

Forest Beach Villas Condo Site Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
13-2500-0001-00-2	18400 DUNECREST	05/22/21	\$625,000	WD	03-ARM'S LENGTH	\$610,000
13-2500-0003-00-5	18400 DUNECREST DR	12/13/22	\$650,000	WD	03-ARM'S LENGTH	\$585,000
13-2500-0008-00-7	18418 DUNECREST DR	02/15/22	\$695,000	WD	03-ARM'S LENGTH	\$695,000
13-2500-0013-00-1	18460 DUNECREST DR	04/21/21	\$539,000	WD	03-ARM'S LENGTH	\$538,700
13-2500-0015-00-3	18460 DUNECREST DR	08/02/21	\$522,500	WD	03-ARM'S LENGTH	\$520,500
13-2500-0019-00-9	18476 DUNECREST DR	07/29/21	\$545,000	WD	03-ARM'S LENGTH	\$545,000
13-2502-0028-00-4	18485 DUNECREST DR	07/21/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000
13-2502-0032-00-1	18459 DUNECREST DR	10/14/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000
Totals:			\$4,641,500			\$4,559,200

Forest Beach Villas House Land

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

Final Conclusion \$140762/condo site
 \$182500/house site

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	
\$554,863	\$134,079	\$78,942	1.00	1.00	\$134,079	Condo
\$541,010	\$122,932	\$78,942	1.00	1.00	\$122,932	Condo
\$467,469	\$306,473	\$78,942	1.00	1.00	\$306,473	Condo
\$557,767	\$59,875	\$78,942	1.00	1.00	\$59,875	Condo
\$516,121	\$83,321	\$78,942	1.00	1.00	\$83,321	Condo
\$515,113	\$108,829	\$78,942	1.00	1.00	\$108,829	Condo
\$385,401	\$78,541	\$78,942	1.00	1.00	\$78,541	Condo
\$526,892	\$232,050	\$78,942	1.00	1.00	\$232,050	Condo
\$4,064,636	\$1,126,100	\$631,536	8.00	8.00		

per Site **140,762.50**

\$181,666	\$140,000	\$181,666	1.00	1.00	\$140,000	Vac - House
\$181,666	\$225,000	\$181,666	1.00	1.00	\$225,000	Vac - House
	\$365,000			2.00		
			Per site		182,500.00	

