

2026 LC3 Lake Columbia Channel/Inlet Land Values

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front		
000-19-28-228-004-00	128 CLAREMONT CIR	10/08/24	\$538,000	WD	03-ARMS LENGTH	\$538,000	\$211,200	39.26	\$449,412	\$280,294	\$191,706	76.7	182.0	0.31	0.31	\$3,655	\$898,378	\$20.62	94.87		
000-19-28-228-006-00	124 CLAREMONT CIR	07/31/24	\$528,000	WD	03-ARMS LENGTH	\$528,000	\$228,700	43.50	\$534,143	\$182,707	\$188,850	75.5	172.0	0.29	0.29	\$2,419	\$625,709	\$14.36	93.35		
000-19-28-228-031-00	110 ABBOTT LN	11/20/24	\$458,900	WD	03-ARMS LENGTH	\$458,900	\$238,000	51.86	\$513,047	\$99,053	\$153,200	61.3	170.0	0.24	0.24	\$1,616	\$412,721	\$9.47	63.00		
000-19-28-451-022-00	N GRAND POINTE DR	09/18/24	\$105,000	WD	03-ARMS LENGTH	\$105,000	\$59,600	56.76	\$130,678	\$105,000	\$130,678	52.3	166.9	0.24	0.24	\$2,009	\$443,038	\$10.17	29.17		
000-19-28-451-024-00	114 N GRAND POINTE DR	10/04/23	\$850,000	WD	03-ARMS LENGTH	\$850,000	\$331,800	39.04	\$876,932	\$134,440	\$161,372	64.5	153.2	0.23	0.23	\$2,083	\$574,530	\$13.19	67.89		
<b>Totals:</b>			<b>\$2,479,900</b>			<b>\$2,479,900</b>	<b>\$1,070,300</b>		<b>\$2,504,212</b>	<b>\$801,494</b>	<b>\$825,806</b>	<b>330.3</b>		<b>1.32</b>	<b>1.32</b>						
								Sale. Ratio =>	43.16			Average				Average				Average	
								Std. Dev. =>	7.91			per FF=>				per Net Acre=>	609,501.14			per SqFt=>	\$13.99

use 2500 ff support land value  
801,494/330.3=>2,426