LAND 470 R- BAY CENTRAL 4-1-18 TO 3-31-22 FOR 2023

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	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
010-L10-000-056-00	57 BAY SHORE DR	02/18/21	$275,000	WD	03-ARM'S LENGTH	$275,000	$113,850	41.40	$250,443	$94,907	$70,350	51.5	219.0	0.23	0.23	$1,844	$410,853	$9.43	46.00	470	202103115		R- BAY CENTRAL	0	1	5/4/2021	401		A:@175 ST.DEPTH
010-L10-000-079-00	23 BAY SHORE DR	07/08/20	$205,000	WD	03-ARM'S LENGTH	$205,000	$82,950	40.46	$192,025	$89,076	$78,382	129.0	282.5	0.40	0.18	$691	$223,248	$5.13	143.26	470	202009131 010-L10-000-165-00		R- BAY CENTRAL	0	1	7/23/2020	402		A:@175 ST.DEPTH
010-L10-000-082-00	19 BAY SHORE DR	03/17/22	$282,500	WD	03-ARM'S LENGTH	$282,500	$90,500	32.04	$184,471	$167,452	$69,423	53.3	184.0	0.22	0.22	$3,140	$761,145	$17.47	52.00	470	202204524		R- BAY CENTRAL	0	1	5/4/2022	401		A:@175 ST.DEPTH
010-L12-000-856-00	174 BAY SHORE DR	09/04/18	$150,000	WD	03-ARM'S LENGTH	$150,000	$66,750	44.50	$127,609	$83,905	$61,514	94.5	100.0	0.29	0.29	$888	$292,352	$6.71	125.00	470	201812342		R- BAY CENTRAL	0	1	11/15/2021	401		A:@175 ST.DEPTH
		Totals:	**$912,500**			**$912,500**	**$354,050**		**$754,548**	**$435,340**	**$279,669**	**328.3**		**1.14**	**0.92**														
							Sale. Ratio =>	**38.80**			**Average**			**Average**			**Average**												
							Std. Dev. =>	**5.33**			**per FF=>**	**$1,326**		**per Net Acre=>**	**382,884.78**		**per SqFt=>**	**$8.79**											

USED $1,326 For 2023