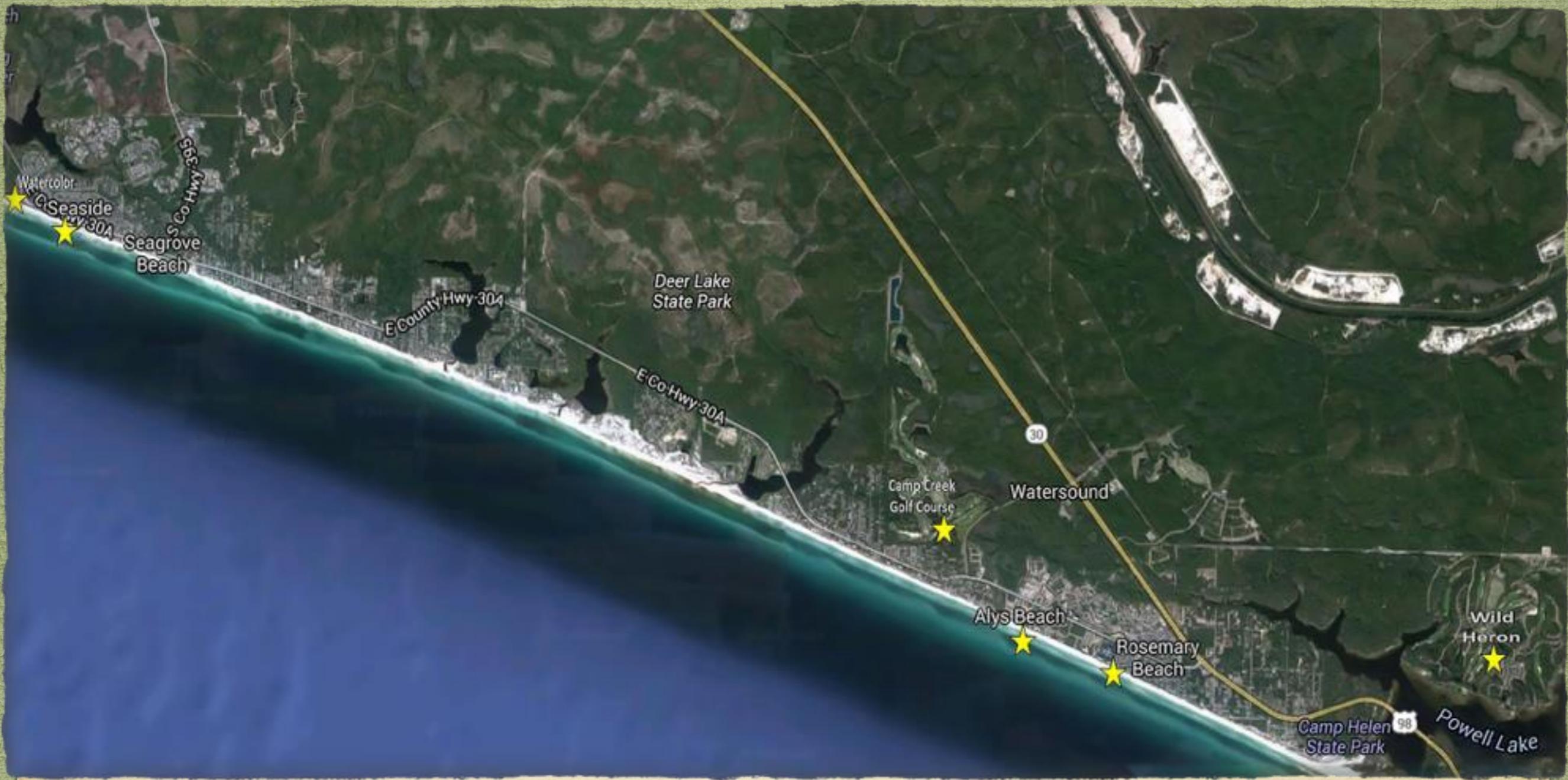


2015 Market Study & Comparison

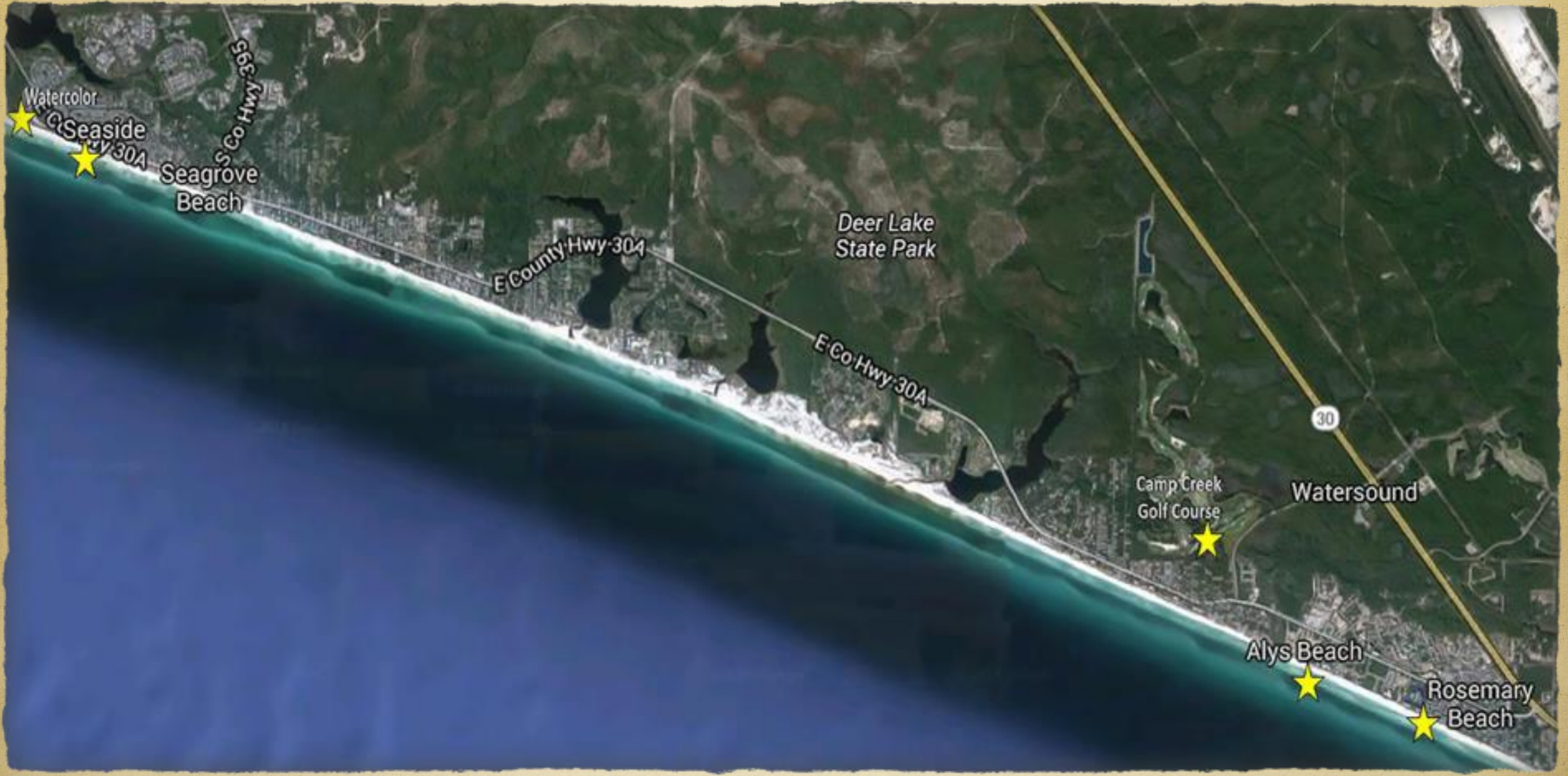


Seaside . Watercolor . Alys Beach . Rosemary Beach



30A's Communities

		Legal ID	Sale Price	Area	↓ \$/Sq'	Closing Date		
Rosemary Beach	Phase 9	B38, L4	165,000	2720	\$60.66	10/9/00	Founder Lot	
	Phase 9	B39, L6	140,000	2560	\$54.69	11/6/00	Founder Lot	
	Phase 6	B35, L9	210,000	2762	\$76.03	5/15/01	Founder Lot	
	Phase 6	B33, L1	150,000	4080	\$36.76	Active	Resale	
	Phase 9	B43, L1	250,000	4320	\$57.87	Active	Founder Lot	
	Phase 6	B35, L 11	225,000	4080	\$55.15	Active	Founder Lot	
					\$56.86			
			Adjusted Lot Sales Price					
Seaside	Phase 4	E, L9	396,425	3240	\$122.35	2/23/01	Resale	Adjusted: 1127 Sq' @ \$225/Sq' =253,575
	Phase 4	C, L2	356,975	3840	\$92.96	7/2/01	Resale	Adjusted: 1369 Sq' @ \$225/Sq' =308,025
	Phase 4	A, L9	390,500	3750	\$104.13	7/14/01	Resale	Adjusted: 1820 Sq' @ \$225/Sq' =409,500 & Furnishings \$60,000
	Phase 4	E, L4	459,750	3000	\$153.25	5/31/01	Resale	Adjusted: 1730 Sq' @ \$225/Sq' =389,250 & Furnishings \$20,000
	Phase 4	E, L3	408,750	3120	\$131.01	Active	Resale	Adjusted: 1650 Sq' @ \$225/Sq' =371,250
	Phase 4	F, L5	445,125	3936	\$113.09	Active	Resale	Adjusted: 1755 Sq' @ \$225/Sq' =394,875 & Carriage @ 150,000
Watercolor	Cottage Dist	Lot 10	220,000	4000	\$55.00	9/26/01	St. Joe	
	Lake Dist	Lot 36	260,000	5000	\$52.00	10/26/00	St. Joe	
	Lake Dist	Lot 25	378,925	5000	\$75.79	Active	St. Joe	Adjusted: 2427 Sq' @ \$225/Sq' =546,075
Wild Heron		AI-38	279,900	33802	\$8.28	Active	New Development, Golf-front	Best Lots
		AI-27	199,900	39160	\$5.10	Active	New Development, non Golf-front	
		BI-12	239,900	15028	\$15.96	Active	New Development, Golf-front	Good Lots
		BI-15	139,900	10628	\$13.16	Active	New Development, Golf-front	
		BI-7	129,900	12937	\$10.04	Active	New Development, non Golf-front	
		CI-16	189,900	12196	\$15.57	Active	New Development, Golf-front	Average Lots
		CI-4	119,900	11499	\$10.43	Active	New Development, non Golf-front	

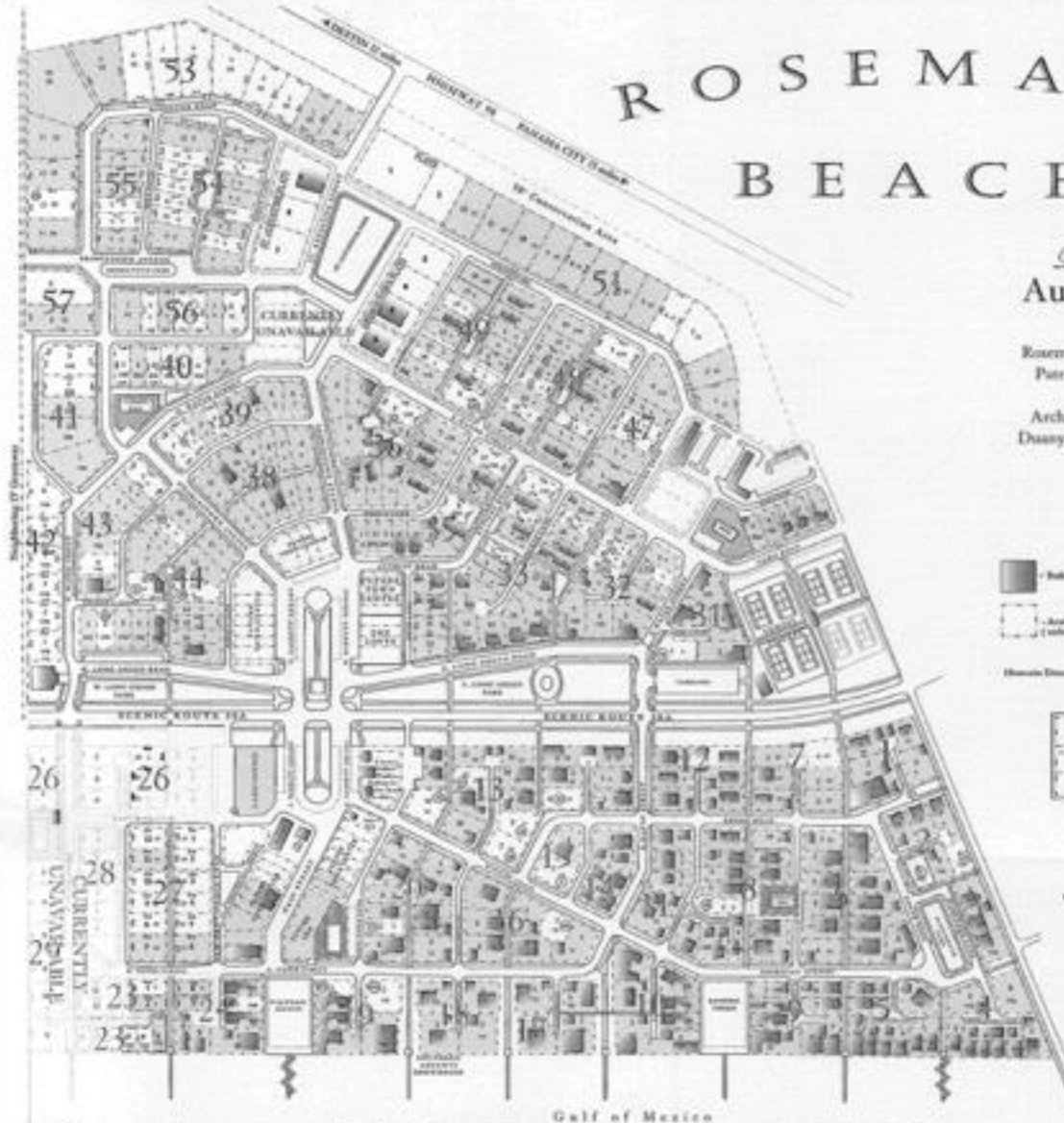


ROSEMARY BEACH®

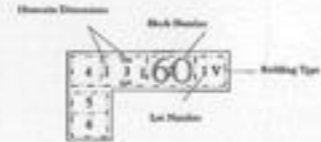
Price and Availability Map
August 15, 2001

Founder
 Rosemary Beach Land Company
 Patrick Bienvenue, President

Architects and Town Planners
 Danny Plater-Zyberk & Company



Legend



For additional information
 800-736-0877
www.rosemarybeach.com

Homesite Pricing

Block	Lot	Price	Block	Lot	Price	Block	Lot	Price	Block	Lot	Price	Block	Lot	Price
1	1	\$445,000**	17	1	\$465,000	33	1	\$205,000*	49	1	\$175,000	65	1	\$245,000
2	1	\$275,000	18	1	\$175,000	34	1	\$175,000	50	1	\$175,000	66	1	\$140,000
3	1	\$175,000	19	1	\$175,000	35	1	\$175,000	51	1	\$175,000	67	1	\$175,000
4	1	\$175,000	20	1	\$175,000	36	1	\$175,000	52	1	\$175,000	68	1	\$175,000
5	1	\$175,000	21	1	\$175,000	37	1	\$175,000	53	1	\$175,000	69	1	\$175,000
6	1	\$175,000	22	1	\$175,000	38	1	\$175,000	54	1	\$175,000	70	1	\$175,000
7	1	\$175,000	23	1	\$175,000	39	1	\$175,000	55	1	\$175,000	71	1	\$175,000
8	1	\$175,000	24	1	\$175,000	40	1	\$175,000	56	1	\$175,000	72	1	\$175,000
9	1	\$175,000	25	1	\$175,000	41	1	\$175,000	57	1	\$175,000	73	1	\$175,000
10	1	\$175,000	26	1	\$175,000	42	1	\$175,000	58	1	\$175,000	74	1	\$175,000
11	1	\$175,000	27	1	\$175,000	43	1	\$175,000	59	1	\$175,000	75	1	\$175,000
12	1	\$175,000	28	1	\$175,000	44	1	\$175,000	60	1	\$175,000	76	1	\$175,000
13	1	\$175,000	29	1	\$175,000	45	1	\$175,000	61	1	\$175,000	77	1	\$175,000
14	1	\$175,000	30	1	\$175,000	46	1	\$175,000	62	1	\$175,000	78	1	\$175,000
15	1	\$175,000	31	1	\$175,000	47	1	\$175,000	63	1	\$175,000	79	1	\$175,000
16	1	\$175,000	32	1	\$175,000	48	1	\$175,000	64	1	\$175,000	80	1	\$175,000

*Water and sewer tap fees not included. Prices and availability subject to change without notice. *Homesite Ready **Delayed Building

Home Pricing

Block	Lot	Price	Block	Lot	Price
1	1	\$175,000	17	1	\$175,000
2	1	\$175,000	18	1	\$175,000
3	1	\$175,000	19	1	\$175,000
4	1	\$175,000	20	1	\$175,000
5	1	\$175,000	21	1	\$175,000
6	1	\$175,000	22	1	\$175,000
7	1	\$175,000	23	1	\$175,000
8	1	\$175,000	24	1	\$175,000
9	1	\$175,000	25	1	\$175,000
10	1	\$175,000	26	1	\$175,000
11	1	\$175,000	27	1	\$175,000
12	1	\$175,000	28	1	\$175,000
13	1	\$175,000	29	1	\$175,000
14	1	\$175,000	30	1	\$175,000
15	1	\$175,000	31	1	\$175,000
16	1	\$175,000	32	1	\$175,000

C: Carriage House
 M: Main House
 CM: Carriage & Main House
 *Additional Dwelling Required

Building Types:
 According to lot size configurations and neighborhood settings, each lot in Rosemary Beach has been paired with one of the following conceptual building types. These building types establish the character of the neighborhood and insure the integrity of the town plan. Please remember, every home in Rosemary Beach is architecturally unique and custom built to the owner's specifications. There are no building plans or models.

Live/Work II
 1,000 to 1,200 sq. ft. • 2 to 3 bedrooms • front balcony • central floor plan
 • finished basement • optional second floor • optional floor-to-ceiling
 • influenced by French, Italian architecture

Courtyard III
 1,000 to 1,200 sq. ft. • 2 to 2.5 bedrooms • front balcony
 • finished basement • optional second floor • optional floor-to-ceiling
 • influenced by New Orleans architecture

Sideyard House IV
 1,000 to 1,200 sq. ft. • 2 to 2.5 bedrooms • front balcony • optional second floor
 • finished basement • optional second floor • optional floor-to-ceiling
 • influenced by Charleston, South Carolina architecture

Small House V
 1,000 to 1,200 sq. ft. • 2 to 2.5 bedrooms • front balcony
 • finished basement • optional second floor • optional floor-to-ceiling
 • influenced by New Orleans architecture

Large House VI
 1,500 to 2,000 sq. ft. • 3 to 4 bedrooms • front balcony • optional second floor
 • finished basement • optional second floor • optional floor-to-ceiling
 • influenced by West Indies architecture

Park House VII
 1,000 to 1,200 sq. ft. • 2 to 2.5 bedrooms • front balcony • optional second floor
 • finished basement • optional second floor • optional floor-to-ceiling
 • influenced by St. Augustine, Florida architecture

Beach House VIII
 1,000 to 1,200 sq. ft. • 2 bedrooms • front balcony • optional second floor
 • finished basement • optional second floor • optional floor-to-ceiling
 • influenced by West Indies architecture

Beach Cottage VIII
 800 to 1,000 sq. ft. • 1 to 2 bedrooms • front balcony
 • finished basement • optional second floor • optional floor-to-ceiling
 • influenced by West Indies architecture

Large Courtyard House IX
 1,500 to 2,000 sq. ft. • 3 to 4 bedrooms • front balcony • optional second floor
 • finished basement • optional second floor • optional floor-to-ceiling
 • influenced by St. Augustine, Florida architecture

SECTION 35 36 37 38 39 40



REVISIONS	DATE

This plat has been recorded in the Public Records of Walton County, Florida, and is subject to the provisions of the Florida Statutes relating to the recording of such plats.

WALTON COUNTY FLORIDA

This map has been compiled from the best available information available and the County assumes no responsibility for errors or omissions contained herein.

SCALE 1" = 100'
 SECTION 35, 36, 37, 38, 39, 40
 TWP. 3, South
 RGE. 12, West

MAP No. 123
 P. No.

35-18 97
Gulf



SECTION	DATE

This map was prepared from the most accurate available records and shows County records in recording for areas and is subject to correction.

WALTON COUNTY FLORIDA

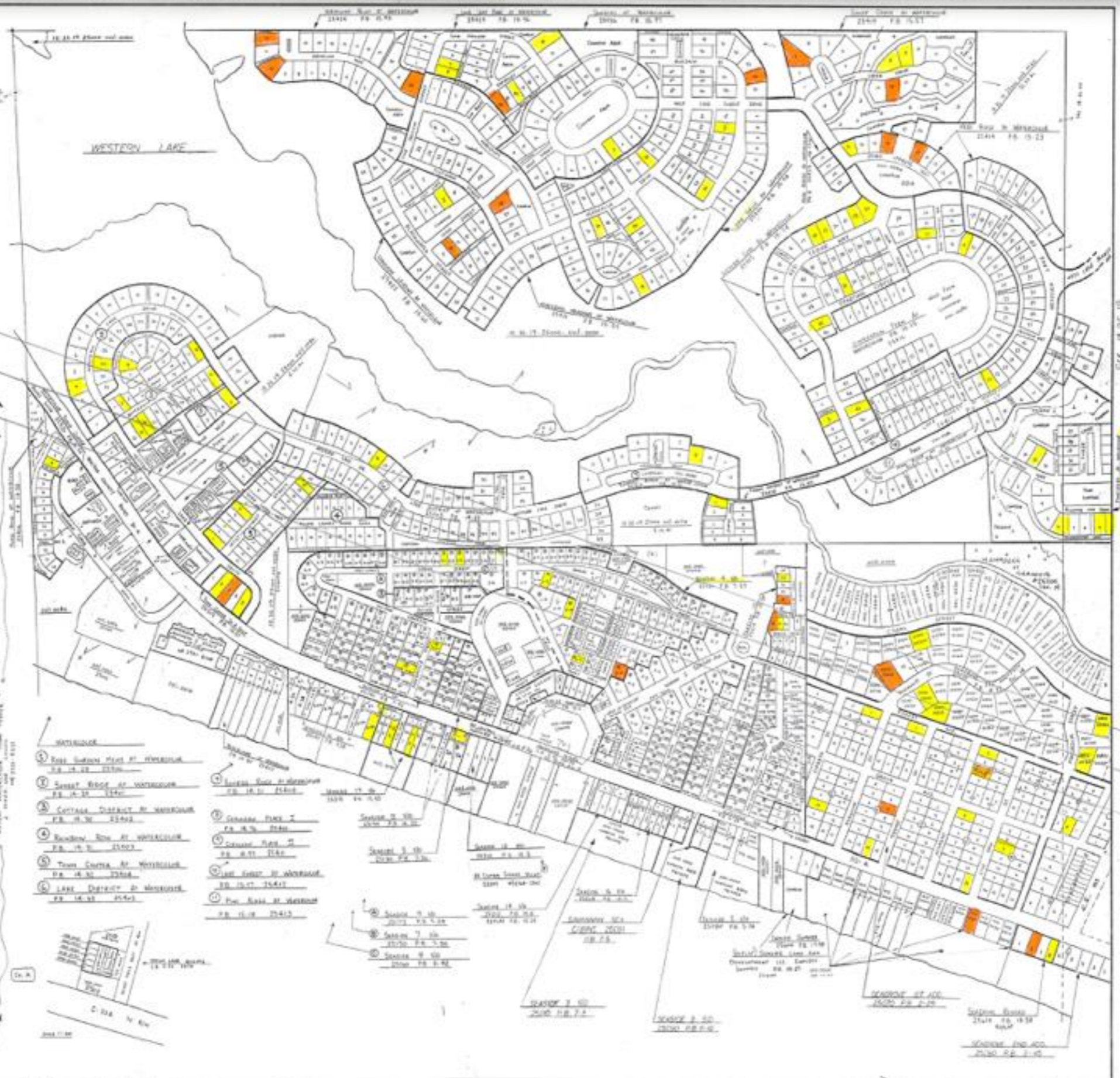
This map was prepared from the most accurate available records and shows County records in recording for areas and is subject to correction.

SCALE 1" = 200'
SECTION 27
T28N R35E
S. 18

MAP No. 27
P. No.

15 - 35-19 103-A
Gen 8

21300
 21301
 21302
 21303
 21304
 21305
 21306
 21307
 21308
 21309
 21310
 21311
 21312
 21313
 21314
 21315
 21316
 21317
 21318
 21319
 21320
 21321
 21322
 21323
 21324
 21325
 21326
 21327
 21328
 21329
 21330
 21331
 21332
 21333
 21334
 21335
 21336
 21337
 21338
 21339
 21340
 21341
 21342
 21343
 21344
 21345
 21346
 21347
 21348
 21349
 21350
 21351
 21352
 21353
 21354
 21355
 21356
 21357
 21358
 21359
 21360
 21361
 21362
 21363
 21364
 21365
 21366
 21367
 21368
 21369
 21370
 21371
 21372
 21373
 21374
 21375
 21376
 21377
 21378
 21379
 21380
 21381
 21382
 21383
 21384
 21385
 21386
 21387
 21388
 21389
 21390
 21391
 21392
 21393
 21394
 21395
 21396
 21397
 21398
 21399
 21400



- WATERCOURSE**
- 1 East Subdiv. Plat #1 WATERCOURSE
P.S. 14-22 21300
 - 2 SWEET BRIDGE PL WATERCOURSE
P.S. 14-20 21301
 - 3 Cottage District #1 WATERCOURSE
P.S. 14-20 21302
 - 4 Rainbow Bend #1 WATERCOURSE
P.S. 14-20 21303
 - 5 Three Courts #1 WATERCOURSE
P.S. 14-20 21304
 - 6 LAKE DETOUR #1 WATERCOURSE
P.S. 14-22 21305
 - 7 SWEET BRIDGE PL WATERCOURSE
P.S. 14-20 21306
 - 8 Cottage District #2 WATERCOURSE
P.S. 14-20 21307
 - 9 Rainbow Bend #2 WATERCOURSE
P.S. 14-20 21308
 - 10 Three Courts #2 WATERCOURSE
P.S. 14-20 21309
 - 11 LAKE DETOUR #2 WATERCOURSE
P.S. 14-22 21310



WALTON COUNTY
FLORIDA

This map has been recorded from the most
current information available and the
County assumes no responsibility for errors
and/or omissions contained therein.

SCALE 1" = 200'
 SECTION 15
 TWP 35S, 17W
 R. 15-35-19
 MAP No.
 P. No.

REVISIONS	DATE

2015 Totals		1120'-1520' From Beach \$/Sq-Ft		Overall \$/Sq-Ft
Rosemary Beach				
2011	6	\$ 364.31	36	\$ 618.72
2012	12	\$ 379.55	47	\$ 512.08
2013	6	\$ 491.10	45	\$ 573.06
2014	15	\$ 555.66	55	\$ 628.68
2015	14	\$ 582.43	48	\$ 698.75
Seacrest				
2011	7	\$ 194.50	25	\$ 234.59
2012	11	\$ 204.59	37	\$ 224.45
2013	8	\$ 258.16	40	\$ 281.16
2014	13	\$ 277.26	35	\$ 282.95
2015	13	\$ 298.93	37	\$ 304.47
Alys Beach				
2011	5	\$ 557.96	7	\$ 562.90
2012	2	\$ 557.62	4	\$ 526.70
2013	4	\$ 612.40	10	\$ 767.07
2014	6	\$ 557.55	13	\$ 759.41
2015	9	\$ 668.64	20	\$ 778.79
Seagrove Beach				
2011	2	\$ 219.38	4	\$ 211.86
2012	2	\$ 327.70	11	\$ 325.15
2013	5	\$ 314.25	16	\$ 495.98
2014	7	\$ 290.36	18	\$ 444.59
2015	4	\$ 301.74	14	\$ 443.76
Seaside				
2011	4	\$ 495.42	15	\$ 650.23
2012	3	\$ 571.52	22	\$ 739.23
2013	7	\$ 591.79	20	\$ 881.52
2014	5	\$ 570.40	13	\$ 888.86
2015	5	\$ 681.60	21	\$ 1,140.44
Watercolor				
2011	9	\$ 390.25	60	\$ 358.81
2012	11	\$ 467.26	73	\$ 407.75
2013	10	\$ 532.56	67	\$ 452.42
2014	8	\$ 565.65	67	\$ 479.33
2015	8	\$ 497.68	71	\$ 489.83

Larry Davis

Davis Properties of NWFL, Inc.