

Elk Lake Used 7100/FF

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Dollars/FF	Land Table	ate Group	
13-103-019-01	11092 SUMMERTIME TRL	11/27/2024	\$2,700,000	03-ARM'S LENGTH	\$2,700,000	\$1,340,375	194.0	\$6,910	4009 ELK LAKE/V 'A'	ELK LAKE	
13-110-001-10	10700 INNIS LN	9/1/2023	\$1,059,500	03-ARM'S LENGTH	\$1,059,500	\$1,059,500	209.0	\$5,069	4009 ELK LAKE/V 'A'	ELK LAKE	
13-110-007-00	10484 ORCHARD LN	4/14/2023	\$1,550,000	03-ARM'S LENGTH	\$1,550,000	\$958,284	100.0	\$9,583	4009 ELK LAKE/V 'A'	ELK LAKE	
13-127-008-00	7792 COOK RD	10/10/2023	\$4,825,000	03-ARM'S LENGTH	\$4,825,000	\$4,142,912	502.8	\$8,239	4009 ELK LAKE/V 'A'	ELK LAKE	
13-127-017-00	7923 COOK RD	5/26/2023	\$406,000	03-ARM'S LENGTH	\$406,000	\$345,694	50.0	\$6,914	4009 ELK LAKE/V 'A'	ELK LAKE	
13-150-025-00	10188 ELK LAKE TR	8/5/2024	\$1,125,000	03-ARM'S LENGTH	\$1,125,000	\$553,930	99.0	\$5,595	4009 ELK LAKE/V 'A'	ELK LAKE	
13-270-007-00	9882 ELK LAKE TR	11/10/2023	\$917,000	03-ARM'S LENGTH	\$917,000	\$698,306	85.0	\$8,215	4009 ELK LAKE/V 'A'	ELK LAKE	
13-340-004-00	11674 CLEARVIEW DR	2/9/2024	\$1,500,000	03-ARM'S LENGTH	\$1,500,000	\$990,579	100.6	\$9,843	4009 ELK LAKE/V 'A'	ELK LAKE	
13-350-002-00	9590 ELK LAKE TR	11/29/2024	\$965,000	03-ARM'S LENGTH	\$965,000	\$799,074	100.0	\$7,991	4009 ELK LAKE/V 'A'	ELK LAKE	
13-350-005-00	9544 ELK LAKE TR	1/3/2025	\$1,018,000	03-ARM'S LENGTH	\$1,018,000	\$607,622	100.0	\$6,076	4009 ELK LAKE/V 'A'	ELK LAKE	
13-510-007-00	9747 MIAMI BEACH RD	10/18/2023	\$700,000	03-ARM'S LENGTH	\$700,000	\$492,309	101.2	\$4,865	4009 ELK LAKE/V 'A'	ELK LAKE	
13-590-002-00	9875 MIAMI BEACH RD	9/7/2023	\$725,000	03-ARM'S LENGTH	\$725,000	\$725,000	101.6	\$7,139	4009 ELK LAKE/V 'A'	ELK LAKE	
13-730-005-00	9549 PALAESTRUM RD	6/26/2024	\$2,595,000	03-ARM'S LENGTH	\$2,595,000	\$790,700	100.2	\$7,892	4009 ELK LAKE/V 'A'	ELK LAKE	
13-750-015-00	9357 FAIRVIEW AVE	11/18/2024	\$880,000	03-ARM'S LENGTH	\$880,000	\$568,704	80.4	\$7,077	4009 ELK LAKE/V 'A'	ELK LAKE	
13-750-021-00	9453 FAIRVIEW AVE	4/29/2024	\$1,700,000	03-ARM'S LENGTH	\$1,700,000	\$723,423	100.0	\$7,234	4009 ELK LAKE/V 'A'	ELK LAKE	
05-12-324-008-00	9110 CHERRY AVE	08/12/24	\$1,800,000	03-ARM'S LENGTH	\$1,800,000	\$1,261,776	199.0	\$6,341	4200 ELK LAKE	ELK LAKE	
05-12-324-025-00	9746 CHERRY AVE	08/04/23	\$1,199,900	03-ARM'S LENGTH	\$1,138,700	\$593,598	100.0	\$5,936	4200 ELK LAKE	ELK LAKE	
05-12-648-005-00	7285 CAIRN HWY	10/04/24	\$220,000	03-ARM'S LENGTH	\$219,600	\$160,434	21.0	\$7,640	4200 ELK LAKE	ELK LAKE	
Totals:			\$25,885,400		\$25,823,800	\$16,812,220	2,343.8				
								Average per FF=>	\$7,173		

Island Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF	Land Table	Site Group	Rate Group 2
13-630-021-00	428 ISLAND VIEW DR	7/10/2023	\$615,000	PTA	03-ARM'S LENGTH	\$615,000	\$405,020	100.6	158.0	\$4,026	4011 ISLAND LAKE/W	ISLAND LAKE	
13-710-005-00	204 ISLAND VIEW DR	4/13/2023	\$1,030,000	PTA	03-ARM'S LENGTH	\$1,030,000	\$339,249	100.0	200.0	\$3,392	4011 ISLAND LAKE/W	ISLAND LAKE	
Totals:			\$1,645,000			\$1,645,000	\$744,269	200.6					
								Average per FF=>		\$3,710	#REF!		

Front foot rate 3700

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Rate Group 1	
13-332-002-00	9944 CUSHMAN CT	10/10/2023	\$24,000	PTA	03-ARM'S LENGTH	\$24,000	\$24,000	\$24,900	0.0	0.75	0.75	#DIV/0!	\$32,000	\$0.73	'4003	2023R-12466		4004 OFF WATER SUBS	MABEL MEADOWS	
13-332-003-00	9926 CUSHMAN ST	11/17/2023	\$28,000	PTA	03-ARM'S LENGTH	\$28,000	\$28,000	\$24,900	0.0	0.82	0.82	#DIV/0!	\$34,146	\$0.78	'4003	2023R-14100		4004 OFF WATER SUBS	MABEL MEADOWS	
13-332-005-00	9872 CUSHMAN CT	6/28/2024	\$32,000	PTA	03-ARM'S LENGTH	\$32,000	\$32,000	\$24,900	0.0	0.74	0.74	#DIV/0!	\$43,243	\$0.99	'4004	2024R-08316		4004 OFF WATER SUBS	MABEL MEADOWS	
13-332-011-00		10/2/2023	\$29,000	PTA	03-ARM'S LENGTH	\$29,000	\$29,000	\$24,900	0.0	0.87	0.87	#DIV/0!	\$33,333	\$0.77	'4003	2023R-12284		4004 OFF WATER SUBS	MABEL MEADOWS	
13-332-012-00		9/7/2023	\$24,000	PTA	03-ARM'S LENGTH	\$24,000	\$24,000	\$24,900	0.0	0.76	0.76	#DIV/0!	\$31,579	\$0.72	'4003	2023R-10961		4004 OFF WATER SUBS	MABEL MEADOWS	
13-332-014-00	9704 CUSHMAN CT	7/14/2023	\$25,000	PTA	03-ARM'S LENGTH	\$25,000	\$25,000	\$24,900	0.0	0.74	0.74	#DIV/0!	\$33,784	\$0.78	'4003	2023R-08666		4004 OFF WATER SUBS	MABEL MEADOWS	
13-332-019-00		11/3/2023	\$24,000	PTA	03-ARM'S LENGTH	\$24,000	\$24,000	\$24,900	0.0	0.60	0.60	#DIV/0!	\$40,000	\$0.92	'4004	2023R-13552		4004 OFF WATER SUBS	MABEL MEADOWS	
13-332-020-00	9769 CUSHMAN CT	10/15/2024	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	\$24,900	0.0	0.60	0.60	#DIV/0!	\$50,000	\$1.15	'4004	2024R-12757		4004 OFF WATER SUBS	MABEL MEADOWS	
13-332-021-00		10/30/2023	\$28,000	PTA	03-ARM'S LENGTH	\$28,000	\$28,000	\$24,900	0.0	0.88	0.88	#DIV/0!	\$31,818	\$0.73	'4004	2023R-13450		4004 OFF WATER SUBS	MABEL MEADOWS	
13-332-022-00	9901 CUSHMAN CT	6/30/2023	\$68,500	PTA	03-ARM'S LENGTH	\$68,500	\$68,500	\$51,000	0.0	3.46	1.38	#DIV/0!	\$19,798	\$0.45	'4004	2023R-07755	13-332-023-00, 13-332-024-00	4004 OFF WATER SUBS	MABEL MEADOWS	
13-340-031-00	TOPVIEW DR	8/26/2024	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$115,000	\$84,480	225.2	1.07	0.54	\$511	\$107,880	\$2.48	'4004	2024R-10441	13-340-032-00	4004 OFF WATER SUBS	ELK LK FARM FF	
13-675-002-00	9168 MERRILL RIDGE DR	3/7/2025	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$45,000	\$28,249	0.0	1.17	1.17	#DIV/0!	\$38,429	\$0.88	'4004	2025R-028200		4004 OFF WATER SUBS		
Totals:			\$472,500			\$472,500	\$472,500	\$387,809	225.2	12.46	9.85									
						Average				Average			Average							
						per FF=>				per Net Acre=>			per SqFt=>							
										\$2,098		37,930.48		\$0.87						

Mable Meadows 24900
Elk Lake Farm 375/FF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Number Parcels in Sa	Class	ate Group	Rate Group 2	Rate Group 3	
13-550-008-00	7646 TIMBERLINE RD	1/29/2025	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$92,161	100.0	290.0	0.67	0.67	\$922	\$138,380	\$3.18	100.00	'4002 2025R-0126		401		MIAMI BEACH OFF			
13-630-015-00	608 SHELLY B LN	11/8/2024	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$42,000	104.4	208.8	0.50	0.50	\$402	\$84,000	\$1.93	104.38	'4002 2024R-1386		401		NICKERSON'S			
13-830-003-00	8656 CHURCH ST	9/28/2023	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$31,789	123.8	444.0	0.67	0.17	\$257	\$47,446	\$1.09	123.75	'4002		13-830-004-00	401		VILLAGE		
13-830-004-00	CHURCH ST	9/28/2023	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$31,789	123.8	444.0	0.67	0.50	\$257	\$47,446	\$1.09	123.75	'4002 2023R-1204	13-830-003-00	402		VILLAGE			
13-830-024-00	5825 WINTON RD	10/27/2023	\$19,800	PTA	03-ARM'S LENGTH	\$19,800	\$19,800	122.0	123.8	0.38	0.38	\$150	\$52,800	\$1.21	132.00	'4002 2023R-1372		401		VILLAGE VILLAGE			
13-880-046-00	9764 PINNEEDLE LN	10/23/2023	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$49,939	108.0	381.5	1.02	1.02	\$462	\$49,153	\$1.13	92.00	'4002 2023R-1313		401		WINTERGREEN			
13-880-047-00	8758 PINNEEDLE LN	8/28/2023	\$397,000	PTA	03-ARM'S LENGTH	\$397,000	\$188,688	123.5	427.0	1.40	1.40	\$1,528	\$134,913	\$3.10	85.19	'4002 2023R-1040		401		WINTERGREEN			
Totals:			\$1,373,800			\$1,373,800	\$456,086	815.3		5.30	4.63												
								Average per FF=>		\$559	Average per Net Acre=>	86,135.22		Average per SqFt=>	\$1.98								

Miami Beach 550
 Village 300
 Bosworth 650

 Nickerson 45000
 Wintergreen 58000

Truax Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	ECF Area	Land Table	Class	
13-800-027-00	4972 TRUAX LAKE RD	2/24/2025	\$45,000	PTA	03-ARM'S LENGTH	\$45,000	\$45,000	116.2	0.0	0.80	0.80	\$387	'4003	4007 TRUAX LAKE/W	402	
13-800-028-00	11125 MASON POINT	7/28/2023	\$419,000	PTA	03-ARM'S LENGTH	\$419,000	\$142,481	157.7	0.0	1.39	1.39	\$904	'4003	4007 TRUAX LAKE/W	401	
13-800-028-00	11125 MASON POINT	4/11/2023	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$138,481	157.7	0.0	1.39	1.39	\$878	'4003	4007 TRUAX LAKE/W	401	
13-800-031-00	11116 MASON POINT	6/14/2023	\$84,000	PTA	03-ARM'S LENGTH	\$84,000	\$84,000	123.6	0.0	1.10	1.10	\$680	'4003	4007 TRUAX LAKE/W	402	
13-800-039-00	TRUAX LAKE RD	6/2/2023	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$135,000	153.0	0.0	1.00	1.00	\$882	'4003	4007 TRUAX LAKE/W	402	
13-800-042-00	TRUAX LAKE RD	11/22/2024	\$129,000	PTA	03-ARM'S LENGTH	\$129,000	\$129,000	151.6	0.0	1.10	1.10	\$851	'4003	4007 TRUAX LAKE/W	402	
Totals:			\$1,227,000			\$1,227,000	\$673,962	859.6		6.78	6.78					
									Average			Average				
									per FF=>	\$784	per Net Acre=>		99,404.42			

Frontage 875
 Excess 200