



Comparable Sales Analysis

Parcel # 27192950400000540

Address: 7325 BELLA FORESTA PL SANFORD 32771

Date: 5/26/2022

Just Value: \$1,321,970

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	27192950400000540	35192950400000210	34192950400000090	27192950400000170
Address	7325 BELLA FORESTA PL	1787 BRACKENHURST PL	8309 DAY LILY PL SANFO	208 AREZZO CT SANFOR
Distance		1.72	1.38	0.36
Sale Price	\$1,178,000	\$1,315,000	\$1,275,000	\$1,200,000
Sale Date	8/1/2014	9/30/2021	10/22/2021	5/25/2021
Sale Price Adjustment		\$52,600	\$38,250	\$96,000
Price Per Sq Ft	\$193	\$199	\$231	\$219
Quality Adjustment		0.00	0.00	0.00
Actual Age	10	20	14	9
Effective Age	10	20	14	9
Age Adjustment		\$10,000	\$4,000	(\$1,000)
Living Area	6101	6,605	5,524	5,473
Square Foot Rate		\$170	\$170	\$170
Living Adjustment		(\$85,600)	\$98,100	\$106,800
Bed Room Count	5	6	5	5
Porch/Patio Adjustment		\$8,070	\$5,370	\$1,000
Bath Count	6.5	6.5	4.0	6.5
Bath Count Adjustment		\$0	\$15,000	\$0
Garage Stalls	7	4	5	3
Garage Adjustment		\$15,000	\$10,000	\$20,000
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	WATER FEATURE, PATIO	GAS HEATER, SUMMER KI	SOLAR HEATER, SUMMER	GAS HEATER, PATIO 3, PA
Other Feature Adjustment		(\$14,685)	(\$6,248)	(\$8,353)
Lot Size	1.037	1.075	1.003	1.027
Lot Value	\$215,000	\$200,000	\$175,000	\$215,000
Lot Adjustment		\$15,000	\$40,000	\$0
Total Net Adjustment		\$385	\$204,472	\$214,447
Total Gross Adjustment		\$200,955	\$216,968	\$233,153
Adjusted Sale Price		\$1,315,385	\$1,479,472	\$1,414,447

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