



Comparable Sales Analysis

Parcel # 34192950400000120

Address: 8219 NARROW LEAF PT SANFORD 32771

Date: 5/26/2022

Just Value: \$677,092

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	34192950400000120	03202950100000960	34192950400000290	1420295JC00000570
Address	8219 NARROW LEAF PT S	958 WILLOW GARDENS C	8171 NARROW LEAF PT S	1755 ALAQUA DR LONGW
Distance		1.38	0.17	3.70
Sale Price	\$631,900	\$885,000	\$790,000	\$880,000
Sale Date	5/1/2016	4/19/2021	4/6/2021	7/2/2021
Sale Price Adjustment		\$79,650	\$71,100	\$52,800
Price Per Sq Ft	\$169	\$243	\$230	\$234
Quality Adjustment		0.00	0.00	-8,300.00
Actual Age	16	17	17	35
Effective Age	16	17	7	12
Age Adjustment		\$1,000	(\$9,000)	(\$4,000)
Living Area	3733	3,636	3,429	3,759
Square Foot Rate		\$125	\$125	\$125
Living Adjustment		\$12,200	\$38,000	(\$3,200)
Bed Room Count	4	4	3	4
Porch/Patio Adjustment		\$3,590	\$1,010	\$0
Bath Count	3.5	3.0	3.0	3.5
Bath Count Adjustment		\$3,000	\$3,000	\$0
Garage Stalls	4	4	5	4
Garage Adjustment		\$0	(\$5,000)	\$0
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	GAS HEATER, SOLAR HEA	GAS HEATER, SUMMER KI	GAS HEATER, SCREEN E	GAS HEATER, SOLAR HEA
Other Feature Adjustment		\$10,000	\$9,000	\$4,000
Lot Size	1.002	0.730	1.000	1.067
Lot Value	\$175,000	\$160,000	\$175,000	\$225,000
Lot Adjustment		\$15,000	\$0	(\$50,000)
Total Net Adjustment		\$124,440	\$108,110	(\$8,700)
Total Gross Adjustment		\$124,440	\$136,110	\$122,300
Adjusted Sale Price		\$1,009,440	\$898,110	\$871,300

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