

Sail Bay - Diamond Lake Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
14-010-210-010-00	62625 DIAMOND VIEW	08/14/20	\$460,000	OTH	03-ARM'S LENGTH	\$457,000
14-010-210-020-00	21386 SAIL BAY DR	09/17/20	\$675,000	WD	03-ARM'S LENGTH	\$675,000
14-010-230-050-00	21304 SAIL BAY DR	11/19/21	\$965,000	WD	03-ARM'S LENGTH	\$965,000
14-010-230-057-00	21290 SAIL BAY	01/29/21	\$851,500	WD	03-ARM'S LENGTH	\$851,500
14-010-230-059-00	21286 SAIL BAY DR	11/25/20	\$1,040,000	WD	03-ARM'S LENGTH	\$940,000
Totals:			\$3,991,500			\$3,888,500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
14-010-210-037-00	21409 SAIL BAY DR	04/30/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000
14-010-210-040-00	SAIL BAY DR	09/15/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000
			\$225,000			\$225,000

Final Conclusion

On Lake \$5,643/FF
Off Lake \$1,483/FF

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$570,564	\$302,520	\$416,084	57.5	0.0	\$5,261	57.50
\$902,420	\$173,221	\$400,641	69.0	0.0	\$2,510	69.00
\$895,371	\$497,568	\$427,939	59.0	0.0	\$8,433	59.00
\$970,064	\$286,666	\$405,230	70.0	57.0	\$4,095	70.00
\$768,514	\$576,716	\$405,230	70.0	0.0	\$8,239	70.00
\$4,106,933	\$1,836,691	\$2,055,124	325.5			
		Average				
		per FF=>			\$5,643	

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$52,308	\$92,782	\$20,090	70.0	0.0	\$1,325	70.00
\$34,440	\$100,000	\$34,440	60.0	0.0	\$1,667	60.00
\$86,748	\$192,782	\$54,530	130.0			
		Per FF			\$1,483	

On/Off Lake

On

On

On

On

On

On/Off Lake

Off

Off