

25% Deviation, Valid + "UV" Codes, Sale Date: 1/1/2020 to 12/31/2022

Subject Property

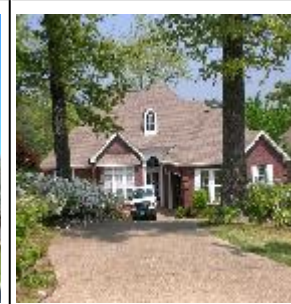
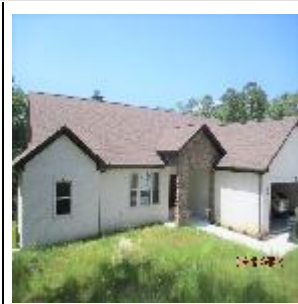
Comparable

Comparable

Comparable

Comparable

Comparable



Parcel	115302 BLUE HERON SHORES II at DRIF	111073 ANDREW SUBDIVISION	105266 SERENDIPITY SHORES GAR	99895 PURPLE MARTIN ESTATES	30546 PYRON	16417 LAKEVIEW
Address	196 WATERVIEW DR	354 HOUSLEY PT	111 WATERLOO CV	219 PURPLE MARTIN LN	281 TANGLEWOOD RD	115 MARION ANDERSON CV
Age	2	8	17	17	28	27
Grade	2	2	3	2	2	3
Size	3,910	4,000	3,615	4,542	4,746	2,918
Appraisal, Sale Price	Appraised Value 1,072,550	Sale Price 1,050,000	Sale Price 875,000	Sale Price 1,075,000	Sale Price 879,000	Sale Price 925,000
Date		4/8/2021	6/15/2022	10/18/2021	9/14/2020	11/2/2022
T. Adj SP		1,144,500	875,000	1,107,300	1,019,600	925,000
OBYI Value	48,674	26,543	19,310	49,696	19,736	19,485
Land Value	155,350	187,500	172,500	245,000	168,750	243,800
Dwg Value	868,526	930,457	683,190	812,604	831,114	661,715
\$ per S.F./ Dwg.	222.13	232.61	188.99	178.91	175.12	226.77