

4525 Residential FF Value for 2024

Course View, HH

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
03-3070-0007-00-1	336 MORNING WALK PATH	07/21/21	\$674,900	WD	03-ARM'S LENGTH	\$674,900	\$282,000	41.78	\$676,584	\$90,652	\$92,336	46.5	142.4	0.15	0.15	\$1,951	\$596,395	\$13.69	46.47	4525	3337/2335	4525 HARBOR SHORES DEVELOPMENT	401	COURSE VIEW	
03-3070-0029-00-5	287 MORNING WALK PATH	05/21/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$59,600	59.60	\$127,104	\$93,686	\$120,790	60.8	231.3	0.32	0.32	\$1,541	\$290,050	\$6.66	60.79	4525	3330/2142	4525 HARBOR SHORES DEVELOPMENT	402	HS FF	
03-3070-0048-00-0	228 MORNING WALK PATH	10/21/22	\$991,000	WD	03-ARM'S LENGTH	\$991,000	\$291,700	29.43	\$812,018	\$316,323	\$137,341	69.1	118.2	0.19	0.19	\$4,576	\$1,682,569	\$38.63	69.12	4525	3390/2811	4525 HARBOR SHORES DEVELOPMENT	401	COURSE VIEW	
03-3070-0053-00-3	258 MORNING WALK PATH	07/08/21	\$156,500	WD	03-ARM'S LENGTH	\$156,500	\$59,900	38.27	\$127,799	\$150,186	\$121,485	61.1	176.4	0.25	0.25	\$2,456	\$605,589	\$13.90	61.14	4525	3335/2935	4525 HARBOR SHORES DEVELOPMENT	402	COURSE VIEW	
03-3070-0058-00-5	288 MORNING WALK PATH	11/24/21	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$279,500	31.06	\$903,634	\$102,074	\$105,708	53.2	217.9	0.27	0.27	\$1,919	\$383,737	\$8.81	53.20	4525	3356/2418	4525 HARBOR SHORES DEVELOPMENT	401	COURSE VIEW	
Totals:			\$2,822,400			\$2,822,400	\$972,700		\$2,647,139	\$752,921	\$577,660	290.7		1.18	1.18										
								Sale. Ratio =>	34.46			Average		Average				Average							
								Std. Dev. =>	12.06			per FF=>	\$2,590	per Net Acre=>	639,694.99			per SqFt=>	\$14.69						

Used \$2,590 per ff for 4525 Harbor Shore Development

Ran Course View and HS ff together, only 1 sale for HS

**4525 FF Course View and
4525 FF HH**