

2060 US 31-So of Airport

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	
05-032-009-10	195 N US 31 SOUTH	10/18/24	\$593,200	WD	03-ARM'S LENGTH	\$593,200	\$227,600	38.37	\$573,679	\$208,735	\$384,465	\$297,913	1.291	5,424	\$70.88	2060	0.0728	AUTO CENTER		\$208,735		
05-060-005-00	639 WEST BLUE STAR DR	07/26/19	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$62,000	25.83	\$238,680	\$181,775	\$58,225	\$53,432	1.090	1,152	\$50.54	2060	20.1549	AUTO		\$164,586		
05-060-006-00	657 WEST BLUE STAR DR	03/30/21	\$425,000	MLC	03-ARM'S LENGTH	\$425,000	\$95,700	22.52	\$353,758	\$199,208	\$225,792	\$127,517	1.771	3,200	\$70.56	2060	47.9435	WAREHOUSES		\$183,457		
05-242-002-00	136 N US 31 SOUTH	01/10/20	\$675,000	MLC	03-ARM'S LENGTH	\$675,000	\$288,900	42.80	\$556,822	\$108,220	\$566,780	\$421,223	1.346	10,030	\$56.51	2060	5.4306	STORE RETAIL		\$85,140		
05-136-001-00	2084 N US 31 SOUTH	07/14/21	\$2,500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,500,000	\$1,535,500	61.42	\$2,394,870	\$223,752	\$2,276,248	\$1,919,645	1.186	21,138	\$107.69	2115	10.5488	OFC CONDO		\$148,305	05-136-002-00, 05-136-003-00, 05-136-900-00	
05-033-007-90	376 N US 31 SOUTH	03/01/22	\$692,000	WD	03-ARM'S LENGTH	\$692,000	\$209,400	30.26	\$814,210	\$125,525	\$566,475	\$511,273	1.108	8,096	\$69.97	2125	18.3284	STORE RETAIL		\$113,688		
05-033-009-00	302 N US 31 SOUTH	04/12/24	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$340,800	46.37	\$703,592	\$149,776	\$585,224	\$411,148	1.423	16,924	\$34.58	2125	13.2137	STORE RETAIL		\$149,776		
05-060-008-00	707 WEST BLUE STAR DR	07/05/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$175,400	35.43	\$504,660	\$183,457	\$311,543	\$238,458	1.306	4,644	\$67.09	2125	1.5236	STORE RETAIL		\$183,457		
05-060-009-00	721 WEST BLUE STAR DR	11/03/21	\$325,000	MLC	03-ARM'S LENGTH	\$310,000	\$94,700	30.55	\$331,867	\$195,231	\$114,769	\$104,223	1.101	1,650	\$69.56	2125	19.0064	STORE RETAIL		\$184,200		
Totals:			\$6,680,200			\$6,665,200	\$3,030,000		\$6,472,138		\$5,089,521	\$4,084,831			\$66.37						4.5297	
								Sale. Ratio =>	45.46			E.C.F. =>	1.246	Std. Deviation=>		0.215629081						
								Std. Dev. =>	11.96			Ave. E.C.F. =>	1.291	Ave. Variance=>		15.1359	Coefficient of Var=>		11.72183847			

Not Used:																						
05-021-054-00	2105 N US 31 SOUTH	08/08/24	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$628,700	41.91	\$1,314,184	\$1,211,980	\$288,020	\$80,349	3.585	110,385	\$2.61	2000	229.3356	1-1/4 STORY	APARTMENTS		\$703,276	
05-060-016-00	3950 ALPHA BLVD	06/07/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$186,200	39.62	\$707,540	\$378,608	\$91,392	\$271,396	0.337	4,050	\$22.57	2060	95.4506	CAR WASH		\$354,785		
05-060-010-00	770 N US 31 SOUTH	06/12/20	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$230,900	46.65	\$502,047	\$157,362	\$337,638	\$323,648	1.043	8,204	\$41.16	2060	24.8027	STORE RETAIL		\$140,030		
05-032-009-10	195 N US 31 SOUTH	10/09/20	\$374,000	MLC	03-ARM'S LENGTH	\$374,000	\$280,700	75.05	\$408,742	\$204,257	\$169,743	\$209,513	0.810	5,424	\$31.29	2060	48.1076	AUTO CENTER		\$186,335		