



Comparable Sales Analysis

Parcel # 1619305AC0000025A

Address: 811 MONROE RD SANFORD 32771

Date: 5/27/2022

Just Value: \$74,737

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	1619305AC0000025A	20193050100002430	3519305200E000060	36193053500000050
Address	811 MONROE RD SANFO	901 MOTON AVE SANFOR	119 COUNTRY CLUB DR	407 COLONIAL WAY SAN
Distance		0.66	3.34	3.94
Sale Price	\$10,000	\$42,000	\$70,000	\$165,000
Sale Date	4/1/1982	6/17/2021	6/28/2021	3/1/2021
Sale Price Adjustment		\$2,940	\$4,900	\$16,500
Price Per Sq Ft	\$13	\$48	\$97	\$180
Quality Adjustment		400.00	0.00	0.00
Actual Age	92	92	64	70
Effective Age	92	92	64	40
Age Adjustment		\$0	(\$28,000)	(\$52,000)
Living Area	756	882	720	918
Square Foot Rate		\$0	\$0	\$0
Living Adjustment		\$0	\$0	\$0
Bed Room Count	1	1	1	2
Porch/Patio Adjustment		\$1,080	(\$2,210)	\$1,360
Bath Count	1	1.0	1.0	1.0
Bath Count Adjustment		\$0	\$0	\$0
Garage Stalls	0	0	0	0
Garage Adjustment		\$0	\$0	\$0
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features	PATIO NO VALUE			
Other Feature Adjustment		\$0	\$0	\$0
Lot Size	0.391	0.138	0.172	0.216
Lot Value	\$71,943	\$25,338	\$41,000	\$63,641
Lot Adjustment		\$46,605	\$30,943	\$8,302
Total Net Adjustment		\$51,025	\$5,633	(\$25,838)
Total Gross Adjustment		\$51,025	\$66,053	\$78,162
Adjusted Sale Price		\$93,025	\$75,633	\$139,162

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