



VALUATION WORKBOOK

3767 Hibiscus St, Big Pine Key, FL 33043



Presented by

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Sales Comparables Analysis Summary

Result of Sales Comparison Analysis

\$798,320 (or \$832 / sq ft)

Last Analysis Update: 6/25/2025

\$755K – \$825K

(or \$786 – \$859 / sq ft)

Number of Comps Chosen

4

Comps Range

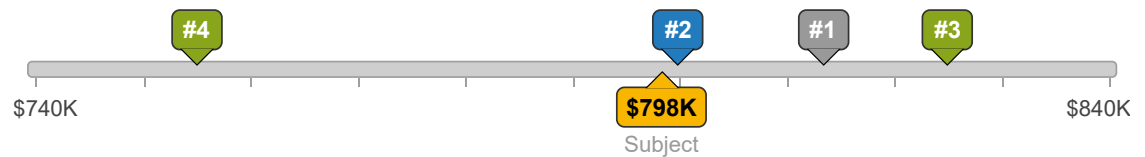
\$755K – \$825K

Current Range of Comparable Homes

Compares the estimated value of the subject property with the comps selected in the Sales Comparison Analysis.

Comps:

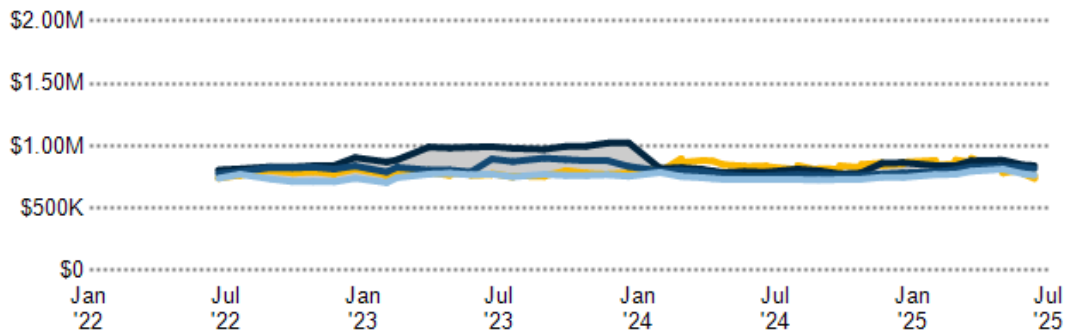
- Subject Property (Appraisal Price)
- For Sale (List Price)
- Pending (List Price)
- Recently Closed (Closed Price)
- Distressed (List Price)
- Pending Distressed (List Price)
- Off Market (Estimate)






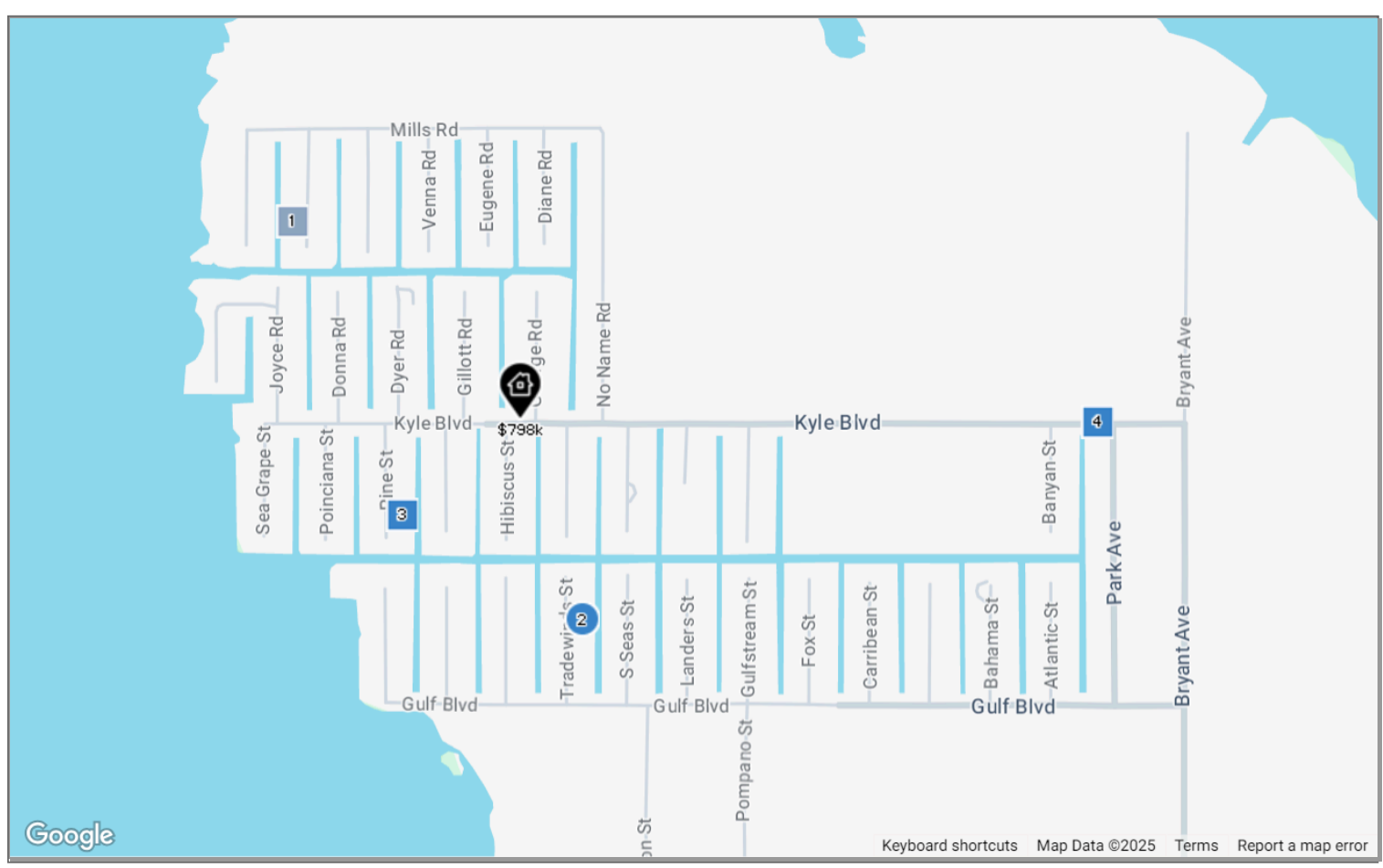


Historical Range of Comparable Homes

Compares the estimated value of the subject property with the highest, median and lowest comps selected in the Advanced CMA.

- Subject Property Estimated Value
- Highest
- Median
- Lowest



Comps and Adjustments Map

<p>3767 Hibiscus St, Big Pine Key, FL 33043</p> <p>1 Closed</p> <ul style="list-style-type: none"> * Sold Date: 6/5/2001 * Public Record  <p>Price: \$798,320</p> <p>2 bed 2.0 bath 960 sq ft</p>	<p>3922 Gordon Rd, Big Pine Key, FL 33043</p> <p>1 Closed</p> <ul style="list-style-type: none"> * Sold Date: 8/28/2024 * Public Record  <p>Price: \$813,380</p> <p>2 bed 2.0 bath 1,040 sq ft</p>	<p>3635 Trade Winds St, Big Pine Key, FL 3304</p> <p>2 Active</p> <ul style="list-style-type: none"> * Active: 1/1/2025  <p>Price: \$799,900</p> <p>2 bed 2.0 bath 1,048 sq ft</p>
 <p>Google</p> <p>Keyboard shortcuts Map Data ©2025 Terms Report a map error</p>		
<p>3715 Pine St, Big Pine Key, FL 33043</p> <p>3 Closed</p> <ul style="list-style-type: none"> * Sold Date: 4/14/2025 * Public Record  <p>Price: \$825,000</p> <p>2 bed 2.1 bath 960 sq ft</p>	<p>3786 Park Ave, Big Pine Key, FL 33043</p> <p>4 Closed</p> <ul style="list-style-type: none"> * Sold Date: 5/1/2025 * Public Record  <p>Price: \$755,000</p> <p>2 bed 2.0 bath 1,176 sq ft</p>	






Valuation Workbook

File ID: 3767 Hibiscus St, Big Pine Key, FL 33043

Comps Selected
In Analysis



Address	3767 Hibiscus St Big Pine Key, FL 33043	3922 Gordon Rd Big Pine Key, FL 33043	3635 Trade Winds St Big Pine Key, FL 33043
Status	 Subject Property	 Off Market	 Active
MLS Name	—	—	Miami REALTORS®
MLS Listing ID	—	—	A11743445
Proximity	—	.26 Mi. NW	.18 Mi. S
Value	\$798,320	\$813,380	\$799,900
Price Per Sq. Ft.	\$832	\$782	\$763
Sale/Finance Concession	—	—	—
Property Type	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residential	Single
Total Rooms	—	—	—
Total Rooms Above Grade	—	—	—
Bedrooms	2	2	2
Bedrooms Above Grade	—	—	—
Building Size sq ft range (low)	—	—	—
Building Size sq ft range (high)	—	—	—
Total Baths	2.0	2.0	2.0
Total Baths Above Grade	—	—	—
Full Baths	2	2	2
Full Baths Above Grade	—	—	—
Partial Baths	—	—	—
Partial Baths Above Grade	—	—	—
Living Area (sq ft)	960	1,040	1,048
Building Area (sq ft)	960	1,040	1,048
Living Area Above Grade (sq ft)	—	—	3,432
Basement (sq ft)	—	—	—
Finished Rooms Below Grade	—	—	—
Lot Size	7,781 sq ft	5,250 sq ft	5,250 sq ft
Lot Dimensions	7781 SF	5250 SF	5250 SF
Garage	—	Carport	Carport
Garage (sq ft)	—	—	—
Pool	—	Yes	Community Pool or Spa
Location	—	—	—
Tenure	—	—	—
View	—	—	—
View Factors	—	—	Canal
Style	—	—	—








Valuation Workbook

File ID: 3767 Hibiscus St, Big Pine Key, FL 33043

Comps Selected
In Analysis



Address	3767 Hibiscus St Big Pine Key, FL 33043	3922 Gordon Rd Big Pine Key, FL 33043	3635 Trade Winds St Big Pine Key, FL 33043
Status	 Subject Property	 Off Market	 Active
Quality of Construction	—	—	—
Year Built	1986	1991	1990
Age	39	34	35
Condition	—	—	—
Functional Utility	—	—	—
Heating Features	Forced Air Unit	Forced Air Unit	Central Heat
Cooling Features	Yes	Yes	Ceiling Fans, Central Cooling
Energy Efficient Items	—	—	—
Porch/Patio/Deck	—	—	—
Roofing Features	Metal	Metal	Roof Shingle
Fireplaces	—	—	—
Basement Features	—	—	Improved Basement (Finished)
Foundation Features	Piling	Piling	Piling
Construction Features	Wood	Concrete	Concrete Block
Exterior Wall Features	Wood	Wood	Siding (Alum/Vinyl)
Number of Buildings	—	—	—
Number of Units	1	1	1
Number of Stories	1	2	2
Net Adjustments (%)		—	—
Gross Adjustments (%)		—	—
Net Adjustments		—	—
Net Adjustments Per Sq. Ft.		—	—
Net Adjusted Value		\$813,380	\$799,900
Net Adjusted Value Per Sq. Ft.		\$782	\$763
Comp Weighting		25%	25%
Notes from Ryan Call		—	—







Valuation Workbook

File ID: 3767 Hibiscus St, Big Pine Key, FL 33043

Comps Selected
In Analysis



Address	3715 Pine St Big Pine Key, FL 33043	3786 Park Ave Big Pine Key, FL 33043
Status	 Closed	 Closed
MLS Name	—	—
MLS Listing ID	—	—
Proximity	.13 Mi. SW	.5 Mi. E
Value	\$825,000	\$755,000
Price Per Sq. Ft.	\$859	\$642
Sale/Finance Concession	—	—
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residential
Total Rooms	—	—
Total Rooms Above Grade	—	—
Bedrooms	2	2
Bedrooms Above Grade	—	—
Building Size sq ft range (low)	—	—
Building Size sq ft range (high)	—	—
Total Baths	2.1	2.0
Total Baths Above Grade	—	—
Full Baths	2	2
Full Baths Above Grade	—	—
Partial Baths	1	—
Partial Baths Above Grade	—	—
Living Area (sq ft)	960	1,176
Building Area (sq ft)	960	1,176
Living Area Above Grade (sq ft)	—	—
Basement (sq ft)	—	—
Finished Rooms Below Grade	—	—
Lot Size	7,350 sq ft	9,069 sq ft
Lot Dimensions	7350 SF	9069 SF
Garage	Carport	Yes
Garage (sq ft)	—	—
Pool	Community Pool or Spa	Community Pool or Spa
Location	—	—
Tenure	—	—
View	—	—
View Factors	—	—
Style	—	—





Valuation Workbook

File ID: 3767 Hibiscus St, Big Pine Key, FL 33043

Comps Selected
In Analysis



Address	3715 Pine St Big Pine Key, FL 33043	3786 Park Ave Big Pine Key, FL 33043	
Status	8 Closed	4 Closed	
Quality of Construction	—	—	
Year Built	1993	1986	
Age	32	39	
Condition	—	—	
Functional Utility	—	—	
Heating Features	Forced Air Unit	None	
Cooling Features	Yes	Yes	
Energy Efficient Items	—	—	
Porch/Patio/Deck	—	—	
Roofing Features	Metal	Metal	
Fireplaces	—	—	
Basement Features	—	—	
Foundation Features	Piling	Piling	
Construction Features	Wood	Wood	
Exterior Wall Features	Other	Siding (Alum/Vinyl)	
Number of Buildings	—	—	
Number of Units	1	1	
Number of Stories	2	1 story with Attic	
Net Adjustments (%)	—	—	—
Gross Adjustments (%)	—	—	—
Net Adjustments	—	—	—
Net Adjustments Per Sq. Ft.	—	—	—
Net Adjusted Value	\$825,000	\$755,000	
Net Adjusted Value Per Sq. Ft.	\$859	\$642	
Comp Weighting	25%	25%	
Notes from Ryan Call	—	—	





Valuation Workbook

File ID: 3767 Hibiscus St, Big Pine Key, FL 33043

1 3922 Gordon Rd, Big Pine Key, FL 33043

MLS Name: -
MLS Listing ID: -

	Public Facts	Adjustments
Status	Off Market	
Proximity	.26 Mi. NW	
Value	\$813,380	
Price Per Sq. Ft.	\$782	
Sale/Finance Concession	-	
Property Type	Single Family	
Property Subtype	Single Family Residential	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	2	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	2.0	
Total Baths Above Grade	-	
Full Baths	2	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	1,040	
Building Area (sq ft)	1,040	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	5,250 sq ft	
Lot Dimensions	5250 SF	
Garage	Carport	
Garage (sq ft)	-	
Pool	Yes	
Location	-	
Tenure	-	
View	-	
View Factors	-	
Style	-	
Quality of Construction	-	
Year Built	1991	
Age	34	
Condition	-	
Functional Utility	-	
Heating Features	Forced Air Unit	
Cooling Features	Yes	
Energy Efficient Items	-	
Porch/Patio/Deck	-	
Roofing Features	Metal	
Fireplaces	-	
Basement Features	-	



LEGEND: Subject Property
 This Property

Closed

* Sold Date: 8/28/2024
* Public Record

Est. Value

\$813,380

Adjusted Price

\$813,380

Net Adjustments (\$ / %)

- / -

Gross Adjustments (\$ / %)

- / -





Valuation Workbook

File ID: 3767 Hibiscus St, Big Pine Key, FL 33043

	Public Facts	Adjustments
Foundation Features	Piling	
Construction Features	Concrete	
Exterior Wall Features	Wood	
Number of Buildings	—	
Number of Units	1	
Number of Stories	2	





Valuation Workbook

File ID: 3767 Hibiscus St, Big Pine Key, FL 33043

2 3635 Trade Winds St, Big Pine Key, FL 33043

MLS Name: Miami REALTORS®
MLS Listing ID: A11743445

	Listing Facts	Adjustments
Status	Active	
Proximity	.18 Mi. S	
Value	\$799,900	
Price Per Sq. Ft.	\$763	
Sale/Finance Concession	—	
Property Type	Single Family	
Property Subtype	Single	
Total Rooms	—	
Total Rooms Above Grade	—	
Bedrooms	2	
Bedrooms Above Grade	—	
Building Size sq ft range (low)	—	
Building Size sq ft range (high)	—	
Total Baths	2.0	
Total Baths Above Grade	—	
Full Baths	2	
Full Baths Above Grade	—	
Partial Baths	—	
Partial Baths Above Grade	—	
Living Area (sq ft)	1,048	
Building Area (sq ft)	1,048	
Living Area Above Grade (sq ft)	3,432	
Basement (sq ft)	—	
Finished Rooms Below Grade	—	
Lot Size	5,250 sq ft	
Lot Dimensions	—	
Garage	—	
Garage (sq ft)	—	
Pool	—	
Location	—	
Tenure	—	
View	—	
View Factors	Canal	
Style	—	
Quality of Construction	—	
Year Built	1990	
Age	35	
Condition	—	
Functional Utility	—	
Heating Features	Central Heat	
Cooling Features	Ceiling Fans, Central Cooling	
Energy Efficient Items	—	
Porch/Patio/Deck	—	
Roofing Features	Roof Shingle	
Fireplaces	—	
Basement Features	No	



LEGEND:  Subject Property  This Property

 **Active**
* Active: 1/1/2025

List Price

\$799,900

Adjusted Price

\$799,900

Net Adjustments (\$ / %)

— / —

Gross Adjustments (\$ / %)

— / —





Valuation Workbook

File ID: 3767 Hibiscus St, Big Pine Key, FL 33043

	Listing Facts	Adjustments
Foundation Features	—	
Construction Features	Concrete Block	
Exterior Wall Features	—	
Number of Buildings	—	
Number of Units	—	
Number of Stories	—	



2 Property Photos: 3635 Trade Winds St, Big Pine Key, FL 33043





3 3715 Pine St, Big Pine Key, FL 33043

MLS Name: –
MLS Listing ID: –

	Public Facts	Adjustments
Status	Closed	
Proximity	.13 Mi. SW	
Value	\$825,000	
Price Per Sq. Ft.	\$859	
Sale/Finance Concession	–	
Property Type	Single Family	
Property Subtype	Single Family Residential	
Total Rooms	–	
Total Rooms Above Grade	–	
Bedrooms	2	
Bedrooms Above Grade	–	
Building Size sq ft range (low)	–	
Building Size sq ft range (high)	–	
Total Baths	2.1	
Total Baths Above Grade	–	
Full Baths	2	
Full Baths Above Grade	–	
Partial Baths	1	
Partial Baths Above Grade	–	
Living Area (sq ft)	960	
Building Area (sq ft)	960	
Living Area Above Grade (sq ft)	–	
Basement (sq ft)	–	
Finished Rooms Below Grade	–	
Lot Size	7,350 sq ft	
Lot Dimensions	7350 SF	
Garage	Carport	
Garage (sq ft)	–	
Pool	Community Pool or Spa	
Location	–	
Tenure	–	
View	–	
View Factors	–	
Style	–	
Quality of Construction	–	
Year Built	1993	
Age	32	
Condition	–	
Functional Utility	–	
Heating Features	Forced Air Unit	
Cooling Features	Yes	
Energy Efficient Items	–	
Porch/Patio/Deck	–	
Roofing Features	Metal	
Fireplaces	–	
Basement Features	–	



LEGEND: Subject Property
 This Property

Closed

* Sold Date: 4/14/2025
* Public Record

Closed Price

\$825,000

Adjusted Price

\$825,000

Net Adjustments (\$ / %)

– / –

Gross Adjustments (\$ / %)

– / –



Valuation Workbook

File ID: 3767 Hibiscus St, Big Pine Key, FL 33043

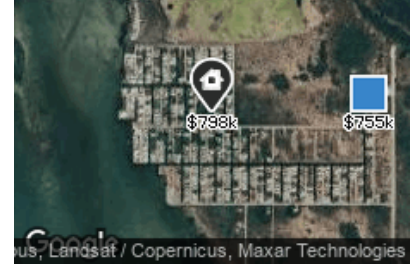
	Public Facts	Adjustments
Foundation Features	Piling	
Construction Features	Wood	
Exterior Wall Features	Other	
Number of Buildings	—	
Number of Units	1	
Number of Stories	2	



4 3786 Park Ave, Big Pine Key, FL 33043

MLS Name: –
MLS Listing ID: –

	Public Facts	Adjustments
Status	Closed	
Proximity	.5 Mi. E	
Value	\$755,000	
Price Per Sq. Ft.	\$642	
Sale/Finance Concession	–	
Property Type	Single Family	
Property Subtype	Single Family Residential	
Total Rooms	–	
Total Rooms Above Grade	–	
Bedrooms	2	
Bedrooms Above Grade	–	
Building Size sq ft range (low)	–	
Building Size sq ft range (high)	–	
Total Baths	2.0	
Total Baths Above Grade	–	
Full Baths	2	
Full Baths Above Grade	–	
Partial Baths	–	
Partial Baths Above Grade	–	
Living Area (sq ft)	1,176	
Building Area (sq ft)	1,176	
Living Area Above Grade (sq ft)	–	
Basement (sq ft)	–	
Finished Rooms Below Grade	–	
Lot Size	9,069 sq ft	
Lot Dimensions	9069 SF	
Garage	Yes	
Garage (sq ft)	–	
Pool	Community Pool or Spa	
Location	–	
Tenure	–	
View	–	
View Factors	–	
Style	–	
Quality of Construction	–	
Year Built	1986	
Age	39	
Condition	–	
Functional Utility	–	
Heating Features	None	
Cooling Features	Yes	
Energy Efficient Items	–	
Porch/Patio/Deck	–	
Roofing Features	Metal	
Fireplaces	–	
Basement Features	–	



LEGEND: Subject Property
 This Property

Closed

* Sold Date: 5/1/2025
* Public Record

Closed Price

\$755,000

Adjusted Price

\$755,000

Net Adjustments (\$ / %)

– / –

Gross Adjustments (\$ / %)

– / –



Valuation Workbook

File ID: 3767 Hibiscus St, Big Pine Key, FL 33043

	Public Facts	Adjustments
Foundation Features	Piling	
Construction Features	Wood	
Exterior Wall Features	Siding (Alum/Vinyl)	
Number of Buildings	—	
Number of Units	1	
Number of Stories	1 story with Attic	

