

Marina Shores 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 |
|------------------|----------------|-----------|--------------------|--------|-----------------|--------------------|------------------|----------------|--------------------|------------------|-----------------|--------------|-------|----------------|-------------|------------|--------------|--------------|--------------|------------|------------|
| 10-034-00-017-00 | 634 S LAKE ST | 09/10/21 | \$250,000 | WD | 03-ARM'S LENGTH | \$250,000 | \$105,700 | 42.28 | \$211,387 | \$38,613 | \$0 | 1.0 | 0.0 | 0.00 | 0.00 | \$38,613 | #DIV/0! | #DIV/0! | 1.00 | 28 | 691/158 |
| 10-034-00-030-00 | 660 S LAKE ST | 06/14/22 | \$325,000 | WD | 03-ARM'S LENGTH | \$325,000 | \$142,100 | 43.72 | \$284,244 | \$40,756 | \$0 | 1.0 | 0.0 | 0.00 | 0.00 | \$40,756 | #DIV/0! | #DIV/0! | 1.00 | 28 | 693/699 |
| 10-034-00-032-00 | 664 S LAKE ST | 08/30/22 | \$290,000 | WD | 03-ARM'S LENGTH | \$290,000 | \$111,300 | 38.38 | \$222,683 | \$67,317 | \$0 | 1.0 | 0.0 | 0.00 | 0.00 | \$67,317 | #DIV/0! | #DIV/0! | 1.00 | 28 | 693/2316 |
| 10-034-00-033-00 | 666 S LAKE ST | 08/30/22 | \$335,000 | WD | 03-ARM'S LENGTH | \$335,000 | \$144,500 | 43.13 | \$288,942 | \$46,058 | \$0 | 1.0 | 0.0 | 0.00 | 0.00 | \$46,058 | #DIV/0! | #DIV/0! | 1.00 | 28 | 693/2315 |
| Totals: | | | \$1,200,000 | | | \$1,200,000 | \$503,600 | | \$1,007,256 | \$192,744 | \$0 | 4.0 | | 0.00 | 0.00 | | | | | | |
| | | | | | | | | Sale. Ratio => | 41.97 | Average | | | | Average | | | | | | | |
| | | | | | | | | Std. Dev. => | 2.41 | per FF=> | | | | per Net Acre=> | | #DIV/0! | | Average | | per SqFt=> | |
| | | | | | | | | | | | | | | | | | | | | | |
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Average \$48,186
Use \$48,200