



Comparable Sales Analysis

Parcel # 36192950400000090

Address: 1245 GATWICK LOOP LAKE MARY 32746

Date: 4/14/2021

Just Value: \$406,680

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	36192950400000090	36192950400000370	36192950600000210	36192950400000280
Address	1245 GATWICK LOOP LAK	1216 PALLISTER LN LAKE	1170 CHANTRY PL LAKE	1233 PALLISTER LN LAKE
Distance		0.16	0.31	0.12
Sale Price	\$480,000	\$440,000	\$515,000	\$462,000
Sale Date	11/19/2018	6/12/2020	8/3/2020	5/1/2018
Sale Price Adjustment		\$7,700	\$6,438	\$37,939
Price Per Sq Ft	\$186	\$191	\$199	\$183
Quality Adjustment		0.00	0.00	0.00
Actual Age	21	21	20	21
Effective Age	21	21	20	21
Age Adjustment		\$0	(\$1,000)	\$0
Living Area	2582	2,308	2,582	2,531
Square Foot Rate		\$115	\$115	\$115
Living Adjustment		\$31,600	\$0	\$5,900
Bed Room Count	4	3	4	4
Porch/Patio Adjustment		(\$190)	\$0	(\$1,000)
Bath Count	3	3.0	3.0	3.0
Bath Count Adjustment		\$0	\$0	\$0
Garage Stalls	3	2	3	2
Garage Adjustment		\$5,000	\$0	\$5,000
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	(\$20,000)	\$0
Additional Features	PATIO NO VALUE, SCREE	PATIO 1	SCREEN ENCL 2	PATIO 2
Other Feature Adjustment		\$2,000	(\$3,500)	\$500
Lot Size	0.268	0.195	0.318	0.195
Lot Value	\$105,000	\$105,000	\$105,000	\$105,000
Lot Adjustment		\$0	\$0	\$0
Total Net Adjustment		\$46,110	(\$18,063)	\$48,339
Total Gross Adjustment		\$46,490	\$30,938	\$50,339
Adjusted Sale Price		\$486,110	\$496,938	\$510,339

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