

Diamond Island Waterfront FF LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Std. when Sold	Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
14-100-132-022-01	61736 LAKE VIEW DR	06/11/21	\$525,000	WD	03-ARM'S LENGTH	\$486,150	\$226,800	486150.00	\$624,546	\$141,250	\$141,250	50.0	126.0	0.19	0.19	\$2,825	\$743,421	\$17.07	50.00	DIISL 1198/475	14-100-132-022-00, 14-100-135-013-00, 14-100-1	DIAMOND ISLE	401	WTF		
Totals:			\$525,000			\$486,150	\$226,800		\$624,546	\$141,250	\$141,250	50.0		0.19	0.19											
						Sale. Ratio =>	46.65							Average			Average									
						Std. Dev. =>	#DIV/0!							per FF=>	\$2,825			per Net Acr	743,421.05	per SqFt=>	\$17.07					

Diamond Island Channel FF LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Std. when Sold	Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
14-100-410-007-00	61588 LAGOON DR	04/23/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$151,000	305000.00	\$446,205	\$42,800	\$42,000	70.0	142.0	0.23	0.23	\$611	\$187,719	\$4.31	70.00	DIISL 1195/714			DIAMOND ISLE	401	CHANNEL	
Totals:			\$305,000			\$305,000	\$151,000		\$446,205	\$42,800	\$42,000	70.0		0.23	0.23											
						Sale. Ratio =>	49.51							Average			Average									
						Std. Dev. =>	#DIV/0!							per FF=>	\$611			per Net Acr	187,719.30	per SqFt=>	\$4.31					
												USE \$440														

Diamond Island Back Lot/Land FF LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Std. when Sold	Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Fron	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	
14-100-031-033-00	21182 DIAMOND ISLE	05/21/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$61,400	35.70	\$177,307	\$14,693	\$20,000	50.0	116.0	0.13	0.13	\$294	\$110,474	\$2.54	50.00	DIISL 1196/2152			DIAMOND ISLE	401	BACK LOT/LAND	
14-100-031-054-00	21142 TERRACE DR	12/07/20	\$195,000	WD	03-ARM'S LENGTH	\$146,680	\$40,100	27.34	\$149,629	\$29,051	\$32,000	80.0	96.0	0.18	0.18	\$363	\$165,063	\$3.79	80.00	DIISL 1186/195	14-100-135-007-00		DIAMOND ISLE	401	BACK LOT/LAND	
14-100-135-007-00	DIAMOND ISLE	12/07/20	\$195,000	WD	03-ARM'S LENGTH	\$46,320	\$12,400	26.77	\$32,000	\$46,320	\$32,000	62.0	109.0	0.18	0.16	\$747	\$263,182	\$6.04	62.00	DIISL 1186/195	14-100-031-054-00		DIAMOND ISLE	402	BACK LOT/LAND	
14-100-135-012-00	12 LAKE VIEW DR	06/11/21	\$525,000	PTA	03-ARM'S LENGTH	\$19,425	\$10,000	51.48	\$141,250	\$19,425	\$141,250	50.0	103.0	0.15	0.12	\$389	\$133,966	\$3.08	50.00	DIISL	14-100-132-022-00, 14-100-135-013-00, 14-100-1		DIAMOND ISLE	402	BACK LOT/LAND	
14-100-135-013-00	13 LAKE VIEW DR	06/11/21	\$525,000	PTA	03-ARM'S LENGTH	\$19,425	\$10,000	51.48	\$141,250	\$19,425	\$141,250	50.0	104.0	0.15	0.12	\$389	\$133,966	\$3.08	50.00	DIISL	14-100-132-022-00, 14-100-132-022-50, 14-100-1		DIAMOND ISLE	402	BACK LOT/LAND	
Totals:			\$1,612,000			\$403,850	\$133,900		\$641,436	\$128,914	\$366,500	292.0		0.78	0.70											
						Sale. Ratio =>	33.16							Average			Average									
						Std. Dev. =>	12.32							per FF=>	\$441			per Net Acr	166,340.65	per SqFt=>	\$3.82					
												USE \$440														

OUTLIERS for Back Lot/Land

14-100-031-056-00	140 DIAMOND ISLE	06/11/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$31,000	17.22	\$121,945	\$78,055	\$20,000	50.0	115.0	0.13	0.13	\$1,561	\$591,326	\$13.57	50.00	DIISL 1178/2476			DIAMOND ISLE	401	BACK LOT/LAND
14-100-031-057-00	21162 TERRACE DR	06/24/20	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$31,700	17.86	\$124,565	\$72,935	\$20,000	50.0	115.0	0.13	0.13	\$1,459	\$552,538	\$12.68	50.00	DIISL 1176/24			DIAMOND ISLE	401	BACK LOT/LAND