

2026 Land 472 Bay North 04-01-2021 to 03-31-25

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			
010-A30-000-011-00	120 LITTLE KILLARNEY BCH	06/05/24	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$143,600	38.09	\$309,016	\$232,051	\$164,067	97.2	403.7	0.95	0.95	\$2,387	\$245,557	\$5.64			
010-K10-000-026-00	365 KILLARNEY BEACH RD	11/14/23	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$264,950	41.08	\$675,596	\$115,138	\$145,734	50.5	311.0	0.29	0.29	\$2,282	\$399,785	\$9.18			
010-K10-000-028-00	367 KILLARNEY BEACH RD	07/18/24	\$0	WD	03-ARM'S LENGTH	\$350,000	\$137,050	39.16	\$294,348	\$221,319	\$165,667	57.4	325.0	0.33	0.33	\$3,858	\$678,893	\$15.59			
010-K10-000-029-00	368 KILLARNEY BEACH RD	09/09/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$162,850	42.30	\$481,997	\$65,842	\$162,839	56.4	314.0	0.32	0.32	\$1,168	\$209,022	\$4.80			
010-L40-000-016-01	KILLARNEY BEACH RD	09/20/21	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$0	0.00	\$411,443	\$108,324	\$139,867	48.4	104.5	0.16	0.16	\$2,237	\$668,667	\$15.35			
010-L40-000-019-00	306 KILLARNEY BEACH RD	08/01/24	\$0	MLC	03-ARM'S LENGTH	\$300,000	\$119,650	39.88	\$143,722	\$289,866	\$133,588	64.2	166.6	0.39	0.39	\$4,516	\$741,345	\$17.02			
010-L40-000-020-00	304 KILLARNEY BEACH RD	10/14/22	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$209,450	35.20	\$613,340	\$136,436	\$154,776	92.0	171.3	0.39	0.39	\$1,482	\$346,284	\$7.95			
010-L40-000-026-00	294 KILLARNEY BEACH RD	05/17/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$203,950	35.47	\$513,805	\$217,491	\$156,296	68.7	201.4	0.31	0.47	\$3,165	\$708,440	\$16.26			
010-L40-000-046-00	252 KILLARNEY BEACH RD	07/21/21	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$205,600	35.15	\$648,312	\$108,835	\$172,147	74.5	244.8	0.53	0.53	\$1,461	\$203,811	\$4.68			
010-L40-000-048-00	248 KILLARNEY BEACH RD	07/24/24	\$506,000	WD	03-ARM'S LENGTH	\$506,000	\$207,150	40.94	\$460,231	\$222,342	\$176,573	75.5	249.9	0.55	0.55	\$2,945	\$407,967	\$9.37			
010-P20-000-002-00	72 TOBICO BEACH	08/09/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$137,700	27.27	\$347,178	\$360,629	\$202,807	70.2	180.1	0.31	0.31	\$5,135	\$1,178,526	\$27.06			
010-P20-000-005-01	86 TOBICO BEACH	12/10/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$118,100	25.40	\$413,609	\$189,170	\$137,779	47.7	182.1	0.21	0.21	\$3,965	\$905,120	\$20.78			
010-P20-000-007-01	94 TOBICO BEACH	10/05/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,050	41.22	\$282,470	\$105,951	\$138,421	47.9	183.8	0.21	0.21	\$2,211	\$502,137	\$11.53			
010-T11-000-022-00	196 ATHLONE BEACH	02/12/25	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$804,350	42.33	\$1,900,715	\$288,085	\$288,800	100.0	200.0	0.46	0.46	\$2,881	\$627,636	\$14.41			
Totals:			\$7,167,900			\$7,817,900	\$2,817,450		\$7,495,782	\$2,661,479	\$2,339,361	950.7		5.39	5.55						
								Sale. Ratio ==>	36.04					Average							
								Std. Dev. ==>	11.24					per FF==>	\$2,800	Average					
												per Net Acre=>	493,597.74		Average				per SqFt=>		\$11.33
										Used \$2,800 per FF											