

APPENDIX B

**Summary of Florida Property Values
Comparisons**

GAINESVILLE COMPARISONS

1. Northeast Historic District and Golfview Neighborhood.

Table 1
Northeast Historic District
Single Family Residential Property

Northeast HD Single Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVERAGE	52625	71433	88163
STDEV	21521	26653	36554
MIN	8700	14900	5000
MAX	250400	246580	298490
# PARCELS	395	395	395
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG CHANGE	18808	16730	35538
%CHANGE	35.74	23.42	67.53

Table 2
Golfview neighborhood
Single Family Residential Property

Golfview Single Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVERAGE	73924	88855	112745
STDEV	26638	33213	44098
MIN	17000	23800	48760
MAX	156800	248900	290150
# PARCELS	84	84	84
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG CHANGE	14931	23890	38821
%CHANGE	20.20	26.89	52.51

2. Pleasant Street Historic District and 5th Avenue Neighborhood.

Table 3
Pleasant Street Historic District
Single Family Residential Property

Pleasant Street HD Single Family Res.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	17040	20693	25248
STDEV	10816	12993	15556
MIN	1100	1000	100
MAX	61800	66540	85100
# PARCELS	170	170	170
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	3653	4555	8208
%CHANGE	21.44	22.01	48.17

Table 4
Fifth Avenue neighborhood
Single Family Residential Property

Fifth Ave. Single Family Res.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	23570	27121	33243
STD	11098	14504	21025
MIN	5300	4300	2500
MAX	92900	128300	174000
# PARCELS	343	342	342
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	3551	6122	9673
%CHANGE	15.07	22.57	41.04

JACKSONVILLE COMPARISONS

1. Riverside/Avondale Historic District with Ortega and San Marco Neighborhoods.

Table 5
Riverside/Avondale Historic District
Single Family Residential Property

Riverside/Avondale -			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	62497	71102	94049
STD	59007	77221	102897
MIN	7275	8875	3920
MAX	1170200	1415686	1556790
# PARCELS	4644	4647	4648
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	8605	22947	31552
%CHANGE	13.77	32.27	50.49

Table 6
Ortega Neighborhood
Single Family Residential Property

Ortega -			
Single Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	166245	189724	232920
STD	197403	229297	277116
MIN	343	343	343
MAX	2617600	2617600	2617600
# PARCELS	1029	1031	1031
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	23479	43196	66675
%CHANGE	14.12	22.77	40.11

Table 7
San Marco Neighborhood - Single Family
Residential Property

San Marco			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	96921	118327	162821
STD	105983	139082	214058
MIN	0	0	0
MAX	1519825	2094335	3176007
# PARCELS	1130	1135	1135
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	21406	44494	65900
%CHANGE	22.09	37.60	67.99

Table 8
Springfield Historic District, SW Quadrant
Single Family Residential Property

Springfield SW			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	34405	35526	48254
STD	17525	18761	31127
MIN	6156	4228	3492
MAX	120894	124885	214324
# PARCELS	389	389	389
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	1121	12728	13849
%CHANGE	3.26	35.83	40.25

2. **Springfield Historic District: Intra-District Comparison.**

Table 9
Springfield Historic District,
SE Quadrant
Single Family Residential Property

Springfield SE			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	27137	25923	32507
STD	14619	14273	21179
MIN	4641	3834	3347
MAX	126335	127602	137348
# PARCELS	632	633	633
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	-1214	6584	5370
%CHANGE	-4.47	25.40	19.79

Table 10
Springfield Historic District,
NW Quadrant
Single Family Residential Property

Springfield NW			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	31587	34135	44148
STD	13046	16161	25845
MIN	4800	5000	5093
MAX	106128	111880	225052
# PARCELS	277	278	278
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	2548	10013	12561
%CHANGE	8.07	29.33	39.77

Table 11
Springfield Historic District, NE Quadrant
Single Family Residential Property

Springfield NE			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	25114	24687	30803
STD	13626	13931	20896
MIN	6890	6502	4902
MAX	82720	90375	103385
# PARCELS	206	206	206
	CHANGE92-97	CHANGE97-01	CHANGE92-01
AVG	-427	6116	5689
%CHANGE	-1.70	24.77	22.65

OCALA COMPARISONS

1. Ocala Historic District and Woodfields & The Pines Neighborhoods.

Table 12
Ocala Historic District - Single Family Residential Property

Ocala Historic District			
Single Family Residence	ASVAL_92	ASVAL_97	ASVAL_01
AVG	63802	73154	97243
STD	57179	61881	83856
MIN	11797	14861	15000
MAX	614913	585610	704237
# PARCELS	252	252	249
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	9352	24089	33441
%CHANGE	14.66	32.93	52.41

Table 13
Woodfields Neighborhood - Single Family Residential Property

Woodfields Neighborhood			
Single Family Residence	ASVAL_92	ASVAL_97	ASVAL_01
AVG	101891	104320	121376
STD	40198	51463	61095
MIN	46024	50142	45090
MAX	335482	778490	950634
# PARCELS	386	386	386
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	2429	17056	19485
%CHANGE	2.38	16.35	19.12

Table 14
The Pines Neighborhood - Single Family Residential Property

The Pines Neighborhood			
Single Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	68675	75280	90653
STD	22112	27789	34045
MIN	29952	43866	49047
MAX	167636	186928	219048
# PARCELS	90	90	90
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	6605	15373	21978
%CHANGE	9.62	20.42	32.00

3. Tusawilla Park Historic District and East Tusawilla Neighborhood.

Table 15
Tusawilla Park Historic District
Single Family Residential Property

Tusawilla Park Hist. District			
Single Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	31123	36963	44472
STD	13474	13638	20187
MIN	12870	22947	22659
MAX	75458	81249	121032
# PARCELS	23	23	23
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	5840	7509	13349
%CHANGE	18.76	20.31	42.89

Table 16
East Tusawilla Neighborhood
Single Family Residential Property

East Tusawilla Neighborhood			
Single Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	37814	36961	46829
STD	8193	8485	17088
MIN	24418	22638	25637
MAX	49530	52207	76310
# PARCELS	10	10	10
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	-853	9868	9015
%CHANGE	-2.26	26.70	23.84

TAMPA COMPARISONS

1. Hyde Park Historic District and Davis Island.

Table 17
Hyde Park Historic District
Single Family Residential Property

Hyde Park Hist. Dist.			
Single Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	134843	167648	235382
STD	87509	113901	254323
MIN	13984	5000	500
MAX	660304	1476322	5977274
COUNT	865	865	865
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	32805	67734	100539
%CHANGE	24.33	40.40	74.56

Table 18
Davis Island
Single Family Residential Property

Davis Island			
Single Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	139859	166884	223609
STD	83703	123268	212238
MIN	6552	0	0
MAX	729670	1395935	3027826
# PARCELS	1604	1604	1604
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	27025	56725	83750
%CHANGE	19.32	33.99	59.88

2. Ybor City and West Tampa Commercial Property Comparison.

Table 19
Ybor City Historic District
Improved Commercial Property

Ybor City			
Improved Commercial	ASVAL_92	ASVAL_97	ASVAL_01
AVG	129561	195528	326157
STD	401325	410664	517035
MIN	8012	5712	5712
MAX	4984422	4818661	4325900
COUNT	167	167	167
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	65967	130629	196596
%CHANGE	50.92	66.81	151.74

Table 20
West Tampa
Improved Commercial Property

West Tampa			
Improved Commercial	ASVAL_92	ASVAL_97	ASVAL_01
AVG	53894	52238	67308
STD	39818	40506	56792
MIN	7125	4802	3430
MAX	233855	197588	290600
COUNT	98	98	98
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	-1656	15070	13414
%CHANGE	-3.07	28.85	24.89

ST. PETERSBURG COMPARISONS

1. North Shore Historic District and Lakewood Estates, Northeast Park and Placido Bayou Neighborhoods.

Table 21
North Shore Historic District
Single Family Residential Property

North Shore Hist. Dist.			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	90703	106500	137181
STD	58438	69511	86145
MIN	16500	15200	26800
MAX	573600	666700	791400
# PARCELS	1467	1472	1473
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	15797	30681	46478
%CHANGE	17.42	28.81	51.24

Table 22
Lakewood Estates
Single Family Residential Property

Lakewood Estates			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	57809	64137	73577
STD	23147	20452	22849
MIN	9400	21100	14100
MAX	295200	218400	232200
# PARCELS	1564	1564	1559
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	6328	9440	15768
%CHANGE	10.95	14.72	27.28

**Table 23
Northeast Park
Single Family Residential Property**

Northeast Park			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	64135	71593	85502
STD	30335	34444	42165
MIN	13800	26500	25000
MAX	185000	213400	311100
# PARCELS	1912	1912	1906
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	7458	13909	21367
%CHANGE	11.63	19.43	33.32

**Table 24
Placido Bayou
Single Family Residential Property**

Placido Bayou			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	72003	111470	130902
STD	57259	80642	97726
MIN	14000	22500	25700
MAX	455700	505700	572000
# PARCELS	1261	1267	1267
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	39467	19432	58899
%CHANGE	54.81	17.43	81.80

2. Historic Kenwood District and Meadowlawn Neighborhood.

**Table 25
Historic Kenwood
Single Family Residential Property**

Historic Kenwood			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	34020	38842	49260
STD	10778	11422	16004
MIN	7800	10900	2700
MAX	132800	148300	167400
# PARCELS	1089	1091	1090
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	4822	10418	15240
%CHANGE	14.17	26.82	44.80

**Table 26
Meadowlawn Neighborhood
Single Family Residential Property**

Meadowlawn			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	45568	47713	55237
STD	8074	9426	11590
MIN	17400	29100	33400
MAX	95900	90000	110100
# PARCELS	1047	1047	1047
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	2145	7524	9669
%CHANGE	4.71	15.77	21.22

3. Roser Park Historic District and Bartlett Park Neighborhood.

Table 27
Roser Park Historic District
Single Family Residential Property

Roser Park Hist. Dist.			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	17394	33320	49797
STD	9244	17383	27002
MIN	1200	7000	11000
MAX	40400	79000	112700
# PARCELS	35	35	35
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	15926	16477	32403
%CHANGE	91.56	49.45	186.29

Table 28
Bartlett Park
Single Family Residential Property

Bartlett Park			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	14238	22011	32119
STD	5612	9395	15228
MIN	2100	2500	2900
MAX	46800	62400	94400
# PARCELS	520	522	521
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	7773	10108	17881
%CHANGE	54.59	45.92	125.59

4. Round Lake Historic District and Euclid St. Paul Neighborhood.

Table 29
Round Lake Historic District
Single Family Residential Property

Round Lake Hist. Dist.			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	28180	31402	42875
STD	8455	9215	15642
MIN	6200	9800	10600
MAX	61400	62200	111500
# PARCELS	319	346	343
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	3222	11473	14695
%CHANGE	11.43	36.54	52.15

Table 30
Euclid - St. Paul Neighborhood
Single Family Residential Property

Euclid - St. Paul			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	44536	52237	65230
STD	16731	19176	27114
MIN	8300	17800	18300
MAX	171100	187500	273400
# PARCELS	593	594	593
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	7701	12993	20694
%CHANGE	17.29	24.87	46.47

LAKELAND COMPARISONS

1. East Lake Morton Historic District and Biltmore Neighborhood.

Table 31
East Lake Morton Historic District
Single Family Residential Property

East Lake Morton H.D. -			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	37327	42580	49697
STD	17609	19057	20636
MIN	12570	14035	23480
MAX	149910	156260	160450
# PARCELS	151	155	155
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	5253	7117	12370
%CHANGE	14.07	16.71	33.14

Table 32
Biltmore Neighborhood
Single Family Residential Property

Biltmore -			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	43533	49642	56371
STD	9393	10983	15683
MIN	21000	34360	36980
MAX	80010	92380	141133
# PARCELS	75	79	79
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	6109	6729	12838
%CHANGE	14.03	13.56	29.49

2. Dixieland Historic District and Camphor Neighborhood.

Table 33
Dixieland Historic District
Single Family Residential Property

Dixieland Hist. District			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	33134	36427	41370
STD	13042	14933	17114
MIN	7200	10290	9010
MAX	109780	113770	131369
# PARCELS	540	546	546
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	3293	4943	8236
%CHANGE	9.94	13.57	24.86

Table 34
Camphor Neighborhood
Single Family Residential Property

Camphor -			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	44506	47405	51803
STD	13046	14077	15506
MIN	11680	14880	7570
MAX	93260	94210	102481
# PARCELS	391	399	399
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	2899	4398	7297
%CHANGE	6.51	9.28	16.40

3. Beacon Hill Historic District and Southwest Neighborhood.

Table 35
Beacon Hill Historic District
Single Family Residential Property

Beacon Hill Hist. Dist.			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	68635	76264	83344
STD	29546	31888	35992
MIN	18770	35480	23130
MAX	204240	206970	281760
# PARCELS	134	136	136
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	7629	7080	14709
%CHANGE	11.12	9.28	21.43

Table 36
Southwest Neighborhood
Single Family Residential Property

Southwest			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	45336	49956	55568
STD	14504	14904	16838
MIN	8840	15710	20775
MAX	135300	141040	150231
# PARCELS	796	803	803
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	4620	5612	10232
%CHANGE	10.19	11.23	22.57

4. South Lake Morton Historic District and Cumberland and Lake Hollingsworth Neighborhoods.

Table 37
South Lake Morton Historic District - Single Family Residential Property

South Lake Morton H.D. -			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	42158	50228	58732
STD	30152	32324	39608
MIN	10750	12120	13970
MAX	435200	484720	607743
# PARCELS	526	537	537
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	8070	8504	16574
%CHANGE	19.14	16.93	39.31

Table 38
Cumberland Neighborhood - Single Family Residential Property

Cumberland			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	45210	51020	57872
STD	15032	16399	18173
MIN	24910	22270	29890
MAX	105800	121280	127857
# PARCELS	113	116	116
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	5810	6852	12662
%CHANGE	12.85	13.43	28.01

**Table 39
Lake Hollingsworth Neighborhood
Single Family Residential Property**

Lake Hollingsworth-			
Single Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	101961	117515	131070
STD	74111	99431	110628
MIN	11480	13130	33258
MAX	639360	1822650	2067770
# PARCELS	1265	1281	1281
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	15554	13555	29109
%CHANGE	15.25	11.53	28.55

WEST PALM BEACH COMPARISONS

1. Northboro Park Historic District and Northwood Hills Neighborhood.

**Table 40
Northboro Park Historic District
Single Family Residential Property**

Northboro Park Hist. Dist.			
Single Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	42837	57287	84444
STD	13802	18275	28593
MIN	18000	24266	31664
MAX	123906	127586	173596
# PARCELS	89	89	89
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	14450	27157	41607
%CHANGE	33.73	47.41	97.13

**Table 41
Northwood Hills
Single Family Residential Property**

Northwood Hills			
Single Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	39249	43882	54988
STD	11749	12420	16889
MIN	6750	8921	10920
MAX	104446	149560	211297
# PARCELS	757	759	759
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	4633	11106	15739
%CHANGE	11.80	25.31	40.10

2. Flamingo Park Historic District and Sunshine Park Neighborhood.

Table 42
Flamingo Park Historic District
Single Family Residential Property

Flamingo Park Hist. Dist.			
Single Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	55970	71521	107944
STD	16799	21303	45539
MIN	30702	34368	43918
MAX	120665	164702	388500
# PARCELS	361	361	361
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	15551	36423	51974
%CHANGE	27.78	50.93	92.86

Table 43
Sunshine Park
Single Family Residential Property

Sunshine Park			
Single Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	40551	47275	79936
STD	8212	8718	32808
MIN	16249	35510	39339
MAX	84916	89009	153551
# PARCELS	93	93	93
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	6724	32661	39385
%CHANGE	16.58	69.09	97.12

LAKE WORTH COMPARISON

1. Old Lucerne Historic District and adjacent North Lake Worth Neighborhood.

Table 44
Old Lucerne Historic District
Single Family Residential Property

Old Lucerne Hist. Dist.			
Single Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	59009	71273	91482
STD	24892	30195	46312
MIN	17484	25163	29833
MAX	179238	200447	328252
# PARCELS	218	218	218
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	12264	20209	32473
%CHANGE	20.78	28.35	55.03

Table 45
North Lake Worth Neighborhood
Single Family Residential Property

North Lake Worth			
Single Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	63793	75782	93835
STD	25963	31263	45271
MIN	24076	42433	46379
MAX	219702	235501	361711
# PARCELS	270	270	270
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	11989	18053	30042
%CHANGE	18.79	23.82	47.09

SELECTED MULTI-FAMILY RESIDENTIAL COMPARISONS

Florida property appraisers recognize two categories of multi-family residential property: Small Multi-Family (with 10 units or less) and Large Multi-Family (more than 10 units). Few districts or neighborhoods had sufficient numbers of Large Multi-Family property to warrant a comparative analysis. As a classification, Large Multi-Family is so broad (ranging from an 11-unit apartment to a complex with hundreds of units), that it does not lend itself to a simple average comparison of the sort conducted here.

However, several districts and neighborhoods afforded ample Small Multi-Family residential property. As a rule, these properties also increase in assessed value over the period from 1992-2001, but not at the same rate as single-family residential properties. This smaller appreciation is true both within historic districts and in the comparison neighborhoods.

1. Gainesville: Pleasant Street Historic District and Golfview Neighborhood.

Table 46
Northeast Historic District
Single Family Residential Property

Northeast HD			
Small Multi-Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVERAGE	61016	76864	97489
STDEV	23907	29749	44490
MIN	28200	38800	19800
MAX	147200	197400	266900
# PARCELS	76	76	76
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG CHANGE	15848	20625	36473
%CHANGE	25.97	26.83	59.78

The Golfview Neighborhood contains only single-family housing.

2. **Gainesville: Pleasant Street Historic District and 5th Avenue Neighborhood.**

Table 47
Pleasant Street Historic District
Small Multi-Family Residential Property

Pleasant Street HD			
Small Multi-Family Res.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	34467	37359	56968
STDEV	19915	20274	43841
MIN	9900	10800	17400
MAX	96700	113400	191800
# PARCELS	27	27	27
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	2892	19609	22501
%CHANGE	8.39	52.49	65.28

Table 48
Fifth Avenue neighborhood
Small Multi-Family Residential Property

Fifth Ave.			
Small Multi-Family Res.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	34068	44044	60383
STD	15334	18686	44091
MIN	15300	14800	13400
MAX	85600	95300	288500
# PARCELS	38	38	38
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	9976	16339	26315
%CHANGE	29.28	37.10	77.24

3. **Ocala: Ocala Historic District and Woodfields & The Pines Neighborhoods.**

Table 49
Ocala Historic District –
Small Multi-Family Residential Property

Ocala Historic District			
Small Multi-Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	59287	64310	98475
STD	42202	39034	47713
MIN	21230	14906	29732
MAX	230345	198401	237557
# PARCELS	49	49	49
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	5023	34165	39188
%CHANGE	8.47	53.13	66.10

Both Woodfields and The Pines neighborhoods are entirely single family residential.

4. Tampa: Hyde Park Historic District and Davis Island.

Table 50
Hyde Park Historic District
Small Multi-Family Residential Property

Hyde Park Hist. Dist.			
Small Multi-Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	95019	118831	223588
STD	38428	43374	104415
MIN	33000	39625	61440
MAX	206658	248701	968700
COUNT	99	99	99
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	23812	104757	128569
%CHANGE	25.06	88.16	135.31

Table 51
Davis Island
Small Multi-Family Residential Property

Davis Island			
Small Multi-Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	89769	85095	172547
STD	33002	31552	82024
MIN	43468	42840	80545
MAX	206000	223877	552444
# PARCELS	80	80	80
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	-4674	87452	82778
%CHANGE	-5.21	102.77	92.21

5. North Shore Historic District and Lakewood Estates, Northeast Park and Placido Bayou Neighborhoods.

Table 52
North Shore Historic District
Small Family Residential Property

North Shore Hist. Dist.			
Small Multi Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	93933	107270	147760
STD	63000	73888	87608
MIN	8300	13200	36000
MAX	630500	872700	1157600
# PARCELS	681	685	678
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	13337	40490	53287
%CHANGE	14.20	37.75	57.30

Table 53
Lakewood Estates
Small Multi-Family Residential Property

Lakewood Estates			
Small Multi-Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	108433	111400	132767
STD	80308	60336	90273
MIN	45900	73900	79800
MAX	199000	181000	237000
# PARCELS	3	3	3
	CHANGE92-97	CHANGE97-01	CHANGE92-01
AVG	2967	21367	24334
%CHANGE	2.74	19.18	22.44

**Table 54
Northeast Park
Small Multi-Family Residential Property**

Northeast Park			
Small Multi-Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	73938	79844	101713
STD	46172	45560	55689
MIN	33000	34600	45700
MAX	204900	204000	258200
# PARCELS	16	16	16
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	5906	21869	27775
%CHANGE	7.99	27.39	37.57

**Table 55
Placido Bayou
Small Multi-Family Residential Property**

Placido Bayou			
Small Multi-Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	51950	53450	63300
STD	5869	4455	2263
MIN	47800	50300	61700
MAX	56100	56600	64900
# PARCELS	2	2	2
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	1500	9850	11350
%CHANGE	2.89	19.58	21.85

6. St. Petersburg: Historic Kenwood District and Meadowlawn Neighborhood.

**Table 56
Historic Kenwood
Small Multi-Family Residential Property**

Historic Kenwood			
Small Multi-Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	41530	43714	59801
STD	13325	14081	18742
MIN	3900	8100	11500
MAX	101900	107000	147500
# PARCELS	354	354	354
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	2184	16087	18271
%CHANGE	5.26	36.80	43.99

Meadowlawn neighborhood is entirely single-family residential.

7. St. Petersburg: Roser Park Historic District and Bartlett Park Neighborhood.

Table 57
Roser Park Historic District
Small Multi-Family Residential Property

Roser Park Hist. Dist.			
Small Multi-Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	41338	52969	85923
STD	29333	22706	45077
MIN	10500	18900	25900
MAX	101000	90700	160700
# PARCELS	13	13	13
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	11631	32954	44585
%CHANGE	28.14	62.21	107.85

Table 58
Bartlett Park
Small Multi-Family Residential Property

Bartlett Park			
Small Multi-Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	20533	27688	40907
STD	12952	12941	18922
MIN	3800	2800	5500
MAX	136800	89300	118300
# PARCELS	230	230	229
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	7155	13219	20374
%CHANGE	34.85	47.74	99.23

8. St. Petersburg: Round Lake Historic District and Euclid St. Paul Neighborhood.

Table 59
Round Lake Historic District
Small Multi-Family Residential Property

Round Lake Hist. Dist.			
Small Multi-Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	43715	43394	62724
STD	20428	18416	25788
MIN	6700	9600	14400
MAX	172700	161500	221400
# PARCELS	319	328	328
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	-321	19330	19009
%CHANGE	-0.73	44.5	43.48

Table 60
Euclid – St. Paul Neighborhood
Small Multi-Family Residential Property

Euclid - St. Paul			
Small Multi-Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	56126	60287	78845
STD	22577	22203	28982
MIN	16800	26400	31300
MAX	183100	152800	247500
# PARCELS	246	246	246
	CHANGE92-97	CHANGE97-01	CHANGE92-01
AVG	4161	18558	22719
%CHANGE	7.41	30.78	40.48

9. Lakeland: East Lake Morton Historic District and Biltmore Neighborhood.

Table 61
East Lake Morton Historic District
Small Multi-Family Residential Property

East Lake Morton H.D. -			
Small Multi-Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	59350	61480	62512
STD	29332	29619	31000
MIN	13480	27970	13890
MAX	171640	176280	190700
# PARCELS	68	69	69
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	2129	1033	3162
%CHANGE	3.59	1.68	5.33

Table 62
Biltmore Neighborhood
Small Multi-Family Residential Property

Biltmore -			
Small Multi-Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	43853	45289	45210
STD	7217	6944	6937
MIN	30750	32490	32260
MAX	63250	65190	65760
# PARCELS	19	19	19
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	1436	-79	1357
%CHANGE	3.28	-0.18	3.09

10. Lakeland: Dixieland Historic District and Camphor Neighborhood.

Table 63
Dixieland Historic District
Small Multi-Family Residential Property

Dixieland Hist. District			
Small Multi-Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	46680	47712	47853
STD	25472	23329	23160
MIN	430	3240	3240
MAX	150430	150430	153190
# PARCELS	155	156	156
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	1032	141	1173
%CHANGE	2.21	0.29	2.51

Table 64
Camphor Neighborhood
Small Multi-Family Residential Property

Camphor -			
Small Multi-Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	60019	57826	58209
STD	22037	22293	21885
MIN	33140	27471	32410
MAX	103310	102980	105300
# PARCELS	21	22	22
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	-2193	383	-1810
%CHANGE	-3.65	0.66	-3.02

11. Lakeland: South Lake Morton Historic District and Cumberland and Lake Hollingsworth Neighborhoods.

**Table 65
South Lake Morton Historic District –
Small Multi-Family Residential Property**

South Lake Morton H.D. -			
Small Multi-Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	61341	65113	67202
STD	31301	31528	33879
MIN	16560	16560	16560
MAX	189210	191720	195230
# PARCELS	112	112	112
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	3771	2089	5861
%CHANGE	6.15	3.21	9.55

**Table 66
Cumberland Neighborhood –
Small Multi-Family Residential Property**

Cumberland			
Small Multi-Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	43958	46228	45716
STD	12368	11548	11227
MIN	24460	26490	26490
MAX	66650	67980	68030
# PARCELS	10	10	10
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	2270	-512	1758
%CHANGE	5.16	-1.11	4.00

**Table 67
Lake Hollingsworth Neighborhood
Small Multi-Family Residential Property**

Lake Hollingsworth-			
Small Multi-Fam. Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	54066	55802	55126
STD	25562	24158	26955
MIN	15500	29220	18410
MAX	155080	174580	184080
# PARCELS	36	36	36
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	1736	-676	1061
%CHANGE	3.21	-1.21	1.96

12. West Palm Beach: Northboro Park Historic District and Northwood Hills Neighborhood.

Table 68
Northboro Park Historic District
Small Multi-Family Residential Property

Northboro Park Hist. Dist.			
Small Multi-Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	80831	90988	138372
STD	68701	67369	66816
MIN	36836	41343	68405
MAX	262884	269085	303395
# PARCELS	18	18	18
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	10157	47384	57541
%CHANGE	12.57	52.08	71.19

Table 69
Northwood Hills
Small Multi-Family Residential Property

Northwood Hills			
Small Multi-Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	50580	50684	71195
STD	31598	30165	37215
MIN	20060	23596	37155
MAX	221695	211689	277037
# PARCELS	65	65	65
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	104	20511	20615
%CHANGE	0.21	40.47	40.76

13. West Palm Beach: Flamingo Park Historic District and Sunshine Park Neighborhood.

Table 70
Flamingo Park Historic District
Small Multi-Family Residential Property

Flamingo Park Hist. Dist.			
Small Multi-Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	70058	79758	138058
STD	19906	24940	36759
MIN	36850	44751	59974
MAX	118431	151058	253760
# PARCELS	50	50	50
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	9700	58300	68000
%CHANGE	13.85	73.10	97.06

Sunshine Park has only single family residential property.

14. Lake Worth: Old Lucerne Historic District and adjacent North Lake Worth Neighborhood.

**Table 71
Old Lucerne Historic District
Small Multi-Family Residential Property**

Old Lucerne Hist. Dist.			
Small Multi-Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	69504	74616	103119
STD	26648	27024	39389
MIN	28494	31465	43553
MAX	160000	166253	220373
# PARCELS	36	36	36
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	5113	28503	33615
%CHANGE	7.36	38.20	48.36

**Table 72
North Lake Worth Neighborhood
Small Multi-Family Residential Property**

North Lake Worth			
Small Multi-Family Resid.	ASVAL_92	ASVAL_97	ASVAL_01
AVG	71167	76465	95863
STD	17787	17936	27058
MIN	51605	55781	70819
MAX	93682	101648	137907
# PARCELS	5	5	5
	CHANGE 92-97	CHANGE 97-01	CHANGE 92-01
AVG	5298	19399	24697
%CHANGE	7.44	25.37	34.70

