



Comparable Sales Analysis

Parcel # 1319295DT00000230

Address: 1698 ASTOR FARMS PL SANFORD 32771

Date: 5/26/2022

Just Value: \$484,852

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	1319295DT00000230	1819305RS00001890	1819305RS00002610	1319295QN00001550
Address	1698 ASTOR FARMS PL S	1638 SWALLOWTAIL LN S	4842 CAINS WREN TRL S	5029 HAWKS HAMMOCK
Distance		0.21	0.19	0.16
Sale Price	\$262,000	\$510,000	\$548,000	\$585,000
Sale Date	8/1/2013	12/1/2021	9/2/2021	8/16/2021
Sale Price Adjustment		\$5,100	\$21,920	\$29,250
Price Per Sq Ft	\$75	\$156	\$168	\$171
Quality Adjustment		0.00	0.00	0.00
Actual Age	17	16	16	17
Effective Age	17	16	16	17
Age Adjustment		(\$1,000)	(\$1,000)	\$0
Living Area	3499	3,268	3,268	3,431
Square Foot Rate		\$100	\$100	\$100
Living Adjustment		\$23,100	\$23,100	\$6,800
Bed Room Count	4	4	4	5
Porch/Patio Adjustment		\$0	\$0	(\$1,610)
Bath Count	3.5	3.5	3.5	4.0
Bath Count Adjustment		\$0	\$0	(\$3,000)
Garage Stalls	2	3	3	3
Garage Adjustment		(\$5,000)	(\$5,000)	(\$5,000)
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	(\$20,000)
Additional Features				ELECTRIC HEATER, SCRE
Other Feature Adjustment		\$0	\$0	(\$10,105)
Lot Size	0.222	0.166	0.165	0.310
Lot Value	\$125,000	\$100,000	\$100,000	\$125,000
Lot Adjustment		\$25,000	\$25,000	\$0
Total Net Adjustment		\$47,200	\$64,020	(\$3,665)
Total Gross Adjustment		\$59,200	\$76,020	\$75,765
Adjusted Sale Price		\$557,200	\$612,020	\$581,335

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