



Comparable Sales Analysis

Parcel # 2619295020000015A

Address: 7385 W SR 46 SANFORD 32771

Date: 5/26/2022

Just Value: \$318,376

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	2619295020000015A	01202950600000170	1719305VQ00000430	3619295NH00000180
Address	7385 W SR 46 SANFORD	1048 PADDINGTON TER L	4560 DULWIK PL SANFOR	1278 CHESSINGTON CIR
Distance		2.31	3.65	2.30
Sale Price	\$415,000	\$410,700	\$399,800	\$450,000
Sale Date	1/20/2022	10/19/2021	11/23/2021	12/20/2021
Sale Price Adjustment		\$12,321	\$7,996	\$4,500
Price Per Sq Ft	\$274	\$260	\$240	\$290
Quality Adjustment		0.00	0.00	0.00
Actual Age	41	29	1	24
Effective Age	12	12	1	12
Age Adjustment		\$0	(\$11,000)	\$0
Living Area	1517	1,582	1,663	1,552
Square Foot Rate		\$120	\$120	\$120
Living Adjustment		(\$7,800)	(\$17,500)	(\$4,200)
Bed Room Count	3	3	3	3
Porch/Patio Adjustment		(\$1,990)	(\$1,760)	(\$2,420)
Bath Count	2	2.0	2.0	2.0
Bath Count Adjustment		\$0	\$0	\$0
Garage Stalls	2	2	2	2
Garage Adjustment		\$0	\$0	\$0
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	(\$20,000)
Additional Features	SHED, SHED, FIREPLACE	FIREPLACE 2		SCREEN ENCL 2
Other Feature Adjustment		\$3,500	\$8,500	\$0
Lot Size	2.245	0.166	0.110	0.139
Lot Value	\$125,400	\$85,000	\$100,000	\$90,000
Lot Adjustment		\$40,400	\$25,400	\$35,400
Total Net Adjustment		\$46,431	\$11,636	\$13,280
Total Gross Adjustment		\$66,011	\$72,156	\$66,520
Adjusted Sale Price		\$457,131	\$411,436	\$463,280

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