

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) February 6, 2003

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)

59-0432511

(IRS Employer Identification No.)

1650 Prudential Drive, Suite 400, Jacksonville, FL

(Address of Principal Executive Offices)

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)

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ITEM 7. FINANCIAL STATEMENTS AND EXHIBITS

99.1 Supplemental Information for the period ending December 31, 2002.

ITEM 9. REGULATION FD DISCLOSURE

The purpose of this Form 8-K is to furnish Supplemental Information for the period ended December 31, 2002. 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: February 6, 2003

By: /s/ Michael N. Regan

Name: Michael N. Regan
Title: Senior Vice President

Supplemental Information
For the Period Ending 12-31-02



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 12-31-02



St. Joe Commercial
Land Positions Held for Investment
December 31, 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	
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

(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
 December 31, 2002

	Market	Ownership %	Net Rentable Square Feet	Leased %	Construction Completion Date
Northwest Florida					
Beckrich Office Two	Panama City Beach, FL	100%	35,000	0%	3Q/03
Southwood Village	Tallahassee, FL	0%	(a) 62,000	71%	3Q/03
			97,000		
Northeast Florida					
245 Riverside	Jacksonville, FL	100%	135,000	37%	1Q/03
			135,000		
	Total		232,000		

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

**St. Joe Commercial
Portfolio of Operating Properties
December 31, 2002**
(\$ in thousands)

	Market	Ownership %	# of Buildings	Net Rentable Sq. Ft.	Leased Percentage
Investment Property Portfolio					
Prestige Place	Clearwater, FL	100%	2	143,000	84%
Harbourside	Clearwater, FL	100%	1	146,000	86%
Lakeview	Tampa, FL	100%	1	125,000	76%
Palm Court	Tampa, FL	100%	1	62,000	61%
Westside Corporate Center	Plantation, FL	100%	1	100,000	86%
280 Interstate North	Atlanta, GA	100%	1	126,000	67%
Southhall Center	Orlando, FL	100%	1	155,000	94%
1133 20th Street, NW	Washington DC	100%	1	119,000	99%
1750 K Street	Washington DC	100%	1	152,000	94%
Millenia Park One	Orlando, FL	100%	1	158,000	44%
Beckrich Office One	Panama City Beach, FL	100%	1	34,000	88%
5660 NewNorthside	Atlanta, GA	100%	1	275,000	96%
			13	1,595,000	83%
Development Property Portfolio					
TNT Logistics	Jacksonville, FL	100%	1	99,000	73%
Southwood Office One	Tallahassee, FL	100%	1	88,000	35%
Alliance Bank Building	Orlando, FL	50%	1	71,000	59%
355 Alhambra	Coral Gables, FL	45%	1	224,000	64%
Deerfield Commons I	Atlanta, GA	40%	1	122,000	76%
Westchase Corporate Center	Houston, TX	93%	1	184,000	89%
			6	788,000	69%
			19	2,383,000	78%
Total					

St. Joe Commercial
Portfolio of Operating Properties -
Leasing Expirations
December 31, 2002

	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	84%	27,000	31,000	11,000	17,000	3,000	31,000
Harborside	Clearwater, FL	100%	146,000	86%	9,000	38,000	16,000	8,000	29,000	26,000
Lakeview	Tampa, FL	100%	125,000	76%	1,000	7,000	16,000	-	8,000	61,000
Palm Court	Tampa, FL	100%	62,000	61%	8,000	-	26,000	-	2,000	-
Westside Corporate Center	Palatka, FL	100%	100,000	86%	11,000	10,000	31,000	19,000	-	14,000
280 Interstate North	Atlanta, GA	100%	126,000	67%	9,000	14,000	51,000	11,000	-	-
Southall Center	Orlando, FL	100%	165,000	94%	68,000	41,000	27,000	3,000	7,000	2,000
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	6,000	114,000
Millie's Park One	Orlando, FL	100%	158,000	44%	-	-	44,000	11,000	8,000	6,000
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	43,000
			1,695,000	83%	231,000	151,000	350,000	165,000	113,000	302,000
Development Property Portfolio										
TNT Logistics	Jacksonville, FL	100%	99,000	73%	-	-	-	-	5,000	68,000
Southwood Office One	Tallahassee, FL	100%	88,000	35%	-	-	-	-	-	31,000
Alliance Bank Building	Orlando, FL	50%	71,000	59%	42,000	-	-	-	-	-
355 Alhambra	Coral Gables, FL	45%	224,000	64%	-	-	-	55,000	-	89,000
Deerfield Commons I	Atlanta, GA	50%	122,000	76%	-	-	23,000	20,000	-	49,000
Westlake Corporate Center	Houston, TX	93%	184,000	89%	-	-	85,000	36,000	-	43,000
			788,000	69%	42,000	-	108,000	111,000	5,000	280,000
Total			2,383,000	78%	273,000	151,000	458,000	276,000	118,000	582,000
					16%	8%	25%	15%	6%	31%

Supplemental Information - Residential
For the Period Ending 12-31-02



Bt. Joe/Arvida

Description of Communities
As of December 31, 2002

Description of Communities As of December 31, 2002	Walton County					Bay County		
	WaterColor	WaterSound Beach	WaterSound	East Lake Powell	Camp Creek Golf Club	Bummerwood	Hammock	Palmetto Trace
Year Sales Began	2000	2001	2004	2005	2008	1998	2000	2001
Year of Completion	2007/2008	2005/2006	2011	2007	2008	2002	2007	2009
Acres in Community	459	296	1,440	181	1,028	79	143	138
Total Planned Units			Estimated	Estimated	Estimated			Estimated
Arvida Built	327	200	409	15	50	152	254	523
Retail Lots/Outside Builder	813	259	611	185	0	67	109	0
Total	1,140	459	1,020	200	50	219	463	623
Sales, As Of December 31, 2002								
Arvida Built	129	46	0	0	0	152	94	91
Retail Lots/Outside Builder	297	108	0	0	0	67	42	0
Total	426	154	0	0	0	219	136	91
Remaining To Be Sold								
Arvida Built	198	154	409	15	50	0	260	432
Retail Lots/Outside Builder	516	191	611	185	0	0	67	0
Total	714	346	1,020	200	50	0	327	432
Contracts On Hand (unsold)								
Arvida Built	21	46	0	0	0	0	20	48
Retail Lots/Outside Builder	9	0	0	0	0	0	6	0
Total	30	46	0	0	0	0	26	48
Arvida-Built House Pricing (in Thousands)	\$400 - \$1,000+	\$500 - \$1,000+	\$300 - \$500+	\$175 - \$400+	TBD	\$120 - \$175	\$100 - \$180+	\$105 - \$200+
Lot Pricing (in Thousands)	\$150 - \$1,000+	\$200 - \$1,000+	\$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	Totipot Bike Paths	Pool

St. John'sville
 Description: Community
 As of December 31, 2002

	Bov County			Capital Region		Jacksonville			
	WindMark Beach, 1917	Waco Beach	WindMark Beach, 1912	SouthWood	SummerCamp	Anna's Island	St. John's G. & C.C.	Roseleaf	Hampton Park
Year Sales Began	2001	18U	2005	2000	2004	1999	2001	2000	2001
Year of Completion	2000	18U	2015	After 2017	2012	2009	2007/2008	2014	2004
Areas In Community	30	Phase I 180	1,300	9,170	734	194	320	4,900	150
Total Planned Units Avalis Built Retail Lot/Outside Bldgs Total	1 100 110	18U	Calculated 974 1,173 1,352	4,250 Residential Units Per DRI	Calculated 288 250 438	385 0 385	364 285 649	18U	150 0 150
Sales As of December 31, 2002 Avalis Built Retail Lot/Outside Bldgs Total	0 20 20	0 0 0	0 0 0	249 520 373	0 0 0	329 0 329	244 30 274	0 23 23	0 0 0
Remaining To Be Sold Avalis Built Retail Lot/Outside Bldgs Total	1 19 20	18U	974 1,173 1,352	18U	288 250 438	56 0 56	120 145 265	18U	50 0 50
Contracts On Hand (unclosed) Avalis Built Retail Lot/Outside Bldgs Total	0 9 9	0 0 0	0 0 0	95 2 97	0 0 0	98 0 98	87 0 87	0 0 0	32 0 32
Arms-Built House/Trang In Thousands	\$250	18U	\$215 - \$350	\$115 - \$400	\$210 - \$750	\$220 - \$400	\$210 - \$400	18U	\$225 - \$400
Lot/Trang In Thousands	\$20 - \$300	18U	\$120 - \$700	\$40 - \$150	\$70 - \$200		\$20 - \$30	18U	
Amenities	Beach Club Community dock	18U	Beach Club Community dock	13 holes of Golf Pedestrian trails Aquatic facility Tennis facility Clubhouse (AA) Beach Club	Beach Club Marina Pedestrian trails	Tennis facility Pool Sports fields Total	13 holes of Golf Clubhouse Aquatic facility Sports fields Total	18U	Pool Total

Bl. Joe/Anvida
 Description of Community
 As of December 31, 2002

	---Central Florida---		---Mid Atlantic Operations---
	Marina Park	Celebration	Including Baucoy, Burbank
Year Sales Began	2001	2003	1999
Year of Completion	After 2012	2007	Ongoing
Units in Community	1,269	160	N/A
Total Planned Units: Anvida Built Retail Lots/Outside Builder Total	Over 4,000 Per DRI	Estimated 570 44 614	N/A
Sales As Of December 31, 2002 Anvida Built Retail Lots/Outside Builder Total	129 28 167	0 0 0	539 0 688
Remaining To Be Built Anvida Built Retail Lots/Outside Builder Total	TBD	570 44 614	N/A
Contracts On Hand (unplaced) Anvida Built Retail Lots/Outside Builder Total	38 3 41	0 0 0	131 0 131
Anvida-Built Home Pricing (In Thousands)	\$140 - \$250+	\$150-\$370+	\$110 - \$380
Lot Pricing (In Thousands)	\$45 - \$80+	\$80-125+	
Amenities	18 holes of Golf Clubhouse Clubhouse (AA) Aquatic facility Sports fields Village Center	Clubhouse Swimming Pool Pedestrian trails	Varies By Community