

BROOKSHIRE, COUNTRY CLUB ESTATES, BIG TREE, FIELDSTONE, & ONEIDA WOODS SUBS ECF TABLES 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.
030-051-000-600-00	11569 STONE BLUFF DR	02/09/24	\$379,900	PTA	03-ARM'S LENGTH	\$379,900	\$190,600	50.17	\$414,123	\$84,495	\$295,405	\$301,857	0.979
030-051-000-220-00	11891 MILLSTONE DR	12/22/22	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$160,400	47.18	\$365,304	\$63,757	\$276,243	\$276,142	1.000
030-051-000-330-00	11656 MILLSTONE DR	04/08/22	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$170,200	42.55	\$420,580	\$74,081	\$325,919	\$317,307	1.027
030-051-000-230-00	11873 MILLSTONE DR	11/18/22	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$162,000	43.78	\$380,428	\$62,262	\$307,738	\$291,361	1.056
030-089-001-130-00	4543 FOXTAIL CIR	11/09/23	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$168,200	47.38	\$351,426	\$65,539	\$289,461	\$261,801	1.106
030-070-600-100-00	12708 ONEIDA WOODS TR	04/07/22	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$197,600	50.67	\$378,197	\$88,659	\$301,341	\$265,145	1.137
030-070-600-040-00	12594 ONEIDA WOODS TR	03/21/24	\$409,000	WD	03-ARM'S LENGTH	\$409,000	\$215,000	52.57	\$393,815	\$77,300	\$331,700	\$289,849	1.144
030-051-000-580-00	11529 STONE BLUFF DR	04/14/22	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$154,800	39.19	\$380,003	\$74,703	\$320,297	\$279,579	1.146
030-070-600-200-00	12895 ONEIDA WOODS TR	06/21/23	\$515,000	PTA	03-ARM'S LENGTH	\$515,000	\$248,900	48.33	\$494,968	\$125,662	\$389,338	\$338,192	1.151
030-077-000-400-00	11917 SHADY PINES DR	02/24/23	\$339,900	PTA	03-ARM'S LENGTH	\$339,900	\$134,900	39.69	\$322,681	\$66,947	\$272,953	\$234,189	1.166
030-051-000-380-00	11562 MILLSTONE DR	05/13/22	\$418,000	PTA	03-ARM'S LENGTH	\$418,000	\$151,200	36.17	\$372,537	\$67,786	\$350,214	\$279,076	1.255
030-051-000-610-00	11589 STONE BLUFF DR	09/27/22	\$449,900	PTA	03-ARM'S LENGTH	\$449,900	\$160,900	35.76	\$395,799	\$76,214	\$373,686	\$292,660	1.277
030-040-200-080-00	11763 W ANDRE DR	02/28/23	\$377,000	PTA	03-ARM'S LENGTH	\$377,000	\$141,300	37.48	\$310,124	\$57,848	\$319,152	\$231,022	1.381
030-043-600-270-00	11782 W ANDRE DR	04/15/22	\$326,500	PTA	03-ARM'S LENGTH	\$326,500	\$103,800	31.79	\$263,698	\$73,632	\$252,868	\$174,053	1.453
<b>Totals:</b>			<b>\$5,465,200</b>			<b>\$5,465,200</b>	<b>\$2,359,800</b>		<b>\$5,243,683</b>		<b>\$4,406,315</b>	<b>\$3,832,233</b>	
								<b>Sale. Ratio =&gt;</b>	<b>43.18</b>			<b>E.C.F. =&gt;</b>	<b>1.150</b>
								<b>Std. Dev. =&gt;</b>	<b>6.49</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.163</b>

Orig ECF	1.121	<b>Used:</b>	<b>1.15</b>
Orig St Dev	0.147		
Min ECF	0.901		
Max ECF	1.342		

NOT USED													
030-046-600-130-00	5665 E ST JOE HWY	07/08/22	\$230,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$230,000	\$107,600	46.78	\$278,716	\$112,858	\$117,142	\$151,885	0.771
030-070-600-090-00	12688 ONEIDA WOODS TR	03/29/24	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$241,500	53.67	\$511,692	\$84,722	\$365,278	\$390,998	0.934
030-070-600-420-00	12575 ONEIDA WOODS TR	05/17/22	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$183,900	45.98	\$429,184	\$161,545	\$238,455	\$245,091	0.973