



Comparable Sales Analysis

Parcel # 26192950300000620

Address: 7310 LAKE DR SANFORD 32771

Date: 5/26/2022

Just Value: \$259,930

| | Subject | Comparable #1 | Comparable #2 | Comparable #3 |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Parcel | 26192950300000620 | 26192950300001060 | 3619295NH00000540 | 01202950600000170 |
| Address | 7310 LAKE DR SANFORD | 7316 SYLVAN DR SANFO | 1319 CHESSINGTON CIR | 1048 PADDINGTON TER L |
| Distance | | 0.13 | 1.91 | 1.94 |
| Sale Price | \$118,300 | \$365,000 | \$395,000 | \$410,700 |
| Sale Date | 10/14/2020 | 11/12/2021 | 11/19/2021 | 10/19/2021 |
| Sale Price Adjustment | | \$7,300 | \$7,900 | \$12,321 |
| Price Per Sq Ft | \$75 | \$201 | \$255 | \$260 |
| Quality Adjustment | | 0.00 | 0.00 | 0.00 |
| Actual Age | 42 | 49 | 24 | 29 |
| Effective Age | 22 | 12 | 24 | 12 |
| Age Adjustment | | (\$10,000) | \$2,000 | (\$10,000) |
| Living Area | 1569 | 1,815 | 1,552 | 1,582 |
| Square Foot Rate | | \$130 | \$130 | \$130 |
| Living Adjustment | | (\$31,900) | \$2,300 | (\$1,600) |
| Bed Room Count | 3 | 3 | 3 | 3 |
| Porch/Patio Adjustment | | (\$1,480) | (\$2,340) | (\$1,910) |
| Bath Count | 2 | 2.0 | 2.0 | 2.0 |
| Bath Count Adjustment | | \$0 | \$0 | \$0 |
| Garage Stalls | 2 | 4 | 2 | 2 |
| Garage Adjustment | | (\$10,000) | \$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, FIREPLACE | SCREEN PATIO 1, FIREPL | | FIREPLACE 2 |
| Other Feature Adjustment | | (\$1,500) | \$3,500 | (\$1,500) |
| Lot Size | 0.307 | 0.728 | 0.158 | 0.166 |
| Lot Value | \$50,000 | \$50,100 | \$90,000 | \$85,000 |
| Lot Adjustment | | (\$100) | (\$40,000) | (\$35,000) |
| Total Net Adjustment | | (\$47,680) | (\$26,640) | (\$37,689) |
| Total Gross Adjustment | | \$62,280 | \$58,040 | \$62,331 |
| Adjusted Sale Price | | \$317,320 | \$368,360 | \$373,011 |

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