



Comparable Sales Analysis

Parcel # 26192950200000010

Address: 7100 W SR 46 SANFORD 32771

Date: 5/26/2022

Just Value: \$204,211

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	26192950200000010	3020335010200016A	27192930001400000	25193050300000370
Address	7100 W SR 46 SANFORD	4184 LAKE HARNEY CIR	215 LONGWOOD MARKH	1214 W 2ND ST SANFORD
Distance		21.21	1.13	6.30
Sale Price	\$250,000	\$152,000	\$325,000	\$93,000
Sale Date	9/20/2019	4/23/2020	5/14/2021	5/3/2021
Sale Price Adjustment		\$22,070	\$26,000	\$7,440
Price Per Sq Ft	\$247	\$160	\$280	\$91
Quality Adjustment		-700.00	-700.00	0.00
Actual Age	58	58	42	72
Effective Age	58	58	22	72
Age Adjustment		\$0	(\$36,000)	\$14,000
Living Area	1014	950	1,161	1,020
Square Foot Rate		\$10	\$10	\$10
Living Adjustment		\$700	(\$1,400)	\$0
Bed Room Count	2	2	2	2
Porch/Patio Adjustment		\$3,300	(\$400)	\$2,940
Bath Count	1	1.0	2.0	1.0
Bath Count Adjustment		\$0	(\$6,000)	\$0
Garage Stalls	0	0	2	0
Garage Adjustment		\$0	(\$10,000)	\$0
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features		ALUM UTILITY BLDG W/C		
Other Feature Adjustment		\$0	(\$5,400)	\$0
Lot Size	2.118	1.300	2.515	0.741
Lot Value	\$192,202	\$97,500	\$150,000	\$80,547
Lot Adjustment		\$94,702	\$42,202	\$111,655
Total Net Adjustment		\$120,072	\$8,302	\$136,035
Total Gross Adjustment		\$121,472	\$128,102	\$136,035
Adjusted Sale Price		\$272,072	\$333,302	\$229,035

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