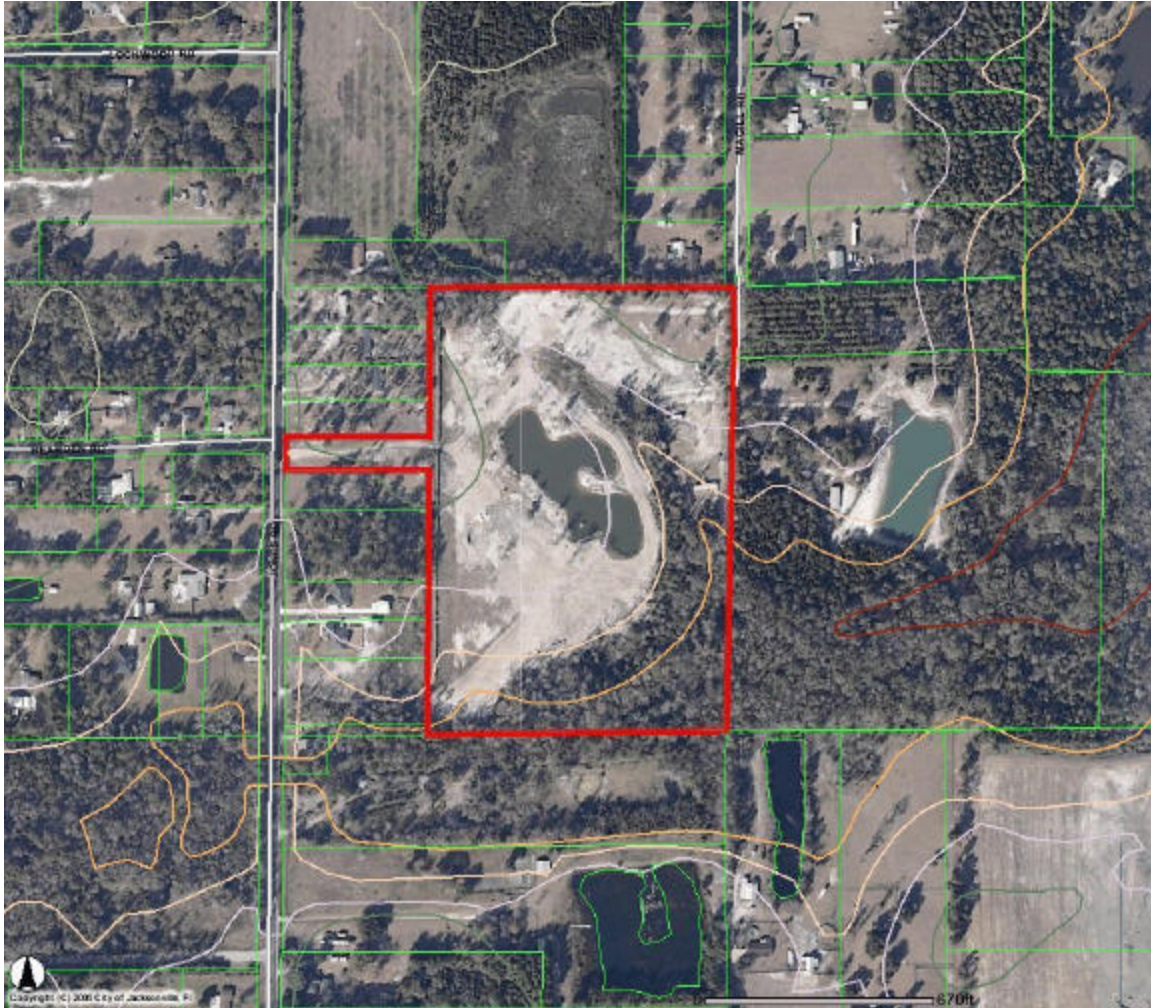


COMPARABLE LAND SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Size in Acres	Price/ Acre
1.	Fish Road	04/04	\$120,000	4.110	\$29,197
2.	3651 Jones Road	09/04	\$235,000	28.730	\$8,180
3.	3851 Magill Road	09/04	\$230,000	30.340	\$7,581

Land Sale No. 2



Property Identification

Record ID	20
Property Type	Residential, Vacant Residential
Property Name	Blue Ribbon Realty Land
Address	3651 Jones Road, Jacksonville, Duval County, Florida 32220
Location	At the southernmost end of Magill Road South of Pritchard Road
Tax ID	003340 0030
Planning District	Northwest

Sale Data

Grantor	Johnny Ray Johnson
Grantee	Blue Ribbon Realty, LLC
Sale Date	September 20, 2004
Deed Book/Page	12054/936
Property Rights	Fee Simple
Conditions of Sale	Arms Length
Financing	Cash to Seller
Verification	Guy LaChapelle, Partner in Blue Ribbon Realty LLC; 904-786-5503, October 21, 2005; Other sources: Public Records, Confirmed by Carl Moody

Sale Price	\$235,000
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Land Data

Zoning	RR, Residential Rural
Topography	Generally level with low spots
Utilities	Electric, Two wells, Two septic tanks
Shape	Mostly Rectangular
Landscaping	Mostly Cleared

Land Size Information

Gross Land Size	28.730 Acres or 1,251,479 SF
Useable Land Size	24.850 Acres or 1,082,466 SF
Unusable Land Size	3.880 Acres or 169,013 SF
Front Footage	94 ft Jones

Indicators

Sale Price/Gross Acre	\$8,180
Sale Price/Gross SF	\$0.19
Sale Price/Useable Acre	\$9,457
Sale Price/Useable SF	\$0.22

Remarks

This property was purchased for use for mobile home set ups. The site has fair to average access via two, 2-lane roads (Magill and Jones Roads). Magill Leads to Pritchard Road an east-west arterial connector. The site has little exposure to traffic. No public utility connections were available to the site other than electric. The buyer believes that 3 acres of this site was low or wet. Aerial Maps show a pond of about 2.25 Acres and possible additional low lands of close to 4 acres. A 20 year manufactured dwelling was included in the sale but not considered significant. This property backs up to headwaters of the six mile creek which feeds the Ribault and Trout Rivers.