

SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC 20549

FORM 8-K

CURRENT REPORT PURSUANT
TO SECTION 13 OR 15 (d) OF THE
SECURITIES EXCHANGE ACT OF 1934

Date of report (Date of earliest event reported) October 29, 2002

The St. Joe Company

(Exact Name of Registrant as Specified in Its Charter)

Florida

(State or Other Jurisdiction of Incorporation)

1-10466

(Commission File Number)

1650 Prudential Drive, Suite 400, Jacksonville, FL

(Address of Principal Executive Offices)

59-0432511

(IRS Employer Identification No.)

32207

(Zip Code)

(904) 396-6600

(Registrant's Telephone Number, Including Area Code)

N/A

(Former Name or Former Address, if Changed Since Last Report)

ITEM 9. REGULATION FD DISCLOSURE

The purpose of this Form 8-K is to furnish Supplemental Information for the period ended September 30, 2002. A copy is furnished with this Form 8-K as Exhibit 99.1 and is incorporated by reference.

ITEM 7. FINANCIAL STATEMENTS AND EXHIBITS

99.1 Supplemental Information for the period ending September 30, 2002.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

THE ST. JOE COMPANY

Dated: October 29, 2002

By: /s/ Michael N. Regan

Name: Michael N. Regan
Title: Senior Vice President

Supplemental Information
For the Period Ending 9-30-02



Forward Looking Statement

This document contains “forward-looking statements” as defined by the Private Securities Litigation Reform Act of 1995. These statements can be identified by the fact that they do not relate strictly to historical or current facts. Forward-looking statements often use words such as “anticipate”, “expect”, “estimate”, “intend”, “plan”, “goal”, “believe” or other words of similar meaning. All forward-looking statements, by their nature, are subject to risks and uncertainties. The Company's actual future results may differ materially from those set forth in the Company's forward-looking statements. In particular, discussions regarding (a) the size and number of commercial buildings and residential units; (b) development timetables, development approvals and the ability to obtain approvals; (c) anticipated price ranges of developments; (d) the number of units that can be supported upon full build-out; (e) absorption rates; and (f) expected gain on land sales are forward-looking statements. For further information about forward-looking statements, the reader should consult the disclosures contained in the periodic reports filed by the Company with the Securities and Exchange Commission and in the Company's other written materials.

Supplemental Information - St. Joe Commercial
For the Period Ending 9-30-02



St. Joe Commercial
Land Positions Held for Investment
September 30, 2002
(\$ in thousands)

	Market	Net Acres ^(a)	Entitled Sq. Ft. ^(b)	Original Cost
<u>Southeast</u>				
Glenlake	Atlanta, GA	9.8	700,000	
Parkstone Plaza	Chantilly, VA	19.1	240,000	
Lakeside at Frisco Bridges	Dallas, TX	8.0	245,000	
Westchase	Houston, TX	4.5	150,000	
Oak Park at Westchase	Houston, TX	34.2	884,000	
		<u>75.6</u>	<u>2,219,000</u>	
<u>Northeast Florida</u>				
Golfway Center	St. Augustine, FL	13.9	167,500	
Southbank (Currington)	Jacksonville, FL	0.3	—	
		<u>14.2</u>	<u>167,500</u>	
<u>Central Florida</u>				
Millenia Park	Orlando, FL	21.7	592,000	
		<u>21.7</u>	<u>592,000</u>	
<u>South Florida</u>				
Beacon Square at Boca	Boca Raton, FL	14.0	264,000	
		<u>14.0</u>	<u>264,000</u>	
Total		<u>125.6</u>	<u>3,242,500</u>	<u>\$48,000</u>

(a) Represents net area defined as the total area exclusive of any public roadways, easements and other undevelopable areas.

(b) Excludes entitlements related to land parcels that have been developed.

**St. Joe Commercial
Projects Under Development
September 30, 2002**

	Market	Ownership %	Net Rentable Square Feet	Leased %	Construction Completion Date	Stabilization Date
Northwest Florida						
Bechrich Two	Panama City Beach, FL	100%	35,000 35,000	0%	2Q/03	2Q/04
Northeast Florida						
245 Riverside	Jacksonville, FL	100%	135,000 135,000	37%	1Q/03	1Q/04
Total			170,000			

St. Joe Commercial
Portfolio of Operating Properties
September 30, 2002
(\$ in thousands)

Investment Property Portfolio	Date Acquired/Completed	Market	Ownership %	# of Buildings	Net Rentable Sq. Ft.	Leased Percentage	Annual Net Operating Income^(b)
Prestige Place	December-99	Clearwater, FL	100%	2	143,000	84%	\$ 1,143
Harbourside	December-99	Clearwater, FL	100%	1	146,000	87%	1,273
Lakeview	May-00	Tampa, FL	100%	1	125,000	76%	1,193
Palm Court	July-00	Tampa, FL	100%	1	62,000	93%	553
Westside Corporate Center	October-00	Plantation, FL	100%	1	100,000	80%	1,386
280 Interstate North	January-01	Atlanta, GA	100%	1	126,000	92%	1,281
Southhall Center	April-01	Orlando, FL	100%	1	155,000	95%	2,076
1133 20th Street, NW	September-01	Washington DC	100%	1	119,000	99%	2,388
1750 K Street	December-01	Washington DC	100%	1	152,000	94%	3,567
Millenia Park One	May-02	Orlando, FL	100%	1	158,000	44%	2,500(d)
				11	1,286,000	83%	17,360
Development Property Portfolio							
TNT Logistics	February-02	Jacksonville, FL	100%	1	99,000	73%	1,136(d)
Tree of Life	December-01	St. Augustine, FL	100%	1	69,000	100%	800(d)
Southwood Office One		Tallahassee, FL	100%	1	88,000	51%	1,000(d)
Alliance Bank Building (a)	n/a	Orlando, FL	50%	1	71,000	87%	431(c)
355 Alhambra	June-01	Coral Gables, FL	45%	1	224,000	64%	4,900(c)(d)
Nextel Call Center	December-01	Panama City Beach, FL	100%	1	67,000	100%	800(d)
Beckrich Office I	December-01	Panama City Beach, FL	100%	1	34,000	88%	450(d)
Deerfield Commons I	April-00	Atlanta, GA	40%	1	122,000	76%	1,728(c)(d)
Westchase Corporate Center	August-99	Houston, TX	93%	1	184,000	87%	2,500(c)(d)
				9	958,000	77%	13,745
Total				20	2,244,000	81%	\$31,105

- (a) Property expected to be redeveloped.
- (b) Represents budgeted net operating income.
- (c) All information is shown at 100%.
- (d) Represents proforma net operating income at stabilization.

**St. Joe Commercial
Portfolio of Operating Properties –
Leasing Expirations
September 30, 2002**

	Market	Ownership %	Net Rentable Sq. Ft.	Leased Percentage	Lease Expirations					2007 and Thereafter
					2002 ¹⁾	2003	2004	2005	2006	
<u>Investment Property Portfolio</u>										
Prestige Place	Clearwater, FL	100%	143,000	84%	6,000	24,000	31,000	11,000	17,000	31,000
Harbourside	Clearwater, FL	100%	146,000	87%	6,000	18,000	38,000	16,000	8,000	40,000
Lakeview	Tampa, FL	100%	125,000	76%	2,000	—	10,000	27,000	—	56,000
Palm Court	Tampa, FL	100%	62,000	93%	—	56,000	—	—	—	2,000
Westside Corporate Center	Plantation, FL	100%	100,000	80%	1,000	11,000	10,000	29,000	24,000	5,000
280 Interstate North	Atlanta, GA	100%	126,000	92%	—	52,000	14,000	51,000	—	—
Southhall Center	Orlando, FL	100%	155,000	95%	12,000	68,000	41,000	27,000	—	1,000
1133 20th Street, NW	Washington DC	100%	119,000	99%	1,000	—	5,000	8,000	89,000	15,000
1750 K Street	Washington DC	100%	152,000	94%	—	20,000	—	—	3,000	120,000
Millenia Park One	Orlando, FL	100%	158,000	44%	—	—	—	44,000	11,000	14,000
			1,286,000	83%	28,000	249,000	149,000	213,000	152,000	284,000
<u>Development Property Portfolio</u>										
TNT Logistics	Jacksonville, FL	100%	99,000	73%	—	—	—	—	—	73,000
Tree of Life	St. Augustine, FL	100%	69,000	100%	—	—	—	—	—	69,000
Southwood Office One	Tallahassee, FL	100%	88,000	51%	—	—	—	—	—	45,000
Alliance Bank Building	Orlando, FL	50%	71,000	87%	19,000	42,000	—	—	—	—
355 Alhambra	Coral Gables, FL	45%	224,000	64%	—	—	—	—	55,000	89,000
Nextel Call Center	Panama City Beach, FL	100%	67,000	100%	—	—	—	—	—	67,000
Beckrich Office I	Panama City Beach, FL	100%	34,000	88%	—	—	—	—	—	30,000
Deerfield Commons I	Atlanta, GA	50%	122,000	76%	—	—	—	23,000	20,000	49,000
Westchase Corporate Center	Houston, TX	93%	184,000	87%	—	—	—	85,000	36,000	40,000
			958,000	77%	19,000	42,000	—	108,000	111,000	462,000
Total			2,244,000	81%	47,000	291,000	149,000	321,000	263,000	746,000
% of leased sq. ft. expiring					3%	16%	8%	18%	14%	41%

1) 10/1/02 — 12/31/02

Supplemental Information - Residential
For the Period Ending 9-30-02



St. Joe/Arvida Description of Communities As of September 30, 2002	Walton County					Bay County		
	WaterColor	WaterSound	WaterSound N.	East Lake Powell	Camp Creek Golf Club	Summerwood	Hammocks	Palmetto Trace
Year Sales Begin	2000	2001	2004	2005	2008	1998	2000	2001
Year of Completion	2008	2006	After 2012	2007	2008	2002	2007	2008
Acres In Community	499	256	1,440	181	1,028	79	143	138
Total Planned Units			1,250(E)	Estimated	Estimated			
Arvida Built	327	200		15	30	152	354	487
Retail Lots/Outside Builder	813	299		185	0	67	109	0
Total	1,140	499	1,250(E)	200	30	219	463	487
Sales, As Of September 30, 2002								
Arvida Built	116	34	0	0	0	152	85	47
Retail Lots/Outside Builder	282	89	0	0	0	67	34	0
Total	398	123	0	0	0	219	119	47
Remaining To Be Sold								
Arvida Built	211	166	TBD	15	30	0	269	440
Retail Lots/Outside Builder	531	210	TBD	185	0	0	75	0
Total	742	376	TBD	200	30	0	344	440
Contracts On Hand (unclosed)								
Arvida Built	11	34	0	0	0	0	16	22
Retail Lots/Outside Builder	61	1	0	0	0	0	8	0
Total	72	35	0	0	0	0	24	22
Arvida-Built House Pricing (In Thousands)	\$400 - \$1,000+	\$500 - \$1,000+	\$175 - \$400+	\$175 - \$400+	\$ 325	\$120 - \$175	\$100 - \$160	\$105 - \$160
Lot Pricing (In Thousands)	\$150 - \$1,000+	\$ 200 - \$1000+	\$100 - \$200+	\$100 - \$200+			\$ 30 - \$35	
Amenities	Resort Beach Club Boat House Tennis Facility Parks Pedestrian Trails	Resort Beach Club Tennis Facility Bed & Breakfast Parks Pedestrian Trails	18 Holes of Golf Clubhouse Beach club	18 Holes of Golf Clubhouse Beach club Lake Amenity	36 Holes of Golf Clubhouse	Pool	Tot lots Bike Paths	Pool

(E) = Estimated

St. Joe/Arvida Description of Communities As of September 30, 2002	Gulf County			Capitol Region			Jacksonville		
	WindMark Beach	Mexico Beach	WindMark	SouthWood	SummerCamp	James Island	St. John's G. & C.C.	RiverTown	Hampton Park
Year Sales Begin	2001	TBD	2005	2000	2004	1999	2001	2000	2001
Year of Completion	2003	TBD	2021	2020	2012	2003	2007	2014	2004
Acres In Community	80	Phase I 160	1,900	3,770	650	194	820	4,300	150
Total Planned Units			1,500(E)		Estimated				
Arvida Built	1			2,707	266	365	564		158
Retail Lots/Outside Builder	109	TBD		1,543	233	0	235	TBD	0
Total	110		1,500(E)	4,250	499	365	799		158
Sales, As Of September 30, 2002									
Arvida Built	0	0	0	217	0	321	213	0	48
Retail Lots/Outside Builder	82	0	0	116	0	0	86	23	0
Total	82	0	0	333	0	321	299	23	48
Remaining To Be Sold									
Arvida Built	1		TBD	2,490	266	44	351		110
Retail Lots/Outside Builder	27	TBD	TBD	1,427	233	0	149	TBD	0
Total	28		TBD	3,917	499	44	500		110
Contracts On Hand (unclosed)									
Arvida Built	0	0	0	103	0	46	62	0	25
Retail Lots/Outside Builder	3	0	0	18	0	0	0	0	0
Total	3	0	0	121	0	46	62	0	25
Arvida-Built House Pricing (In Thousands)	\$ 950	TBD	\$200 - \$500+	\$115 - \$300	\$310 - \$735+	\$220 - \$430	\$210 - \$350	TBD	\$235 - \$400
Lot Pricing (In Thousands)	\$90 - \$600+	TBD	\$100 - \$450+	\$ 40 - \$150	\$ 70 - \$330+		\$ 30 - \$70	TBD	
Amenities	Beach club Community dock	TBD	Beach club Community dock	18 holes of golf Pedestrian trails Aquatic facility Tennis facility Clubhouse Beach Club	Beach club Marina Pedestrian trails	Tennis facility Pool Sports fields Tot lot	18 holes of golf Clubhouse Aquatic facility Sports fields Tot lots	TBD	Tennis facility Pool Sports fields Tot lot

(E) = Estimated

St. Joe/Arvida Description of Communities As of September 30, 2002	Central Florida		MidAtlantic Operations
	Victoria Park	Celebration	Including Saussy Burbank
Year Sales Begin	2001	2003	1999
Year of Completion	After 2014	2007	Ongoing
Acres In Community	1,859	160	N/A
Total Planned Units			
Arvida Built	3,468	570	
Retail Lots/Outside Builder	732	44	N/A
Total	4,200	614	
Sales, As Of September 30, 2002			
Arvida Built	100	0	425
Retail Lots/Outside Builder	27	0	0
Total	127	0	425
Remaining To Be Sold			
Arvida Built	3,368	570	
Retail Lots/Outside Builder	705	44	N/A
Total	4,073	614	
Contracts On Hand (unclosed)			
Arvida Built	47	0	186
Retail Lots/Outside Builder	3	0	0
Total	50	0	186
Arvida-Built House Pricing (In Thousands)	\$140 - \$300	\$190 - 370	\$110 - \$380
Lot Pricing (In Thousands)	\$ 45 - \$130	\$ 80-125	
Amenities	18 holes of golf Clubhouses (2) Aquatic facility Sports fields Village Center	Clubhouse Swimming Pool Pedestrian trails	Varies By Community