

4040 Southeast 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	
09 130 027 00	11950 S DIXIE HWY	08/04/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$63,500	40.45	\$164,015	\$40,804	\$116,196	\$98,648	1.178	1,300	
09 130 030 20	3032 WOOD RD	07/18/23	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$99,800	39.45	\$251,414	\$38,114	\$214,886	\$170,777	1.258	1,480	
09 130 054 00	3876 S OTTER CREEK RD	04/22/22	\$191,500	WD	03-ARM'S LENGTH	\$191,500	\$62,300	32.53	\$155,154	\$30,000	\$161,500	\$100,203	1.612	1,142	
09 130 439 00	E STEIN RD	06/30/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$72,400	38.11	\$150,945	\$63,818	\$126,182	\$85,839	1.470	913	
09 130 453 10	3854 KELLY RD	11/15/23	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$127,000	42.62	\$324,788	\$30,180	\$267,820	\$235,875	1.135	1,824	
09 130 473 00	4157 COUSINO RD	10/30/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$76,600	61.28	\$189,241	\$61,175	\$63,825	\$102,535	0.622	1,292	
09 130 525 20	12198 LAGINESS RD	04/03/23	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$162,100	47.26	\$414,935	\$19,440	\$323,560	\$316,649	1.022	2,015	
09 130 543 00	3496 KELLY RD	04/11/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$46,600	49.05	\$116,415	\$19,084	\$75,916	\$77,927	0.974	792	
09 130 555 40	3600 KELLY RD	12/22/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$146,100	38.96	\$373,807	\$26,910	\$348,090	\$277,740	1.253	1,705	
09 130 575 00	3820 KELLY RD	05/01/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$102,700	38.75	\$260,096	\$30,612	\$234,388	\$183,734	1.276	1,890	
Totals:			\$2,292,500			\$2,292,500	\$959,100		\$2,400,810		\$1,932,363	\$1,649,927			
								Sale. Ratio =>	41.84			E.C.F. =>	1.171		
								Std. Dev. =>	8.00			Ave. E.C.F. =>	1.180		

After Analysis, Used 1.171 ECF for 2025

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