

Forest Beach Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-2400-0022-00-3	18342 FOREST BEACH DR	09/14/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000
13-2400-0024-00-6	13016 EDGE WATER	08/21/20	\$397,000	WD	03-ARM'S LENGTH	\$397,000
13-2400-0027-00-5	18405 STAR GRASS	04/15/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000
13-2400-0028-00-1	13133 ROYAL DUNE	02/11/21	\$1,040,000	WD	03-ARM'S LENGTH	\$1,020,000
13-2400-0029-00-8	13153 ROYAL DUNE	10/21/20	\$1,125,000	WD	03-ARM'S LENGTH	\$1,125,000
13-2400-0034-00-1	13118 ROYAL DUNE	08/18/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000
13-2400-0036-00-4	18421 STAR GRASS	07/12/21	\$1,050,000	WD	03-ARM'S LENGTH	\$1,040,000
13-2400-0045-00-3	FOREST BEACH	08/10/21	\$233,383	WD	03-ARM'S LENGTH	\$233,383
<b>Totals:</b>			<b>\$5,110,383</b>			<b>\$5,080,383</b>

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Final Conclusion \$1670/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale
\$379,028	\$425,000	\$379,028	197.0	150.0	\$2,157	185.00	
\$379,028	\$397,000	\$379,028	197.0	185.0	\$2,015	176.00	
\$379,028	\$410,000	\$379,028	197.0	306.0	\$2,081	152.00	
\$1,177,604	\$221,424	\$379,028	197.0	251.0	\$1,124	325.00	
\$1,337,269	\$166,759	\$379,028	197.0	222.0	\$846	215.00	
\$379,028	\$430,000	\$379,028	197.0	400.0	\$2,183	90.00	
\$1,070,911	\$348,117	\$379,028	197.0	260.0	\$1,767	165.00	
\$379,028	\$233,383	\$379,028	197.0	332.0	\$1,185	80.00	
<b>\$5,480,924</b>	<b>\$2,631,683</b>	<b>\$3,032,224</b>	<b>1,576.0</b>				
		<b>Average</b>					
		<b>per FF=&gt;</b>			<b>\$1,670</b>		