

2023 PAZITNEYS COURT SANDY BEACH PT LAVINE HANOVER ESTATES LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
150-H10-000-019-99	07/15/20	\$740,000	WD	\$740,000	\$332,600	44.95	\$537,557	\$222,443	\$20,000	92.6	150.0	\$2,402
150-H10-000-028-00	11/03/20	\$200,000	WD	\$200,000	\$63,600	31.80	\$124,204	\$103,261	\$27,465	78.5	167.0	\$1,316
150-H10-000-029-00	05/07/21	\$160,000	PTA	\$160,000	\$75,500	47.19	\$149,401	\$40,424	\$29,825	85.2	162.0	\$474
150-H35-000-009-99	07/17/20	\$196,000	WD	\$196,000	\$82,300	41.99	\$162,891	\$134,016	\$100,907	67.3	128.5	\$1,992
150-P15-000-006-00	09/14/21	\$161,000	WD	\$161,000	\$81,600	50.68	\$162,471	\$110,589	\$112,060	74.7	82.0	\$1,480
Totals:		\$1,457,000		\$1,457,000	\$635,600		\$1,136,524	\$610,733	\$290,257	398.3		
						Sale. Ratio =>	43.62			Average		
						Std. Dev. =>	7.18			per FF=>		\$1,533

USE 1530 FF