

South Cove Condos 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. | |
|-------------------|-----------------------|-----------|---------------------|--------|-----------------|---------------------|---------------------|-------------|---------------------|--------------------|--------------------------|--------------|
| 62-7151-0002-00-9 | 420 Oselka Drive | 08/20/21 | \$395,000 | WD | 03-ARM'S LENGTH | \$375,000 | \$345,706 | \$77,970 | \$297,030 | \$145,905 | 2.036 | |
| 62-7151-0003-00-5 | 420 Oselka Drive | 05/28/21 | \$486,000 | WD | 03-ARM'S LENGTH | \$486,000 | \$474,881 | \$77,970 | \$408,030 | \$216,300 | 1.886 | |
| 62-7151-0005-00-8 | 420 Oselka Drive | 08/31/20 | \$290,000 | WD | 03-ARM'S LENGTH | \$290,000 | \$326,616 | \$77,970 | \$212,030 | \$135,502 | 1.565 | |
| 62-7151-0006-00-4 | 420 Oselka Drive | 04/28/22 | \$345,000 | WD | 03-ARM'S LENGTH | \$345,000 | \$352,147 | \$53,726 | \$291,274 | \$162,627 | 1.791 | |
| 62-7151-0009-00-3 | 410 Oselka Drive | 09/19/20 | \$327,000 | WD | 03-ARM'S LENGTH | \$322,000 | \$358,764 | \$77,970 | \$244,030 | \$153,021 | 1.595 | |
| 62-7151-0010-00-1 | 410 Oselka Drive | 09/15/22 | \$644,000 | WD | 03-ARM'S LENGTH | \$619,000 | \$474,881 | \$77,970 | \$541,030 | \$216,300 | 2.501 | |
| 62-7151-0012-00-4 | 410 Oselka Drive | 04/08/22 | \$348,500 | WD | 03-ARM'S LENGTH | \$348,500 | \$344,533 | \$53,726 | \$294,774 | \$158,478 | 1.860 | |
| 62-7151-0014-00-7 | 400 Oselka Drive | 05/20/21 | \$295,000 | WD | 03-ARM'S LENGTH | \$295,000 | \$345,706 | \$77,970 | \$217,030 | \$145,905 | 1.487 | |
| 62-7151-0017-00-6 | 400 Oselka Drive | 09/25/20 | \$359,000 | WD | 03-ARM'S LENGTH | \$349,000 | \$352,147 | \$53,726 | \$295,274 | \$162,627 | 1.816 | |
| 62-7151-0017-00-6 | 400 Oselka Drive | 09/30/22 | \$391,000 | WD | 03-ARM'S LENGTH | \$391,000 | \$352,147 | \$53,726 | \$337,274 | \$162,627 | 2.074 | |
| 62-7151-0021-00-3 | 320 Oselka Drive | 11/04/20 | \$311,000 | WD | 03-ARM'S LENGTH | \$311,000 | \$326,616 | \$77,970 | \$233,030 | \$135,502 | 1.720 | |
| 62-7151-0025-00-9 | 410 Oselka Drive | 05/18/22 | \$380,000 | WD | 03-ARM'S LENGTH | \$380,000 | \$317,017 | \$77,970 | \$302,030 | \$130,271 | 2.318 | |
| 62-7151-0036-00-1 | 22 Harbor Isle Drive | 05/16/22 | \$800,000 | WD | 03-ARM'S LENGTH | \$800,000 | \$703,984 | \$77,970 | \$722,030 | \$341,152 | 2.116 | |
| 62-7151-0037-00-7 | 24 Harbor Isle Drive | 06/25/21 | \$655,000 | WD | 03-ARM'S LENGTH | \$605,000 | \$703,984 | \$77,970 | \$527,030 | \$341,152 | 1.545 | |
| 62-7158-0139-00-1 | 310 Oselka Drive | 06/24/22 | \$775,000 | WD | 03-ARM'S LENGTH | \$775,000 | \$627,362 | \$77,970 | \$697,030 | \$299,396 | 2.328 | |
| 62-7158-0144-00-5 | 310 Oselka Drive | 07/10/20 | \$385,000 | WD | 03-ARM'S LENGTH | \$381,500 | \$576,295 | \$53,726 | \$327,774 | \$284,779 | 1.151 | |
| 62-7158-0147-00-4 | 310 Oselka Drive | 07/15/20 | \$349,000 | WD | 03-ARM'S LENGTH | \$349,000 | \$446,113 | \$77,970 | \$271,030 | \$200,623 | 1.351 | |
| 62-7158-0158-00-6 | 310 Oselka Drive | 10/28/20 | \$380,000 | WD | 03-ARM'S LENGTH | \$380,000 | \$475,596 | \$77,970 | \$302,030 | \$216,690 | 1.394 | |
| 62-7160-0161-00-9 | 48 Harbor Isle Drive | 03/15/21 | \$615,000 | WD | 03-ARM'S LENGTH | \$515,000 | \$694,337 | \$77,970 | \$437,030 | \$335,895 | 1.301 | |
| 62-7161-0166-00-9 | 300 Oselka Drive | 02/23/22 | \$549,000 | WD | 03-ARM'S LENGTH | \$549,000 | \$419,568 | \$77,970 | \$471,030 | \$186,157 | 2.530 | |
| 62-7161-0167-00-5 | 300 Oselka #461 | 10/23/21 | \$590,000 | WD | 03-ARM'S LENGTH | \$568,000 | \$586,742 | \$53,726 | \$514,274 | \$290,472 | 1.770 | |
| 62-7161-0171-00-2 | 300 Oselka #462 | 11/18/21 | \$550,000 | WD | 03-ARM'S LENGTH | \$530,000 | \$586,742 | \$53,726 | \$476,274 | \$290,472 | 1.640 | |
| 62-7161-0178-00-7 | 300 Oselka #364 | 05/12/21 | \$465,000 | WD | 03-ARM'S LENGTH | \$465,000 | \$419,568 | \$77,970 | \$387,030 | \$186,157 | 2.079 | |
| 62-7161-0179-00-3 | 300 Oselka Drive #464 | 03/11/22 | \$570,000 | WD | 03-ARM'S LENGTH | \$563,000 | \$586,742 | \$53,726 | \$509,274 | \$290,472 | 1.753 | |
| 62-7161-0181-00-8 | 300 Oselka Drive #265 | 05/17/21 | \$440,000 | WD | 03-ARM'S LENGTH | \$440,000 | \$447,521 | \$77,970 | \$362,030 | \$201,390 | 1.798 | |
| 62-7163-0190-00-3 | 44 Landings Boulevard | 05/25/21 | \$339,000 | WD | 03-ARM'S LENGTH | \$339,000 | \$378,646 | \$77,970 | \$261,030 | \$163,856 | 1.593 | |
| 62-7163-0191-00-0 | 43 Landings Boulevard | 10/15/20 | \$254,000 | WD | 03-ARM'S LENGTH | \$254,000 | \$305,903 | \$77,970 | \$176,030 | \$124,214 | 1.417 | |
| 62-7164-0198-00-2 | 47 Landings Boulevard | 10/23/20 | \$516,000 | WD | 03-ARM'S LENGTH | \$516,000 | \$657,911 | \$77,970 | \$438,030 | \$316,044 | 1.386 | |
| 62-7165-0201-00-1 | 42 Landings Boulevard | 06/12/20 | \$238,500 | WD | 03-ARM'S LENGTH | \$238,500 | \$285,604 | \$77,970 | \$160,530 | \$113,152 | 1.419 | |
| 62-7165-0201-00-1 | 42 Landings Boulevard | 11/18/21 | \$340,000 | WD | 03-ARM'S LENGTH | \$340,000 | \$285,604 | \$77,970 | \$262,030 | \$113,152 | 2.316 | |
| 62-7165-0202-00-8 | 41 Landings Boulevard | 12/09/21 | \$310,000 | WD | 03-ARM'S LENGTH | \$309,800 | \$378,646 | \$77,970 | \$231,830 | \$163,856 | 1.415 | |
| 62-7165-0203-00-4 | 40 Landings Boulevard | 05/27/21 | \$260,000 | WD | 03-ARM'S LENGTH | \$260,000 | \$378,646 | \$77,970 | \$182,030 | \$163,856 | 1.111 | |
| 62-7165-0204-00-1 | 39 Landings Boulevard | 08/20/20 | \$276,500 | WD | 03-ARM'S LENGTH | \$276,500 | \$329,290 | \$77,970 | \$198,530 | \$136,959 | 1.450 | |
| 62-7165-0207-00-0 | 36 Landings Boulevard | 11/30/20 | \$280,000 | WD | 03-ARM'S LENGTH | \$280,000 | \$342,447 | \$77,970 | \$202,030 | \$144,129 | 1.402 | |
| 62-7165-0208-00-6 | 35 Landings Boulevard | 03/15/22 | \$360,000 | WD | 03-ARM'S LENGTH | \$360,000 | \$378,646 | \$77,970 | \$282,030 | \$163,856 | 1.721 | |
| Totals: | | | \$14,868,500 | | | \$14,605,800 | \$15,367,058 | | \$12,070,802 | \$6,992,948 | | |
| | | | | | | | | | | | E.C.F. => | 1.726 |
| | | | | | | | | | | | Ave. E.C.F. => | 1.732 |