

PRYCD Comp Report



Property Report



Saint Cloud, FL 34771

County: Osceola

APN: 36-27-31-6000-000K-0850

First Name: Jon

Last Name: Simms

Mailing Address: 13842 Bridgewater Crossings Blvd. #212
Windermere, FL 34786

Lot Acreage: 2.48 Acres

Property Details

Address: Holopaw Groves Rd

City: Saint Cloud

Zip Code: 34771

Subdivision: Suburban Estates Unit D Unrec

Zoning: OAC

Year Built: 0

Public Records

Assessed Total Value: \$3,200.00

Assessed Market Value: \$3,200.00

Prior Sale Date:

Prior Sale Price:

DataTree Estimated Value:

Annual Tax:

Location Details

Latitude: 28.096233128297765

Longitude: -81.17444169053395

Land Use: VACANT LAND (NEC)

Land Type: VACANT LAND (NEC)

County Land Use: 0001

Legal Description: COM AT W 1/4 COR, N 660 FT,
E 660 FT TO POB; N 330 FT, E 330 FT, S 330 FT,
W 330 FT TO POB AKA 85 & 86

Pricing Analysis Breakdown

Pricing Source	Market Price	Market Price/Acre
Osceola County Price	\$85,034.73	\$34,123.09
Saint Cloud (City) Price	\$102,041.68	\$40,947.70
Geo Adjusted Market Price	\$27,238.82	\$10,930.50
Average Price	\$71,438.41	\$28,667.10
DataTree Estimated Value	Unknown	Unknown

PRYCD Suggested Market Price

\$27,238.82

Offer price breakdown can be found in the Offer Price Appendix

PRYCD Suggested Pricing Rationale can be found in the Pricing Rationale Appendix