



Comparable Sales Analysis

Parcel # 36192950700000130

Address: 2021 BLOOMSBURY RUN LAKE MARY 32746

Date: 5/26/2022

Just Value: \$453,262

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	36192950700000130	12202950700000010	36192950700000100	361929509000000990
Address	2021 BLOOMSBURY RUN	474 DEVON PL LAKE MAR	1231 ST ALBANS LOOP L	1827 MERLOT DR SANFO
Distance		1.42	0.06	0.41
Sale Price	\$535,000	\$570,000	\$595,200	\$610,000
Sale Date	8/5/2020	11/24/2021	12/3/2021	12/3/2021
Sale Price Adjustment		\$11,400	\$5,952	\$6,100
Price Per Sq Ft	\$232	\$238	\$192	\$223
Quality Adjustment		0.00	0.00	0.00
Actual Age	21	36	21	20
Effective Age	21	22	21	20
Age Adjustment		\$1,000	\$0	(\$1,000)
Living Area	2308	2,394	3,094	2,739
Square Foot Rate		\$130	\$130	\$130
Living Adjustment		(\$11,100)	(\$102,100)	(\$56,000)
Bed Room Count	3	3	3	4
Porch/Patio Adjustment		(\$580)	(\$1,010)	(\$2,460)
Bath Count	3	3.5	3.0	3.5
Bath Count Adjustment		(\$3,000)	\$0	(\$3,000)
Garage Stalls	2	2	3	3
Garage Adjustment		\$0	(\$5,000)	(\$5,000)
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	FIREPLACE, ELECTRIC HE	POOL HT EL, FIREPLACE	GAS HEATER, SOLAR HEA	ELECTRIC HEATER, PATI
Other Feature Adjustment		\$8,500	\$0	\$5,000
Lot Size	0.201	0.184	0.235	0.279
Lot Value	\$125,000	\$130,000	\$125,000	\$115,000
Lot Adjustment		(\$5,000)	\$0	\$10,000
Total Net Adjustment		\$1,220	(\$102,158)	(\$46,360)
Total Gross Adjustment		\$40,580	\$114,062	\$88,560
Adjusted Sale Price		\$571,220	\$493,042	\$563,640

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