

South Cove Cabana Units ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
62-7153-0070-00-1	6 Harbor Isle Drive	11/09/20	\$195,000	WD	03-ARM'S LENGTH	\$191,000	\$189,778	\$38,802	\$152,198	\$98,806	1.540	
62-7154-0074-00-4	26 Harbor Isle Drive	06/16/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$189,778	\$38,802	\$126,198	\$98,806	1.277	
62-7154-0077-00-3	32 Harbor Isle Drive	07/28/21	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$189,778	\$38,802	\$185,198	\$98,806	1.874	
62-7154-0078-00-0	34 Harbor Isle Drive	02/26/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$189,778	\$38,802	\$151,198	\$98,806	1.530	
62-7156-0103-00-1	39 Harbor Isle Drive	02/23/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$189,778	\$38,802	\$151,198	\$98,806	1.530	62-7156-0102-00-4
62-7157-0129-00-8	6 Lighthouse Drive	05/05/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$263,835	\$59,222	\$130,778	\$133,909	0.977	
62-7157-0131-00-2	4 Lighthouse Drive	05/12/20	\$169,500	WD	03-ARM'S LENGTH	\$154,500	\$204,613	\$0	\$154,500	\$133,909	1.154	62-7157-0118-00-6
62-7157-0133-00-5	2 Lighthouse Drive	07/29/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$263,835	\$59,222	\$125,778	\$133,909	0.939	
62-7157-0134-00-1	1 Lighthouse Drive	07/24/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$263,835	\$59,222	\$335,778	\$133,909	2.508	
<b>Totals:</b>			<b>\$1,903,500</b>			<b>\$1,884,500</b>	<b>\$1,945,008</b>		<b>\$1,512,824</b>	<b>\$1,029,668</b>		
											<b>E.C.F. =&gt;</b>	<b>1.469</b>
											<b>Ave. E.C.F. =&gt;</b>	<b>1.481</b>

Final Conclusion 1.469