

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Land Table
14-090-003-099-00	68955 CODY DR	12/03/20	\$400,000	OTH	03-ARM'S LENGTH	\$400,000	\$81,688	166.6	623.0	2.38	\$490	W. EAGLE CHANNEL
14-090-003-101-00	24560 CODY DR	11/19/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$300,000	166.0	339.0	1.29	\$1,807	W. EAGLE CHANNEL
14-090-003-106-20	68913 SOUTH BEACH	06/26/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$255,000	125.0	289.0	0.83	\$2,040	W. EAGLE CHANNEL
14-090-390-006-00	24511 SEASIDE CT	12/06/19	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$189,849	243.0	176.0	0.98	\$781	W. EAGLE CHANNEL
14-090-245-014/015-00	23219 N PARK DR	12/11/20	\$392,500	WD	19-MULTI PARCEL ARM	\$392,500	\$225,931	130.0	92.0	0.27	\$1,738	N. EAGLE CHANNEL
14-090-260-006-00	24379 N SHORE DR	05/24/19	\$409,000	WD	03-ARM'S LENGTH	\$403,200	\$158,660	113.0	177.8	0.46	\$1,404	N. EAGLE CHANNEL
14-090-330-022-00	68278 MORTON DR	09/15/20	\$364,500	WD	03-ARM'S LENGTH	\$364,500	\$199,888	101.0	152.0	0.35	\$1,979	E. EAGLE CHANNEL
14-090-330-024-00	68300 MORTON DR	09/30/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$179,113	101.0	138.0	0.32	\$1,773	E. EAGLE CHANNEL
14-090-330-028-00	68360 MORTON DR	05/30/19	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$166,944	108.0	131.0	0.33	\$1,546	E. EAGLE CHANNEL
14-090-330-029-00	68402 MORTON DR	08/30/19	\$491,000	WD	03-ARM'S LENGTH	\$491,000	\$151,035	108.0	134.0	0.33	\$1,398	E. EAGLE CHANNEL
Totals:			\$4,342,000			\$4,336,200	\$1,908,108	1,361.6		7.55		

Average per FF=>	\$1,401	ALL CHANNELS
USE ==>	\$1,400	