

CANAL & LAGOON LAND VALUE EXTRACTION FOR 2024

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
082-100-000-017-00	3700 CEDAR DR	09/17/20	\$99,000	\$99,000	\$33,700	34.04	\$113,947	\$31,235	\$46,182	131.9	146.5	0.44	0.44	\$237
082-100-000-019-00	3722 CEDAR DR	08/04/20	\$119,000	\$116,000	\$38,400	33.10	\$118,187	\$26,056	\$28,243	80.7	142.0	0.26	0.26	\$323
Totals:			\$218,000	\$215,000	\$72,100		\$232,134	\$57,291	\$74,425	212.6		0.70	0.70	
						Sale. Ratio =>	33.53	Average				Average		
						Std. Dev. =>	0.66	per FF=>		\$269	per Net Acre=>		82,078.80	

\$269 ROUND DOWN TO \$250 **BACK LOT LAGOON & CANAL USE \$250 PER FFT**