

Harbor Dunes Condo Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
13-3020-0003-00-3	18654 OLD FIELD RD	09/29/20	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,030
13-3020-0026-00-3	18629 CHASE LANE	03/31/22	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$30,030
Totals:			\$129,000			\$129,000	\$60,060

Final Conclusion \$921/FF

Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$30,000	\$30,030	70.0	168.0	\$429	60.00
\$99,000	\$30,030	70.0	125.7	\$1,414	361.00
\$129,000	\$60,060	140.0			
	Average				
	per FF=>	\$921			