



Comparable Sales Analysis

Parcel # 2519295MU00000250

Address: 6921 SYLVAN WOODS DR SANFORD 32771

Date: 4/14/2021

Just Value: \$1,043,620

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	2519295MU00000250	02202950900000010	2519295MU00000200	02202950900000020
Address	6921 SYLVAN WOODS DR	3498 OAK KNOLL PT LAK	6951 SYLVAN WOODS DR	3494 OAK KNOLL PT LAK
Distance		1.94	0.11	1.94
Sale Price	\$1,600,000	\$1,155,000	\$1,000,000	\$1,300,000
Sale Date	3/26/2021	2/25/2021	12/2/2019	8/9/2019
Sale Price Adjustment		(\$5,775)	\$32,575	\$55,738
Price Per Sq Ft	\$354	\$292	\$272	\$290
Quality Adjustment		0.00	0.00	-13,800.00
Actual Age	23	16	16	16
Effective Age	6	6	16	6
Age Adjustment		\$0	\$10,000	\$0
Living Area	4520	3,951	3,680	4,489
Square Foot Rate		\$165	\$165	\$165
Living Adjustment		\$93,900	\$138,600	\$5,200
Bed Room Count	4	4	4	4
Porch/Patio Adjustment		(\$4,720)	(\$30)	(\$5,960)
Bath Count	5	3.5	4.0	6.0
Bath Count Adjustment		\$9,000	\$6,000	(\$6,000)
Garage Stalls	4	3	4	10
Garage Adjustment		\$5,000	\$0	(\$30,000)
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	BOAT COVER 3, BOAT DO	WATER FEATURE, SUMM	GAS HEATER, WATER FE	GAS HEATER, WATER FE
Other Feature Adjustment		\$28,412	\$15,460	\$23,140
Lot Size	1.174	4.007	1.023	2.484
Lot Value	\$250,000	\$260,000	\$250,000	\$260,000
Lot Adjustment		(\$10,000)	\$0	(\$10,000)
Total Net Adjustment		\$115,817	\$202,605	\$18,318
Total Gross Adjustment		\$156,807	\$202,665	\$149,838
Adjusted Sale Price		\$1,270,817	\$1,202,605	\$1,318,318

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