

2000 US 31-Airport PRIME

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	
05-016-016-15	3536 N US 31 SOUTH	05/01/20	\$1,790,000	WD	03-ARM'S LENGTH	\$1,790,000	\$956,900	53.46	\$1,495,793	\$389,628	\$1,400,372	\$943,022	1.485	19,680	\$71.16	2000	15.3659		AUTO DEALER	\$389,628		
05-016-012-10	3828 N US 31 SOUTH	06/25/21	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$522,900	55.04	\$918,205	\$394,820	\$555,180	\$448,872	1.237	4,474	\$124.09	2550	219.9090		RESTAURANTS	\$351,617		
05-015-060-00	2300 W SOUTH AIRPORT RD	07/24/24	\$1,340,000	WD	03-ARM'S LENGTH	\$1,340,000	\$600,300	44.80	\$1,312,717	\$612,328	\$727,672	\$535,466	1.359	15,784	\$46.10	2115	11.5187		STORE WHS SHOW	\$612,328		
05-014-056-00	1420 W SOUTH AIRPORT RD	07/08/21	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$236,500	43.39	\$568,329	\$163,397	\$381,603	\$308,873	1.235	4,661	\$81.87	2125	5.5055		STORE RETAIL	\$163,397		
05-126-008-00	3275 W SOUTH AIRPORT RD	06/18/24	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$662,800	44.19	\$1,389,224	\$574,923	\$925,077	\$622,554	1.486	3,968	\$233.13	2115	74.5348		STORE CONDO	\$574,923		
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	27.6860		OFC CONDO	\$148,305	05-136-002-00, 05-136-003-00, 05-136-900-00	
Totals:			\$8,625,000			\$8,625,000	\$4,514,900		\$8,079,138		\$6,266,152	\$4,778,431			\$110.67		1.9983					
								Sale. Ratio =>	52.35	E.C.F. =>				1.311	Std. Deviation=>		0.132350775					
								Std. Dev. =>	7.37	Ave. E.C.F. =>				1.331	Ave. Variance=>		59.0867	Coefficient of Var=>		44.38189636		
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	225.3286	1-1/4 STORY	APARTMENTS	\$703,276		
05-234-001-00	3337 W SOUTH AIRPORT RD	07/30/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$174,100	53.57	\$536,744	\$230,451	\$94,549	\$233,633	0.405	2,217	\$42.65	2125	98.2798		STORES	\$230,451		
05-021-006-00	104 MACKEY DR	09/21/21	\$419,500	WD	03-ARM'S LENGTH	\$419,500	\$246,500	58.76	\$470,036	\$161,668	\$257,832	\$235,216	1.096	8,140	\$31.67	2125	29.1422		STORE RETAIL	\$153,673		
05-234-001-00	3337 W SOUTH AIRPORT RD	03/12/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$166,000	42.56	\$583,404	\$268,700	\$121,300	\$233,633	0.519	2,217	\$54.71	2125	86.8298		STORES	\$268,700		
05-022-009-05	2504 CROSSING CIR	03/20/24	\$2,300,000	WD	03-ARM'S LENGTH	\$2,300,000	\$629,300	27.36	\$1,508,893	\$628,050	\$1,671,950	\$756,738	2.209	12,032	\$138.96	2005	116.4211		SHOP REGIONAL	\$573,858		