

2026 LC 3 Lake Columbia Channel/Inlet EFC

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	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value		
000-19-28-228-004-00	128 CLAREMONT CIR	10/08/24	\$538,000	WD	03-ARM'S LENGTH	\$538,000	\$211,200	39.26	\$450,488	\$200,743	\$337,257	\$159,073	2.120	1,066	\$316.38	LC3	47.0763	\$199,145		
000-19-28-228-006-00	124 CLAREMONT CIR	07/31/24	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$229,700	43.50	\$528,583	\$194,844	\$333,156	\$212,573	1.567	1,252	\$266.10	LC3	8.2116	\$191,793		
000-19-28-228-031-00	110 ABBOTT LN	11/20/24	\$458,900	WD	03-ARM'S LENGTH	\$458,900	\$238,000	51.86	\$506,134	\$169,543	\$289,357	\$214,389	1.350	1,372	\$210.90	LC3	29.9693	\$154,862		
000-19-28-451-024-00	114 N GRAND POINTE DR	10/04/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$331,800	39.04	\$854,258	\$156,476	\$693,524	\$444,447	1.560	1,961	\$353.66	LC3	8.8954	\$156,476		
Totals:			\$2,374,900			\$2,374,900	\$1,010,700		\$2,339,463		\$1,653,294	\$1,030,482			\$286.76		4.4985			
								Sale. Ratio =>	42.56			E.C.F. =>	1.604	Std. Deviation=>		0.329691372				
								Std. Dev. =>	6.00			Ave. E.C.F. =>	1.649	Ave. Variance=>		23.5381	Coefficient of Var=>	14.27095829		
<p align="right">2026 LC 3 Lake Columbia Channel/Inlet ECF used 1.610</p>																				