



Comparable Sales Analysis

Parcel # 1619305AB0500008A

Address: 1550 MISSOURI AVE SANFORD 32771

Date: 5/26/2022

Just Value: \$259,179

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	1619305AB0500008A	27192930001400000	16203050211000190	09212950800001690
Address	1550 MISSOURI AVE SAN	215 LONGWOOD MARKH	333 CLERMONT AVE LAK	802 RIO A LA MANO DR A
Distance		4.35	5.87	11.76
Sale Price		\$325,000	\$412,500	\$290,200
Sale Date		5/14/2021	11/30/2021	10/18/2021
Sale Price Adjustment		\$26,000	\$8,250	\$8,706
Price Per Sq Ft		\$280	\$284	\$230
Quality Adjustment		0.00	0.00	0.00
Actual Age	46	42	48	46
Effective Age	46	22	22	46
Age Adjustment		(\$24,000)	(\$24,000)	\$0
Living Area	1214	1,161	1,454	1,260
Square Foot Rate		\$75	\$75	\$75
Living Adjustment		\$4,000	(\$18,000)	(\$3,400)
Bed Room Count	3	2	3	3
Porch/Patio Adjustment		\$1,010	\$4,470	\$3,750
Bath Count	2	2.0	2.0	2.0
Bath Count Adjustment		\$0	\$0	\$0
Garage Stalls	0	2	2	1
Garage Adjustment		(\$10,000)	(\$10,000)	(\$5,000)
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features	PATIO 1, WOOD UTILITY B	ALUM UTILITY BLDG W/C		SCREEN PATIO 1, SHED
Other Feature Adjustment		\$4,404	\$9,804	\$6,804
Lot Size	1.635	2.515	0.358	0.323
Lot Value	\$158,650	\$150,000	\$181,500	\$92,000
Lot Adjustment		\$8,650	(\$22,850)	\$66,650
Total Net Adjustment		\$10,064	(\$52,326)	\$77,510
Total Gross Adjustment		\$78,064	\$97,374	\$94,310
Adjusted Sale Price		\$335,064	\$360,174	\$367,710

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