

BIRD KEY NON-WATERFRONT ANALYSIS											
LOCATION	SF	BR/BA	Remodeled	Pool	BLD DATE	LIST	Original		Value/SF	Lot Value/SF	Lot SF
241 Bird Key Dr	1,639	3/2	N	N	1962	649,000			\$395.97	\$52.30	12,409
523 N Spoonbill Dr	2,168	3/2	N	Y	1965	699,000			\$322.42	\$52.95	13,200
223 SEAGULL Ln	1,814	3/2	N	N	1961	789,900			\$435.45	\$57.97	13,625
412 Pheasant Way (lot)			N	N		825,000				\$66.48	12,000
129 Seagull Ln	2,190	3/3.5	N	Y	1961	839,900			\$383.52	\$67.68	13,836
610 Owl Way	2,643	4/2	N	Y	1971	925,000	1,050,000		\$349.98	\$68.82	13,440
AVERAGE VALUE / SF	1,493		No			787,967			\$377.47	\$61.04	
611 Owl Way	1,950	2/2	Y	Y	1966	879,000			\$450.77	\$71.12	12,360
435 Partridge Cir	2,200	3/2.5	Y/N	Y	1974	899,000	925,000		\$408.64	\$72.13	12,464
334 Bird Key Dr	2,200	3/2	Y/N	Y	1962	930,000	1,000,000		\$422.73	\$77.50	12,000
205 Bird Key Drive	2,203	3/2	Y	Y	1962	975,000	996,000		\$442.58	\$63.15	15,440
229 Bird Key Dr	2,766	3/3	Y	Y	1963	1,099,000			\$397.32	\$77.11	14,252
619 Owl Way Dr	1,732	3/2	Y	Y	1966	1,100,000			\$635.10	\$89.00	12,360
605 Wild Turkey Ln	3,189	3/2.5	Y	Y	1972	1,135,000			\$355.91	\$82.74	13,718
615 Owl Way	2,100	3/2	Y	Y	1966	1,150,000	1,250,000		\$547.62	\$93.04	12,360
429 Pheasant Way	2,775	3/3	Y	Y	1975	1,189,000	1,339,000		\$428.47	\$77.74	15,294
600 N Owl Way	2,298	3/3	Y	Y	1970	1,195,000			\$520.02	\$85.91	13,910
656 N Owl Dr	2,400	3/2.5	Y	Y	1972	1,198,000			\$499.17	\$95.84	12,500
440 Pheasant Dr	3,800		Y	Y	1977	1,225,000			\$322.37	\$89.05	13,757
321 Bird Key Dr	2,800	3/3.5	Y	Y	1962	1,295,000			\$462.50	\$84.87	15,258
221 Bird Key Drive	3,528	3/2.5	Y	Y	1962/	1,369,000	1,399,000		\$388.04	\$92.64	14,777
218 Robin Dr	2,478	3/4	Y	Y	1969	1,395,000	1,500,000		\$562.95	\$93.87	14,861
417 PHEASANT WAY	3,952	3/2.5	Y	Y	1975	1,395,000			\$352.99	\$110.71	12,600
627 Owl Way	2,923	3/4	Y	Y	1977	1,395,000			\$477.25	\$110.64	12,608
525 Bird Key Dr	2,545	4/3	Y	Y	2005	1,395,000	1,495,000		\$548.13	\$110.71	12,600
318 Bird Key Dr	2,110	3/3	Y	Y	1961	1,495,000			\$708.53	\$123.20	12,135
326 Bird Key Dr	3,613	5/4.5	Y	Y	2001	1,689,000			\$467.48	\$140.75	12,000
565 S Spoonbill Dr	3,163	4/3.5	Y	Y	1962	1,695,000			\$535.88	\$74.24	22,831
201 Seagull Lane	5,737	5/5	Y	Y	1963	1,800,000	1,900,000		\$313.75	\$63.95	28,148
411 Pheasant Way	3,714	4/4.5	Y	Y	2005	1,995,000			\$537.16	\$164.88	12,100
AVERAGE VALUE / SF	4,412		Yes or New			1,299,652			\$468.93	\$93.25	
BACKUP NEEDED/PENDING											
424 Pheasant Way	1,964	3/2	N	N	1961	675,000	795,000		\$343.69	\$56.72	11,900
SOLD IN LAST 12 MONTHS							SALE	% off List			
381 Bob White Dr	3,812	4/3.5	Y	Y	2003	1,895,000	1,750,000	7.65%	\$459.08	\$138.89	12,600
395 Bob White Dr	3,142	3/3.5	Y	Y	2001	1,765,000	1,600,000	9.35%	\$509.23	\$126.98	12,600
319 Bob White Way	2,800	4/3	Y	Y	1962	1,195,000	1,150,000	3.77%	\$410.71	\$95.83	12,000
440 Pheasant Dr	3,800	3/3.5	Y	Y	1977	1,250,000	975,000	22.00%	\$256.58	\$70.87	13,757
516 Spoonbill Way	2,027	3/2	Y/N	Y	1965	860,000	805,000	6.40%	\$397.14	\$57.40	14,024
AVERAGE VALUE / SF	2,711					1,221,000	1,095,000	8.55%	\$327.12	\$86.52	
430 Bird Key Drive	2,498	3/2.5	N	Y	1973	939,000	910,000	3.09%	\$364.29	\$68.31	13,322
117 Seagull Lane	2,285	3/3	N	Y	1962	899,000	865,000	3.78%	\$378.56	\$65.90	13,125
619 Owl Way	1,732	3/2	N	Y	1966	839,000	750,000	10.61%	\$433.03	\$60.68	12,360
518 Bird Key Dr	2,066	2/2	N	Y	1965	884,000	747,425	15.45%	\$361.77	\$58.21	12,840
AVERAGE VALUE / SF	2,145					890,250	818,106	8.23%	\$384.41	\$63.28	