

2023 SUBS AND CONDO
LAND SALES STUDY

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE FF	PER	COMMENTS
4	11-04-255-013	9/7/2021	305,000	252,204	52,796	114	463	SANDHILL
4	11-20-369-170	4/8/2021	255,000	213,922	41,078	90.6	453	SANDHILL
4	11-19-490-030	3/11/2021	260,500	242,316	18,184	114.5	159	SANDHILL
4	11-20-369-177	2/24/2021	264,000	214,344	49,656	90.6	548	SANDHILL
4	11-04-255-020	1/20/2021	255,000	237,887	17,113	80	214	SANDHILL
4	11-20-373-062	12/15/2020	239,000	200,133	38,867	93.3	417	SANDHILL
4	11-04-255-004	10/28/2020	249,000	236,145	12,855	89	144	SANDHILL
4	11-29-102-480	11/29/2021	252,000	207,512	44,488	100	445	SUB-GOLF
4	11-29-102-040	8/6/2021	290,000	212,935	77,065	102	756	SUB-GOLF
4	11-20-373-094	7/9/2021	286,000	230,169	55,831	106.1	526	SUB-GOLF
4	11-29-101-130	6/18/2021	265,000	206,603	58,397	113	517	SUB-GOLF

KEY	
1-	VACANT SALES
2-	BORROWED SALES
3-	TIME ADJUSTED SALES
4-	EXTRACTED SALES

CONCLUSION	2022 RATE	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	2023 RATE
LOT TYPE/SIZE										
SANDHILL/BARTH	280	463	453	159	548	214	417	144		300
SUB-GOLF COURSE	400	445	756	526	517					450
CONDO GOLF	400	445	756	526	517					450
CONDO NON GOLF	250	463	453	159	548	214	417	144		300

STUDIED CONDO AND SUBS TOGETHER