



# Comparable Sales Analysis

Parcel # 36192950700000130

Address: 2021 BLOOMSBURY RUN LAKE MARY 32746

Date: 7/30/2021

Just Value: \$418,793

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	36192950700000130	12202950700000130	36192950700000120	12202950900000260
Address	2021 BLOOMSBURY RUN	526 DEVON PL LAKE MAR	2020 BLOOMSBURY RUN	1216 GLENCREST DR LA
Distance		1.30	0.03	1.37
Sale Price	\$535,000	\$540,000	\$572,500	\$545,000
Sale Date	8/5/2020	3/12/2021	10/27/2020	5/17/2021
Sale Price Adjustment		(\$4,050)	\$4,294	(\$6,813)
Price Per Sq Ft	\$232	\$226	\$226	\$213
Quality Adjustment		0.00	0.00	0.00
Actual Age	20	33	20	32
Effective Age	20	13	20	21
Age Adjustment		(\$7,000)	\$0	\$1,000
Living Area	2308	2,394	2,531	2,558
Square Foot Rate		\$115	\$115	\$115
Living Adjustment		(\$9,800)	(\$25,600)	(\$28,700)
Bed Room Count	3	3	4	3
Porch/Patio Adjustment		(\$580)	(\$800)	(\$640)
Bath Count	3	3.5	4.0	3.5
Bath Count Adjustment		(\$3,000)	(\$6,000)	(\$3,000)
Garage Stalls	2	2	3	2
Garage Adjustment		\$0	(\$5,000)	\$0
Has Pool	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features	SCREEN ENCL 2, FIREPLA	POOL HT EL, SUMMER KIT	SCREEN ENCL 3	FIREPLACE
Other Feature Adjustment		(\$1,000)	(\$1,968)	\$7,232
Lot Size	0.201	0.129	0.307	0.265
Lot Value	\$130,000	\$130,000	\$130,000	\$130,000
Lot Adjustment		\$0	\$0	\$0
Total Net Adjustment		(\$25,430)	(\$35,074)	(\$30,921)
Total Gross Adjustment		\$25,430	\$43,662	\$47,385
Adjusted Sale Price		\$514,570	\$537,426	\$514,080

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