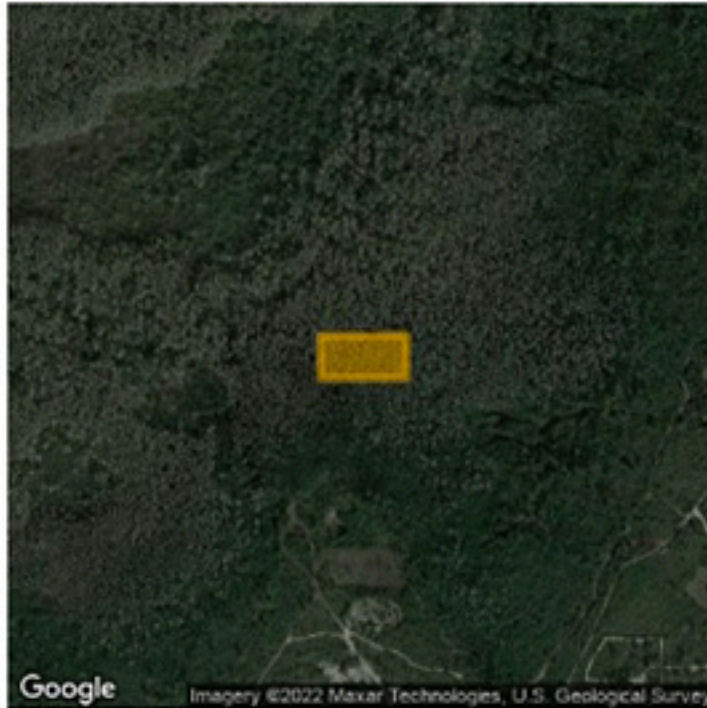


PRYCD Comp Report



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Property Report



Saint Cloud, FL 34771

County: Osceola

APN: 12-27-31-0000-3121-0020

First Name: Jon

Last Name: Simms

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

Lot Acreage: 1.27 Acres

Property Details

Address: Holopaw Groves Rd

City: Saint Cloud

Zip Code: 34772

Subdivision: Acreage & Unrec

Zoning: OAC

Year Built: 0

Public Records

Assessed Total Value: \$1,600.00

Assessed Market Value: \$1,600.00

Prior Sale Date:

Prior Sale Price:

DataTree Estimated Value:

Annual Tax:

Location Details

Latitude: 28.151547571520265

Longitude: -81.17159691846891

Land Use: VACANT LAND (NEC)

Land Type: VACANT LAND (NEC)

County Land Use: 0001

Legal Description: S 1/2 OF NE 1/4 OF NW 1/4 OF
NE 1/4 OF SW 1/4

Pricing Analysis Breakdown

Pricing Source	Market Price	Market Price/Acre
Osceola County Price	\$101,485.19	\$79,721.28
Saint Cloud (City) Price	\$111,633.71	\$87,693.41
Geo Adjusted Market Price	\$33,592.35	\$26,388.33
Average Price	\$82,237.08	\$64,601.01
DataTree Estimated Value	Unknown	Unknown

PRYCD Suggested Market Price

\$33,592.35

Offer price breakdown can be found in the Offer Price Appendix

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