

2000 US 31/Airport - PRIME

Parcel Number	Street Address	Sale Date	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		
05-016-016-15	3536 N US 31 SOUTH	04/01/22	\$2,000,000	\$1,834,526	\$475,534	\$1,524,466	\$1,194,193	1.277	19,840	\$76.84	2000	0.6097	AUTO DEALER	\$389,628			
05-016-016-15	3536 N US 31 SOUTH	05/01/20	\$1,790,000	\$1,581,699	\$475,534	\$1,314,466	\$943,022	1.394	19,680	\$66.79	2000	11.1224	AUTO DEALER	\$389,628			
05-136-001-00	2084 N US 31 SOUTH	07/14/21	\$2,500,000	\$2,915,896	\$223,616	\$2,276,384	\$1,844,027	1.234	20,712	\$109.91		4.8199					
05-021-006-00	104 MACKEY DR	09/21/21	\$419,500	\$399,368	\$138,249	\$281,251	\$229,455	1.226	8,140	\$34.55	2000	5.6928	STORE RETAIL	\$130,254			
Totals:			\$6,709,500	\$6,731,489		\$5,396,567	\$4,210,697			\$72.02		0.1030					
								E.C.F. =>	1.282	Std. Deviation=>		0.07739914					
								Ave. E.C.F. =>	1.283	Ave. Varlance=>		5.5612	Coefficient of Var=>		4.335668944		
05-021-036-10	2537 N US 31 SOUTH	04/18/22	\$1,000,000	\$365,628	\$137,206	\$862,794	\$200,722	4.298	1,026	\$840.93	2000	301.5783	BANK BRANCH	\$107,291			
05-479-001-00	2700 N US 31 SOUTH	03/25/22	\$3,076,923	\$1,994,627	\$295,701	\$2,781,222	\$896,533	3.102	5,210	\$533.82		181.9534	RESTAURANT	\$189,704			