

Bosworth Used \$550 - gave heavy weight to vacant sale

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
13-230-002-00	9002 ANGELL RD	10/23/20	\$262,000	\$262,000	\$96,700	36.91	\$207,326	\$84,674	\$30,000	100.0	433.0	0.99	0.99	\$847
13-230-003-00	9961 ELK LAKE TR	02/25/21	\$380,000	\$380,000	\$152,300	40.08	\$328,274	\$81,726	\$30,000	100.0	433.0	0.99	0.99	\$817
13-230-009-00	9821 ELK LAKE TR	02/21/20	\$400,000	\$400,000	\$163,900	40.98	\$381,223	\$47,277	\$28,500	100.0	433.0	0.99	0.99	\$473
13-230-017-00	BLUFF TRL	05/22/20	\$52,000	\$52,000	\$14,300	27.50	\$28,500	\$52,000	\$28,500	100.0	399.0	0.92	0.92	\$520

\$664

Miami Beach off water Used \$250/ ff

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13-550-010-00	TIMBERLINE RD	10/16/19	\$25,000	\$25,000	\$8,800	35.20	\$17,500	\$25,000	\$17,500	100.0	353.0	0.81	0.81	\$250

Nickersons 29,000/lot

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13-630-010-10	510 SHELLY B LN	04/24/19	\$172,000	\$172,000	\$78,700	45.76	\$166,743	\$32,257	\$27,000	104.4	208.8	0.50	0.50	\$309
13-630-011-00	528 SHELLY B LN	04/08/19	\$208,500	\$208,500	\$96,000	46.04	\$209,116	\$26,384	\$27,000	104.4	208.8	0.50	0.50	\$253

\$29,321

Village Left at \$215

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13-830-016-00	5769 VINTON RD	11/15/19	\$176,900	\$176,900	\$83,500	47.20	\$180,431	\$31,944	\$35,475	165.0	248.0	0.94	0.94	\$194

Wintergreen Used \$25,000/site

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13-880-019-00	6429 ELK VIEW DR	01/10/20	\$152,500	\$152,500	\$41,900	27.48	\$154,929	\$9,571	\$12,000	112.0	178.9	0.46	0.46	\$85
13-880-021-00	6467 ELK VIEW DR	02/28/20	\$200,000	\$200,000	\$87,100	43.55	\$198,663	\$13,337	\$12,000	112.0	178.0	0.46	0.46	\$119
13-880-022-00	6489 ELK VIEW DR	11/14/19	\$190,000	\$190,000	\$81,500	42.89	\$175,031	\$32,969	\$18,000	112.0	178.0	0.46	0.46	\$294
13-880-047-00	9758 PINENEEDLE LN	09/01/20	\$226,000	\$226,000	\$69,400	30.71	\$149,407	\$88,593	\$12,000	123.5	427.0	1.40	1.40	\$718
13-880-069-00	6298 ELK VIEW DR	11/02/20	\$265,000	\$265,000	\$93,900	35.43	\$199,256	\$77,744	\$12,000	102.0	199.8	0.47	0.47	\$762