



Comparable Sales Analysis

Parcel # 1819305RS00002200

Address: 4863 CAINS WREN TRL SANFORD 32771

Date: 5/26/2022

Just Value: \$442,007

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	1819305RS00002200	1819305RS00001890	1819305RS00002610	19193051600000560
Address	4863 CAINS WREN TRL S	1638 SWALLOWTAIL LN S	4842 CAINS WREN TRL S	454 SAINT REMI WAY SA
Distance		0.24	0.08	0.97
Sale Price	\$320,000	\$510,000	\$548,000	\$610,000
Sale Date	4/1/2015	12/1/2021	9/2/2021	11/30/2021
Sale Price Adjustment		\$5,100	\$21,920	\$12,200
Price Per Sq Ft	\$91	\$156	\$168	\$179
Quality Adjustment		0.00	0.00	0.00
Actual Age	16	16	16	9
Effective Age	16	16	16	9
Age Adjustment		\$0	\$0	(\$7,000)
Living Area	3499	3,268	3,268	3,412
Square Foot Rate		\$95	\$95	\$95
Living Adjustment		\$22,000	\$22,000	\$8,300
Bed Room Count	4	4	4	3
Porch/Patio Adjustment		\$0	\$0	(\$50)
Bath Count	3.5	3.5	3.5	4.0
Bath Count Adjustment		\$0	\$0	(\$3,000)
Garage Stalls	2	3	3	2
Garage Adjustment		(\$5,000)	(\$5,000)	\$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	PATIO NO VALUE		ELECTRIC HEATER	
Other Feature Adjustment		\$0	\$0	(\$1,605)
Lot Size	0.291	0.166	0.165	0.270
Lot Value	\$100,000	\$100,000	\$100,000	\$100,000
Lot Adjustment		\$0	\$0	\$0
Total Net Adjustment		\$22,100	\$38,920	(\$11,155)
Total Gross Adjustment		\$32,100	\$48,920	\$52,155
Adjusted Sale Price		\$532,100	\$586,920	\$598,845

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