DFE Listed Property Sale Price Decision Node

Master Experimental Specification — Outcome-Redacted Decision Function Reconstruction

Laboratory Confirmation

The supplied Decision Surface Snapshot is readable and appears sufficient to begin the laboratory. The designated Subject Property is identifiable as **144 Crosscove Circle, Ponte Vedra Beach, Florida 32082**. The structured quantitative evidence identifies the Subject as a 1995-built, 2,000-square-foot, three-bedroom/two-bath residence with waterfront and a private pool, listed at $749,900; its sold price is expressly **REDACTED**.

The supplied completed-sale population consists of 11 sales within the 12 months preceding the Subject's April 3, 2026 close date. The supplied control states that the Subject sold price remains redacted and that the underlying Decision Surface Snapshot controls in the event of discrepancy.

No separate Engineering Guidance beyond the supplied P4A structured quantitative evidence table has been identified. That table is treated as authorized supplied laboratory evidence, not as an outcome source. The Subject's transaction outcome remains unavailable for this reconstruction.

Stage 1 — Subject Property Understanding

The Subject is **144 Crosscove Circle**, a one-story detached residence in Seaside at Ponte Vedra Beach, built in 1995 with approximately **2,000 square feet**, **3 bedrooms**, **2 full bathrooms**, a two-car garage, waterfront/pond orientation, and a private pool. Its quantitative record reports an original and final/current list price of **$749,900**, three days on market, listing contract date February 21, 2026, purchase contract date March 1, 2026, and scheduled/recorded close date April 3, 2026. The sale outcome itself is redacted.

The Subject's photographic presentation is materially favorable. The property presents as an attractive, well-maintained single-story home with a paver driveway, two-car garage, mature palms, and a relatively clean exterior. The interior is bright and open, with vaulted/high ceilings, extensive hard-surface flooring, a large connected living/dining configuration, and substantial glazing toward the rear. The kitchen is open to the principal living space and has wood cabinetry, stone/granite-style counters, stainless appliances, a gas cooktop, and a large peninsula/island arrangement. The overall presentation is updated and readily marketable rather than substantially dated.

The primary suite is comparatively strong for the property class. Photographs show a large bedroom overlooking the pool/rear setting and an upgraded bath with a jetted tub, glass shower, dual-vanity arrangement, fireplace feature, and substantial finish work. The remaining bedrooms are simpler, and the secondary bath is serviceable rather than a major value differentiator.

The principal amenity package is a major valuation factor. The Subject combines a **private pool** with a **water/pond view**, landscaped and fenced outdoor space, patio/hardscape, and an outdoor entertaining area. Photographs show direct visual interaction between the rear yard, pool, and water, making the waterfront characteristic functionally meaningful rather than merely nominal. Community photographs additionally establish pool, tennis/pickleball and neighborhood recreational amenities.

Accordingly, the Subject is best represented as a roughly 2,000-square-foot home whose value is not driven primarily by size. Its stronger attributes are the combination of **waterfront position + private pool + favorable presentation/updates + established Seaside amenity package**, while its three-bedroom/two-bath configuration and moderate living area constrain it relative to the larger four- and five-bedroom premium sales.

Stage 2 — Neighborhood and Comparative Market Analysis

The supplied evidence defines a useful but heterogeneous competitive set of 11 completed sales. Sale prices range from **$518,700 to $910,000**, reflecting meaningful differences in size, waterfront status, pool status, condition, bedroom/bath count, and apparent renovation quality.

The most informative comparisons are not simply the properties closest in square footage.

252 Seamist Court is especially useful as a physical-size anchor: 2,006 square feet, three bedrooms/two baths, waterfront, 1997 construction, and a $670,000 sale. It lacks a private pool. It sold after only nine days on market at 97.24% of its $689,000 asking price. The Subject is essentially identical in reported living area but possesses the additional private-pool amenity and, based on the supplied photographs, a stronger resort-style rear environment. This establishes substantial support above $670,000 for the Subject.

144 Crosstide Circle is another close size/configuration reference at 1,969 square feet, three bedrooms/two baths and waterfront, selling for $580,000. Its photographs, however, show materially more dated finishes and no private pool. It therefore functions more convincingly as a lower-quality waterfront floor than as a direct value indication for the Subject. The DSS photographs on pages 107-111 reinforce this distinction: Crosstide's kitchen, baths, finishes and general interior presentation are visibly more dated, despite its attractive lakefront yard.

The strongest premium references are the properties combining **waterfront and private pool**. **140 Crosscove Circle** sold for **$845,000** with 2,423 square feet, four bedrooms, two baths, waterfront and private pool. It is particularly relevant because it is on Crosscove Circle and shares the Subject's core pool/water amenity combination, but it contains approximately 423 additional square feet and an additional bedroom. Its photographs show a substantial pool/water setting and a well-presented interior, supporting its use as a meaningful upper-side reference rather than a direct equivalent.

213 Seamist Court sold for **$790,000** and combines waterfront and private pool, but at 2,336 square feet and four bedrooms/three baths it is materially larger and functionally superior in accommodation count. Its long 237-day exposure and reduction from $885,000 to $810,000 also distinguish its transaction path.

At the upper end, **161 Crossroad Lakes Drive** sold for **$910,000** with 2,204 square feet, four bedrooms/three baths, waterfront and private pool. It had only five days on market and sold at 99.45% of its $915,000 list price. The photographs show a conspicuously remodeled, bright contemporary interior and strong screened pool/water environment, making this property a superior-quality ceiling rather than a direct indication for the Subject.

Non-waterfront evidence provides additional context. Sales include $620,000 for 1,755 square feet, $650,000 for 2,047 square feet, $675,000 for 2,323 square feet, and $815,000 for a much larger 2,622-square-foot five-bedroom/four-bath property. These observations reinforce that simple square-foot scaling is inadequate: amenity package, condition and property configuration materially influence the supplied market.

The comparative evidence therefore places the Subject materially above ordinary/no-pool homes around its size and below the larger or more comprehensively renovated premium pool/waterfront properties. The narrowest comparative corridor is created by the $670,000 252 Seamist sale below it and the $790,000/$845,000 pool-and-waterfront sales above it.

Stage 3 — Comparative Placement and Valuation Synthesis

Intrinsic Comparative Low Estimate: $710,000

Intrinsic Comparative Point Estimate: $740,000

Intrinsic Comparative High Estimate: $775,000

The Subject's intrinsic comparative point placement is **$740,000**.

The lower portion of the range is supported principally by 252 Seamist Court at $670,000. Because that property is almost exactly the Subject's size and has the same three-bedroom/two-bath and waterfront configuration, it is a particularly useful baseline. The Subject's private pool, outdoor hardscape, water-oriented rear environment, and favorable interior presentation justify a meaningful premium. The lower estimate of $710,000 recognizes that these benefits are substantial while avoiding valuation of the pool and presentation as though they created the accommodation utility of a materially larger home.

The upper boundary is constrained by the completed pool/waterfront properties. The $790,000 213 Seamist sale provides substantially more living area, a fourth bedroom and third bath. The $845,000 140 Crosscove sale provides the same core pool/water combination and same-street relevance but approximately 21% more living area and four bedrooms. The $910,000 161 Crossroad Lakes sale is both larger and conspicuously remodeled.

At the same time, a purely square-foot-based discount from those properties would understate the Subject because its pool and waterfront amenities are substantially fixed property-level benefits rather than benefits that scale linearly with interior square footage.

The resulting $740,000 intrinsic point estimate represents the Subject as a **smaller but attractive premium-amenity property**, close to the upper end of the three-bedroom/two-bath competitive tier but below the larger premium pool/waterfront homes.

Stage 4 — Market Behavior and Transaction Context Analysis

The Subject entered the market at **$749,900**, received no list-price reduction, and went under purchase contract after approximately eight calendar days from the February 21 listing-contract date to the March 1 purchase-contract date; the MLS DOM field is three. The evidence therefore

indicates rapid acceptance at the original asking level rather than prolonged exposure or price discovery through reductions.

Transaction behavior across the supplied 11 completed sales is variable. Sale/final-list ratios range from approximately 90.64% to 99.45%. Using the supplied individual observations, the Decision Function calculates an across-property mean sale/final-list ratio of approximately **95.52%** and a median of approximately **96.57%**. Applying those figures mechanically to the Subject's $749,900 asking price would imply approximately $716,000-$724,000. Such a mechanical application is not adopted as the final model because the underlying sales include properties with very different exposure histories and pricing strategies. Several lower-ratio transactions experienced lengthy marketing or prior reductions, whereas the Subject secured a contract almost immediately and without a price reduction. The individual transaction ratios and histories are supplied in the quantitative table.

The Subject's $749,900 list price is also closely aligned with the independently reconstructed intrinsic comparative point of $740,000. There is therefore no evidence that the listing strategy represented the kind of conspicuous overpricing seen in some long-exposure comparables.

Rapid contracting supports an expected sale relatively near asking, while the market's general tendency to close below final asking price argues against automatically equating the $749,900 list price with the eventual sale price.

The final transaction estimate is therefore placed slightly above the $740,000 intrinsic comparative estimate, at **$745,000**. The **+$5,000 transaction-context difference** reflects the Subject's rapid, unreduced market acceptance and the unusually close alignment between its asking price and the independently reconstructed comparative value.

Stage 5 — Challenge, Critical Review, and Qualification Analysis

The principal challenge is the limited number of genuinely close substitutes. The 11-sale population is useful, but only a small subset simultaneously reproduces the Subject's approximately 2,000-square-foot scale, waterfront position, private pool, condition/presentation, and three-bedroom/two-bath configuration. The pool-and-waterfront observations tend to be larger, while the closest size matches generally lack a pool. This requires interpolation rather than direct replication.

A second challenge is the dispersion in observed price per square foot and transaction behavior. The evidence demonstrates that square footage alone does not explain this market. The completed sales range from strongly renovated premium properties to dated homes and from no-water/no-pool properties to combined pool/waterfront properties. Consequently, no single market-wide price-per-square-foot statistic is considered sufficiently stable to control the estimate.

A third challenge is condition inference from MLS photographs. Photographs strongly support relative presentation judgments, but they cannot establish hidden physical condition, mechanical-system quality, inspection findings, deferred maintenance, or buyer-specific reactions. No unsupported inspection or structural assumption has therefore been incorporated.

A fourth challenge concerns transaction terms. The supplied evidence includes concessions fields for the completed sales, but the Subject's eventual transaction economics are necessarily unknown under the outcome-redaction control. The final estimate therefore represents expected nominal sale price, not an adjusted net-equivalent price.

A fifth challenge is the interpretation of the Subject's rapid contract. Rapid contracting can indicate strong demand and accurate or attractive pricing, but it does not prove a full-price transaction. The supplied completed sales demonstrate that even short-DOM properties can close below asking. Accordingly, the Subject's short exposure is treated as positive transaction evidence but not as proof of its eventual outcome.

An alternative defensible interpretation would weight the market-wide sale-to-final-list ratios more heavily and produce an estimate in roughly the low-$720,000s. Another could weight the Subject's premium amenity package and rapid contract more heavily and place the result very near its $749,900 asking price. The selected **$745,000** estimate lies toward the latter interpretation because the intrinsic comparison itself independently supports approximately $740,000 before transaction behavior is considered.

These challenges materially affect the **confidence assessment and valuation qualifications**, but they do not warrant moving the point estimate outside the reconstructed comparative range.

Stage 6 — Frozen Record

Intrinsic Comparative Low Estimate: $710,000

Intrinsic Comparative Point Estimate: $740,000

Intrinsic Comparative High Estimate: $775,000

Final Estimated Sale Price: $745,000

Confidence: Moderate

Evidence Sufficiency: Sufficient

Frozen Output Production Date and Time: September 2, 2026, 3:32 PM EDT (UTC−04:00)

Valuation Qualifications: The estimate is restricted exclusively to the supplied laboratory materials and is outcome-redacted. The completed-sale population is sufficient for a decision but contains limited exact substitutes for the Subject's combined approximately 2,000-square-foot size, waterfront position, private pool, three-bedroom/two-bath configuration, and observed presentation. Condition judgments are limited to MLS descriptions and photographs and do not establish unobserved structural, mechanical, inspection, or deferred-maintenance conditions. The final estimate assumes no undisclosed transaction-specific circumstance materially affecting consideration. No outside market information, web research, prior experimental result, remembered transaction outcome, or other external evidence has been used. The actual Subject sale price remains unknown and has not been inferred or recovered.