BEACH ACCESS & CHANNEL LOTS LAND ANALYSIS - CRYSTAL TOWNSHIP 2026

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2
OBSTRUCTED VIEW	005-230-017-00	410 N SHORE DR	08/23/24	$235,000	WD	03-ARM'S LENGTH	$235,000	$135,600	57.70	$248,835	$76,895	$90,730	64.8	100.0	0.16	0.16	$1,187	$477,609	$10.96	70.00	4004	2024R-07696		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW	
OBSTRUCTED VIEW-BACKLOT	005-400-106-00	2182 STRAIT TOW BLVD	08/11/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$97,100	38.84	$244,123	$52,557	$46,680	49.1	107.0	0.12	0.12	$1,070	$457,017	$10.49	47.00	4004	2023R-07888		4004 SOUTH & SOUTHEAST LAKE	401	BACK LOTS	
OBSTRUCTED VIEW-BACKLOT	005-520-002-00	1246 N SHORE DR	03/07/25	$300,000	WD	03-ARM'S LENGTH	$300,000	$121,500	40.50	$270,432	$61,165	$31,597	64.1	109.7	0.16	0.16	$954	$387,120	$8.89	65.50	4004	2025R-02920		4003 NORTH, NW & EAST LAKE	401	BACK LOTS	BEACH ACCESS LO
OBSTRUCTED VIEW - BEACH ACCESS	005-520-004-00	1240 N SHORE DR	11/01/24	$335,500	WD	03-ARM'S LENGTH	$335,500	$111,000	33.08	$230,169	$137,922	$32,591	67.1	101.8	0.17	0.16	$2,055	$835,891	$19.19	80.55	4012	2024R-09003		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW	BEACH ACCESS LO
OBSTRUCTED VIEW-BACKLOT	005-520-008-00	1200 N SHORE DR	09/29/23	$350,000	WD	03-ARM'S LENGTH	$350,000	$93,300	26.66	$263,135	$176,455	$89,590	64.0	79.1	0.15	0.15	$2,757	$1,216,931	$27.94	83.50	4012	2023R-09544		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW	BEACH ACCESS LO
OBSTRUCTED VIEW-BACKLOT	005-555-012-00	86 SUNSET BLVD	12/19/24	$300,000	MLC	19-MULTI PARCEL ARM'S LENGTH	$300,000	$151,600	50.53	$306,999	$65,557	$72,556	102.7	132.0	0.20	0.05	$639	$327,785	$7.52	132.00	4012	2025R-00201	005-554-093-00	4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW	
OBSTRUCTED VIEW-BACKLOT	005-559-157-00	216 SUNSET BLVD	07/29/24	$336,000	WD	03-ARM'S LENGTH	$336,000	$157,300	46.82	$329,928	$127,460	$121,388	86.7	93.3	0.29	0.29	$1,470	$433,537	$9.95	137.00	4012	2024R-06744		4003 NORTH, NW & EAST LAKE	401	OBSTRUCTED VIEW	OBSTRUCTED VIEW
			Totals:	**$2,106,500**			**$2,106,500**	**$867,400**		**$1,893,621**	**$698,011**	**$485,132**	**498.5**		**1.24**	**1.08**											
								Sale. Ratio =>	**41.18**			**Average**			**Average**			**Average**									
								Std. Dev. =>	**10.56**			**per FF=>**	**$1,400**		**per Net Acre=>**	**563,821.49**		**per SqFt=>**	**$12.94**								

LAND ANALYSIS
BEACH ACCESS 4003 (N, NW, E LAKE)
CHANNEL LOTS (NO SALES)
BEACH ACCESS 4004 (S & SE LAKE)

2026 ANALYZED	1400	PER FRONT FOOT
2026 UTILIZED	1350	PER FRONT FOOT
2025 USED	1325	PER FRONT FOOT