

2023 LAND VALUE JONAS, SANDY BCH # 1, WILSONS SEDLERS BLUE

Parcel Number	Sale Date	Sale Price	Instr.	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
80-12-080-006-00	07/08/20	\$140,250	PTA	\$140,250	\$57,900	41.28	\$115,771	\$33,279	\$8,800	80.0	145.0	\$416
80-12-080-036-00	03/22/21	\$7,000	PTA	\$7,000	\$3,900	55.71	\$7,700	\$7,000	\$7,700	70.0	150.0	\$100
80-12-145-006-00	06/30/21	\$13,500	PTA	\$13,500	\$2,500	18.52	\$5,000	\$13,500	\$5,000	50.0	100.0	\$270
80-12-170-123-00	07/28/20	\$147,400	PTA	\$147,400	\$67,800	46.00	\$135,654	\$16,846	\$5,100	60.0	90.0	\$281
80-12-170-168-00	04/17/20	\$105,000	PTA	\$105,000	\$40,400	38.48	\$80,725	\$28,789	\$4,514	90.0	0.0	\$320
80-12-175-010-01	08/04/21	\$194,900	PTA	\$194,900	\$86,100	44.18	\$172,227	\$33,383	\$10,710	119.0	81.2	\$281
80-12-175-025-00	11/13/20	\$72,000	PTA	\$72,000	\$32,000	44.44	\$63,903	\$24,297	\$16,200	180.0	100.0	\$135
80-12-175-045-51	07/27/21	\$135,000	PTA	\$135,000	\$64,500	47.78	\$129,037	\$13,163	\$7,200	80.0	100.0	\$165
80-12-175-047-00	06/08/20	\$58,000	PTA	\$58,000	\$24,700	42.59	\$49,470	\$14,030	\$5,500	44.0	76.0	\$319
Totals:		\$873,050		\$873,050	\$379,800		\$759,487	\$184,287	\$70,724	773.0		
					Sale. Ratio =>	43.50			Average			
					Std. Dev. =>	10.08			per FF=>			\$238

USED 200 FF