

BIRD KEY CANAL ANALYSIS											Lot	Lot Size
LOCATION	SF	BD-BR	Remodeled	Pool	BLD DATE	LIST	PRIOR		Value/SF	Value/SF	SF	
111 S Warbler	2,471	3-3	N	Y	1968	1,475,000	1,600,000		\$596.92	98.33333	15,000	
524 N Spoonbill Dr	3,397	3-3	N/Y	Y	1965	1,675,000	1,945,000		\$493.08	111.6667	15,000	
662 Mourning Dove Dr	2,452	3-3.5	N	Y	1969	1,895,000	2,195,000		\$772.84	126.3333	15,000	
121 S. Warbler	2,424	2/3-3	Y	Y	1973	1,950,000			\$804.46	109.2559	17,848	
333 W Royal Flamingo	2,393	4-3	N	Y	1974	2,100,000	2,495,000		\$877.56	87.04663	24,125	
492 Partridge Cir	4,091	4/5-4.5	Y/N	Y	1968	2,150,000			\$525.54	135.2201	15,900	
299 Robin Drive	4,485	4/5-3.5	N	Y	1984	2,165,000	2,375,000		\$482.72	142.7535	15,166	
440 Meadowlark	2,908	4/3	N	Y	1970	2,200,000			\$756.53	132.5461	16,598	
536 N Spoonbill	3,471	3-3	Y/N	Y	1963	2,200,000	2,400,000		\$633.82	82.25222	26,747	
460 Meadow Lark Dr	3,849	4-4	Y	Y	1977	2,399,000	2,619,000		\$623.28	159.9333	15,000	
475 E Royal Flamingo	3,173	3-4	Y/N	Y	1972	2,549,000			\$803.34	172.5679	14,771	
460 Pheasant Dr	3,469	4/4	N	Y	1966	2,965,000			\$854.71	156.5305	18,942	
447 E. Royal Flamingo	3,665	3/5	Y	Y	1961	4,445,000			\$1,212.82	300.9275	14,771	
<b>AVERAGE VALUE / SF</b>			Bld-Pre-1998						<b>\$725.97</b>	<b>\$139.64</b>		
496 Partridge Cir	3,600	3/4	Y	Y	1998	2,300,000			\$638.89	122.8436	18,723	
624 Mourning Dove	3,365	4/5-3/2	Y	Y	2003	2,699,000	2700000		\$802.08	179.9333	15,000	
488 Partridge Cir	4,344	4/3.5	Y	Y	2001	2,745,000			\$631.91	172.6415	15,900	
476 Partridge Circle	5,267	5-4.5	Y	Y	2002	2,875,000	3,150,000		\$545.85	180.8176	15,900	
120 S Warbler Ln	4,800	4/5-3.5	Y	Y	2005	2,895,000			\$603.13	188.1336	15,388	
<b>AVERAGE VALUE / SF</b>			Bld-Post-1998						<b>\$644.37</b>	<b>\$168.87</b>		
<b>BACKUP NEEDED/PENDING</b>												

AVERAGE VALUE / SF											
SOLD IN LAST 12 MONTHS											
LOCATION	SF		Remodeled	Pool	BLD DATE	LIST	SALE	% off List	Value/SF	Value/SF	SF
<b>AVERAGE VALUE / SF</b>			Bld-Pre-1998								
659 N Owl Drive	3,400	4/5-3	Y	Y	1968	1,950,000	1,850,000	5.13%	\$544.12	123.3333	15,000
609 N Owl Dr	2,904	4-3	Y	Y	1969	1,995,000	1,900,000	4.76%	\$654.27	126.6667	15,000
475 E Royal Flamingo	3,173	3-4	Y/N	Y	1972	2,590,000	2,150,000	16.99%	\$677.59	145.5555	14,771
<b>AVERAGE VALUE / SF</b>			Bld-Post-1998					8.96%	<b>\$625.33</b>	<b>\$131.85</b>	
604 Mourning Dove	4,700	4-4.5	Y	Y	2006	2,895,000	2,850,000	1.55%	\$606.38	136.1682	20,930
604 Mourning Dove	4,700	4-4.5	Y	Y	2006	2,999,999	2,825,000	5.83%	\$638.30	134.9737	20,930
<b>AVERAGE VALUE / SF</b>								3.69%	<b>\$622.34</b>	<b>\$135.57</b>	