



# PRYCD Comp Report

Property Report



Freeport, FL 32439

County: **Walton**

APN: **07-1S-19-23140-000-0050**

Lot Acreage: **0.34 Acres**

Owner First Name:

Owner Last Name:

Owner Mailing Address:

Owner Contact:

## Property Details

Address: **J Hunter'S**

City: **Freeport**

Zip Code: **32439**

Subdivision: **Magnolia Bay Estates**

Zoning:

Year Built: **None**

Alternate APN: **07-119-23140-000-0050**

## Location Details

Latitude: **30.501721215545686**

Longitude: **-86.1946958629384**

Land Use: **VACANT LAND (NEC)**

Land Type: **VACANT LAND (NEC)**

County Land Use: **00**

Legal Description: **LOT 5 MAGNOLIA BAY ESTATES S/D PB 17-9 OR 2699-2149 OR 2879-4355**

## Pricing Analysis Breakdown

Pricing Source	Market Price	Market Price/Acre
Walton County Price	\$63,118.71	\$188,414.07
Freeport (City) Price	\$85,210.26	\$254,358.99
Geo Adjusted Market Price	\$109,695.39	\$327,448.92
Average Price	\$86,008.12	\$256,740.66
DataTree Estimated Value	Unknown	Unknown

## PRYCD Suggested Market Price

**\$109,695.39**

Priced using All Comps

Offer price breakdown can be found in the Offer Price Appendix

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



Comp Overview

Comp Type	Count	Avg \$/Acre	Avg \$	Avg Acreage	Avg Distance
All	20	\$551,193.12	\$164,165.00	0.28	0.2 miles
Sold	10	\$686,492.69	\$219,870.00	0.29	0.2 miles
For Sale	10	\$415,893.55	\$108,460.00	0.27	0.1 miles
Redfin	10	\$686,492.69	\$219,870.00	0.29	0.2 miles
Realtor.com	9	\$451,437.28	\$116,777.78	0.26	0.1 miles
Lands of America Off Market	1	\$96,000.00	\$33,600.00	0.35	0.1 miles

Comp CSV Download

Follow the instructions below to download all of the comps in this report as a csv file.

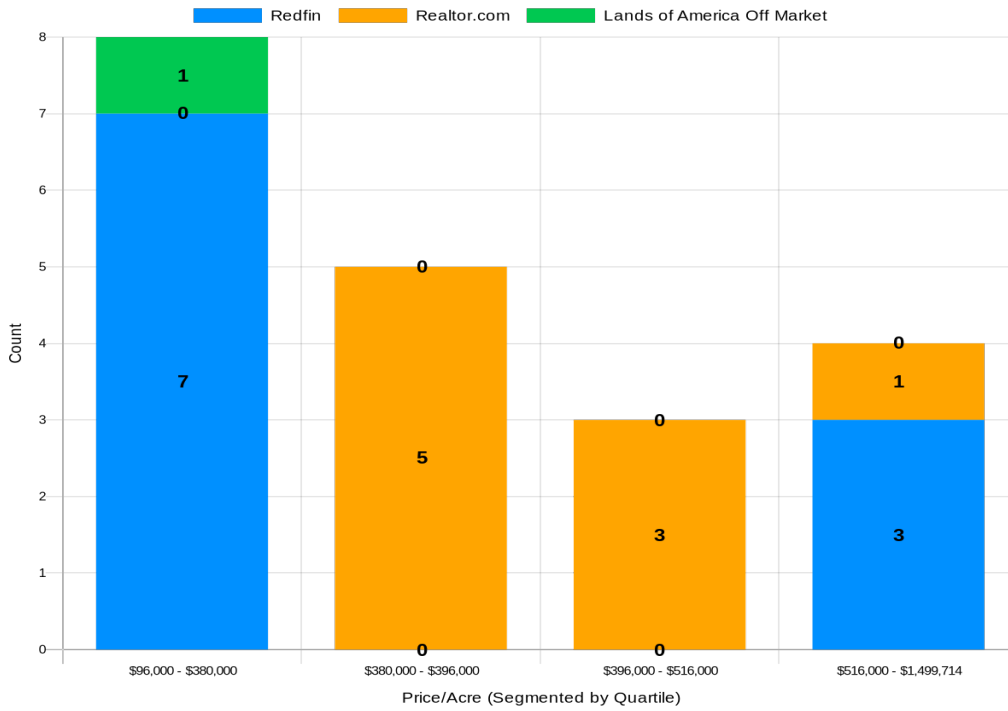
1. From your file explorer, right click on *PRYCD Comp Report.pdf*
2. Select *Open With*
3. Select the Web Browser of your choice to open the file (Chrome is preferred)
4. Once open, right click on the link below
5. Select *Open link in new tab*
6. Your download should begin automatically!

[Click to Download Comps](#)



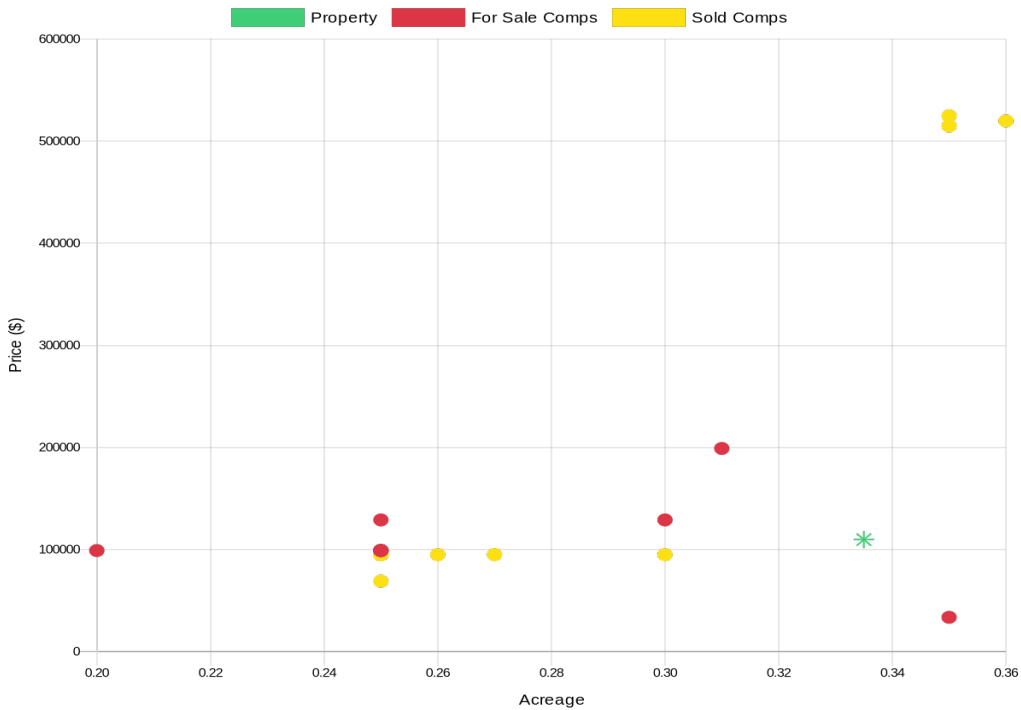
### Comp Overview Chart

This chart displays the allocation of each comp source to each quartile of pricing within the distribution.



### Comp Scatter Chart

This chart displays the property price and acreage plotted alongside all of the for sale and sold comps. Comps displayed are all comps near the property. Not all comps were used for modeling. See the Pricing Rationale Appendix for details.





### For Sale Comps

Acreage	Price	Price/Acre	Distance	City	County	Source	List/Sold Date
0.3	\$199,000.00	\$641,935.48	0.1 miles	Freeport	Walton County	<a href="#">Realtor.com</a>	07/17/2023
0.2	\$99,000.00	\$396,000.00	0.1 miles	Freeport	Walton County	<a href="#">Realtor.com</a>	05/28/2021
0.2	\$99,000.00	\$396,000.00	0.1 miles	Freeport	Walton County	<a href="#">Realtor.com</a>	05/28/2021
0.3	\$33,600.00	\$96,000.00	0.1 miles	Freeport	Walton County	<a href="#">Lands of America Off Market</a>	
0.2	\$99,000.00	\$396,000.00	0.1 miles	Freeport	Walton County	<a href="#">Realtor.com</a>	05/28/2021
0.2	\$99,000.00	\$396,000.00	0.1 miles	Freeport	Walton County	<a href="#">Realtor.com</a>	05/28/2021
0.2	\$99,000.00	\$495,000.00	0.1 miles	Freeport	Walton County	<a href="#">Realtor.com</a>	05/31/2021
0.2	\$129,000.00	\$516,000.00	0.2 miles	Freeport	Walton County	<a href="#">Realtor.com</a>	05/27/2021
0.3	\$129,000.00	\$430,000.00	0.2 miles	Freeport	Walton County	<a href="#">Realtor.com</a>	05/27/2021
0.2	\$99,000.00	\$396,000.00	0.3 miles	Freeport	Walton County	<a href="#">Realtor.com</a>	05/27/2021



### Sold Comps

Acreage	Price	Price/Acre	Distance	City	County	Source	List/Sold Date
0.3	\$95,000.00	\$365,384.62	0.1 miles	Freeport	Walton County	<a href="#">Redfin</a>	
0.2	\$95,000.00	\$380,000.00	0.1 miles	Freeport	Walton County	<a href="#">Redfin</a>	
0.2	\$95,000.00	\$380,000.00	0.1 miles	Freeport	Walton County	<a href="#">Redfin</a>	09/11/2023
0.3	\$95,000.00	\$351,851.85	0.1 miles	Freeport	Walton County	<a href="#">Redfin</a>	
0.3	\$95,000.00	\$316,666.67	0.1 miles	Freeport	Walton County	<a href="#">Redfin</a>	09/11/2023
0.2	\$95,000.00	\$380,000.00	0.1 miles	Freeport	Walton County	<a href="#">Redfin</a>	09/11/2023
0.2	\$69,000.00	\$276,000.00	0.2 miles	Freeport	Walton County	<a href="#">Redfin</a>	07/31/2023
0.3	\$524,900.00	\$1,499,714.29	0.4 miles	Freeport	Walton County	<a href="#">Redfin</a>	
0.4	\$519,900.00	\$1,444,166.67	0.4 miles	Freeport	Walton County	<a href="#">Redfin</a>	
0.3	\$514,900.00	\$1,471,142.86	0.4 miles	Freeport	Walton County	<a href="#">Redfin</a>	



## Agent Overview

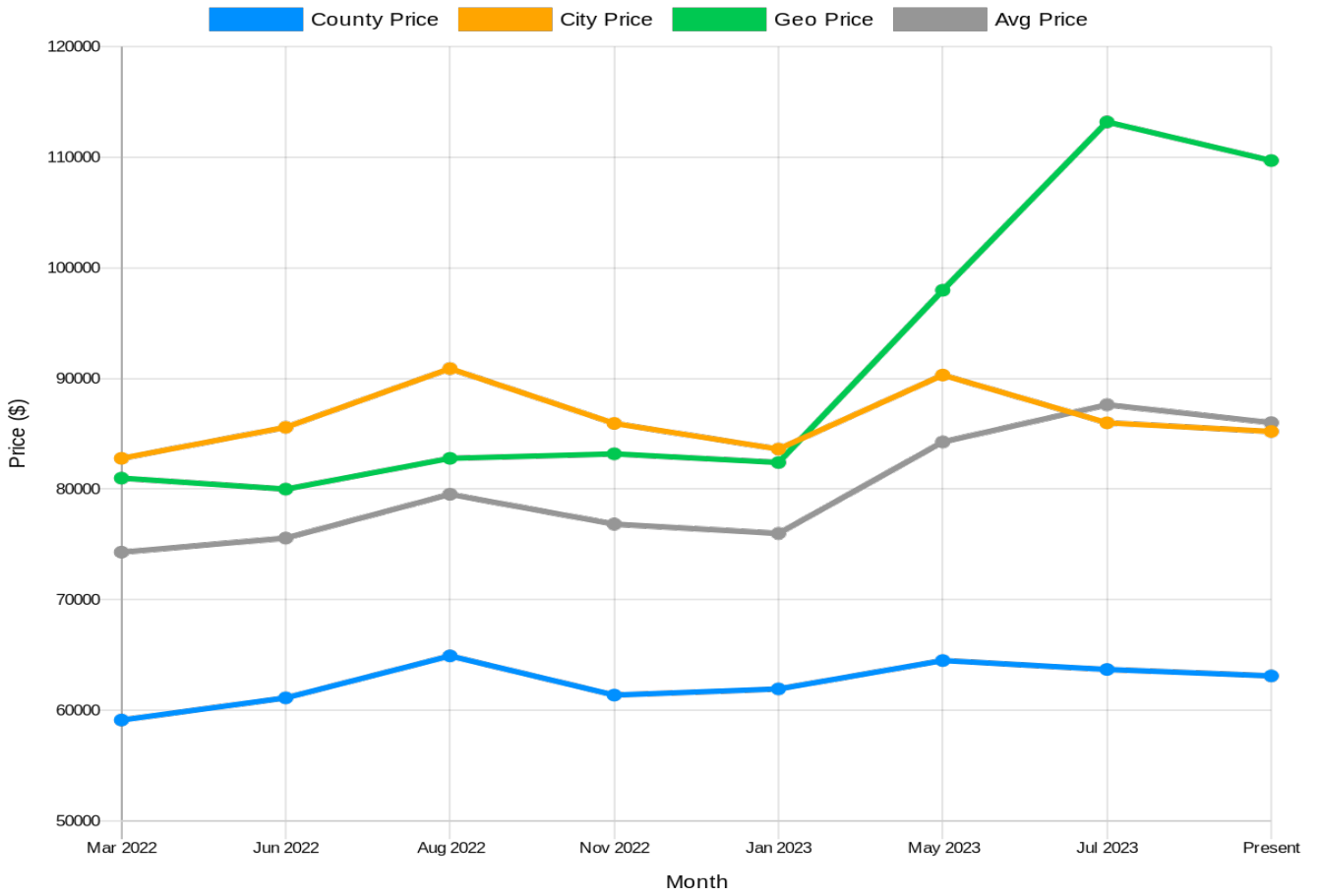
All agent names below are extracted from the comps included in this report. Data reflects the breakdown of comps in this report, and may not include all agent listings.

Agent Name	Total Comps	For Sale Comps	Sold Comps	Avg Acreage	Avg Price	Avg Days on Market
Jan Hooks	8	8	0	0.25	\$106,500.00	N/A
Jan Hooks Real Estate Group Inc, Jan Hooks	1	1	0	0.31	\$199,000.00	N/A
Doors Of Success, Richard Galang	1	1	0	0.35	\$33,600.00	N/A



### Historical Pricing Trends (Beta)

This chart displays historical pricing trends, as modeled by our various [pricing models](#).





*Property Insights*

Provided by [Farm.vc](#)



*No Insights Available for Property*





### Offer Price Appendix

Percent of Market Value	County Offer	City Offer	Geo Adjusted Offer Price
100%	\$63,118.71	\$85,210.26	\$109,695.39
95%	\$59,962.78	\$80,949.75	\$104,210.62
90%	\$56,806.84	\$76,689.24	\$98,725.85
85%	\$53,650.91	\$72,428.72	\$93,241.08
80%	\$50,494.97	\$68,168.21	\$87,756.31
75%	\$47,339.03	\$63,907.70	\$82,271.54
70%	\$44,183.10	\$59,647.18	\$76,786.77
65%	\$41,027.16	\$55,386.67	\$71,302.00
60%	\$37,871.23	\$51,126.16	\$65,817.23
55%	\$34,715.29	\$46,865.64	\$60,332.46
50%	\$31,559.36	\$42,605.13	\$54,847.69
45%	\$28,403.42	\$38,344.62	\$49,362.92
40%	\$25,247.49	\$34,084.11	\$43,878.15
35%	\$22,091.55	\$29,823.59	\$38,393.39
30%	\$18,935.61	\$25,563.08	\$32,908.62
25%	\$15,779.68	\$21,302.57	\$27,423.85
20%	\$12,623.74	\$17,042.05	\$21,939.08
15%	\$9,467.81	\$12,781.54	\$16,454.31
10%	\$6,311.87	\$8,521.03	\$10,969.54
5%	\$3,155.94	\$4,260.51	\$5,484.77



## Subdivision Price Appendix

Subdivision prices are PRYCD modeled prices. Please check with the local county's Planning Commission Office for zoning ordinances and regulations before embarking on any subdivision plans.

Comp counts are calculated using ranges around each acreage for general approximation of market saturation.

Acreage	County Price/Acre	City Price/Acre	Geo Adjusted Price/Acre	Sold Comp Count	For Sale Comp Count
Current Property (0.335 Acres)	\$188,414.07	\$254,358.99	\$327,448.92	365 Parcels	525 Parcels
0.25 Acres	\$251,289.43	\$339,240.73	\$330,835.15	359 Parcels	510 Parcels



## Pricing Rationale Appendix

*Pricing rationale is a high level, step by step look at what our pricing model is considering while pricing the property.  
Pricing rationale information is based on internal modeling and may not perfectly align with the displayed comps above.*

[Learn More about Standard Deviation](#)  
[Learn More about Coefficient of Variation](#)

1. The property was pinpointed at the following coordinates: 30.502, -86.195
2. 823 properties were found in the county that had similar acreage profiles.
3. The search pool was narrowed to 626 properties that fit the target modeling criteria.
4. 20 initial valid sold parcels were located within at least 2 miles of the property.
5. 20 initial valid for sale parcels were located within at least 2 miles of the property.
6. The low outlier wall was set to \$196,428.57/acre and the high outlier wall was set to \$495,000.00/acre.
7. 3 properties were removed for not meeting reasonable statistical measures.
8. The price standard deviation of the remaining properties is \$38,521.70
9. The acreage standard deviation of the remaining properties is 0.06 acres
10. The coefficient of price variation of the remaining properties is 0.38
11. The coefficient of acreage variation of the remaining properties is 0.22
12. The initial county price point was \$188,414.07/acre.
13. Discounted 15 listings for having a high days on market
14. The final model was created based on the data of 20 for sale comps with an average of \$333,488.48/acre and 17 sold comps with an average of \$384,145.81/acre



## Property Boundary (WKT)

Estimated Acreage: 1.13 Acres

*Acreage estimation is based on coordinate projection and should not be used as the legal acreage.*

```
POLYGON((-86.1939464842 30.501441818,-86.1944174889 30.5015202787,-86.19524658 30.5024172661,-86.1953519434 30.5023658805,-86.1954602263 30.5022945026,-86.1944562961 30.5012560261,-86.1939885344 30.5011729754,-86.1939672353 30.5012891535,-86.1939464842 30.501441818))
```