

Diamond Island Waterfront ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	isd. when Sold/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Clilding De	
77 14-100-132-022-01	61736 LAKE VIEW DR	06/11/21	\$525,000	WD	03-ARM'S LENGTH	\$486,150	\$226,800	46.65	\$624,546	\$141,250	\$344,900	\$169,162	2.039	2,280	\$151.27	DIISL	0.0000	COTTAGE	\$141,250	14-100-135-013-00, 14-100-135-012-00	DIAMOND ISLE	401 78
<b>Totals:</b>			<b>\$525,000</b>			<b>\$486,150</b>	<b>\$226,800</b>	<b>46.65</b>	<b>\$624,546</b>		<b>\$344,900</b>	<b>\$169,162</b>			<b>\$151.27</b>			<b>0.0000</b>				
							<b>Sale. Ratio =&gt;</b>	<b>46.65</b>				<b>E.C.F. =&gt;</b>	<b>2.039</b>		<b>Std. Deviation:</b>	<b>#DIV/0!</b>						
							<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>				<b>Ave. E.C.F. =&gt;</b>	<b>2.039</b>		<b>Ave. Variance:</b>	<b>0.0000</b>	<b>Coefficient of Var:</b>	<b>0</b>				

Diamond Island Channel ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	isd. when Sold/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Clilding De	
78 14-100-410-007-00	61588 LAGOON DR	04/23/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$151,000	49.51	\$446,205	\$46,108	\$258,892	\$140,041	1.849	1,176	\$220.15	DIISL	0.0000	CONTEMPOI	\$42,000		DIAMOND ISLE CHANNEL	401 69
<b>Totals:</b>			<b>\$305,000</b>			<b>\$305,000</b>	<b>\$151,000</b>	<b>49.51</b>	<b>\$446,205</b>		<b>\$258,892</b>	<b>\$140,041</b>			<b>\$220.15</b>			<b>0.0000</b>				
							<b>Sale. Ratio =&gt;</b>	<b>49.51</b>				<b>E.C.F. =&gt;</b>	<b>1.849</b>		<b>Std. Deviation:</b>	<b>#DIV/0!</b>						
							<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.849</b>		<b>Ave. Variance:</b>	<b>0.0000</b>	<b>Coefficient of Var:</b>	<b>0</b>				

Diamond Island Back Lots/Land ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	isd. when Sold/Adj. Sal	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Clilding De	
79 14-100-031-033-00	21182 DIAMOND ISLE	05/21/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$61,400	35.70	\$177,307	\$22,223	\$149,777	\$54,282	2.759	644	\$232.57	DIISL	83.0379	COTTAGE	\$20,000		DIAMOND ISLE BL	401 59
80 14-100-031-054-00	21142 TERRACE DR	12/07/20	\$195,000	WD	03-ARM'S LENGTH	\$146,680	\$40,100	27.34	\$149,629	\$32,000	\$114,680	\$41,172	2.785	790	\$145.16	DIISL	80.4238	COTTAGE	\$32,000	14-100-135-007-00 Vac BL	DIAMOND ISLE BL	401 45
84 14-100-031-056-00	140 DIAMOND ISLE	06/11/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$31,000	17.22	\$121,945	\$20,530	\$159,470	\$35,497	4.492	484	\$329.48	DIISL	90.2877	COTTAGE	\$20,000		DIAMOND ISLE BL	401 45
85 14-100-031-057-00	21162 TERRACE DR	06/24/20	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$31,700	17.86	\$124,565	\$21,287	\$156,213	\$36,149	4.321	528	\$295.86	DIISL	73.1739	COTTAGE	\$20,000		DIAMOND ISLE BL	401 45
<b>Totals:</b>			<b>\$724,500</b>			<b>\$676,180</b>	<b>\$164,200</b>	<b>24.28</b>	<b>\$573,446</b>		<b>\$580,140</b>	<b>\$167,100</b>			<b>\$250.77</b>			<b>11.7808</b>				
							<b>Sale. Ratio =&gt;</b>	<b>24.28</b>				<b>E.C.F. =&gt;</b>	<b>3.472</b>		<b>Std. Deviation:</b>	<b>0.946389</b>						
							<b>Std. Dev. =&gt;</b>	<b>8.77</b>				<b>Ave. E.C.F. =&gt;</b>	<b>3.590</b>		<b>Ave. Variance:</b>	<b>81.7308</b>	<b>Coefficient of Var:</b>	<b>22.768711</b>				

USE 2.45 For all of the Island

