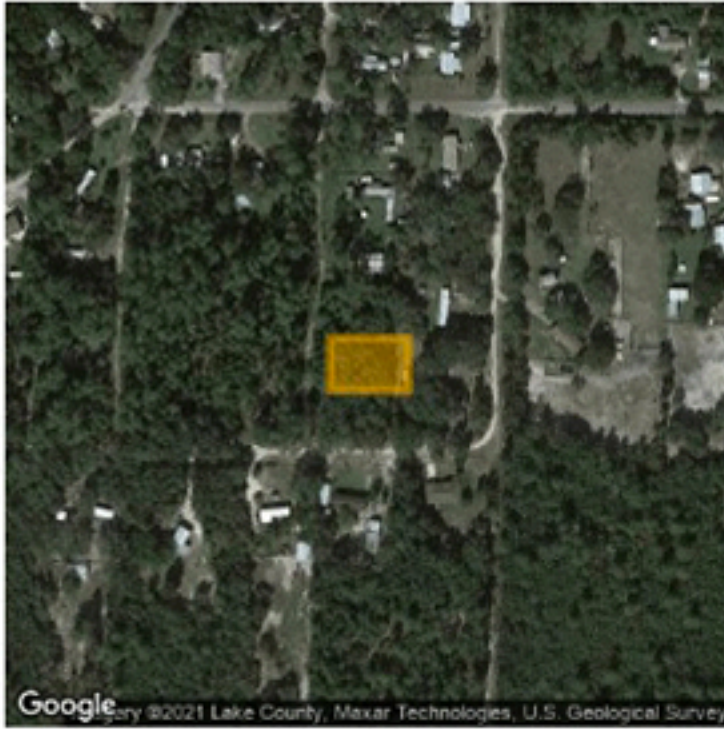


PRYCD Comp Report



Property Report



DeLand, FL 32720

County: Lake

APN: 20-17-29-0200-005-00900

First Name: Jon

Last Name: Simms

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

Lot Acreage: 0.34 Acres

Property Details

Address: Jessie Ave

City: Deland

Zip Code: 32720

Subdivision: Lake Mack Park Unit Two

Zoning:

Year Built: 0

Public Records

Assessed Total Value: \$4,200.00

Assessed Market Value: \$4,200.00

Prior Sale Date:

Prior Sale Price:

DataTree Estimated Value:

Annual Tax:

Location Details

Latitude: 28.987209289508357

Longitude: -81.4361591462572

Land Use: VACANT -RESIDENTIAL LAND

Land Type: VACANT -RESIDENTIAL LAND

County Land Use: 0000

Legal Description: LAKE MACK PARK UNIT 2
LOTS 9, 10 BLK 5 PB 12 PG 17 ORB 4744 PG
267

Pricing Analysis Breakdown

Pricing Source	Market Price	Market Price/Acre
Lake County Price	\$34,512.34	\$100,326.58
Deland (City) Price	\$29,335.49	\$85,277.59
Geo Adjusted Market Price	\$11,922.54	\$34,658.55
Average Price	\$25,256.79	\$73,420.91
DataTree Estimated Value	Unknown	Unknown

PRYCD Suggested Market Price

\$11,922.54

Offer price breakdown can be found in the Offer Price Appendix

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