



Comparable Sales Analysis

Parcel # 351929300018A0000

Address: 1700 LAKE MARKHAM RD SANFORD 32771

Date: 5/26/2022

Just Value: \$329,413

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	351929300018A0000	34202930100100000	07203050500000010	28192950100000020
Address	1700 LAKE MARKHAM RD	964 RIVER EDGE CT LON	120 PINE CIRCLE DR LAK	104 RIVER OAKS CIR SAN
Distance		6.06	3.73	1.88
Sale Price	\$230,000	\$445,000	\$600,000	\$690,000
Sale Date	5/1/2017	6/30/2021	3/10/2021	11/10/2021
Sale Price Adjustment		\$31,150	\$60,000	\$13,800
Price Per Sq Ft	\$83	\$206	\$269	\$206
Quality Adjustment		0.00	0.00	0.00
Actual Age	66	64	55	20
Effective Age	66	54	12	20
Age Adjustment		(\$12,000)	(\$54,000)	(\$46,000)
Living Area	2761	2,160	2,232	3,356
Square Foot Rate		\$40	\$40	\$40
Living Adjustment		\$24,100	\$21,200	(\$23,800)
Bed Room Count	3	4	4	3
Porch/Patio Adjustment		(\$6,360)	(\$3,880)	(\$7,590)
Bath Count	2.5	2.5	2.5	3.0
Bath Count Adjustment		\$0	\$0	(\$3,000)
Garage Stalls	3	3	2	5
Garage Adjustment		\$0	\$5,000	(\$10,000)
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features	PATIO 2	POLE/BARNS/BELOW AVG	POLE BARNS/AVG, FIREP	WOOD UTILITY BLDG, FIR
Other Feature Adjustment		(\$8,600)	(\$4,540)	(\$2,960)
Lot Size	0.951	5.335	1.993	1.321
Lot Value	\$210,000	\$275,000	\$198,293	\$150,000
Lot Adjustment		(\$65,000)	\$11,707	\$60,000
Total Net Adjustment		(\$36,710)	\$35,487	(\$19,550)
Total Gross Adjustment		\$147,210	\$160,327	\$167,150
Adjusted Sale Price		\$408,290	\$635,487	\$670,450

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