



Comparable Sales Analysis

Parcel # 26192950500000180

Address: 6595 S SYLVAN LAKE DR SANFORD 32771

Date: 4/14/2021

Just Value: \$204,348

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	26192950500000180	35192950200000130	01202950600000050	3619295NH00000190
Address	6595 S SYLVAN LAKE DR	1677 CHERRY RIDGE DR	1451 FINSBURY CT LAKE	1272 CHESSINGTON CIR
Distance		0.68	1.26	1.10
Sale Price	\$165,500	\$313,000	\$295,000	\$340,000
Sale Date	8/1/2012	8/14/2020	7/15/2020	11/6/2020
Sale Price Adjustment		\$3,913	\$4,425	\$1,700
Price Per Sq Ft	\$108	\$202	\$181	\$219
Quality Adjustment		0.00	0.00	0.00
Actual Age	27	21	29	23
Effective Age	27	21	29	23
Age Adjustment		(\$6,000)	\$2,000	(\$4,000)
Living Area	1528	1,552	1,632	1,552
Square Foot Rate		\$85	\$85	\$85
Living Adjustment		(\$2,000)	(\$8,800)	(\$2,000)
Bed Room Count	3	3	3	3
Porch/Patio Adjustment		(\$1,980)	(\$2,540)	(\$1,980)
Bath Count	2	2.5	2.5	2.0
Bath Count Adjustment		(\$3,000)	(\$3,000)	\$0
Garage Stalls	2	2	2	2
Garage Adjustment		\$0	\$0	\$0
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features				PATIO 1, SCREEN ENCL 1
Other Feature Adjustment		\$0	\$0	(\$3,000)
Lot Size	0.329	0.138	0.165	0.130
Lot Value	\$70,000	\$70,000	\$73,000	\$85,000
Lot Adjustment		\$0	(\$3,000)	(\$15,000)
Total Net Adjustment		(\$9,068)	(\$10,915)	(\$24,280)
Total Gross Adjustment		\$16,893	\$23,765	\$27,680
Adjusted Sale Price		\$303,933	\$284,085	\$315,720

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