DFE Listed Property Sale Price Decision Node

Frozen Experimental Record — Outcome-Redacted Decision Function Reconstruction

Execution 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 Subject Property's eventual transaction outcome is unavailable/redacted: the reconciled quantitative evidence table identifies the Subject as a 1995-built, 2,000-square-foot, 3-bedroom, 2-bath property with waterfront and private pool, lists the current/final asking price at $749,900, and expressly marks the sold price "REDACTED." The supplied evidence table states that it was derived exclusively from the Decision Surface Snapshot, that the underlying DSS controls in the event of discrepancy, and that the population consists of 11 completed sales within the 12 months preceding the Subject's 04/03/2026 close date plus the outcome-redacted Subject. No Subject transaction outcome has been sought, inferred from an outside source, or otherwise admitted into this laboratory.

The supplied supplemental quantitative evidence is readable and has been considered as authorized experimental material. No outside information, web research, prior-chat information, remembered transaction outcome, or other evidence has been used.

Stage 1 — Subject Property Understanding

The Subject is a **single-family, one-story residence built in 1995 with approximately 2,000 square feet of living area, three bedrooms, two full bathrooms, a two-car garage, waterfront/pond positioning, and a private pool**. The Subject was offered at $749,900 without a recorded list-price reduction in the supplied quantitative evidence.

The MLS and photographic evidence materially strengthens the Subject beyond a generic 2,000-square-foot 1990s house. The Subject presents as a relatively attractive, well-maintained residence with substantial hardwood/wood-look flooring through the main living areas and primary bedroom, vaulted or high ceilings, an open and bright living/dining arrangement, substantial glazing toward the rear, and a kitchen with extensive cabinetry, stone/granite-type counters and an island. The primary suite is comparatively spacious and includes a substantial bathroom with separate shower, jetted tub, fireplace/wall feature and dual-vanity-type configuration. The photographic sequence also shows the secondary rooms and bath in generally serviceable condition.

The strongest physical/amenity feature is the rear environment. The Subject has a screened/private pool area, substantial hardscape, a pond/lake outlook immediately beyond the pool enclosure, and a relatively open rear-water orientation. Community imagery additionally establishes access to amenities including a community pool, tennis/pickleball facilities and the broader Seaside setting. These features materially improve the Subject's competitive position relative to otherwise similar non-waterfront and non-pool houses.

The Subject is not interpreted as a newly constructed or uniformly luxury-renovated residence. Certain cabinetry, bathroom elements, architectural details and finishes remain consistent with the home's age or with renovations completed at different times. Thus, the property receives meaningful value recognition for presentation, pool and waterfront utility without being treated as equivalent to the strongest comprehensively remodeled offering in the evidence.

Stage 2 — Neighborhood and Comparative Market Analysis

The supplied completed-sale population contains **11 transactions** spanning approximately 1,729 to 2,622 square feet and $518,700 to $910,000. The evidence shows a wide price distribution because size, waterfront, private pool, condition/remodeling, bedroom/bath count and presentation differ materially. Accordingly, simple average price or price-per-square-foot treatment would obscure important differences.

The most informative comparisons are as follows.

140 Crosscove Circle is particularly important because it is on Crosscove Circle and shares both waterfront and private-pool characteristics. It is larger at 2,423 square feet with four bedrooms and two baths and sold for **$845,000**, or $348.74 per square foot, after 24 DOM. Its DSS photographs show a screened pool directly overlooking water and a generally well-presented interior, making it a strong upper comparative anchor after recognizing its approximately 423-square-foot size advantage.

252 Seamist Court is almost an exact size/bed-bath match at 2,006 square feet, three bedrooms and two baths. It is waterfront but lacks a private pool and sold for **$670,000** after nine DOM. The Subject's pool and overall rear amenity package support placement materially above this sale.

213 Seamist Court provides another pool-and-waterfront benchmark. At 2,336 square feet with four bedrooms and three baths, it sold for **$790,000**, but only after 237 DOM and a reduction from $885,000 to $810,000. Its larger size and additional bedroom/bath favor that property, while its prolonged marketing history indicates that its transaction price should not be mechanically translated to the Subject.

161 Crossroad Lakes Drive represents the strongest relevant pool/waterfront transaction in the supplied evidence: 2,204 square feet, four bedrooms, three baths, sold for **$910,000** after only five DOM, essentially at its $915,000 asking price. Photographs show a conspicuously updated, bright contemporary interior and screened waterfront pool environment. I therefore treat this as evidence of the upper capability of the local market rather than a direct value indication for the Subject.

144 Crosstide Circle, at 1,969 square feet and three bedrooms/two baths, is another useful size match and is waterfront without a private pool. It sold for **$580,000** after 59 DOM and a list reduction. The photographs reveal materially more dated interior finishes and presentation, making it a lower-quality benchmark rather than a close substitute for the Subject.

The non-waterfront transactions help define the value of the Subject's amenity package. Examples include 132 Patrick Mill Circle at $650,000, 149 Seaside Circle at $620,000, 265 Patrick Mill Circle at

$675,000, 109 Patrick Mill Circle at $518,700 and 145 Crossroad Lakes Drive at $815,000, with substantial differences in size, condition and bedroom/bath configuration.

Taken together, the evidence indicates that waterfront and private-pool utility are material but interact strongly with condition and size. The Subject occupies a desirable middle-to-upper comparative position: clearly above the similarly sized waterfront/no-pool sales and weaker-condition properties, but below the larger or more comprehensively improved premium pool/waterfront examples.

Stage 3 — Comparative Placement and Valuation Synthesis

Intrinsic Comparative Low Estimate: $725,000

Intrinsic Comparative Point Estimate: $760,000

Intrinsic Comparative High Estimate: $800,000

The **$760,000 intrinsic comparative point estimate** reflects the convergence of several relationships rather than a single price-per-square-foot calculation.

The 2,006-square-foot 252 Seamist sale at $670,000 establishes a particularly useful near-size floor from which the Subject's private pool, stronger rear amenity experience and presentation warrant a material premium. The 2,423-square-foot pool/waterfront 140 Crosscove sale at $845,000 provides a highly relevant same-street upper reference, but its approximately 21% greater living area and extra bedroom require downward translation to the Subject. The $790,000 sale of larger 213 Seamist demonstrates that a pool/waterfront property can transact near the Subject's upper intrinsic range even when market exposure is prolonged. Conversely, the $910,000 sale of renovated 161 Crossroad Lakes demonstrates that substantially stronger condition/presentation and somewhat greater functional utility can move this property class materially above the Subject's expected level. These quantitative relationships are documented in the reconciled completed-sale table.

The low end of $725,000 allows for a market interpretation in which buyers discount the Subject for its 1995 vintage, partially dated components and smaller size relative to the strongest pool/waterfront sales. The $800,000 high end allows for a buyer response giving substantial weight to the Subject's pool, immediate water outlook, appealing primary living spaces, favorable presentation and scarce combination of amenities.

The intrinsic interval is deliberately not narrower because the evidence does not isolate the marginal market contribution of pool, waterfront, renovation quality and size independently. Their effects are bundled within a relatively small completed-sale population.

Stage 4 — Market Behavior and Transaction Context Analysis

The Subject was offered at **$749,900**, had no supplied list-price reduction, and entered contract quickly. The reconciled evidence records three DOM, a 02/21/2026 listing contract date, a 03/01/2026 purchase-contract date and a 04/03/2026 close date. This is materially different from evidence of an over-priced listing requiring extended exposure or repeated reductions.

Across the 11 completed sales, the Sale/Final-List ratios supplied in the evidence are 97.53%, 97.24%, 96.30%, 91.85%, 96.57%, 94.31%, 90.64%, 96.57%, 98.19%, 92.08% and 99.45%. Their arithmetic mean is approximately **95.52%**, although that unconditional mean is not treated as a direct Subject prediction because it combines slow, reduced listings with rapidly accepted, accurately positioned listings.

The transaction evidence most analogous to the Subject's quick absorption generally supports a much smaller discount from asking. For example, 161 Crossroad Lakes sold at 99.45% of final list after five DOM; 252 Seamist sold at 97.24% after nine DOM; 265 Patrick Mill sold at 96.57% after 11 DOM; and 145 Crossroad Lakes sold at 98.19% after 32 DOM.

The Subject's $749,900 asking price also falls very near the intrinsic comparative point estimate rather than materially above it. A rapid contract with no price reduction is therefore interpreted as evidence that the market accepted the property's pricing zone. At the same time, the supplied evidence does not justify assuming an above-list outcome merely because exposure was short.

Accordingly, I apply a modest transaction-context reconciliation downward from the **$760,000 intrinsic comparative point estimate** to a **$750,000 final estimated sale price**. This effectively treats the asking price as a strong transaction anchor supported by rapid absorption while retaining the independently constructed comparative conclusion that the property was not materially overpriced.

Difference between intrinsic comparative point estimate and final estimated sale price: −$10,000.

The difference reflects transaction-price behavior and the unusually informative $749,900 no-reduction/quick-contract listing context rather than a change in the Subject's intrinsic comparative characteristics.

Stage 5 — Challenge, Critical Review, and Qualification Analysis

The principal challenge is the relatively small and heterogeneous evidence population. Only 11 completed sales are supplied, and meaningful differences exist in size, condition, bedroom/bath count, waterfront status, pool status, renovation level and marketing history. This prevents precise isolation of individual feature contributions.

A second challenge is that the closest structural matches are not simultaneously perfect amenity and condition matches. The nearly identical-size 252 Seamist property lacks a pool; the same-street 140 Crosscove property has pool and waterfront but is substantially larger; 213 Seamist is larger with an extra bedroom and bathroom; and 161 Crossroad Lakes appears materially more comprehensively updated. The Subject must therefore be placed between multiple imperfect analogues rather than derived from one dominant comparable.

A third challenge concerns the Subject's precise condition premium. The photographs support favorable overall presentation and meaningful improvements, but they do not establish that all systems, renovations or finishes are equivalent in quality, age or scope to the highest-priced remodeled sale. Conversely, the Subject appears materially superior in presentation and amenity

combination to the weaker lower-priced waterfront evidence. This uncertainty materially contributes to the $725,000–$800,000 intrinsic range.

A fourth challenge is transaction behavior. A quick contract is evidence of market acceptance but does not uniquely determine the negotiated price. The completed-sale population contains quick transactions at varying discounts from final asking. The final estimate therefore does not assume that rapid absorption guarantees either full-price or above-list performance.

A plausible alternative interpretation would weight 140 Crosscove and 161 Crossroad Lakes more heavily and place the Subject nearer the upper $700,000s based on pool/waterfront scarcity. Another defensible interpretation would emphasize the Subject's smaller 2,000-square-foot size and the $670,000 near-size Seamist sale, resulting in a lower-mid $700,000s conclusion. The adopted $760,000 intrinsic point and $750,000 transaction estimate represent the center of those competing interpretations.

These challenges **materially affect confidence and valuation range but do not change the final point estimate**. The evidence is sufficient to make a supported point decision, but not sufficiently homogeneous to justify High confidence or a narrow valuation interval.

Stage 6 — Frozen Record

Intrinsic Comparative Low Estimate: $725,000

Intrinsic Comparative Point Estimate: $760,000

Intrinsic Comparative High Estimate: $800,000

Final Estimated Sale Price: $750,000

Confidence: Moderate

Evidence Sufficiency: Sufficient

Frozen Output Production Date and Time: September 3, 2026, 1:39 PM EDT (UTC−04:00)

Valuation Qualifications: The estimate is confined exclusively to the supplied experimental materials and assumes the MLS/property descriptions, photographs, structured quantitative evidence and transaction fields accurately represent the properties as of their applicable evidence dates. No independent physical inspection, title review, engineering inspection, appraisal, measurement verification, repair-cost analysis, flood/insurance analysis, concession normalization beyond supplied information, or outside-market evidence has been admitted. Comparable-property condition and amenity differences are interpreted from the supplied MLS evidence and photographs and cannot be perfectly quantified. The Subject's actual transaction outcome remained redacted and unavailable throughout production of this record. The final estimated sale price of **$750,000** is hereby frozen and is not to be revised in response to the Subject Property's actual transaction outcome.