

**TIMBER POINT SOUTH CONDO 2024**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres
019-032-600-0400-00		10/10/17	\$4,000	WD	WARRANTY DEED	\$4,000	\$8,100	202.50	\$16,128	\$4,000	\$16,128	0.0	0.0	0.00	0.00
0400-00 sold with 3100-00	LOT 4 & LOT 31														
019-032-600-2600-00	9102 OLD HICKORY LANE	08/19/21	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$142,800	35.97	\$302,265	\$106,548	\$11,813	0.0	0.0	0.00	0.00
2500-00 sold with 2600-00	LOT 25 & LOT 26														
019-032-600-0500-00	LOT 5	08/09/21	\$469,500	WD	03-ARM'S LENGTH	\$469,500	\$172,900	36.83	\$345,809	\$137,215	\$13,524	0.0	0.0	0.00	0.00
019-032-600-0600-00	LOT 6	03/10/20	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$5,500	27.50	\$11,025	\$20,000	\$11,025	0.0	0.0	0.00	0.00
019-032-600-1300-00	LOT 13	09/09/19	\$2,400	QC	03-ARM'S LENGTH	\$2,400	\$5,500	229.17	\$10,913	\$2,400	\$10,913	0.0	0.0	0.00	0.00
019-032-600-3300-00	LOT 33	01/05/21	\$7,800	WD	03-ARM'S LENGTH	\$7,800	\$3,400	43.59	\$6,863	\$7,800	\$6,863	0.0	0.0	0.00	0.00
<b>Totals:</b>			<b>\$900,700</b>			<b>\$900,700</b>	<b>\$338,200</b>		<b>\$693,003</b>	<b>\$277,963</b>	<b>\$70,266</b>	<b>0.0</b>		<b>0.00</b>	<b>0.00</b>
							Sale. Ratio =>	37.55			Average			Average	
							Std. Dev. =>	93.40			per FF=>	#DIV/0!		per Net Acre	#DIV/0!

SITE VALUE BASE 277,963 /8=34745 x .50= 17,373 FOR 2024

Note: Used .50 of land residual high association dues and maintaining the private waste water treatment system.  
Timber Point South Condominiums has 33 Lots and is located within The Timbers Golf Course