



Get My **Land Value**

Official Land Value Report

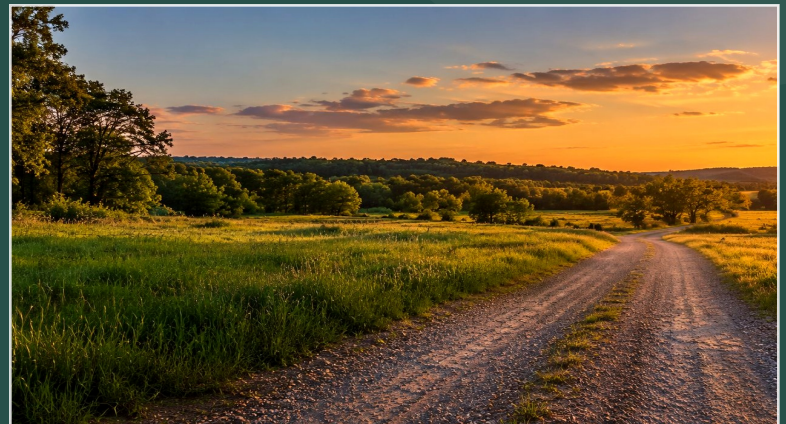
Professional land valuation summary and pricing strategy

ESTIMATED VALUE RANGE

\$112,000 - \$126,000

Recommended list strategy: \$122,000

Confidence: Medium | Target timeline: 60-120 days



COUNTY

Suwannee County, FL

PARCEL APN

32-03S-14E-02879-002002

ROAD FRONTAGE

705.59 ft

REPORT DATE

October 2026

PREPARED FOR

Sample Land Owner

PARCEL SIZE

11.42 acres

Property profile

Core parcel facts a buyer, realtor, or investor will want to see first.

Parcel identity

LOCATION	Suwannee County, FL
ADDRESS	Cherry Tree Ln area
ZIP CODE	32060
APN	32-03S-14E-02879-002002
ACREAGE	11.42 acres
LAND USE	Vacant Land - General
USE CODE	8000

Buyer confidence read

This parcel appears marketable for rural acreage buyers because it has visible road frontage, no land-lock flag, and the sample environmental data does not indicate wetland or FEMA flood burden. Utilities, zoning, survey, title, and legal access should be verified before final pricing.

	LAND LOCKED	No
	WETLANDS	0.00%
	FEMA FLOOD	0.00%
	ROAD FRONTAGE	705.59 ft

ESTIMATE PER ACRE

\$10,338.85
Subject parcel

SIMILAR AVG PER ACRE

\$10,374.57
Comparable set

COUNTY AVG PER ACRE

\$11,137.73
Broader signal

Market analysis

Active listings and recent sale activity give the pricing recommendation its market context.

CURRENT ACTIVE LISTINGS IN AREA

34

Competing supply

AVERAGE ASKING PRICE PER ACRE

\$12,850 / acre

Active retail market

AVERAGE SOLD PRICE PER ACRE

\$10,374 / acre

Closed-market evidence

AVERAGE DAYS ON MARKET

57 days

Liquidity signal

Recent sales velocity

2

SOLD IN LAST 30 DAYS

4

SOLD IN LAST 60 DAYS

6

SOLD IN LAST 90 DAYS

Current active listings

#	Acres	Ask price	\$/acre	Distance	Status	Pricing read
1	10.00	\$129,000	\$12,900	2.1 mi	Active	Similar acreage
2	11.80	\$149,900	\$12,703	5.8 mi	Active	Upper anchor
3	8.50	\$115,000	\$13,529	4.6 mi	Active	Smaller parcel
4	12.00	\$135,000	\$11,250	7.2 mi	Active	Good support
5	5.17	\$69,900	\$13,520	0.9 mi	Active	High \$/acre

Pricing strategies

Three price positions help the landowner choose between speed, balance, and maximum retail exposure.

Aggressive pricing

\$112,000

BEST FOR SPEED

Price slightly under the core comp band to create more buyer activity and encourage faster offers.

BEST USE

Fast sale

Medium pricing

\$118,000 - \$126,000

RECOMMENDED

Balanced approach based on similar sales, visible road frontage, and the current retail market.

BEST USE

Balanced retail

Max pricing

\$129,000

TEST THE CEILING

Use only if the seller can wait and wants to test the highest retail number before adjusting.

BEST USE

Patient seller

RECOMMENDED POSITION

Launch in the medium range and use the max price only if early buyer activity is strong.

Estimated net sheet

Commission and closing-cost estimates show what the seller may net under each strategy.

Strategy	Sale price	Estimated realtor commission	Estimated closing costs	Estimated seller net
Aggressive	\$112,000	\$6,720	\$1,680	\$103,600
Medium	\$122,000	\$7,320	\$1,830	\$112,850
Max	\$129,000	\$7,740	\$1,935	\$119,325

Assumptions used

Commission is modeled at 6.0% and closing costs at 1.5% of the sale price. Taxes, liens, title issues, legal fees, survey, and negotiated credits are not included.

Why this matters

The same property can look very different once selling expenses are included. This page compares gross value against realistic seller proceeds.

Best realtors in the area

A dedicated shortlist makes the report actionable after the valuation is delivered.

01

Land listing specialist

BROKERAGE

Local land broker or team

SALES VOLUME IN AREA

Recent acreage closings

WHY IT MATTERS

Call first for retail-listing strategy

02

Rural acreage agent

BROKERAGE

Regional brokerage

SALES VOLUME IN AREA

Strong rural buyer network

WHY IT MATTERS

Use as a second opinion

03

County market agent

BROKERAGE

Local brokerage

SALES VOLUME IN AREA

County-level market knowledge

WHY IT MATTERS

Useful for showings and access questions

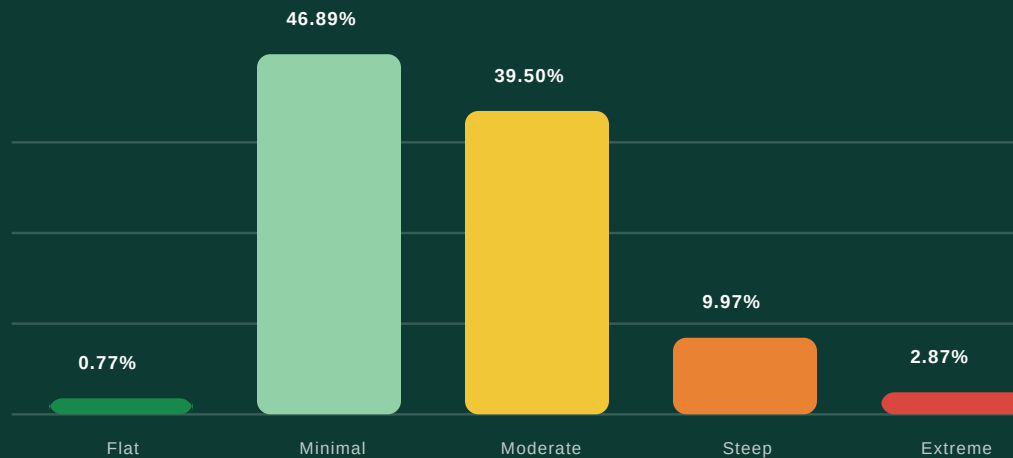
How to use this shortlist

Compare agents by land experience, recent county sales, marketing plan, timeline, and commission before choosing who should list the property.

Slope analysis

Terrain can change usability, buildability, buyer confidence, and final price.

Terrain distribution



Slope estimation

Flat 0-0.5%	0.77%
Minimal 0.5-5%	46.89%
Moderate 5-10%	39.50%
Steep 10-15%	9.97%
Extreme 15%+	2.87%

Interpretation

Mostly minimal to moderate terrain supports retail pricing. Verify survey, driveway access, drainage, and build-site conditions before final pricing.

Comparable sales analysis

Closed comparable sales provide the strongest support for the final value range.

#	APN	Acres	Miles	Sale price	\$/acre	Road ft	DOM
1	36-03S-13E-08805-002000	10.08	1.55	\$100,000	\$9,920	439	57
2	20-03S-13E-08672-003000	10.15	6.67	\$100,000	\$9,852	1,654	-
3	27-03S-13E-08739-000390	10.00	3.66	\$111,500	\$11,150	685	-
4	05-05S-14E-03320-030020	10.16	7.14	\$120,000	\$11,811	340	57
5	05-04S-14E-02955-020190	5.17	0.95	\$50,000	\$9,671	234	1
6	22-03S-13E-08683-000081	10.15	4.13	\$99,900	\$9,842	0	-

VALUATION READ

Similar property average: \$10,374.57 | Subject estimate per acre: \$10,338.85

Map screenshots help the customer visually understand nearby competition and sale signals.



Useful for explaining buyer activity near the parcel.



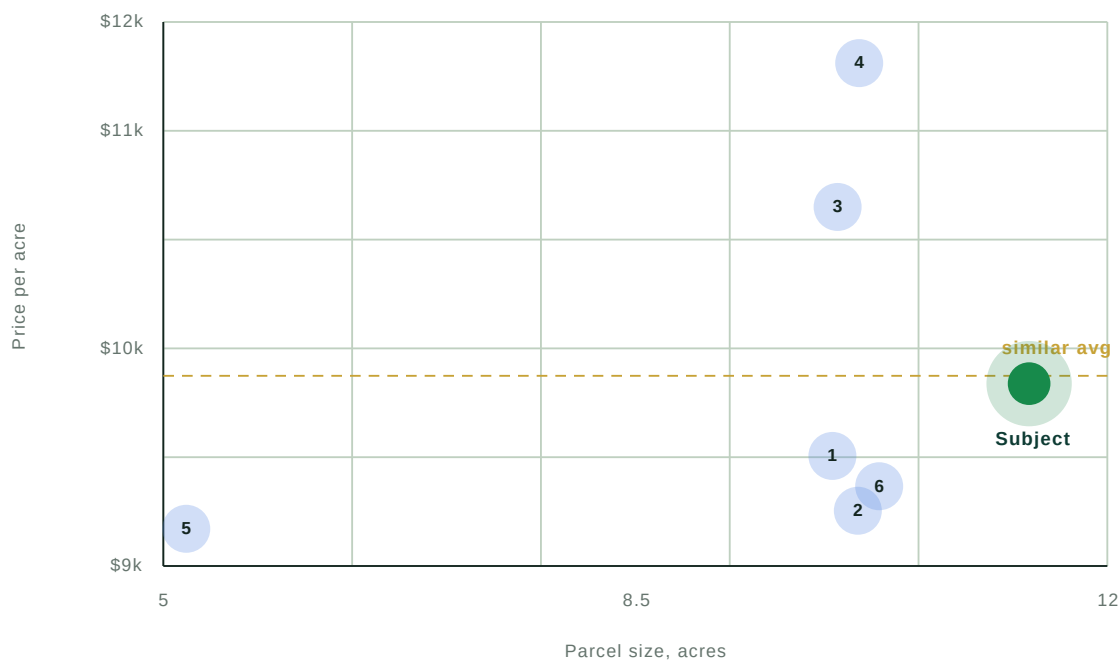
Useful for positioning the property against active competition.

Use these map views to compare the parcel with nearby competition, recent sale signals, access, and buyer activity.

Price distribution

The subject property sits close to the similar-sales average with upside if marketed patiently.

Similar properties: price per acre vs. acreage



Pricing conclusion

\$112,000 - \$126,000

The subject estimate is close to the similar-property average, which supports a balanced listing strategy instead of a deeply discounted one.

RETAIL TARGET

\$129,000

BALANCED TARGET

\$118,000 - \$126,000

FAST-SALE TARGET

\$112,000

Final thoughts about the land

This page turns the data into a clear recommendation for the landowner.

FINAL VALUE OPINION

\$112,000 - \$126,000

Comparable sales, active competition, road frontage, acreage, terrain, and environmental signals support the medium pricing strategy.

Sell for the highest number

Start near the max price and give the market time to respond before making price adjustments.

Sell with a balanced strategy

Launch inside the value band and watch lead volume, saves, showings, and offer quality during the first 30 days.

Request a direct land offer

If the owner values certainty and speed, request direct offers and compare the net proceeds against the retail options.

What to do next

Compare any offer against this value range and estimated net proceeds before deciding whether to list retail, negotiate, or request a direct land offer.