

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)

April 23, 2003

The St. Joe Company

(Exact Name of Registrant as Specified in Its Charter)

Florida

(State or Other Jurisdiction of Incorporation)

1-10466

59-0432511

(Commission File Number)

(IRS Employer Identification No.)

245 Riverside Avenue, Suite 500, Jacksonville, FL

32202

(Address of Principal Executive Offices)

(Zip Code)

(904) 301-4200

(Registrant's Telephone Number, Including Area Code)

N/A

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

TABLE OF CONTENTS

[ITEM 7. FINANCIAL STATEMENTS AND EXHIBITS](#)
[ITEM 9. REGULATION FD DISCLOSURE](#)
[SIGNATURES](#)
[EX-99.1 SUPPLEMENTAL INFORMATION](#)

[Table of Contents](#)

ITEM 7. FINANCIAL STATEMENTS AND EXHIBITS

99.1 Supplemental Information for the period ending March 31, 2003.

ITEM 9. REGULATION FD DISCLOSURE

The purpose of this Form 8-K is to furnish Supplemental Information for the period ended March 31, 2003. A copy is furnished with this Form 8-K as Exhibit 99.1 and is incorporated by reference.

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: April 23, 2003

By: /s/ MICHAEL N. REGAN

Name: Michael N. Regan
Title: Senior Vice President

Supplemental Information
For the Period Ending 3-31-03



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 3-31-03



St. Joe Commercial
Land Positions Held for Investment
March 31, 2003
(\$ in thousands)

	<u>Market</u>	<u>Net Acres</u> ^(a)	<u>Entitled Sq. Ft.</u> ^(b)	<u>Original Cost</u>
<u>Southeast</u>				
Glenlake	Atlanta, GA	9.8	700,000	
Parkstone Plaza	Chantilly, VA	19.1	240,000	
Oak Park at Westchase	Houston, TX	34.2	884,000	
		63.1	1,824,000	
<u>Northeast Florida</u>				
Golfway Center	St. Augustine, FL	13.9	167,500	
Southbank (Currington)	Jacksonville, FL	0.3	-	
		14.2	167,500	
<u>Central Florida</u>				
Millenia Park	Orlando, FL	21.7	592,000	
<u>South Florida</u>				
Beacon Square at Boca	Boca Raton, FL	14.0	264,000	
	Total	113.1	2,847,500	\$ 44,000

**St. Joe Commercial
Projects Under Development
March 31, 2003**

	<u>Market</u>	<u>Ownership %</u>		<u>Net Rentable Square Feet</u>	<u>Leased %</u>	<u>Construction Completion Date</u>	<u>Stabilization Date</u>
<u>Northwest Florida</u>							
Bechrich Office Two	Panama City Beach, FL	100%		35,000	0%	3Q/03	3Q/04
Southwood Village	Tallahassee, FL	0%	(a)	62,000	71%	3Q/03	1Q/04
WaterColor Crossings	Walton County, FL	0%	(a)	43,200	67%	4Q/03	2Q/04
				140,200			

(a) Project presented; represents a third party project.

**St. Joe Commercial
Portfolio of Operating Properties
March 31, 2003**
(\$ in thousands)

	Market	Ownership %	# of Buildings	Net Rentable Sq. Ft.	Leased Percentage
<u>Investment Property Portfolio</u>					
Prestige Place	Clearwater, FL	100%	2	143,000	83%
Harbourside	Clearwater, FL	100%	1	146,000	93%
Lakeview	Tampa, FL	100%	1	125,000	77%
Palm Court	Tampa, FL	100%	1	62,000	67%
Westside Corporate Center	Plantation, FL	100%	1	100,000	84%
280 Interstate North	Atlanta, GA	100%	1	126,000	67%
Southhall Center	Orlando, FL	100%	1	155,000	88%
1133 20th Street, NW	Washington DC	100%	1	119,000	100%
1750 K Street	Washington DC	100%	1	152,000	94%
Millenia Park One	Orlando, FL	100%	1	158,000	50%
Bedkrich Office One	Panama City Beach, FL	100%	1	34,000	88%
5660 NewNorthside	Atlanta, GA	100%	1	275,000	96%
			13	1,595,000	84%
<u>Development Property Portfolio</u>					
TNT Logistics	Jacksonville, FL	100%	1	99,000	75%
245 Riverside	Jacksonville, FL	100%	1	135,000	37%
Southwood Office One	Tallahassee, FL	100%	1	88,000	50%
Alliance Bank Building	Orlando, FL	50%	1	71,000	69%
355 Alham bra	Coral Gables, FL	45%	1	224,000	65%
Deerfield Com mons I	Atlanta, GA	40%	1	122,000	76%
Westchase Corporate Center	Houston, TX	93%	1	184,000	92%
			7	923,000	68%
	Total		20	2,518,000	78%

St. Joe Commercial
Portfolio of Operating Properties -
Leasing Expirations
March 31, 2003

	Market	Ownership %	Net		Lease Expirations					
			Rentable Sq. Ft.	Leased Percentage	2003	2004	2005	2006	2007	2008 and Thereafter
Investment Property Portfolio										
Prestige Place	Clearwater, FL	100%	143,000	83%	24,000	31,000	11,000	17,000	4,000	32,000
Harbor Side	Clearwater, FL	100%	146,000	93%	9,000	38,000	16,000	8,000	21,000	44,000
Lakeview	Tampa, FL	100%	125,000	71%	1,000	7,000	16,000	3,000	8,000	62,000
Palm Court	Tampa, FL	100%	62,000	67%	6,000	-	-	23,000	2,000	10,000
Westside Corporate Center	Palm Bay, FL	100%	100,000	84%	11,000	10,000	29,000	22,000	6,000	6,000
280 Interstate North	Atlanta, GA	100%	126,000	67%	-	14,000	51,000	11,000	-	9,000
Southall Center	Orlando, FL	100%	155,000	88%	68,000	41,000	17,000	3,000	7,000	1,000
1133 20th Street NW	Washington, DC	100%	119,000	100%	-	5,000	8,000	89,000	15,000	2,000
1750 K Street	Washington, DC	100%	152,000	94%	20,000	-	-	3,000	6,000	114,000
Mile and Park One	Orlando, FL	100%	158,000	90%	-	-	37,000	10,000	16,000	15,000
Beckrich Office One	Panama City Beach, FL	100%	34,000	88%	-	-	-	-	25,000	5,000
5660 New Northside	Atlanta, GA	100%	275,000	96%	77,000	5,000	120,000	4,000	10,000	48,000
			1,895,000	84%	216,000	151,000	305,000	193,000	120,000	348,000
Development Property Portfolio										
TNT Logistics	Jacksonville, FL	100%	99,000	75%	-	-	-	-	-	74,000
245 Riverside	Jacksonville, FL	100%	135,000	37%	-	-	-	-	-	49,000
Southwood Office One	Tallahassee, FL	100%	88,000	90%	-	-	-	-	-	44,000
Alliance Bank Building	Orlando, FL	50%	71,000	69%	29,000	3,000	8,000	9,000	-	-
355 Alhambra	Coral Gables, FL	45%	224,000	65%	-	-	-	55,000	40,000	51,000
Deerfield Commons I	Atlanta, GA	50%	122,000	76%	-	-	23,000	20,000	-	49,000
Westlake Corporate Center	Houston, TX	93%	184,000	92%	1,000	-	85,000	37,000	38,000	9,000
			923,000	68%	30,000	3,000	116,000	121,000	78,000	276,000
Total			2,818,000	78%	246,000	154,000	421,000	314,000	198,000	624,000
					13%	8%	22%	18%	10%	32%

Supplemental Information - Residential
For the Period Ending 3-31-03



St. Joe Amenity Description or Community As of March 31, 2013	Walton County					Bay County				
	Water/Older	Water/Sound Beach	Water/Sound Beach/Thru	Camp Creek Golf Club	Summerwood	East Lake Howell	Hammocks	Bay County Lot Program	Palmetto Trace	
Year Since Began	2000	2001	2004	2003	1993	2005	2000	2000	2001	
Year of Completion	2000/2003	2000	2011	2003	2002	2000	2007	2010	2009	
Acres in Community	499	290	1,440	1,023	79	131	149	225	193	
Total Planned Units Awards Built Retail/Lot/Outlets/Builds Total	327 319 740	200 220 420	DRP Submitted 10 1,020	Estimated 50 0 50	152 0 0 279	Enrolled to date 250 units	354 100 454	Estimated 0 229 229	329 0 329	
Sales As of March 31, 2013 Awards Built Retail/Lot/Outlets/Builds Total	129 302 431	50 138 188	0 0 0	0 0 0	152 0 0 279	0 0 0	105 52 157	0 28 28	100 0 100	
Remaining To Be Sold Awards Built Retail/Lot/Outlets/Builds Total	198 308 704	141 122 263	100	50 0 50	0 0 0	100	249 47 296	0 209 209	429 0 429	
Contracts On Hand (underwritten) Awards Built Retail/Lot/Outlets/Builds Total	19 9 74	50 0 50	0 0 0	0 0 0	0 0 0	0 0 0	20 0 20	0 0 0	49 0 49	
Awards-Built Homes (Tracing in thousands)	\$400 - \$1,000	\$300 - \$1,000	\$325 - \$520	100	\$120 - \$175	\$175 - \$400	\$100 - \$120		\$105 - \$200	
Lot (Tracing in thousands)	\$150 - \$1,000	\$200 - \$1,000	\$35 - \$205			\$100 - \$200	\$30 - \$25	\$30 - \$25		
Amenities	Resort Beach Club Boat House Tennis Facility Parks Pedestrian Trails	Resort Beach Club Tennis Facility Boat & Beaches Parks Pedestrian Trails	Golf Tennis facility Aquatic facilities Parks Beach access Pedestrian Trails	20 Holes of Golf Clubhouse	Pool	13 Holes of Golf Clubhouse Beach access Lake Amenity	Tot Lots Bike Paths	None	Pool	

St. John, Antigua
 Description of Communities
 As of March 31, 2013

	East County			Capital Region		Jackson Vale			
	WindMark beach, LPH	WindMark beach, Futaba/Treva	Morac beach	SouthWood	SummerCamp	Jamaica Island	St. John's G. & C.C.	Lower Town	Hampton Park
Year Sales Began	2001	2005	18U	2000	2004	1999	2001	2000	2001
Year of Completion	2002	2015	18U	After 2011	2012	2009	2007	2015	2004
Area in Community	30	1,900	Phase I 180	9,170	734	124	320	4,200	150
Total Planned Units									
Avaya Built	1	CR1 Submitted for 7,852	18U	4,290 Estimated	Calculated 259 248 451	285 0 343	564 295 759	CR1 submitted for 4,500 units	150 0 750
Sales As of March 31, 2013									
Avaya Built	0	0	0	239	0	229	218	0	11
Partial Units/Units Sold	20	0	0	151	0	0	30	20	0
Total	20	0	0	390	0	229	248	20	11
Remaining Units Sold									
Avaya Built	1				259	28	233		31
Partial Units/Units Sold	18	18U	18U	18U	248	0	165	18U	0
Total	19				451	28	398		31
Contribs On Hand (unreleased)									
Avaya Built	0	0	0	118	0	30	32	0	32
Partial Units/Units Sold	0	0	0	15	0	0	0	0	0
Total	0	0	0	133	0	30	32	0	32
Avaya Built/Hours/Trng in thousands	\$200	\$215 - \$260	18U	\$115 - \$400	\$210 - \$251	\$220 - \$400	\$210 - \$400	\$125 - \$225	\$225 - \$400
Left/Trng in thousands	\$20 - \$200	\$120 - \$100	18U	\$40 - \$150	\$100 - \$200		\$30 - \$20	\$25 - \$400	
Assets	Beach club Community dock	13 holes of golf Pedestrian trails Beach club Community dock Tennis facility	180	13 holes of golf Pedestrian trails Aquatic facility Tennis facility Clubhouse (A.A.) Beach access	Beach club Pedestrian trails	Tennis facility Pool Sports fields Tot lot	13 holes of golf Clubhouse Aquatic facility Sports fields Tot lots	13 holes of golf Village Centre Pedestrian trails Seven S. Tennis Facility Recreation Park	Pool Tot lot

St. Joe Assets
 Description - Communities
 As of March 31, 2013

Description	---General Assets---		---Available Operations---
	Victoria Park	Calibration	Including Seaway Boatbank
Year Sales Begin	2001	2009	1999
Year of Completion	NA	2012	Ongoing
Area In Community	1,359	100	NA
Total Planned Units		Calculated	
Awards Sold	Over	572	NA
Retail Lots/Golfside Bldgs	4,800	44	
Total	5,672	98	
Sales As of March 31, 2013			
Awards Sold	183	0	144
Retail Lots/Golfside Bldgs	21	0	16
Total	204	0	160
Remaining To Be Sold		572	NA
Awards Sold		44	
Retail Lots/Golfside Bldgs	181	44	
Total	181	88	
Contracts On Hand (unclosed)			
Awards Sold	35	0	170
Retail Lots/Golfside Bldgs	2	0	0
Total	37	0	170
Awards-Sold/House/Tract in Thousands	\$140-\$250	\$225-\$370	\$110-\$300
Lot/Tract in Thousands	\$45-\$300	\$20-\$25	
Amenities	18 holes of golf Golf Clubhouse Clubhouse (AA) Agri-Industry Sports fields Village Center	Clubhouse Swimming Pool Paddock trails	Village By Community