

4020 Northeast Sections ECF Analysis 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	
09 114 001 10	14165 S DIXIE HWY	12/09/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$94,200	37.68	\$241,631	\$30,960	\$219,040	\$184,799	1.185	2,396	
09 114 010 21	13981 S DIXIE HWY	01/31/24	\$542,750	WD	03-ARM'S LENGTH	\$542,750	\$294,000	54.17	\$705,190	\$116,244	\$426,506	\$516,619	0.826	2,850	
09 120 004 00	3959 N OTTER CREEK RD	09/13/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$57,500	47.92	\$149,893	\$16,660	\$103,340	\$116,871	0.884	1,076	
09 120 007 10	13362 S DIXIE HWY	05/22/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$73,000	37.44	\$176,791	\$52,805	\$142,195	\$108,760	1.307	1,684	
09 122 032 00	13023 S DIXIE HWY	05/31/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$27,200	20.61	\$73,927	\$8,225	\$123,775	\$57,633	2.148	936	
09 130 214 10	5030 LAPLAISANCE RD	03/17/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$82,400	32.96	\$229,145	\$64,542	\$185,458	\$144,389	1.284	1,161	
09 130 220 10	5333 N OTTER CREEK RD	03/30/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$183,400	37.05	\$481,470	\$50,137	\$444,863	\$378,362	1.176	2,295	
09 130 266 00	12953 LAVIGNE RD	05/01/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$94,200	43.81	\$224,814	\$35,213	\$179,787	\$166,317	1.081	1,640	
09 130 298 00	4119 S OTTER CREEK RD	05/18/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$65,500	31.95	\$154,088	\$15,784	\$189,216	\$121,319	1.560	1,372	
09 130 305 01	13282 S DIXIE HWY	03/04/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$133,000	39.12	\$313,198	\$52,270	\$287,730	\$228,884	1.257	1,748	
09 130 309 00	4091 S OTTER CREEK RD	09/12/22	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$37,600	28.06	\$95,542	\$29,258	\$104,742	\$58,144	1.801	876	
09 130 311 01	4101 S OTTER CREEK RD	10/06/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$111,300	43.65	\$265,426	\$33,193	\$221,807	\$203,713	1.089	1,989	
09 130 353 00	4968 S OTTER CREEK RD	01/29/24	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$69,300	48.63	\$167,167	\$64,267	\$78,233	\$90,263	0.867	1,257	
09 130 384 00	5745 S OTTER CREEK RD	12/07/23	\$183,500	WD	03-ARM'S LENGTH	\$183,500	\$68,300	37.22	\$160,633	\$20,950	\$162,550	\$122,529	1.327	1,118	
09 220 006 00	4165 LAPLAISANCE RD	01/10/24	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$81,100	44.81	\$190,550	\$33,843	\$147,157	\$137,462	1.071	960	
09 220 012 00	BEBRA LANE	02/27/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$144,300	43.73	\$344,962	\$40,425	\$289,575	\$264,355	1.095	1,408	
Totals:			\$3,970,750			\$3,970,750	\$1,616,300		\$3,974,427		\$3,305,974	\$2,900,420			
								Sale. Ratio =>	40.71			E.C.F. =>	1.140		
								Std. Dev. =>	8.39			Ave. E.C.F. =>	1.247		

After Analysis, Used 1.140 ECF for 2025

Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership	Waterfont Influences	Bottom Character
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