



Comparable Sales Analysis

Parcel # 27192950100000790

Address: 8011 VIA BONITA SANFORD 32771

Date: 7/30/2021

Just Value: \$235,545

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	27192950100000790	03203051000000180	27192950100000180	03203051000000190
Address	8011 VIA BONITA SANFO	106 S CRYSTAL VW SANF	111 VENETIAN CT SANFO	104 S CRYSTAL VW SANF
Distance		5.76	0.08	5.75
Sale Price	\$239,900	\$320,000	\$319,000	\$218,000
Sale Date	3/1/2016	9/4/2020	12/20/2019	9/1/2018
Sale Price Adjustment		\$3,200	\$10,391	\$15,589
Price Per Sq Ft	\$144	\$181	\$194	\$133
Quality Adjustment		0.00	0.00	0.00
Actual Age	38	57	57	58
Effective Age	38	36	27	48
Age Adjustment		(\$2,000)	(\$11,000)	\$10,000
Living Area	1664	1,770	1,642	1,642
Square Foot Rate		\$85	\$85	\$85
Living Adjustment		(\$9,000)	\$1,900	\$1,900
Bed Room Count	3	3	3	3
Porch/Patio Adjustment		(\$100)	\$2,640	\$3,720
Bath Count	2	2.0	2.0	2.0
Bath Count Adjustment		\$0	\$0	\$0
Garage Stalls	2	2	3	3
Garage Adjustment		\$0	(\$5,000)	(\$5,000)
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features	PATIO NO VALUE, FIREPL	PATIO 1	PATIO 1, WOOD UTILITY B	SCREEN PATIO 1
Other Feature Adjustment		\$2,800	(\$6,210)	\$1,800
Lot Size	0.690	0.991	0.564	1.109
Lot Value	\$90,000	\$73,920	\$90,000	\$73,920
Lot Adjustment		\$16,080	\$0	\$16,080
Total Net Adjustment		\$10,980	(\$7,279)	\$44,089
Total Gross Adjustment		\$33,180	\$37,141	\$54,089
Adjusted Sale Price		\$330,980	\$311,721	\$262,089

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