

25% Deviation, Valid + "UV" Codes, Sale Date: 1/1/2020 to 12/31/2023

Subject Property

Comparable

Comparable

Comparable

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Comparable



Parcel	104050 OAK SHORES ESTATES	101071 ARKOTA SHORES	80782 LAKESOUTH ESTATES	93788 BOLL ESTATES	104038 OAK SHORES ESTATES	115736 POINT ON WILSON POINT PI
Address	257 WATER OAK CIR	122 ARKOTA SHORES DR	104 LAKESOUTH BAY	111 LA GUNA SHORES CT	108 SHADOW OAK PT	256 WILSON PT
Age	2	15	28	24	17	2
Grade	2	2	2	2	2	2
Size	3,478	2,693	3,219	4,063	3,900	5,000
Appraisal, Sale Price	Appraised Value 1,239,400	Sale Price 855,000	Sale Price 1,135,000	Sale Price 1,450,000	Sale Price 1,020,000	Sale Price 1,700,000
Date		5/27/2022	5/12/2023	10/19/2021	1/12/2022	11/22/2021
T. Adj SP		855,000	1,135,000	1,493,500	1,020,000	1,734,000
OBYI Value	58,777	24,413	33,053	38,438	20,725	12,829
Land Value	226,000	130,000	198,000	300,000	222,000	438,400
Dwg Value	954,623	700,587	903,947	1,155,062	777,275	1,282,771
\$ per S.F./ Dwg.	274.47	260.15	280.82	284.29	199.30	256.55