

Forest Beach Villas 12500 Houses Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-2503-0147-02-8	18655 FOREST BEACH DR	10/12/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000
13-2503-0163-01-5	18395 DUNECREST DR	07/16/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000
13-2503-0168-00-9	18524 DUNECREST DR	10/14/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000

Final Conclusion \$181666/Site

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
\$202,500	\$140,000	\$202,500	1.00	1.00	\$140,000
\$170,000	\$225,000	\$170,000	1.00	1.00	\$225,000
\$149,678	\$180,000	\$149,678	1.00	1.00	\$180,000
	\$545,000		3.00		
			181,666.67		

Dollars/SqFt

\$3.21

\$5.17

\$4.13