

Lake Strip Front Foot 2 Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page		
10-093-00-057-00	2203 SUNNYSIDE DR	11/01/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$117,300	73.31	\$234,602	\$41,148	\$115,750	125.0	155.0	0.45	0.45	\$329	\$92,467	\$2.12	125.00	Y	691/1324		
10-093-00-061-03	2233 SUNNYSIDE DR	08/17/21	\$360,000	LC	03-ARM'S LENGTH	\$360,000	\$209,600	58.22	\$419,179	\$43,144	\$102,323	221.0	212.9	2.16	1.08	\$195	\$19,974	\$0.46	221.00	Y	690/2609		
Totals:						\$520,000	\$326,900		\$653,781	\$84,292	\$218,073	346.0		2.61	1.53								
						Sale. Ratio =>		62.87	Average		per FF=>		\$244	Average		per Net Acre=>		32,357.77	Average		per SqFt=>		\$0.74
						Std. Dev. =>		10.67	Average		per FF=>		\$244	Average		per Net Acre=>		32,357.77	Average		per SqFt=>		\$0.74
									USED		\$		244										

Excess Frontage Front Foot 2 Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page		
10-060-00-001-00	1303 SUNNYSIDE DR	11/19/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$174,400	51.29	\$348,870	\$65,024	\$73,894	69.0	153.0	0.24	0.24	\$942	\$268,694	\$6.17	69.00	Y	691/1787		
10-093-00-021-00	2009 SUNNYSIDE DR	12/02/21	\$428,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$428,500	\$177,700	41.47	\$355,550	\$187,270	\$114,320	160.0	244.0	0.45	0.29	\$1,170	\$416,156	\$9.55	160.00	Y	691/2048		
10-056-00-060-00	601 LAKESHORE DR	07/26/22	\$765,000	WD	03-ARM'S LENGTH	\$765,000	\$424,900	55.54	\$849,740	\$491,960	\$576,700	486.0	87.5	0.98	0.98	\$1,012	\$504,057	\$11.57	486.00	RL	693/1621		
Totals:						\$1,533,500	\$777,000		\$1,554,160	\$744,254	\$764,914	715.0		1.67	1.50								
						Sale. Ratio =>		50.67	Average		per FF=>		\$1,041	Average		per Net Acre=>		446,195.44	Average		per SqFt=>		\$10.24
						Std. Dev. =>		7.22	Average		per FF=>		\$1,041	Average		per Net Acre=>		446,195.44	Average		per SqFt=>		\$10.24
									USED		\$		1,041										