



Comparable Sales Analysis

Parcel # 351929300018A0000

Address: 1700 LAKE MARKHAM RD SANFORD 32771

Date: 4/14/2021

Just Value: \$213,329

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	351929300018A0000	10203030000300000	16203050212000080	2620305AR0B00008B
Address	1700 LAKE MARKHAM RD	154 PINE ISLE DR SANFO	254 BROADMOOR RD LA	1092 ORANGE AVE WINT
Distance		5.85	5.90	9.74
Sale Price	\$230,000	\$250,000	\$235,000	\$465,000
Sale Date	5/1/2017	11/18/2020	12/6/2018	5/1/2019
Sale Price Adjustment		\$1,250	\$14,935	\$23,529
Price Per Sq Ft	\$103	\$101	\$150	\$231
Quality Adjustment		0.00	0.00	0.00
Actual Age	65	68	62	61
Effective Age	65	68	56	51
Age Adjustment		\$3,000	(\$9,000)	(\$14,000)
Living Area	2243	2,473	1,564	2,013
Square Foot Rate		\$30	\$30	\$30
Living Adjustment		(\$6,900)	\$20,400	\$6,900
Bed Room Count	3	4	3	3
Porch/Patio Adjustment		\$3,550	\$6,650	\$10,230
Bath Count	2	2.0	2.0	2.0
Bath Count Adjustment		\$0	\$0	\$0
Garage Stalls	0	0	0	0
Garage Adjustment		\$0	\$0	\$0
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	(\$20,000)
Additional Features	PATIO NO VALUE	WOOD UTILITY BLDG, WO	SHED - NO VALUE, FIREP	COVERED PATIO 1, PATIO
Other Feature Adjustment		(\$5,793)	(\$7,800)	(\$4,900)
Lot Size	0.951	1.530	0.367	2.690
Lot Value	\$135,000	\$100,000	\$125,000	\$134,100
Lot Adjustment		\$35,000	\$10,000	\$900
Total Net Adjustment		\$30,107	\$35,185	\$2,659
Total Gross Adjustment		\$55,493	\$68,785	\$80,459
Adjusted Sale Price		\$280,107	\$270,185	\$467,659

* Note: Automated Comparable Sales is an estimate and may not reflect actual market value of subject property