



Comparable Sales Analysis

Parcel # 241929300004D0000

Address: 5725 NORTH RD SANFORD 32771

Date: 5/26/2022

Just Value: \$525,626

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	241929300004D0000	30193051200000040	36192950700000100	361929509000000990
Address	5725 NORTH RD SANFOR	216 JUNIPER RIDGE CT S	1231 ST ALBANS LOOP L	1827 MERLOT DR SANFO
Distance		2.22	5.97	4.59
Sale Price	\$85,000	\$640,000	\$595,200	\$610,000
Sale Date	4/1/2005	12/23/2021	12/3/2021	12/3/2021
Sale Price Adjustment		\$6,400	\$5,952	\$6,100
Price Per Sq Ft	\$27	\$174	\$192	\$223
Quality Adjustment		6,000.00	0.00	0.00
Actual Age	4	18	21	20
Effective Age	4	18	21	20
Age Adjustment		\$14,000	\$17,000	\$16,000
Living Area	3163	3,686	3,094	2,739
Square Foot Rate		\$115	\$115	\$115
Living Adjustment		(\$60,100)	\$8,000	\$48,800
Bed Room Count	4	6	3	4
Porch/Patio Adjustment		\$3,960	\$4,490	\$3,040
Bath Count	4	3.5	3.0	3.5
Bath Count Adjustment		\$3,000	\$6,000	\$3,000
Garage Stalls	2	3	3	3
Garage Adjustment		(\$5,000)	(\$5,000)	(\$5,000)
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	SUMMER KITCHEN 1, PATI	GAS HEATER, WATER FE	GAS HEATER, SOLAR HEA	ELECTRIC HEATER, PATI
Other Feature Adjustment		(\$4,111)	\$8,587	\$13,587
Lot Size	0.595	0.487	0.235	0.279
Lot Value	\$68,880	\$82,000	\$125,000	\$115,000
Lot Adjustment		(\$13,120)	(\$56,120)	(\$46,120)
Total Net Adjustment		(\$48,971)	(\$11,091)	\$39,407
Total Gross Adjustment		\$115,691	\$111,149	\$141,647
Adjusted Sale Price		\$591,029	\$584,109	\$649,407

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