

2023 LAND VALUE MISTY PINES LF

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
14-130-400-026-01	08/21/20	\$41,000	WD	\$41,000	\$14,500	35.37	\$29,026	\$41,000	\$29,026	60.5	265.0	\$678
14-130-400-028-00	09/25/20	\$53,000	WD	\$53,000	\$21,600	40.75	\$43,162	\$53,000	\$43,162	89.9	246.0	\$589
14-130-415-003-00	11/12/21	\$60,000	WD	\$60,000	\$29,800	49.67	\$59,540	\$60,000	\$59,540	113.4	0.0	\$529
14-130-415-004-00	03/05/21	\$425,000	WD	\$425,000	\$184,000	43.29	\$364,381	\$119,619	\$59,000	112.4	0.0	\$1,064
14-130-415-005-00	04/05/21	\$63,000	WD	\$63,000	\$21,100	33.49	\$42,135	\$63,000	\$42,135	107.0	0.0	\$589
<b>Totals:</b>		<b>\$642,000</b>		<b>\$642,000</b>	<b>\$271,000</b>		<b>\$538,244</b>	<b>\$336,619</b>	<b>\$232,863</b>	<b>483.2</b>		
					<b>Sale. Ratio =&gt;</b>	<b>42.21</b>			<b>Average</b>			
					<b>Std. Dev. =&gt;</b>	<b>6.47</b>			<b>per FF=&gt;</b>			<b>\$697</b>

USED 700 FF