

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

Subject Property

Comparable

Comparable

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Comparable



Parcel	4275 21-3S-19W UNPLATTED HOT SP	115560 COTTAGES AT BAYSHORE F	93244 13-3S-21	48715 WHISPERING PINES	53769 24-3S-20W UNPLATTED HOT	98616 WATERFALL BAY PHASE 1
Address	700 PAKIS ST	151 CLEARWATER CV	343 BOULDER RD	261 PENINSULA DR	313 SUNSET BAY RD	128 ST THOMAS ST
Age	1	2	7	17	6	16
Grade	3	3	3	3	3	3
Size	2,800	3,022	3,071	3,297	3,004	3,094
Appraisal, Sale Price	Appraised Value 597,500	Sale Price 675,000	Sale Price 615,000	Sale Price 840,000	Sale Price 580,000	Sale Price 779,000
Date		12/2/2021	11/9/2020	5/21/2021	7/6/2020	9/29/2022
T. Adj SP		681,800	701,100	907,200	684,400	779,000
OBYI Value	820	7,163	24,968	34,317	24,318	40,321
Land Value	137,200	141,600	145,500	280,000	119,150	180,000
Dwg Value	459,480	533,037	530,632	592,883	540,932	558,679
\$ per S.F./ Dwg.	164.10	176.39	172.79	179.82	180.07	180.57