JASON LEET
REAL ESTATE

WATERFRONT BUYER & SELLER INTELLIGENCE

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The *Frontage* Calculation

What every linear foot of waterfront is worth in South Florida — and why the difference between a 60-foot dock and a 100-foot dock can mean hundreds of thousands of dollars at closing.

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Deerfield Beach · South Florida

THE HEADLINE

Frontage is *valued separately* from the home itself.

In waterfront appraisal, your home has two distinct value components: the improvements (the house and its interior finishes) and the land-plus-frontage (the lot and its water access). The frontage is typically valued on a price-per-linear-foot basis — independent of the home's square footage — which means two nearly identical homes with different dock lengths can carry dramatically different prices.

ESTIMATED FRONTAGE VALUE

$8,000–$20,000 / linear foot

Range for deepwater, no-fixed-bridge waterfront in Deerfield Beach, Lighthouse Point, and the surrounding luxury coast.

WHERE IN THE RANGE A PROPERTY LANDS

- **Lower end ($8,000–$12,000/ft):** canal frontage with fixed-bridge access, narrower water, or longer runs to the inlet.
- **Middle ($12,000–$16,000/ft):** deepwater canal frontage, no fixed bridges, reasonable inlet access — the bulk of Lighthouse Point and Venetian Isles inventory.
- **Upper end ($16,000–$20,000+/ft):** wide canal, point lots, direct ICW, or properties within minutes of the Hillsboro Inlet with prestige addresses.

> **WHY THIS MATTERS**
>
> *Most buyers and sellers think of waterfront value as a single number. Appraisers don't. When you understand that frontage is a separately valued asset, you can price, negotiate, and market waterfront homes with precision that generalist agents can't match.*

THE COMPARISON

60 feet versus *100 feet.*

The practical difference between a 60-foot dock and a 100-foot dock is bigger than the 40-foot gap suggests — because the jump crosses several thresholds that matter to serious boaters.

60 FEET OF FRONTAGE

Up to ~50' vessel

Accommodates: center consoles, mid-size sport fishing boats, modest cruisers. Single vessel. Practical for weekend boaters with one primary boat.

100 FEET OF FRONTAGE

Up to ~85' vessel

Accommodates: yacht-class vessels, primary boat plus tender or jet skis, and significantly more maneuvering room. Attracts a fundamentally wealthier buyer pool.

Per-home dollar impact

On an otherwise identical home, the value of additional frontage is calculated as extra linear feet × price per foot:

SCENARIO	EXTRA FRONTAGE	PER-FOOT VALUE	ADDED VALUE
Standard canal tier	40 ft	$10,000	$400,000
Deepwater, no-fixed-bridge	40 ft	$14,000	$560,000
Premium wide canal, near-inlet	40 ft	$18,000	$720,000

A REAL LIGHTHOUSE POINT REFERENCE POINT

The Venetian Isles deepwater estate referenced in our Bridge Premium Report — 2,773 SF on 90 feet of no-fixed-bridge waterfront — valued at approximately $2.5 million. Strip out the home value (roughly $1.2–$1.4M for a home of that size and condition) and the remaining $1.1–$1.3M is essentially land-plus-frontage. On 90 feet, that equates to approximately $12,000–$14,000 per linear foot — right in the middle of our stated range.

IMPORTANT CAVEAT

These ranges are directional estimates for Deerfield Beach, Lighthouse Point, and the luxury waterfront coast. Actual per-foot values vary by property. Formal valuation requires individual appraisal accounting for lot geometry, water type, bridge access, depth, and inlet proximity.

IMPLICATIONS

What this means *for you.*

If you're selling a generous-frontage home (90+ ft)

Your marketing must explicitly call out the linear feet and translate them into vessel capacity. "100 feet of deepwater frontage accommodating yachts to 85 feet" converts an abstract number into buyer-relevant context. Drone photography showing the full dock length is essential.

If you're selling a shorter-frontage home (50–70 ft)

Price appropriately against like-for-like frontage. A common mistake is pricing a 60-foot home against 90-foot comps and wondering why it sits. Emphasize other strengths and position for the primary-vessel buyer.

If you're buying

Frontage is one of the most negotiable elements of waterfront value because it's quantifiable. Having the linear-foot math ready — "this comes to $18,000 per frontage foot versus comps at $13,000" — is exactly the kind of data-driven negotiation that wins deals.

> **WHAT DRIVES PER-FOOT VALUE HIGHER**
>
> *Deepwater at mean low tide. No fixed bridges. Wide canal. Point lot. Minutes to the Hillsboro Inlet. Recent seawall and dock construction.*

THE THRESHOLD MOMENTS

- **50 → 70 feet:** mid-range cruisers and larger center consoles.
- **70 → 90 feet:** sport fishing yachts and two-vessel dockage.
- **90 → 120+ feet:** yacht-class vessels and the wealthiest buyer pool.

METHODOLOGY & SOURCES · *Analysis based on Lighthouse Point and Deerfield Beach Q1 2026 waterfront market data (Redfin, Homes.com, BeachesMLS) and standard waterfront appraisal methodology. Ranges are directional estimates.*

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