Ocean Blvd. (Ocean)	Patterson, James B.	Charles S. Robert Fund OAR, LLC	\$ 17,415,000	Jul-09	\$ 13,000,000	Dec-06	2.75	21353	\$ 1,605,455	12.3%	46
47	225 Seabreeze Ave.	W. Ted Gossett and Robert A. Abee	Scully, John and Lee Adamas	\$ 5,500,000	Jul-09	\$ 4,500,000	Jun-06	3.00	7840	\$ 333,333	7.4%	47
48	*150 Canterbury Ln.	Blue Constance Living Trust	Blue, David	\$ 1,656,000	Jul-09	N/A	N/A	N/A	vacant	Not Arms Length	Not Arms Length	48
49	209 Bermuda Lane	Coleman, Nicholas	Scott Rhodes Revicable Trust	\$ 1,675,000	Aug-09	\$ 1,875,000	Aug-06	3.00	2774	\$ (66,666.67)	-3.6%	49
50	201 Kenlyn Rd.	Robert Gease Trust	Palm Beach Ventures II	\$ 3,240,000	Aug-09	\$ 1,550,000	Oct-04	4.75	5953	\$ 355,789.47	23.0%	50
51	657 Island Dr.	United Properties Group LLC	Adelaide M. Wean Trust	\$ 6,000,000	Aug-09	N/A	N/A	N/A	5740	N/A	N/A	51
52	1480 N. Lake Way (Intercoastal)	St. George Investments, LLC	Land Trust No 102	\$ 5,730,000	Aug-09	\$ 2,500,000	May-98	10.25	11607	\$ 315,121.95	12.6%	52
53	249 Oleander Ave.	JJNK Holdings, LLC	PBOC Inc.	\$ 300,000	Aug-09	\$ 195,000	Aug-98	11	vacant	\$ 9,545.45	4.9%	53
54	227 Mediterranean Rd.	Matthews, Hamilton Jr., and Anne	Paskin, David and Linda	\$ 860,000	Aug-09	\$ 1,837,500	Apr-08	1.5	2907	\$ (651,666.67)	-35.5%	54
55	195 Via Del Mar	Kallop, William	Vento, Gerald	\$ 13,900,000	Aug-09	\$ 13,500,000	Apr-04	5.25	23526	\$ 76,190.48	0.6%	55
56	118 Via Vizcaya	Fakhari, Alexi	Moselle, Robert and Charlotte	\$ 1,500,000	Sep-09	\$ 595,000	Apr-86	23.5	3375	\$ 38,510.64	6.5%	56

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57	300 Cherry Ln.	Garvy, Peter	Paul E. L'Archevesque Trust	\$ 2,525,000	Sep-09	\$ 2,100,000	Jan-04	5.75	5114	\$ 73,913.04	3.5%	57	
58	126 Casa Bendita	Pompea, Charles and Tamera	Lucille Kimmel Trust	\$ 3,100,000	Sep-09	N/A	N/A	N/A	5086	N/A	N/A	58	
59	271 La Puerta Way	Roebing, William and Maeryn	271 La Puerta LLC	\$ 3,550,000	Sep-09	\$ 2,800,000	Apr-06	3.5	5931	\$ 214,285.71	7.7%	59	
60	266 Monterey Rd.	Wick, Donna	Wick, Walter	\$ 1,125,000	Sep-09	\$ 3,500,000	Jun-06	3.25	4039	Not Arms Length	Not Arms Length	60	
61	201 El Dorado Ln.	Coniglio, Nicholas and Carissa	Burakoff, J. and E. & Danton, R. and D.	\$ 1,505,000	Oct-09	\$ 642,000	Sep-99	10	3750	\$ 86,300.00	13.4%	61	
62	317 Chilean Ave.	Strasswimmer, John and Karin	Haft, Stuart and Alisson	\$ 1,800,000	Oct-09	\$ 450,000	Jul-98	11.25	4082	\$ 120,000.00	26.7%	62	
63	250 Ridgeview Dr.	Ridgeview Trust	Palm Beach Ventures IV	\$ 3,600,000	Oct-09	\$ 2,100,000	Jul-06	3.25	N/A	\$ 461,538	22.0%	63	
64	200 Bermuda Ln.	L Vecillio Holdings LP	Snyder, Robert	\$ 2,100,000	Oct-09	\$ 2,580,000	Mar-06	3.5	3050	\$ (137,143)	-5.3%	64	
65	212 Oleander Ave.	Faren LLC	CBRS Realty Ltd.	\$ 950,000	Oct-09	\$ 375,000	Sep-97	12	4130	\$ 47,917	12.8%	65	
66	420 Primavera Way	Pellicci, Virginia	Kornreich, Matthew R.	\$ 3,595,743	Oct-09	\$ 1,600,000	Apr-88	21.5	5422	\$ 92,825	5.8%	66	
67	1465 N. Ocean Blvd.	Noble Causeway, LLC	Gaines, Stanley	\$ 1,350,000	Oct-09	\$ 325,000	Jan-95	14.75	1962	\$ 69,492	21.4%	67	
68	1072 N. Lake Trail (Intercoastal)	David Dreman	Forman, Felice and Sam	\$ 11,900,000	Nov-09	\$ 2,450,000	May-97	12.5	9807	\$ 756,000	30.9%	68	
69	444 Seabreeze Ave.	Wytrzes, Wayne and Leslie Harlow	Van Hellemont, Robert	\$ 2,870,000	Nov-09	\$ 2,500,000	May-05	4.5	4627	\$ 82,222	3.3%	69	
70	358 Hibiscus Ave.	Hovespian, Suren	Cioc, Ioana & Doina & Benac-Diona	\$ 1,000,000	Nov-09	\$ 205,000	Feb-83	26.75	2293	\$ 29,720	14.5%	70	
71	329 Australian Ave.	Reed, Gene	Anthony, Ruth Dobbs	\$ 3,532,000	Nov-09	\$ 3,350,000	Jul-02	7.25	4726	\$ 25,103	0.7%	71	
72	249 Seabreeze Ave.	Schaefer, Gerald & Edith	Cohen, Stanley & Elaine	\$ 3,300,000	Nov-09	\$ 2,550,000	Oct-01	8	5064	\$ 93,750	3.7%	72	
73	232 Tradewind Dr.	Ramos, Michael & Schiff, Ashley	Taja Realty Trust	\$ 3,692,233	Nov-09	\$ 3,750,000	Jan-05	4.75	5487	\$ (12,161)	-0.3%	73	
74	1342 N. Lake Way (Intercoastal)	Sambuco, Joseph & Nancy	Jenkins, K. & D. and Skubal, R.	\$ 5,338,657	Nov-09	\$ 5,400,000	May-04	5.5	7972	\$ (11,153)	-0.2%	74	
75	201 Seminole Ave.	Collier, David	Seminole BD LLC	\$ 2,500,000	Nov-09	\$ 1,400,000	Jun-05	4.5	5543	\$ 244,444	17.5%	75	
76	1055 N. Lake Way	Hudson, Geoffrey & Susan	Lymus Limited	\$ 1,350,000	Dec-09	\$ 400,000	Feb-81	18.75	3250	\$ 50,667	12.7%	76	
77	300 Dunbar Road	O'hare, Dean	Small, Phyllis & Suzetta	\$ 1,350,000	Dec-09	\$ 2,300,000	Apr-06	3.5	2709	\$ (271,429)	-11.8%	77	
78	1200 S. Ocean Blvd. (Ocean)	Greene, Jeffrey & Mei Sze	First Allied Jacksonville Corp	\$ 24,000,000	Dec-09	\$ 14,000,000	Jul-00	9.5	11796	\$ 1,052,632	7.5%	78	
79	209 Tradewind	Ulrich, Axel	Ann Mitchell Anderson Trust	\$ 1,335,000	Dec-09	\$ 195,000	Jan-73	37	4162	\$ 30,811	15.8%	79	
80	242 Via Linda	Hutton, Lynn	Berger, David	\$ 1,685,000	Dec-09	\$ 950,000	Jun-00	9.5	3104	\$ 77,368	8.1%	80	
81	237 Seabreeze Ave.	237 Seabreeze LLC	Bianda, Lauro	\$ 3,950,000	Dec-09	\$ 2,850,000	Aug-07	2.25	N/A	\$ 488,889	17.2%	81	
82	190 Via Palma	LAH Properties, LLC	Gossett, Ted	\$ 3,975,000	Dec-09	\$ 2,550,000	Aug-04	5.25	4723	\$ 271,429	10.6%	82	
83	315 Tangier Ave.	Willie, Brian & Remick, Robin	Bierly, L. & Drake, C.	\$ 4,760,000	Dec-09	\$ 3,050,000	Dec-04	5	6341	\$ 342,000	11.2%	83	
84	1191 N. Lake Way (Intercoastal)	McCluskey, Malcolm	Fisk, Averell	\$ 4,772,500	Dec-09	\$ 450,000	Apr-85	24.5	5850	\$ 176,429	39.2%	84	
85	235 Banyan Rd.	Kurtz, Richard & Patti	Wayne Sharples Ballinger 1993 Trust	\$ 6,800,000	Dec-09	\$ 2,500,000	Dec-89	20	8803	\$ 215,000	8.6%	85	
86	115 Via La Selva	Niedel, James	Falcone, Edward	\$ 9,300,000	Dec-09	\$ 7,300,000	Aug-04	5.25	12228	\$ 380,952	5.2%	86	
87	266 Orange Grove Rd.	Gottschalk, Beatrice	Benjamin, Dale	\$ 1,000,000	Dec-09	\$ 900,000	Dec-03	6	1810	\$ 16,667	1.9%	87	
<b>*Excluded from Calculation of PB Single Family Home Sales (Total)</b>													
				<b>'09 4Q Summary - PB Single Family Home Sales (Total)</b>									
				# of PB Single Family Home Sales	87								
				Total PB Single Family Home Sales	\$ 325,185,908								
				Average Current Sales Price	\$ 3,825,717								
				Median Current Sales Price	\$ 2,850,000								
				Average Yrs. Between Sales	8.33								
				% Annual Increase/(Decrease)	10.5%								
				<b>'09 1Q, 2Q &amp; 3Q Summary - Activity</b>									
				# of PB Single Family Home Sales	60								
				Total PB Single Family Home Sales	\$ 211,874,775								
				Average Current Sales Price	\$ 3,653,013								
				Median Current Sales Price	\$ 2,675,000								
				Average Yrs. Between Sales	6.93								
				% Annual Increase/(Decrease)	10.3%								
				<b>'09 4Q Summary - Activity</b>									
				# of PB Single Family Home Sales	27								
				Total PB Single Family Home Sales	\$ 113,311,133								
				Average Current Sales Price	\$ 4,196,709								
				Median Current Sales Price	\$ 3,300,000								
				Average Yrs. Between Sales	10.98								
				% Annual Increase/(Decrease)	10.8%								

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29	*150 Canterbury Ln.	Blue Constance Living Trust	Blue, David	\$ 1,656,000	Jul-09	N/A	N/A	N/A	vacant	Not Arms Length	Not Arms Length	29
30	209 Bermuda Lane	Coleman, Nicholas	Scott Rhodes Revicable Trust	\$ 1,675,000	Aug-09	\$ 1,875,000	Aug-06	3.00	2774	\$ (66,666.67)	-3.6%	30
31	201 Kenlyn Rd.	Gease Robert Trust	Palm Beach Ventures II	\$ 3,240,000	Aug-09	\$ 1,550,000	Oct-04	4.75	5953	\$ 355,789.47	23.0%	31
32	1480 N. Lake Way (Intercoastal)	St. George Investments, LLC	Land Trust No 102	\$ 5,730,000	Aug-09	\$ 2,500,000	May-98	10.25	11607	\$ 315,121.95	12.6%	32
33	249 Oleander Ave.	JJNK Holdings, LLC	PBOC Inc.	\$ 300,000	Aug-09	\$ 195,000	Aug-98	11	vacant	\$ 9,545.45	4.9%	33
34	227 Mediterranean Rd.	Matthews, Hamilton Jr., and Anne	Paskin, David and Linda	\$ 860,000	Aug-09	\$ 1,837,500	Apr-08	1.5	2907	\$ (651,666.67)	-35.5%	34
35	300 Cherry Ln.	Garvy, Peter	Paul E. L'Archevesque Trust	\$ 2,525,000	Sep-09	\$ 2,100,000	Jan-04	5.75	5114	\$ 73,913.04	3.5%	35
36	126 Casa Bendita	Pompea, Charles and Tamera	Lucille Kimmel Trust	\$ 3,100,000	Sep-09	N/A	N/A	N/A	5086	N/A	N/A	36
37	271 La Puerta Way	Roebing, William and Maeryn	271 La Puerta LLC	\$ 3,550,000	Sep-09	\$ 2,800,000	Apr-06	3.5	5931	\$ 214,285.71	7.7%	37
38	266 Monterey Rd.	Wick, Donna	Wick, Walter	\$ 1,125,000	Sep-09	\$ 3,500,000	Jun-06	3.25	4039	Not Arms Length	Not Arms Length	38
39	201 El Dorado Ln.	Coniglio, Nicholas and Carissa	Burakoff, J. and E. & Danton, R. and D.	\$ 1,505,000	Oct-09	\$ 642,000	Sep-99	10	3750	\$ 86,300.00	13.4%	39
40	250 Ridgeview Dr.	Ridgeview Trust	Palm Beach Ventures IV	\$ 3,600,000	Oct-09	\$ 2,100,000	Jul-06	3.25	N/A	\$ 461,538	22.0%	40
41	200 Bermuda Ln.	L Vecillio Holdings LP	Snyder, Robert	\$ 2,100,000	Oct-09	\$ 2,580,000	Mar-06	3.5	3050	\$ (137,143)	-5.3%	41
42	212 Oleander Ave.	Faren LLC	CBRS Realty Ltd.	\$ 950,000	Oct-09	\$ 375,000	Sep-97	12	4130	\$ 47,917	12.8%	42
43	1465 N. Ocean Blvd.	Noble Causeway, LLC	Gaines, Stanley	\$ 1,350,000	Oct-09	\$ 325,000	Jan-95	14.75	1962	\$ 69,492	21.4%	43
44	1072 N. Lake Trail (Intercoastal)	David Dreman	Forman, Felice and Sam	\$ 11,900,000	Nov-09	\$ 2,450,000	May-97	12.5	9807	\$ 756,000	30.9%	44
45	444 Seabreeze Ave.	Wyrzes, Wayne and Leslie Harlow	Van Hellemont, Robert	\$ 2,870,000	Nov-09	\$ 2,500,000	May-05	4.5	4627	\$ 82,222	3.3%	45
46	232 Tradewind Dr.	Ramos, Michael & Schiff, Ashley	Taja Realty Trust	\$ 3,692,233	Nov-09	\$ 3,750,000	Jan-05	4.75	5487	\$ (12,161)	-0.3%	46
47	1342 N. Lake Way (Intercoastal)	Sambuco, Joseph & Nancy	Jenkins, K. & D. and Skubal, R.	\$ 5,338,657	Nov-09	\$ 5,400,000	May-04	5.5	7972	\$ (11,153)	-0.2%	47

# THE EVANS REPORT®

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Btwn Sales	Bldg Sq Ft	Ann Inc/(Dec)	Avg Ann %	
48	201 Seminole Ave.	Collier, David	Seminole BD LLC	\$ 2,500,000	Nov-09	\$ 1,400,000	Jun-05	4.5	5543	\$ 244,444	17.5%	48
49	1055 N. Lake Way	Hudson, Geoffrey & Susan	Lymus Limited	\$ 1,350,000	Dec-09	\$ 400,000	Feb-81	18.75	3250	\$ 50,667	12.7%	49
50	300 Dunbar Road	O'hare, Dean	Small, Phyllis & Suzetta	\$ 1,350,000	Dec-09	\$ 2,300,000	Apr-06	3.5	2709	\$ (271,429)	-11.8%	50
51	209 Tradewind	Ulrich, Axel	Ann Mitchell Anderson Trust	\$ 1,335,000	Dec-09	\$ 195,000	Jan-73	37	4162	\$ 30,811	15.8%	51
52	242 Via Linda	Hutton, Lynn	Berger, David	\$ 1,685,000	Dec-09	\$ 950,000	Jun-00	9.5	3104	\$ 77,368	8.1%	52
53	315 Tangier Ave.	Willie, Brian & Remick, Robin	Bierly, L. & Drake, C.	\$ 4,760,000	Dec-09	\$ 3,050,000	Dec-04	5	6341	\$ 342,000	11.2%	53
54	1191 N. Lake Way (Intercoastal)	McCluskey, Malcolm	Fisk, Averell	\$ 4,772,500	Dec-09	\$ 450,000	Apr-85	24.5	5850	\$ 176,429	39.2%	54
55	266 Orange Grove Rd.	Gottschalk, Beatrice	Benjamin, Dale	\$ 1,000,000	Dec-09	\$ 900,000	Dec-03	6	1810	\$ 16,667	1.9%	55
	<b>*Excluded from Calculation of PB Single Family Home Sales (North)</b>											
			<b>'09 4Q Summary - PB Single Family Home Sales (North)</b>									
			<b># of PB Family Home Sales North</b>	<b>55</b>								
			<b>Total PB Single Family Home Sales</b>	<b>\$ 144,738,165</b>								
			<b>Average Current Sales Price</b>	<b>\$ 2,730,909</b>								
			<b>Median Current Sales Price</b>	<b>\$ 1,900,000</b>								
			<b>Average Yrs. Between Sales</b>	<b>8.73</b>								
			<b>% Annual Increase/(Decrease)</b>	<b>11.3%</b>								
			<b>'09 1Q, 2Q &amp; 3Q Summary - Activity</b>									
			<b># of PB Single Family Home Sales</b>	<b>38</b>								
			<b>Total PB Single Family Home Sales</b>	<b>\$ 92,679,775</b>								
			<b>Average Current Sales Price</b>	<b>\$ 2,574,438</b>								
			<b>Median Current Sales Price</b>	<b>\$ 1,887,500</b>								
			<b>Average Yrs. Between Sales</b>	<b>7.76</b>								
			<b>% Annual Increase/(Decrease)</b>	<b>11.2%</b>								
			<b>'09 4Q Summary - Activity</b>									
			<b># of PB Single Family Home Sales</b>	<b>17</b>								
			<b>Total PB Single Family Home Sales</b>	<b>\$ 52,058,390</b>								
			<b>Average Current Sales Price</b>	<b>\$ 3,062,258</b>								
			<b>Median Current Sales Price</b>	<b>\$ 2,100,000</b>								
			<b>Average Yrs. Between Sales</b>	<b>10.56</b>								
			<b>% Annual Increase/(Decrease)</b>	<b>11.3%</b>								

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	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Btwn Sales	Bldg Sq Ft	Ann Inc/(Dec)	Avg Ann %	
1	402 Primavera Avenue	402 Primavera LLC	Kean, Ian M	\$ 2,000,000	Jan-09	\$ 1,200,000	Oct-97	11.25	5597	\$ 71,111	5.9%	1
2	269 Pendleton Avenue	DKM Land Company LLC	Mare Investments Inc	\$ 3,550,000	Feb-09	\$ 3,100,000	Sep-04	4.5	5739	\$ 100,000	3.2%	2
3	209 Seaspray Avenue	David M Oneglia Spray Trust	F G Howard Jr Enterprises Inc	\$ 3,900,000	Feb-09	\$ 1,960,000	May-05	3.75	4699	\$ 517,333	26.4%	3
4	250 Pendleton Avenue	Jankowsky, Joel and Carol	Ceriale, John	\$ 3,000,000	Mar-09	\$ 3,500,000	Feb-05	4	5008	\$ (125,000)	-3.6%	4
5	133 Brazilian Avenue	Ferro, Jacqueline J	Bourne Investments Inc	\$ 5,375,000	Apr-09	\$ 3,875,000	Jul-07	1.75	5189	\$ 857,143	22.1%	5
6	425 Brazilian Avenue	Rosecan, Ablert and Linda	Joseph C Day Revocable Trust	\$ 2,455,000	May-09	\$ 1,350,000	Mar-00	9.25	3816	\$ 119,459	8.8%	6
7	206 Seaspray Avenue	Risin, Liza B	Sprock III, Howard M	\$ 1,875,000	Jun-09	\$ 1,380,000	Jun-03	6	2230	\$ 82,500	6.0%	7
8	163 Seabreeze Avenue	Mitchell, Susan J	Summers, Ruth A	\$ 2,550,000	Jun-09	\$ 2,600,000	Jul-07	2	3700	\$ (25,000)	-1.0%	8
9	416 Brazilian Avenue	Frisbie, David W	Barker, James H	\$ 1,500,000	Jun-09	N/A	N/A	N/A	5598	N/A	N/A	9
10	225 Seabreeze Ave.	W. Ted Gossett and Robert A. Abee	Scully, John and Lee Adamas	\$ 5,500,000	Jul-09	\$ 4,500,000	Jun-06	3.00	7840	333,333	7.4%	10
11	317 Chilean Ave.	Strasswimmer, John and Karin	Haft, Stuart and Alisson	\$ 1,800,000	Oct-09	\$ 450,000	Jul-98	11.25	4082	\$ 120,000.00	26.7%	11
12	420 Primavera Way	Pellicci, Virginia	Kornreich, Matthew R.	\$ 3,595,743	Oct-09	\$ 1,600,000	Apr-88	21.5	5422	\$ 92,825	5.8%	12
13	358 Hibiscus Ave.	Hovespian, Suren	Cioc, Ioana & Doina & Benac-Diona	\$ 1,000,000	Nov-09	\$ 205,000	Feb-83	26.75	2293	\$ 29,720	14.5%	13
14	329 Australian Ave.	Reed, Gene	Anthony, Ruth Dobbs	\$ 3,532,000	Nov-09	\$ 3,350,000	Jul-02	7.25	4726	\$ 25,103	0.7%	14
15	249 Seabreeze Ave.	Schaefer, Gerald & Edith	Cohen, Stanley & Elaine	\$ 3,300,000	Nov-09	\$ 2,550,000	Oct-01	8	5064	\$ 93,750	3.7%	15
16	237 Seabreeze Ave	237 Seabreeze LLC	Bianda, Lauro	\$ 3,950,000	Dec-09	\$ 2,850,000	Aug-07	2.25	N/A	\$ 488,889	17.2%	16
<b>'09 4Q Summary - PB Single Fam. Home Sales (Midtown)</b>												
<b># of PB Family Home Sales (Midtown)</b>				<b>16</b>								
<b>Total PB Single Family Home Sales</b>				<b>\$ 48,882,743</b>								
<b>Average Current Sales Price</b>				<b>\$ 3,055,171</b>								
<b>Median Current Sales Price</b>				<b>\$ 3,150,000</b>								
<b>Average Yrs. Between Sales</b>				<b>8.17</b>								
<b>% Annual Increase/(Decrease)</b>				<b>9.6%</b>								
<b>'09 1Q, 2Q &amp; 3Q Summary - Activity</b>												
<b># of PB Single Family Home Sales</b>				<b>10</b>								
<b>Total PB Single Family Home Sales</b>				<b>\$ 31,705,000</b>								
<b>Average Current Sales Price</b>				<b>\$ 3,170,500</b>								
<b>Median Current Sales Price</b>				<b>\$ 2,775,000</b>								
<b>Average Yrs. Between Sales</b>				<b>\$ 5.06</b>								
<b>% Annual Increase/(Decrease)</b>				<b>8.4%</b>								
<b>'09 4Q Summary - Activity</b>												
<b># of PB Single Family Home Sales</b>				<b>6</b>								
<b>Total PB Single Family Home Sales</b>				<b>\$ 17,177,743</b>								
<b>Average Current Sales Price</b>				<b>\$ 2,862,957</b>								
<b>Median Current Sales Price</b>				<b>\$ 3,416,000</b>								
<b>Average Yrs. Between Sales</b>				<b>12.83</b>								
<b>% Annual Increase/(Decrease)</b>				<b>11.4%</b>								

# THE EVANS REPORT®

	Property	Buyer	Seller	Current Sale Price	Current Sale Date	Prior Sale Price	Prior Sale Date	Yrs Btwn Sales	Bldg Sq Ft	Ann Inc/(Dec)	Avg Ann %	
1	1620 S. Ocean Blvd. (Ocean)	Abramson, Laurence and Eileen	1620 South Ocean LLC	\$ 12,500,000	May-09	\$ 3,700,000	Mar-03	6.25	10111	\$ 1,408,000	38.1%	1
2	125 Via Vizcaya	Jerome Weinrib Trust	2042312 Ontario, Inc.	\$ 2,850,000	Jun-09	\$ 2,500,000	Mar-04	5.25	4481	\$ 66,667	2.7%	2
3	13 Via Vizcaya	Malasky, Donald	13 Via Vizcaya, LLC	\$ 2,000,000	Jun-09	\$ 1,800,000	Feb-04	5.5	6619	\$ 36,364	2.0%	3
4	134 El Vedado	134 Limited Liability Company	Brunner, Fred Michael	\$ 6,000,000	Jun-09	N/A	N/A	N/A	11874	N/A	N/A	4
5	1564 S. Ocean Blvd. (Ocean)	1564 LLC	1564 LLC	\$ 6,000,000	Jun-09	\$ 5,050,000	Apr-05	4.25	5905	\$ 223,529	4.4%	5
6	105 Banyan Road	Dooley, Barbara	Viahos, Dean & Alton, Michelle	\$ 8,575,000	Jul-09	\$ 9,275,000	Sep-05	3.75	11729	\$ (186,667)	-2.0%	6
7	237 El Bravo	Mashek, Grant and Allyon	Viahos, Dean & Alton, Michelle	\$ 6,000,000	Jul-09	\$ 6,450,000	Aug-07	2	8176	\$ (225,000)	-3.5%	7
8	115 Parc Monceau	Orchid Island Trust	Jackson Real Estate Partners, LLC	\$ 4,750,000	Jul-09	\$ 3,430,000	Mar-08	1	4909	1,056,000	30.8%	8
9	710 S. Ocean Blvd. (Ocean)	Patterson, James B.	Charles S. Robert Fund OAR, LLC	\$ 17,415,000	Jul-09	\$ 13,000,000	Dec-06	2.75	21353	1,605,455	12.3%	9
10	657 Island Dr.	United Properties Group LLC	Adelaide M. Wean Trust	\$ 6,000,000	Aug-09	N/A	N/A	N/A	5740	N/A	N/A	10
11	195 Via Del Mar	Kallop, William	Vento, Gerald	\$ 13,900,000	Aug-09	\$ 13,500,000	Apr-04	5.25	23526	\$ 76,190.48	0.6%	11
12	118 Via Vizcaya	Fakhari, Alexi	Moselle, Robert and Charlotte	\$ 1,500,000	Sep-09	\$ 595,000	Apr-86	23.5	3375	\$ 38,510.64	6.5%	12
13	1200 S. Ocean Blvd. (Ocean)	Greene, Jeffrey & Mei Sze	First Allied Jacksonville Corp	\$ 24,000,000	Dec-09	\$ 14,000,000	Jul-00	9.5	11796	\$ 1,052,632	7.5%	13
14	190 Via Palma	LAH Properties, LLC	Gossett, Ted	\$ 3,975,000	Dec-09	\$ 2,550,000	Aug-04	5.25	4723	\$ 271,429	10.6%	14
15	235 Banyan Rd.	Kurtz, Richard & Patti	Wayne Sharples Ballinger 1993 Trust	\$ 6,800,000	Dec-09	\$ 2,500,000	Dec-89	20	8803	\$ 215,000	8.6%	15
16	115 Via La Selva	Niedel, James	Falcone, Edward	\$ 9,300,000	Dec-09	\$ 7,300,000	Aug-04	5.25	12228	\$ 380,952	5.2%	16
<b>'09 4Q Summary - PB Single Fam. Home Sales (South)</b>												
<b># of PB Family Home Sales (South)</b>												16
<b>Total PB Single Family Home Sales</b>												\$ 131,565,000
<b>Average Current Sales Price</b>												\$ 8,222,813
<b>Median Current Sales Price</b>												\$ 6,000,000
<b>Average Yrs. Between Sales</b>												7.13
<b>% Annual Increase/(Decrease)</b>												8.8%
<b>'09 1Q, 2Q &amp; 3Q Summary - Activity</b>												
<b># of PB Single Family Home Sales</b>												12
<b>Total PB Single Family Home Sales</b>												\$ 87,490,000
<b>Average Current Sales Price</b>												\$ 7,290,833
<b>Median Current Sales Price</b>												\$ 6,000,000
<b>Average Yrs. Between Sales</b>												5.98
<b>% Annual Increase/(Decrease)</b>												9.2%
<b>'09 4Q Summary - Activity</b>												
<b># of PB Single Family Home Sales</b>												4
<b>Total PB Single Family Home Sales</b>												\$ 44,075,000
<b>Average Current Sales Price</b>												\$ 11,018,750
<b>Median Current Sales Price</b>												\$ 8,050,000
<b>Average Yrs. Between Sales</b>												10.00
<b>% Annual Increase/(Decrease)</b>												8.0%