

2024 ECF Study -
2000 US 31/
Airport Rd - PRIME

Parcel Number	Street Address	Sale Date	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 (%)	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
05-021-006-00	104 MACKEY DR	09/21/21	\$419,500	\$246,500	58.76	\$403,728	\$130,765	\$288,735	\$237,359	1.216	8,140	\$35.47	2000	4.0062	STORE RETAIL	\$122,726		21000 US 31	201	0
05-016-016-15	3536 N US 31 SOUTH	04/01/22	\$2,000,000	\$846,200	42.31	\$1,696,333	\$338,767	\$1,524,466	\$1,180,492	1.291	19,840	\$76.84	2000	3.4872	AUTO DEALER	\$389,628				
05-136-001-00	2084 N US 31 SOUTH	07/14/21	\$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	7.0745	OFC CONDO	\$148,305	05-136-002-00, 05-136-003-00, 05-136-900-00	21000 US 31	207	0
05-016-012-10	3828 N US 31 SOUTH	06/25/21	\$950,000	\$522,900	55.04	\$910,255	\$330,207	\$619,793	\$465,155	1.332	4,474	\$138.53	2550	7.5935	RESTAURANTS	\$287,004		21000 US 31	201	0
Totals:			\$5,869,500	\$3,151,100		\$5,405,186		\$4,709,242	\$3,802,650			\$89.63		1.8100						
				Sale. Ratio =>	53.69				E.C.F. =>	1.238			Std. Deviation=>	0.067309999						
				Std. Dev. =>	8.46				Ave. E.C.F. =>	1.257			Ave. Variance=>	5.5403	Coefficient of Var=>	4.409304492				
05-234-001-00	3337 W SOUTH AIRPORT RD	07/30/21	\$325,000	\$174,100	53.57	\$510,791	\$219,930	\$105,070	\$239,786	0.438	2,217	\$47.39	2115	81.8328	STORES	\$219,930		21500 AIRPORT RD	207	0