

Sail Bay - Diamond Lake ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
14-010-210-020-00	21386 SAIL BAY DR	09/17/20	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$902,420
14-010-210-038-00	21375 SAIL BAY DR	08/17/22	\$475,000	WD	03-ARM'S LENGTH	\$474,999	\$319,971
14-010-210-043-00	21327 SAIL BAY	05/08/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$481,207
14-010-230-050-00	21304 SAIL BAY DR	11/19/21	\$965,000	WD	03-ARM'S LENGTH	\$965,000	\$895,371
14-010-230-057-00	21290 SAIL BAY	01/29/21	\$851,500	WD	03-ARM'S LENGTH	\$851,500	\$970,064
14-010-230-057-00	21290 SAIL BAY	01/12/21	\$851,500	WD	03-ARM'S LENGTH	\$851,500	\$970,064
14-010-230-059-00	21286 SAIL BAY DR	11/25/20	\$1,040,000	WD	03-ARM'S LENGTH	\$940,000	\$768,514
Totals:			\$5,188,000			\$5,087,999	\$5,307,611

Final Conclusion 1.071

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$404,110	\$270,890	\$432,561	0.626
\$19,146	\$455,853	\$261,133	1.746
\$30,856	\$299,144	\$390,930	0.765
\$475,157	\$489,843	\$364,769	1.343
\$415,282	\$436,218	\$481,582	0.906
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\$424,750	\$515,250	\$298,406	1.727
\$2,903,416		\$2,710,962	
E.C.F. =>			1.071
Ave. E.C.F. =>			1.145