

Bird Key Canal Analysis

Lot 1/5/2008 11:55

LOCATION	SF	BR/BA	Remodeled	Pool	BLD DATE	LIST	Original	% off List	Value/SF	Value/SF	Lot SF
560 Bob White Drive	2,696	3/2	N	Y	1963	1,450,000	1,450,000	0.00%	\$537.83	96.67	15,000
121 S. Warbler	2,424	2/3-3	Y	Y	1973	1,595,000	1,950,000	18.21%	\$658.00	89.37	17,848
440 Meadowlark	2,908	4/3	N	Y	1970	1,699,000	1,895,000	10.34%	\$584.25	102.36	16,598
299 Robin Drive	4,485	4/5-3.5	N	Y	1984	1,795,000	2,375,000	24.42%	\$400.22	118.36	15,166
333 W Royal Flamingo	2,393	4-3	N	Y	1974	1,900,000	2,495,000	23.85%	\$793.98	78.76	24,125
460 Meadow Lark Dr	3,849	4-4	Y	Y	1977	1,995,000	2,619,000	23.83%	\$518.32	133.00	15,000
476 Meadow Lark Dr	3,336	4/3.5	Y/N	Y	1985	2,300,000	2,300,000	0.00%	\$689.45	153.33	15,000
460 Pheasant Dr	3,469	4/4	N	Y	1966	2,695,000	2,965,000	9.11%	\$854.71	156.53	18,942
AVERAGE VALUE / SF			Bld-Pre-1998						\$629.60	116.05	
496 Partridge Circle	3,600	3/4	Y	Y	1998	2,100,000	2,300,000		\$638.89	122.84	18,723
635 N Owl	4,887	4/4.5	NEW	Y	2008	2,795,000	2,795,000	0.00%	\$571.93	186.33	15,000
AVERAGE VALUE / SF			Bld-Post-1998						\$605.41	154.59	