

South Cove Cabana Units Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	
62-7153-0070-00-1	6 Harbor Isle Drive	11/09/20	\$195,000	WD	03-ARM'S LENGTH	\$191,000	\$189,778	\$40,024	\$38,802	1.00	1.00	\$40,024	\$0.92	399
62-7154-0078-00-0	34 Harbor Isle Drive	02/26/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$189,778	\$39,024	\$38,802	1.00	1.00	\$39,024	\$0.90	399
<b>Totals:</b>			<b>\$385,000</b>			<b>\$381,000</b>	<b>\$379,556</b>	<b>\$79,048</b>	<b>\$77,604</b>	<b>2.00</b>	<b>5.00</b>			
										<b>Average per FF=&gt;</b>	<b>Average per Net Acre=&gt;</b>	<b>39,524.00</b>	<b>Average per SqFt=&gt;</b>	<b>\$0.91</b>

Final Conclusion \$39524/Site for 399 sq ft unit  
 No change to other units for land