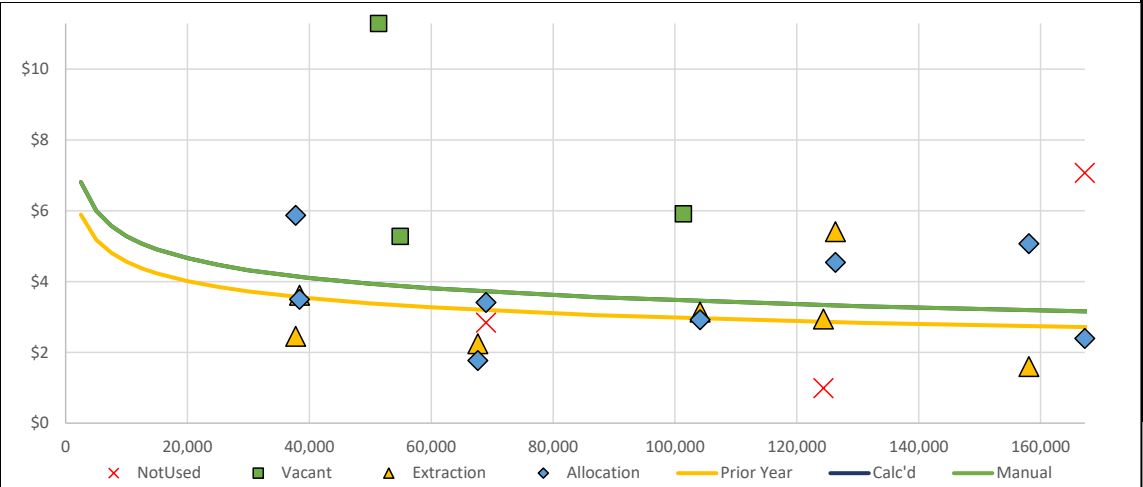


2025 Land Analysis

21000 US 31



Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmts	TimeAdj\$	LndResid	\$/SF
1	Vacant	05-016-016-95	9/15/2023	\$290,000	54,886	\$38,878	\$290,000	\$290,000	\$5.28
1	Vacant	05-060-012-00	2/24/2023	\$600,000	101,364	\$5,086	\$600,000	\$600,000	\$5.92
1	Vacant	05-016-032-50	11/13/2020	\$580,000	51,357	\$35,033	\$580,000	\$580,000	\$11.29
0	Extraction	05-033-009-00	4/12/2024	\$735,000	68,999	\$539,014	\$735,000	\$195,986	\$2.84
1	Extraction	05-016-012-10	6/25/2021	\$950,000	104,108	\$623,251	\$950,000	\$326,749	\$3.14
1	Extraction	05-016-016-15	5/1/2020	\$1,790,000	126,324	\$1,106,165	\$1,790,000	\$683,835	\$5.41
1	Extraction	05-021-006-00	9/21/2021	\$419,500	38,376	\$281,002	\$419,500	\$138,498	\$3.61
0	Extraction	05-021-011-00	4/30/2020	\$1,250,000	167,270	\$67,523	\$1,250,000	\$1,182,477	\$7.07
1	Extraction	05-032-009-10	10/9/2020	\$374,000	67,649	\$222,407	\$374,000	\$151,593	\$2.24
1	Extraction	05-032-012-00	12/10/2021	\$382,500	124,364	\$16,751	\$382,500	\$365,749	\$2.94
1	Extraction	05-033-007-90	3/1/2022	\$692,000	37,767	\$599,620	\$692,000	\$92,380	\$2.45
1	Extraction	05-136-001-00	7/14/2021	\$2,500,000	158,079	\$2,246,565	\$2,500,000	\$253,435	\$1.60
1	Allocation	05-033-009-00	4/12/2024	\$735,000	68,999	\$539,014	\$735,000	\$235,421	\$3.41
1	Allocation	05-016-012-10	6/25/2021	\$950,000	104,108	\$623,251	\$950,000	\$304,285	\$2.92
1	Allocation	05-016-016-15	5/1/2020	\$1,790,000	126,324	\$1,106,165	\$1,790,000	\$573,337	\$4.54
1	Allocation	05-021-006-00	9/21/2021	\$419,500	38,376	\$281,002	\$419,500	\$134,366	\$3.50
1	Allocation	05-021-011-00	4/30/2020	\$1,250,000	167,270	\$67,523	\$1,250,000	\$400,375	\$2.39
1	Allocation	05-032-009-10	10/9/2020	\$374,000	67,649	\$222,407	\$374,000	\$119,792	\$1.77
0	Allocation	05-032-012-00	12/10/2021	\$382,500	124,364	\$16,751	\$382,500	\$122,515	\$0.99
1	Allocation	05-033-007-90	3/1/2022	\$692,000	37,767	\$599,620	\$692,000	\$221,648	\$5.87
1	Allocation	05-136-001-00	7/14/2021	\$2,500,000	158,079	\$2,246,565	\$2,500,000	\$800,750	\$5.07

Y=A*X^B	Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
	SqFt	\$/SF	Concluded \$	\$/SF	Concluded \$	% Change	\$/SF	Concluded \$	% Change
2,500	\$5.89	\$14,725	\$6.81	\$17,025	15.62%	\$6.81	\$17,025	15.62%	
5,000	\$5.18	\$25,900	\$6.00	\$30,000	15.83%	\$6.00	\$30,000	15.83%	
7,500	\$4.81	\$36,075	\$5.57	\$41,775	15.80%	\$5.57	\$41,775	15.80%	
10,000	\$4.56	\$45,600	\$5.28	\$52,800	15.79%	\$5.28	\$52,800	15.79%	
12,500	\$4.37	\$54,625	\$5.07	\$63,375	16.02%	\$5.07	\$63,375	16.02%	
15,000	\$4.23	\$63,450	\$4.91	\$73,650	16.08%	\$4.91	\$73,650	16.08%	
20,000	\$4.01	\$80,200	\$4.66	\$93,200	16.21%	\$4.66	\$93,200	16.21%	
25,000	\$3.85	\$96,250	\$4.47	\$111,750	16.10%	\$4.47	\$111,750	16.10%	
30,000	\$3.72	\$111,600	\$4.32	\$129,600	16.13%	\$4.32	\$129,600	16.13%	
40,000	\$3.53	\$141,200	\$4.10	\$164,000	16.15%	\$4.10	\$164,000	16.15%	
50,000	\$3.38	\$169,000	\$3.94	\$197,000	16.57%	\$3.94	\$197,000	16.57%	
60,000	\$3.27	\$196,200	\$3.81	\$228,600	16.51%	\$3.81	\$228,600	16.51%	
87,120	\$3.05	\$265,716	\$3.56	\$310,147	16.72%	\$3.56	\$310,147	16.72%	
130,680	\$2.83	\$369,824	\$3.30	\$431,244	16.61%	\$3.30	\$431,244	16.61%	
174,240	\$2.69	\$468,706	\$3.13	\$545,371	16.36%	\$3.13	\$545,371	16.36%	
217,800	\$2.58	\$561,924	\$3.01	\$655,578	16.67%	\$3.01	\$655,578	16.67%	
435,600	\$2.27	\$988,812	\$2.65	\$1,154,340	16.74%	\$2.65	\$1,154,340	16.74%	
653,400	\$2.10	\$1,372,140	\$2.46	\$1,607,364	17.14%	\$2.46	\$1,607,364	17.14%	
871,200	\$2.00	\$1,742,400	\$2.34	\$2,038,608	17.00%	\$2.34	\$2,038,608	17.00%	
1,089,000	\$1.91	\$2,079,990	\$2.24	\$2,439,360	17.28%	\$2.24	\$2,439,360	17.28%	
Refresh Data	A= 25.02	B= -0.1849	A&B:	28.43	-0.1827	A&B:	28.43	-0.1827	
	Set X and Y maximums for chart for zoom control								
	X Max:	167,270	(1 to 167,270)	Y Max:	\$11.29	(\$1 to \$11.29)			
	Land Allocation %:	32.03%		Calculated Allocation %:			32.03%		