



Comparable Sales Analysis

Parcel # 2620305AR0D00003A

Address: 390 WAGNER PT WINTER SPRINGS 32708

Date: 6/16/2021

Just Value: \$86,928

| | Subject | Comparable #1 | Comparable #2 | Comparable #3 |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Parcel | 2620305AR0D00003A | 08203150100000150 | 22203050101001430 | 09203230105400000 |
| Address | 390 WAGNER PT WINTER | 3740 LAURA AVE SANFO | 2886 GARDENS DR SANF | 1155 ARAPAHO TRL GEN |
| Distance | | 4.18 | 2.36 | 9.85 |
| Sale Price | | \$100,000 | \$240,000 | \$120,000 |
| Sale Date | | 11/17/2020 | 11/19/2020 | 8/5/2020 |
| Sale Price Adjustment | | \$500 | \$1,200 | \$1,500 |
| Price Per Sq Ft | | \$123 | \$260 | \$132 |
| Quality Adjustment | | 0.00 | 0.00 | 0.00 |
| Actual Age | 42 | 42 | 32 | 36 |
| Effective Age | 42 | 42 | 31 | 36 |
| Age Adjustment | | \$0 | (\$11,000) | (\$6,000) |
| Living Area | 820 | 816 | 924 | 910 |
| Square Foot Rate | | \$10 | \$10 | \$10 |
| Living Adjustment | | \$100 | (\$1,000) | (\$900) |
| Bed Room Count | 2 | 1 | 2 | 2 |
| Porch/Patio Adjustment | | \$0 | \$0 | \$0 |
| Bath Count | 1 | 1.0 | 2.0 | 1.0 |
| Bath Count Adjustment | | \$0 | (\$6,000) | \$0 |
| Garage Stalls | 0 | 0 | 0 | 0 |
| Garage Adjustment | | \$0 | \$0 | \$0 |
| Has Pool | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pool Spa Adjustment | | \$0 | \$0 | \$0 |
| Additional Features | ALUM UTILITY BLDG W/ | | SCREEN PATIO 1, ALUMIN | COVERED PATIO 1, CARP |
| Other Feature Adjustment | | \$7,280 | (\$1,545) | \$5,780 |
| Lot Size | 1.287 | 2.225 | 0.700 | 4.855 |
| Lot Value | \$72,150 | \$80,280 | \$82,000 | \$90,000 |
| Lot Adjustment | | (\$8,130) | (\$9,850) | (\$17,850) |
| Total Net Adjustment | | (\$250) | (\$28,195) | (\$17,470) |
| Total Gross Adjustment | | \$16,010 | \$30,595 | \$32,030 |
| Adjusted Sale Price | | \$99,750 | \$211,805 | \$102,530 |

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