

2023 LAND VALUE MAGICIAN BAY PRK CHANNEL, FOREST BEACH CHANNEL, LOVE ESTATES CHANNEL

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
14-130-030-036-32	04/14/21	\$216,000	WD	\$216,000	\$61,600	28.52	\$123,200	\$216,000	\$123,200	382.0	351.2	\$565	382.00
14-130-260-014-00	05/14/21	\$295,000	WD	\$295,000	\$95,100	32.24	\$187,286	\$215,714	\$108,000	60.0	0.0	\$3,595	60.00
14-130-260-030-00	06/26/20	\$185,000	WD	\$185,000	\$53,800	29.08	\$107,524	\$149,476	\$72,000	40.0	106.0	\$3,737	40.00
Totals:		\$696,000		\$696,000	\$210,500		\$418,010	\$581,190	\$303,200	482.0			
					Sale. Ratio =>	30.24			Average				
					Std. Dev. =>	2.00			per FF=>			\$1,206	
													USED 1200 FF