



Comparable Sales Analysis

Parcel # 20193050100000600

Address: 4616 DU BOIS ST SANFORD 32771

Date: 7/30/2021

Just Value: \$63,672

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	20193050100000600	35193050500000230	35193051802000010	2519305AG04110050
Address	4616 DU BOIS ST SANFO	1504 W 13TH PL SANFOR	1701 STRICKLAND AVE S	220 HOLLY AVE SANFOR
Distance		3.58	3.32	3.76
Sale Price	\$28,500	\$59,000	\$128,000	\$67,000
Sale Date	2/1/1988	2/3/2021	12/8/2020	7/1/2019
Sale Price Adjustment		(\$295)	\$320	\$3,045
Price Per Sq Ft	\$25	\$47	\$119	\$54
Quality Adjustment		0.00	0.00	0.00
Actual Age	50	69	71	99
Effective Age	50	59	41	61
Age Adjustment		\$9,000	(\$9,000)	\$11,000
Living Area	1122	1,247	1,080	1,251
Square Foot Rate		\$40	\$40	\$40
Living Adjustment		(\$5,000)	\$1,700	(\$5,100)
Bed Room Count	2	2	3	2
Porch/Patio Adjustment		\$660	\$260	\$120
Bath Count	1	1.0	1.0	1.0
Bath Count Adjustment		\$0	\$0	\$0
Garage Stalls	0	0	0	1
Garage Adjustment		\$0	\$0	(\$5,000)
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features	SHED - NO VALUE, SHED		PATIO 2	
Other Feature Adjustment		\$500	\$500	(\$1,500)
Lot Size	0.174	0.128	0.230	0.155
Lot Value	\$17,787	\$13,306	\$27,060	\$18,810
Lot Adjustment		\$4,481	(\$9,273)	(\$1,023)
Total Net Adjustment		\$9,346	(\$15,493)	\$1,542
Total Gross Adjustment		\$19,936	\$21,053	\$26,788
Adjusted Sale Price		\$68,346	\$112,507	\$68,542

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