4350 Residential FF Value for 2024

Point O'Woods Avg and On Course Neighborhoods

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
03-2850-0002-01-9	4600 ROSS DR	09/16/21	$45,000	WD	19-MULTI PARCEL ARM'S LENGTH	$45,000	$16,600	36.89	$35,880	$45,000	$35,880	552.0	565.7	3.57	1.73	$82	$12,598	$0.29	552.00	4350	3345/0710	03-2850-0001-00-4	4350 POINT O'WOODS	402	POW AVG
03-2850-0003-01-5	4590 ROSS DR	09/01/21	$459,000	WD	19-MULTI PARCEL ARM'S LENGTH	$459,000	$178,600	38.91	$546,479	$62,353	$59,430	366.0	886.0	3.72	2.50	$170	$16,753	$0.38	366.00	4350	3343/1022	03-2850-0004-00-3	4350 POINT O'WOODS	401	POW AVG
03-2850-0009-00-5	4530 ROSS DR	10/07/21	$20,000	WD	03-ARM'S LENGTH	$20,000	$8,300	41.50	$18,014	$20,000	$18,014	277.1	184.7	1.18	1.18	$72	$17,021	$0.39	277.14	4350	3348/3057		4350 POINT O'WOODS	402	POW AVG
03-2850-0010-00-3	4520 ROSS DR	08/25/22	$17,000	WD	03-ARM'S LENGTH	$17,000	$6,800	40.00	$15,964	$17,000	$15,964	245.6	203.2	1.15	1.15	$69	$14,834	$0.34	245.60	4350	3384/2557		4350 POINT O'WOODS	402	POW AVG
03-2850-0013-00-2	ROSS DR	02/16/23	$14,000	WD	03-ARM'S LENGTH	$14,000	$6,500	46.43	$15,269	$14,000	$15,269	234.9	200.0	1.08	1.08	$60	$12,975	$0.30	234.90	4350	3398/2439		4350 POINT O'WOODS	402	POW AVG
03-2850-0014-00-9	ROSS DR	07/27/22	$29,000	WD	19-MULTI PARCEL ARM'S LENGTH	$29,000	$11,100	38.28	$26,268	$29,000	$26,268	404.1	435.4	2.02	0.99	$72	$14,392	$0.33	404.13	4350	3381/2798	03-2850-0015-00-5	4350 POINT O'WOODS	402	POW AVG
03-2850-0016-00-1	ROSS DR	12/15/22	$14,500	WD	03-ARM'S LENGTH	$14,500	$5,200	35.86	$12,189	$14,500	$12,189	187.5	232.5	1.00	1.00	$77	$14,486	$0.33	187.53	4350	3395/1368		4350 POINT O'WOODS	402	POW AVG
03-6090-0040-02-6	1355 POINT O' WOODS DR	04/20/21	$424,500	WD	03-ARM'S LENGTH	$424,500	$121,400	28.60	$431,338	$8,806	$15,644	240.7	561.0	3.10	3.10	$37	$2,841	$0.07	240.67	4350	3324/1643		4350 POINT O'WOODS	401	POW AVG
03-6100-0099-00-5	4156 END O' WOODS DR	10/04/21	$86,000	WD	03-ARM'S LENGTH	$86,000	$18,900	21.98	$76,180	$72,149	$62,329	172.2	127.2	0.50	0.50	$419	$143,437	$3.29	172.18	4350	3348/0018		4350 POINT O'WOODS	402	POW ON COURSE
		Totals:	**$1,109,000**			**$1,109,000**	**$373,400**		**$1,177,581**	**$282,808**	**$260,987**	**2,680.2**		**17.31**	**13.23**										
							Sale. Ratio =>	**33.67**			**Average**			**Average**			**Average**								
							Std. Dev. =>	**7.23**			**per FF=>**	**$106**		**per Net Acre=>**	**16,335.01**		**per SqFt=>**	**$0.38**							

Used $106 per FF for POW Avg & POW On Course

4350 POW Average FF, POW On Course FF