



## Comparable Sales Analysis

Parcel # 20193050100000600

Address: 4616 DU BOIS ST SANFORD 32771

Date: 5/26/2022

Just Value: \$82,820

|                          | Subject                  | Comparable #1            | Comparable #2            | Comparable #3            |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Parcel                   | 20193050100000600        | 3119315010C000030        | 2519305AG080A007A        | 36193052000001790        |
| Address                  | 4616 DU BOIS ST SANFO    | 1509 CELERY AVE SANF     | 413 E 6TH ST SANFORD 3   | 1932 MAPLE AVE SANFO     |
| Distance                 |                          | 5.26                     | 4.46                     | 4.31                     |
| Sale Price               | \$28,500                 | \$100,000                | \$65,000                 | \$125,000                |
| Sale Date                | 2/1/1988                 | 3/12/2021                | 8/10/2020                | 5/28/2019                |
| Sale Price Adjustment    |                          | \$10,000                 | \$8,710                  | \$22,084                 |
| Price Per Sq Ft          | \$25                     | \$112                    | \$78                     | \$108                    |
| Quality Adjustment       |                          | 0.00                     | 0.00                     | 0.00                     |
| Actual Age               | 51                       | 102                      | 96                       | 64                       |
| Effective Age            | 51                       | 52                       | 56                       | 52                       |
| Age Adjustment           |                          | \$1,000                  | \$5,000                  | \$1,000                  |
| Living Area              | 1122                     | 896                      | 837                      | 1,156                    |
| Square Foot Rate         |                          | \$45                     | \$45                     | \$45                     |
| Living Adjustment        |                          | \$10,200                 | \$12,900                 | (\$1,500)                |
| Bed Room Count           | 2                        | 2                        | 1                        | 3                        |
| Porch/Patio Adjustment   |                          | (\$1,940)                | (\$1,720)                | (\$1,990)                |
| Bath Count               | 1                        | 1.0                      | 1.0                      | 1.5                      |
| Bath Count Adjustment    |                          | \$0                      | \$0                      | (\$3,000)                |
| Garage Stalls            | 0                        | 0                        | 0                        | 1                        |
| Garage Adjustment        |                          | \$0                      | \$0                      | (\$5,000)                |
| Has Pool                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pool Spa Adjustment      |                          | \$0                      | \$0                      | \$0                      |
| Additional Features      | SHED - NO VALUE, SHED    |                          |                          |                          |
| Other Feature Adjustment |                          | \$500                    | \$500                    | \$500                    |
| Lot Size                 | 0.174                    | 0.166                    | 0.051                    | 0.171                    |
| Lot Value                | \$27,759                 | \$34,088                 | \$21,250                 | \$31,752                 |
| Lot Adjustment           |                          | (\$6,329)                | \$6,509                  | (\$3,993)                |
| Total Net Adjustment     |                          | \$13,431                 | \$31,899                 | \$8,101                  |
| Total Gross Adjustment   |                          | \$29,969                 | \$35,339                 | \$39,067                 |
| Adjusted Sale Price      |                          | \$113,431                | \$96,899                 | \$133,101                |

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