

**Real Estate Comps (all addresses 33316, 1 square mile from 902 SE 12<sup>th</sup> CT):**

**Asking Price: \$1,300,000, \$152 per sqft /8580 sqft lot RML-25**

RML-25 allows four up to 4 units, RS-8, only allows for one unit

**Average sales price: \$1,245,399                      Median sales price: \$1,805,000**

**Average price per sqft: \$174                      Median price per sqft: \$286**

**Average lot size: 7211 sqft                      Median lot size: 8121 sqft**

- 3/20/26                      **\$2,984,000 / 9375 sqft lot / \$318.29 per sqft** 1601 SE 11<sup>th</sup> St (RS-8)  
(\$2,730,957) (water front) (older home, likely tear down)
- 3/18/26                      **\$1,050,000 / 5971 sqft / \$175.85 per sqft** 810 SE 10<sup>th</sup> St (RS-8)  
(\$1,510,080) (presumably teardown) (sold in Probate Estate Auction)
- 2/26/26                      **\$1,500,000 / 9375 sqft lot / \$160 per sqft** 1022 SE 12<sup>th</sup> Way (RS-8)  
(\$1,372,800) (presumably teardown)
- 2/12/26                      **\$1,730,000 / 9088 sqft lot / \$190.36 per sqft** 1212 Cordova (RS-8)  
(\$1,633,289) (presumably teardown)
- 2/3/26                      **\$1,800,000 / 7305 sqft lot / \$246.41 sqft** 716 Ponce de Leon (RS-8)  
(\$2,114,198) (newer construction)
- 1/28/26                      **\$1,400,000/ 6250 sqft lot/ \$224 per sqft** 815 SE 11<sup>th</sup> Ave (RS-8)  
(\$1,921,920) (presumably teardown)
- 1/26/26                      **\$3,160,000 / 6250 sqft lot/ \$505.60 per sqft** 721 SE 9<sup>th</sup> St (RS-8)  
(\$4,338,048) (new construction)
- 1/13/26                      **\$2,300,000 / 7200 sqft lot/ \$319.45 per sqft** 810 SE 5<sup>th</sup> Ct (RS-8)  
(\$2,740,881) (newer construction)
- 1/5/26                      **\$1,450,000 / 7000 sqft lot/ \$207.14 per sqft** 1323 SE 13<sup>th</sup> Ter (RS-8)  
(\$1,777,261) (presumably teardown)  
  
**\$1,298,000 / 7000 sqft lot/ \$185.43 per sqft** 810 SE 5<sup>th</sup> Ct (RS-8)

(\$1,590,989) (presumably teardown)

12/25/25 **\$850,000** / 7500 sqft lot / **\$113.34 per sqft** 1240 SE 12<sup>th</sup> Way (RS-8)  
**(\$972,457)** (presumably teardown)

12/19/25 **\$900,000** / 6750 sqft lot / **\$133.33 per sqft** 622 SE 6<sup>th</sup> Ct (RS-8)  
(\$1,143,971) (presumably teardown)

12/15/25 **\$925,000** / 6250 sqft lot / **\$148 per sqft** 720 SE 7<sup>th</sup> St (RS-8) (RS-8)  
(\$1,269,840) (presumably teardown)

12/12/25 **\$715,000** / ~6580 sqft lot / **\$109 per sqft** 1901 Miami Rd  
(RML-25) **(\$935,220)** (presumably teardown)

12/9/25 \$950,000 / 6001 sq ft / \$158.31 sqft / 909 SE 5<sup>th</sup> Ct (RS-8)  
(\$1,358,300) (presumably teardown)

11/25/25 **\$450,000** / 6970 sqft lot / **\$65 per sqft** 1539 Miami Rd (RML-25)  
**(\$557,700)** (LOT)

**\$1,748,375** / 9991 sqft lot / **\$175 per sqft** 1101 Cordova (RS-8)  
(\$1,501,500) (presumably teardown) (sold in 2024 for \$975,000)

11/20/25 **\$1,802,000** / 7700 sqft lot / **\$234 per sqft** 1642 SE 14<sup>th</sup> St (RS-8)  
(\$2,007,720) (presumably teardown)

10/29/25 **\$1,590,000** / 8688 sqft lot / **\$183 per sqft** 1248 Cordova (RS-8)  
(\$1,570,140) (LOT) (already back on market for \$200,000 more)

10/25/25 **\$858,600** / 8370 sqft lot / **\$103 per sqft** 1330 SE 12<sup>th</sup> Way (RS-8)  
**(\$883,740)** (presumably teardown) (sold in Probate Estate Auction)

**\$727,000** / 7876 sqft lot / **\$92 per sqft** 1204 SE 13<sup>th</sup> Ter (RS-8)  
**(\$788,360)** (presumably teardown) (sold in Probate Estate Auction)

10/22/25 **\$950,000** / 6534 sqft lot / **\$145 per sqft** 1109 SE 9<sup>th</sup> St (RS-8)  
(\$1,244,100) (LOT)

9/8/25 **\$950,000** / 8750 sqft lot / **\$109 per sqft** 900 SE 11<sup>th</sup> Ct (RS-8)

(\$935,220) (presumably teardown)

5/9/25 **\$775,000** / 6750 sqft lot / **\$115 per sqft** 917 SE 14<sup>th</sup> St RML-25)

(\$986,700) (TORN DOWN)

5/7/25 **\$1,750,000** / 17,275 sqft / **\$101 per sqft** 910 SE 12<sup>th</sup> St (RML-25)

(\$866,580) (TORN DOWN) (now townhouses, asking price each:  
\$1.2M)

#### Historic Data

5/25/22 **\$3,200,000** / 28,680 sqft / \$112 per sqft 826 SE 12 Ct (RML-25)

(\$960,000) (LOT, next door WEST) (the current asking price for the now  
completed 14 unit complex is \$15,000,000)

11/25/20 **\$850,000** / 9295 sqft / \$91 per sqft 904 SE 12<sup>th</sup> Ct (RML-25)

(\$780,000) (next door EAST).

2/25/14 **\$1,275,000** / 28,680 sqft / \$45 per sqft 826 SE 12 Ct (RML-25)

(\$386,100) (LOT, next door WEST) (the current asking price for the now  
completed 14 unit complex is \$15,000,000) (SOLD IN FORECLOSURE)  
(same lot as above)