

2023 INDUSTRIAL LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	st. Land Valu	Effec. Front	Depth	Dollars/FF	Rate Group 1
041 180 018 00	04/03/20	\$34,000	WD	\$34,000	\$17,900	52.65	\$35,881	\$211	\$2,092	20.9	140.0	\$10	BEST FF
041 180 105 00	10/08/21	\$220,000	WD	\$220,000	\$59,500	27.05	\$122,809	\$105,191	\$8,000	132.0	123.0	\$797	BEST
041 180 108 00	07/28/20	\$130,000	WD	\$130,000	\$53,100	40.85	\$102,825	\$30,154	\$2,979	26.8	66.7	\$1,125	BEST FF
041 180 113 01	09/29/21	\$53,000	PTA	\$53,000	\$19,700	37.17	\$40,609	\$24,051	\$11,660	20.9	140.0	\$1,150	BEST FF
Totals:		\$437,000		\$437,000	\$150,200		\$302,124	\$159,607	\$24,731	200.6			
					Sale. Ratio =>	34.37			Average				
					Std. Dev. =>	10.57			per FF=>			\$796	

USED 800 FF

2023 COUNTRY RESIDENTIAL LAND VALUES

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table	Class
002 012 008 21	08/31/20	\$300,000	WD	\$300,000	\$154,600	51.53	\$303,446	\$70,540	\$73,986	19.74	19.74	\$3,573	401 COUNTRY RESD.	401	
002 016 014 01	07/28/20	\$375,000	WD	\$375,000	\$117,900	31.44	\$233,372	\$227,278	\$85,650	25.90	25.90	\$8,775	401 COUNTRY RESD.	401	
002 024 008 60	05/07/21	\$275,000	WD	\$275,000	\$132,700	48.25	\$262,239	\$37,011	\$24,250	5.74	5.74	\$6,443	401 COUNTRY RESD.	401	
002 025 010 00	08/12/21	\$100,000	WD	\$100,000	\$37,500	37.50	\$75,000	\$100,000	\$75,000	20.00	20.00	\$5,000	401 COUNTRY RESD.	402	
Totals:		\$1,050,000		\$1,050,000	\$442,700		\$874,057	\$434,829	\$258,886	71.38	71.38				
						Sale. Ratio =>	42.16	Average		Average		Average			
						Std. Dev. =>	9.34	per FF=>		per Net Acre		6,091.41 per SqFt=>			
USED 6000 ACRE															

2023 MAGIC CITY MOBILE HOME

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	ECF Area	Land Table
002 115 036 00	05/21/21	\$8,500	WD	\$8,500	\$2,900	34.12	\$5,836	\$8,500	\$5,836	233.4	101.6	\$36	401	MAGIC CITY MOBILE HOME
002 115 038 00	10/14/21	\$69,900	WD	\$69,900	\$10,800	15.45	\$21,780	\$53,596	\$5,476	182.5	206.0	\$294	401	MAGIC CITY MOBILE HOME
002 115 060 00	08/23/21	\$10,500	WD	\$10,500	\$3,400	32.38	\$6,703	\$10,500	\$6,703	223.4	103.0	\$47	401	MAGIC CITY MOBILE HOME
002 115 078 00	10/15/21	\$28,000	WD	\$28,000	\$10,500	37.50	\$21,209	\$12,162	\$5,371	214.8	150.0	\$57	401	MAGIC CITY MOBILE HOME
Totals:		\$116,900		\$116,900	\$27,600		\$55,528	\$84,758	\$23,386	854.2				
						Sale. Ratio =>	23.61	Average						
						Std. Dev. =>	9.84	per FF=>		\$99				

USED 99.00 FF BEST

2023 RESIDENTIAL LAND VALUES

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale S	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	ECF-Arcs	Land Table	Class
002 024 005 02	09/18/20	\$128,000	WD	\$128,000	\$59,800	46.72	\$118,555	\$22,405	\$12,960	205.7	100.0	0.53	0.53	\$109	\$42,434		401 RESIDENTIAL	401
002 024 005 10	10/28/20	\$134,000	WD	\$134,000	\$62,300	46.49	\$123,352	\$26,182	\$15,534	221.9	190.0	0.79	0.79	\$118	\$33,353		401 RESIDENTIAL	001
002 175 035 00	07/20/21	\$95,500	PTA	\$95,500	\$44,200	46.28	\$91,063	\$12,964	\$9,127	166.0	153.0	0.53	0.53	\$78	\$24,600		401 RESIDENTIAL	401
002 180 038 00	12/15/21	\$87,000	WD	\$87,000	\$38,600	44.37	\$79,765	\$20,651	\$13,416	134.2	100.0	0.34	0.34	\$154	\$60,032		401 RESIDENTIAL	401
041 070 004 00	10/05/21	\$63,500	WD	\$63,500	\$30,600	48.19	\$63,410	\$6,637	\$6,547	65.5	123.0	0.19	0.19	\$101	\$35,683	401VR	401	401
041 075 023 00	06/11/20	\$57,000	WD	\$57,000	\$28,900	50.70	\$57,084	\$7,561	\$7,645	63.7	132.0	0.19	0.19	\$119	\$40,218	401VR	401	401
041 100 032 00	08/28/20	\$122,000	WD	\$122,000	\$56,900	46.64	\$110,748	\$25,186	\$13,934	116.1	150.0	0.37	0.37	\$217	\$69,003	401VR	401	401
041 120 016 00	04/14/20	\$56,500	WD	\$56,500	\$29,300	51.86	\$58,613	\$1,617	\$3,730	67.8	132.0	0.20	0.20	\$24	\$8,085	401VR	401	401
041 150 039 00	04/20/21	\$85,000	WD	\$85,000	\$41,800	49.18	\$82,619	\$12,877	\$10,496	70.0	170.0	0.23	0.23	\$184	\$55,030	401VR	401	401
041 180 080 00	10/30/20	\$84,500	WD	\$84,500	\$43,700	51.72	\$84,195	\$3,707	\$3,402	48.6	123.0	0.14	0.14	\$76	\$26,862	401VR	401	401
041 220 023 00	11/19/20	\$70,897	WD	\$70,897	\$34,700	48.94	\$68,385	\$6,913	\$4,401	36.7	100.0	0.09	0.09	\$189	\$73,543	401VR	401	401
041 777 070 00	04/28/21	\$63,700	WD	\$63,700	\$27,600	43.33	\$55,114	\$25,392	\$16,806	347.0	123.5	1.02	1.00	\$73	\$24,992	401VR	401	401
041 777 082 00	05/07/21	\$79,100	WD	\$79,100	\$36,900	46.65	\$72,701	\$16,572	\$10,173	101.7	132.0	0.30	0.30	\$163	\$55,240	401VR	401	401
041 777 120 00	08/19/20	\$105,000	WD	\$105,000	\$50,200	47.81	\$97,393	\$14,221	\$6,614	69.6	263.0	0.29	0.29	\$204	\$49,038	401VR	401	401
041 777 164 00	06/22/21	\$78,000	PTA	\$78,000	\$37,800	48.46	\$77,983	\$14,018	\$14,001	140.0	250.0	0.57	0.57	\$100	\$24,680	401VR	401	401
Totals:		\$1,309,697		\$1,309,697	\$623,300		\$1,241,580	\$216,903	\$148,786	1,854.5		5.76	5.75					
				Sale. Ratio =>			47.59	Average	\$117			Average	\$7,637.17		Average			
				Std. Dev. =>			2.44	per FF=>				per Net Acr			per SqFt=>			

USED 117 FF GOOD

2023 W LAKE LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residential	Est. Land Value	Effec. Front	Depth	Dollars/FF	ECF Area	Land Table	Rate Group 1	Rate Group 2	Rate Group 3
002 229 003 00	06/24/21	\$21,000	PTA	\$21,000	\$12,900	61.43	\$25,823	\$21,000	\$25,823	147.6	395.0	\$142	401VL W LAKE	POOR			
Totals:		\$21,000		\$21,000	\$12,900		\$25,823	\$21,000	\$25,823	147.6							
				Sale Ratio =>		61.43	Average										
				Std. Dev. =>		#DIV/0!	per FF=>										
USED 140 FF POOR																	

2023 RIVER LAND VALUES

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	ECP Area	Land Table	Class
002 080 005 00	08/18/20	\$16,000	WD	\$16,000	\$7,500	46.88	\$15,000	\$16,000	\$15,000	60.0	90.0	\$267	401VL RIVER		402
002 080 014 01	05/19/20	\$175,000	WD	\$175,000	\$92,200	52.69	\$180,392	\$37,608	\$43,000	135.0	198.3	\$279	401VL RIVER		401
002 080 015 00	02/05/21	\$160,000	WD	\$160,000	\$80,100	50.06	\$160,129	\$21,371	\$21,500	82.0	185.0	\$261	401VL RIVER		401
002 170 024 00	10/02/20	\$10,000	WD	\$10,000	\$3,500	35.00	\$6,988	\$7,850	\$4,838	46.1	115.0	\$170	401VL RIVER		401
Totals:		\$361,000		\$361,000	\$183,300		\$362,509	\$82,829	\$84,338	323.1					
					Sale. Ratio =>	50.78			Average						
					Std. Dev. =>	7.81			per FF=>			\$256			

USED 250 FF BEST

2023 AGRICULTURAL LAND VLAUES

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj.	Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Land Table	Class
002 001 005 00	01/13/21	\$100,400	WD	\$100,400	\$35,500	35.36	\$71,020	\$100,400	\$100,400	\$71,020	10.60	10.13	\$9,472		101 AGRICULTURE # 1	102
002 001 005 00	03/25/21	\$117,516	WD	\$117,516	\$35,500	30.21	\$90,000	\$117,516	\$90,000	\$90,000	14.50	10.13	\$8,105		101 AGRICULTURE # 1	102
002 012 005 10	01/13/21	\$100,400	WD	\$100,400	\$41,900	41.73	\$71,020	\$100,400	\$71,020	\$71,020	10.60	15.00	\$9,472		101 AGRICULTURE # 1	101
002 012 005 10	03/25/21	\$117,516	WD	\$117,516	\$41,900	35.65	\$90,000	\$117,516	\$90,000	\$90,000	14.50	15.00	\$8,105		101 AGRICULTURE # 1	101
002 022 010 00	07/15/21	\$115,000	PTA	\$115,000	\$37,200	32.35	\$74,400	\$115,000	\$74,400	\$74,400	27.00	27.00	\$4,259		401 AGRICULTURE # 1	402
Totals:		\$550,832		\$550,832	\$192,000		\$396,440	\$550,832	\$396,440		77.20	77.26				
							Sale. Ratio =>	34.86	Average		Average		Average			
							Std. Dev. =>	4.36	per FF=>		per Net Acre=>		7,135.13 per SqFt=>			
USED 7100 ACRE																

2023 CHANNEL LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj.	Sale \$	sd. when So	sd/Adj. Sa	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
002 014 005 00	09/04/20	\$114,850	WD		\$114,850	\$51,100	44.49	\$101,383	\$60,615	\$47,148	36.3	205.0	\$1,671	36.00	CHANNEL
002 014 008 00	12/22/21	\$62,000	WD		\$62,000	\$46,500	75.00	\$93,030	\$61,340	\$92,370	123.2	100.0	\$498	132.00	CHANNEL
002 022 011 30	06/24/20	\$150,000	WD		\$150,000	\$88,100	58.73	\$174,976	\$41,633	\$66,609	66.6	170.0	\$625	60.00	CHANNEL
002 180 047 00	07/20/20	\$175,000	WD		\$175,000	\$64,100	36.63	\$127,123	\$97,374	\$49,497	35.4	100.0	\$2,754	50.00	CHANNEL
002 180 060 00	09/28/20	\$199,000	WD		\$199,000	\$115,400	57.99	\$229,133	\$68,862	\$98,995	70.7	100.0	\$974	100.00	CHANNEL
002 180 060 00	09/03/21	\$307,000	WD		\$307,000	\$115,300	37.56	\$236,213	\$169,782	\$98,995	70.7	100.0	\$2,401	100.00	CHANNEL
002 180 091 00	10/16/20	\$229,000	WD		\$229,000	\$61,100	26.68	\$119,542	\$158,955	\$49,497	35.4	100.0	\$4,496	50.00	CHANNEL
002 180 108 00	08/06/20	\$110,000	WD		\$110,000	\$67,800	61.64	\$134,436	\$20,112	\$44,548	31.8	100.0	\$632	45.00	CHANNEL
002 180 113 00	10/22/20	\$98,000	WD		\$98,000	\$29,700	30.31	\$59,333	\$88,164	\$49,497	35.4	100.0	\$2,494	50.00	CHANNEL
002 180 133 01	05/04/20	\$100,000	WD		\$100,000	\$54,700	54.70	\$108,621	\$48,931	\$57,552	37.8	110.0	\$1,294	51.00	CHANNEL
002 180 163 00	09/17/20	\$150,000	WD		\$150,000	\$71,300	47.53	\$141,271	\$107,724	\$98,995	70.7	100.0	\$1,523	100.00	CHANNEL
002 220 005 00	11/13/20	\$116,500	WD		\$116,500	\$70,100	60.17	\$117,561	\$67,246	\$68,307	48.8	100.0	\$1,378	69.00	CHANNEL
Totals:		\$1,811,350			\$1,811,350	\$835,200		\$1,642,622	\$990,738	\$822,010	662.7				
							Sale. Ratio =	46.11			Average				
							Std. Dev. =>	14.53			per FF=>	\$1,495			

USED 1,500 FF

2023 COMMERCIAL LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Solc	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Rate Group	1
041 180 018 00	04/03/20	\$34,000	WD	\$34,000	\$17,900	52.65	\$35,881	\$211	\$2,092	20.9	140.0	\$10	BEST FF	
041 180 105 00	10/08/21	\$220,000	WD	\$220,000	\$59,500	27.05	\$122,809	\$105,191	\$8,000	132.0	123.0	\$797	BEST	
041 180 108 00	07/28/20	\$130,000	WD	\$130,000	\$53,100	40.85	\$102,825	\$30,154	\$2,979	26.8	66.7	\$1,125	BEST FF	
041 180 113 01	09/29/21	\$53,000	PTA	\$53,000	\$19,700	37.17	\$40,609	\$24,051	\$11,660	20.9	140.0	\$1,150	BEST FF	
Totals:		\$437,000		\$437,000	\$150,200		\$302,124	\$159,607	\$24,731	200.6				
				Sale. Ratio =>	34.37			Average						
				Std. Dev. =>	10.57			per FF=>	\$796					
														USED 790 FF BEST