

Eagle Pointe Harbor Club 1750 Land

| Parcel Number     | Street Address        | Sale Date | Adj. Sale \$       | Cur. Appraisal   | Land Residual    |
|-------------------|-----------------------|-----------|--------------------|------------------|------------------|
| 18-1750-0006-00-1 | 2329 SOUTH POINTE WAY | 08/13/21  | \$228,000          | \$219,547        | \$8,453          |
| 18-1750-0007-00-7 | 2337 SOUTH POINTE WAY | 02/09/22  | \$201,500          | \$194,000        | \$7,500          |
| 18-1750-0008-00-3 | 2347 SOUTH POINTE WAY | 07/16/21  | \$225,000          | \$195,071        | \$29,929         |
| 18-1750-0011-00-4 | 2345 SOUTH POINTE WAY | 09/22/22  | \$385,000          | \$312,753        | \$72,247         |
| <b>Totals:</b>    |                       |           | <b>\$1,039,500</b> | <b>\$921,371</b> | <b>\$118,129</b> |

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Final Conclusion \$29532/site

| Est. Land Value                | Net Acres                            | Total Acres      | Dollars/Acre                     |
|--------------------------------|--------------------------------------|------------------|----------------------------------|
| \$0                            | 1.00                                 | 0.00             | \$8,453                          |
| \$0                            | 1.00                                 | 0.00             | \$7,500                          |
| \$0                            | 1.00                                 | 0.00             | \$29,929                         |
| \$0                            | 1.00                                 | 0.00             | \$72,247                         |
| <b>\$0</b>                     | <b>4.00</b>                          | <b>0.00</b>      |                                  |
| <b>Average<br/>per FF=&gt;</b> | <b>Average<br/>per Net Acre=&gt;</b> | <b>29,532.25</b> | <b>Average<br/>per SqFt=&gt;</b> |