

Improved Property Sales Report 2024-2025 - Single Lot With Seawall

LAST-SALE	LAST-PRICE	OWNER-NAME	SITUS	KEY	DESC	LOT SIZE	HOME TYPE	SUBSTANTIAL DETERMINATION LETTER
2/7/2025	\$260,000	HART JEFFREY M	3410 MINNOW CREEK DR	153817	GULF COAST RETREATS UNIT 1 BLK 12 LOT 4	7,500	ground level home	NO
1/29/2025	\$525,000	VERDON ROBERT	3365 GULF COAST DR	163904	HERNANDO BEACH UNIT 7 BLK 92 LOT 4 ORB 312 PG 552	7,000	ground level home	NO
1/28/2025	\$296,600	MOHAN SRIDEVI	3464 MINNOW CREEK DR	153899	GULF COAST RETREATS UNIT 1 BLK 12 LOT 13 ORB 291 PG 503	7,500	ground level home	NO
1/22/2025	\$510,000	DICKINSON RACHEL, DICKINSON JOHN	3298 GULFVIEW DR	161167	GULF COAST RET UNIT 6 BLK 70 LOT 1	9,657	ground level home	NO
1/14/2025	\$350,000	THOMPSON JADE N, THOMPSON TROY D	3240 GULF COAST DR	164208	HERNANDO BEACH UNIT 7 BLK 92 LOT 36 ORB 305 PG 226	8,122	ground level home	NO
1/3/2025	\$900,000	PROSSER ADAM G, PROSSER CHRISTINA M	3312 GULFVIEW DR	160710	GULF COAST RET UNIT 6 BLK 65 LOT 11	9,184	ground level home	NO
12/26/2024	\$310,000	CRADDOCK NATHAN	3291 MINNOW CREEK DR	154969	GULF COAST RETREATS UNIT 1 BLK 21 LOT 6 ORB 302 PG 250	6,000	ground level home	NO
12/23/2024	\$270,000	MURPHY TIMOTHY, MURPHY MARCIA	4124 PINE DALE CT	152382	GULF COAST RET UNIT 1 BLK 1 LOT 10	7,500	ground level home	YES
12/20/2024	\$145,000	BKKM SOLUTIONS INC	4243 TAHITI DR	159517	GULF COAST RET UNIT 6 BLK 57 LOT 3	6,450	ground level home	NO
12/10/2024	\$515,000	GARDNER DAVID, BURCH BLAISE	4294 PARADISE CIR	161247	GULF COAST RET UNIT 6 BLK 71 LOT 5 ORB 333 PG 684 OR 950 PG 1601	7,950	ground level home	NO
12/4/2024	\$345,000	PERSAUD ALLISON	4380 7TH ISLE DR	163691	HERNANDO BEACH UNIT 7 BLK 90 LOT 3	7,803	ground level home	NO
11/27/2024	\$460,000	GARDNER DAVID, BURCH BLAISE	3313 GULFVIEW DR	160818	GULF COAST RET UNIT 6 BLK 66 LOT 11 ORB 312 PG 533 ** CONTINUED **	8,066	ground level home	NO
11/25/2024	\$360,000	VALIDO ELVIRA	3198 SANIBEL DR	157403	GULF COAST RET UNIT 4 BLK 37 LOT 3 ORB 2453 PG 1632	14,457	ground level home	NO
11/21/2024	\$375,000	NICK TIMOTHY, NICK TERESA	3228 GULFVIEW DR	161611	GULF COAST RET UNIT 6 BLK 75 LOT 1	9,435	ground level home	NO
11/15/2024	\$275,000	PIRATE BOOTY LLC	3402 GULFVIEW DR	160612	GULF COAST RET UNIT 6 BLK 64 LOT 16	8,475	ground level home	NO
11/8/2024	\$350,000	WILLIS CYNTHIA L, WILLIS ELLIS M	3273 GULF COAST DR	164039	HERNANDO BEACH UNIT 7 BLK 92 LOT 17 ORB 318 PG 768	7,000	ground level home	NO
11/1/2024	\$265,000	TIETZ LARISSA M	4378 BISCAYNE DR	160907	GULF COAST RET UNIT 6 BLK 68 LOT 1 ORB 287 PG 512	7,463	ground level home	NO
10/30/2024	\$300,000	HARDY ELLEN M TTEE	4280 TAHITI DR	159072	GULF COAST RET UNIT 6 BLK 53 LOT 13 OR 632 PG 0-177	6,366	ground level home	NO
10/30/2024	\$250,000	LLS IMPROVEMENTS INC	4489 BIMINI DR	156075	GULF COAST RET UNIT 4 BLK 24 LOT 26	5,500	ground level home	NO
10/24/2024	\$485,000	CIFLIGU ALDO, CIFLIGU TAULANDA	4330 FLEXER DR	160248	GULF COAST RET UNIT 6 BLK 61 LOT 11	13,730	ground level home	NO
10/17/2024	\$249,000	KEEL AIMEE C, KEEL ART	0 8TH ISLE DR	163860	HERNANDO BEACH UNIT 7 BLK 91 LOT 10 ORB 284 PG 731	7,914	ground level home	NO
9/23/2024	\$575,000	DGKL INVESTMENTS INC	3492 EAGLE NEST DR	154077	GULF COAST RETREATS UNIT 1 BLK 15 LOT 1	5,000	ground level home	NO
9/17/2024	\$600,000	HAYES TIMOTHY E	3177 SANIBEL DR	157430	GULF COAST RET UNIT 4 BLK 37 LOT 6	7,500	ground level home	NO
9/17/2024	\$325,000	OTRD CONSULTANTS LLC	3381 MINNOW CREEK DR	154898	GULF COAST RETREATS UNIT 1 BLK 20 LOT 9 ORB 320 PG 438	6,000	ground level home	NO
9/10/2024	\$685,000	GARDNER DAVID	3184 SANIBEL DR	1126533	GULF COAST RET UNIT 4 BLK 37 LOT 2 OR 684 PG 550	8,325	ground level home	NO
8/22/2024	\$550,000	ELAYAKUMAR AVANTI, KRISHNARAJ RAJAKUMAR	4474 BIMINI DR	155922	GULF COAST RET UNIT 4 BLK 24 LOT 10	5,239	ground level home	NO
7/5/2024	\$610,000	PANORAMIC MOUNTAIN GROUP LLC	3375 FLAMINGO BLVD	157056	GULF COAST RET UNIT 4 BLK 33 LOT 2	7,000	ground level home	NO
6/21/2024	\$415,000	CHISM LAURIE, MEAGHER MICHAEL	4316 FLEXER DR	160220	GULF COAST RET UNIT 6 BLK 61 LOT 9	7,426	ground level home	NO

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6/20/2024	\$440,000	EARNEST JOSEPH	4263 BELLAIRE DR	160140	GULF COAST RET UNIT 6 BLK 60 LOT 21 ORB 351 PG 321	7,366	ground level home	NO
6/17/2024	\$274,000	NICAYLA ENTERPRISES LLC	3484 EAGLE NEST DR	154200	GULF COAST RETREATS UNIT 1 BLK 16 LOT 11	5,000	ground level home	NO
6/14/2024	\$275,000	TBA INVESTMENTS LLC	4059 ORIENT DR	159223	GULF COAST RET UNIT 6 BLK 54 LOT 16	6,000	ground level home	NO
5/3/2024	\$470,000	FREEMAN WAYNE A, VANDER KAM JILL MARIE	4478 GULFSTREAM DR	157742	GULF COAST RET UNIT 4 BLK 41 LOT 17	7,500	ground level home	NO
4/11/2024	\$540,000	CRAWFORD LOUIE S JR, MOTTA DANIELLE	4492 KINGSTON DR	156636	GULF COAST RET UNIT 4 BLK 27 LOT 8	6,000	ground level home	NO
4/9/2024	\$639,900	CURRY THEODORE F, CURRY KRISTY ANN	4491 BAHAMA DR	158322	GULF COAST RET UNIT 4 BLK 44 LOT 4	6,700	ground level home	NO
3/28/2024	\$355,000	SOLDINI JASON L, SOLDINI ANDREA M	4016 EAGLE NEST DR	153176	GULF COAST RET UNIT 1 BLOCK 6 LOT 6 ORB 300 PG 114	6,000	ground level home	NO
3/5/2024	\$625,000	ARTHUR ROBERT B JR, ARTHUR KRISTY ANN	4104 FLAMINGO BLVD	158803	GULF COAST RET UNIT 4 BLK 49 LOT 6 ORB 314 PG 778 ORB 2609 PG 705	10,814	ground level home	NO
2/28/2024	\$635,000	LEWIS-RAPIER RACHEL R, RAPIER JON R	4387 FLEXER DR	160373	GULF COAST RET UNIT 6 BLK 62 LOT 13	7,500	ground level home	NO
2/16/2024	\$585,000	PAULOSE RYNE	3194 GULF COAST DR	164137	HERNANDO BEACH UNIT 7 BLK 92 LOT 28 ORB 292 PG 402	6,700	ground level home	NO
1/29/2024	\$410,000	EXEMPT PER PUBLIC RECORD LAWS	4059 GULFVIEW DR	159009	GULF COAST RET UNIT 6 BLK 53 LOT 5	7,000	ground level home	NO
Average	\$430,885							

Vacant Parcel Sales Report 2024-2025 / Single Lot - With Seawall

LAST-SALE	LAST-PRICE	OWNER-NAME	SITUS	KEY	DESC	LOT SIZE
9/17/2024	\$360,800	ZIMBRAN ALINA G TTEE	4375 8TH ISLE DR	163833	HERNANDO BEACH UNIT 7 BLK 91 LOT 7	7,304
8/13/2024	\$325,000	KASSAY ANGELA M	0 7TH ISLE DR	163753	HERNANDO BEACH UNIT 7 BLK 90 LOT 9	8,000
7/17/2024	\$400,000	FUSTON DANIEL M TTEE	0 BISCAYNE DR	161149	GULF COAST RET UNIT 6 BLK 69 LOT 11 ORB 346 PG 639	8,242
6/10/2024	\$155,000	MILLER DANIEL, MILLER DANIELLE	4306 TAHITI DR	159303	GULF COAST RET UNIT 6 BLK 55 LOT 5	6,466
4/8/2024	\$252,000	GEORGE EDWARD M	0 GULFVIEW DR	158992	GULF COAST RET UNIT 6 BLK 53 LOT 4 ORB 293 PG 456	7,000
3/20/2024	\$210,000	BRADDY JAMES W JR, BRADDY LISA M	4480 NEPTUNE DR	1784858	GULF COAST RET UNIT 4 BLK 26 LOT 6	6,000
3/18/2024	\$200,000	ZHENG ZHIQI, TORRES NICHOLAS	0 GULF WINDS CIR	161871	GULF COAST RET UNIT 6 BLK 78 S71.15 OF LOT 7 AKA PAR B IN RECONFIGURATION ** CONTINUED **	7,505
3/13/2024	\$350,000	CRABBY JS LLC	0 CALIENTA ST	1107741	GULF COAST RET UNIT 3 BLK 23 LOT 6 ORB 4348 PG 904	7,500
3/12/2024	\$350,000	FLORIDA COAST SHRIMP LLC	0 CALIENTA ST	1066027	GULF COAST RET UNIT 3 BLK 23 LOT 4	7,500
3/6/2024	\$160,000	PLOCH RANDY J	0 BIMINI DR	155977	GULF COAST RET UNIT 4 BLK 24 LOT 15	5,114
1/31/2024	\$180,000	BARNEY WADE T	0 3RD ISLE DR	162727	HERNANDO BEACH UNIT 7 BLK 84 LOT 1	5,880
1/26/2024	\$279,000	EBERLE JULIA, ENGLERT DOUGLAS	0 BISCAYNE DR	161050	GULF COAST RET UNIT 6 BLK 69 LOT 2 OR 336 PG 226	7,950

Average \$268,483.33

## 4144 Pine Dale Court - Subject Property

LAST-SALE	OFFER-PRICE	OWNER-NAME	SITUS	KEY	DESC	LOT SIZE	HOME TYPE	SUBSTANTIAL DETERMINATION LETTER
4/11/2007	\$700,000	SHARKEY FLORENCE	4144 PINE DALE CT	152426	GULF COAST RET UNIT 1 BLK 1 LOTS 14 & 15	16,362	ground level home	NO