



Comparable Sales Analysis

Parcel # 2519295MU00000620

Address: 6833 HIDDEN GLADE PL SANFORD 32771

Date: 4/14/2021

Just Value: \$373,566

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	2519295MU00000620	35192950200000700	25192950200001430	2519295MU00000850
Address	6833 HIDDEN GLADE PL S	1671 CHERRY BLOSSOM	6741 SYLVAN WOODS DR	6903 OAK GLEN CT SANF
Distance		1.62	0.29	0.20
Sale Price	\$451,900	\$451,000	\$452,000	\$385,000
Sale Date	7/1/2006	1/4/2021	11/13/2020	8/21/2019
Sale Price Adjustment		(\$1,128)	\$2,260	\$16,507
Price Per Sq Ft	\$165	\$175	\$165	\$137
Quality Adjustment		0.00	0.00	0.00
Actual Age	25	19	22	24
Effective Age	25	19	22	24
Age Adjustment		(\$6,000)	(\$3,000)	(\$1,000)
Living Area	2737	2,579	2,737	2,809
Square Foot Rate		\$105	\$105	\$105
Living Adjustment		\$16,600	\$0	(\$7,500)
Bed Room Count	5	4	4	4
Porch/Patio Adjustment		\$2,090	\$0	\$1,330
Bath Count	3	3.0	3.0	4.0
Bath Count Adjustment		\$0	\$0	(\$6,000)
Garage Stalls	3	3	3	3
Garage Adjustment		\$0	\$0	\$0
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	(\$20,000)	\$0
Additional Features	FIREPLACE 2		GAS HEATER, SCREEN E	
Other Feature Adjustment		\$2,800	(\$4,432)	\$2,800
Lot Size	0.571	0.242	0.593	0.511
Lot Value	\$85,000	\$90,000	\$85,000	\$85,000
Lot Adjustment		(\$5,000)	\$0	\$0
Total Net Adjustment		\$9,363	(\$25,172)	\$6,137
Total Gross Adjustment		\$33,618	\$29,692	\$35,137
Adjusted Sale Price		\$460,363	\$426,828	\$391,137

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