



Comparable Sales Analysis

Parcel # 35192950200001240

Address: 1531 CHERRY BLOSSOM TER LAKE MARY 32746

Date: 5/26/2022

Just Value: \$396,578

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	35192950200001240	35192950200000940	35192950200001000	35192950200000260
Address	1531 CHERRY BLOSSOM	1622 CHERRY BLOSSOM	1646 CHERRY BLOSSOM	1733 CHERRY RIDGE DR
Distance		0.05	0.06	0.15
Sale Price	\$346,500	\$540,000	\$495,000	\$499,000
Sale Date	10/1/2017	11/23/2021	10/15/2021	12/27/2021
Sale Price Adjustment		\$10,800	\$14,850	\$4,990
Price Per Sq Ft	\$156	\$243	\$223	\$244
Quality Adjustment		0.00	0.00	0.00
Actual Age	22	22	21	21
Effective Age	22	22	21	12
Age Adjustment		\$0	(\$1,000)	(\$10,000)
Living Area	2224	2,222	2,222	2,042
Square Foot Rate		\$125	\$125	\$125
Living Adjustment		\$300	\$300	\$22,800
Bed Room Count	4	4	4	3
Porch/Patio Adjustment		\$1,380	\$1,380	\$780
Bath Count	2.5	3.0	3.0	2.0
Bath Count Adjustment		(\$3,000)	(\$3,000)	\$3,000
Garage Stalls	2	3	3	2
Garage Adjustment		(\$5,000)	(\$5,000)	\$0
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	SCREEN ENCL 2, ELECTRI	SOLAR HEATER, SCREEN	SOLAR HEATER, SCREEN	SOLAR HEATER, SCREEN
Other Feature Adjustment		\$1,605	\$1,605	\$1,605
Lot Size	0.165	0.168	0.194	0.144
Lot Value	\$98,000	\$98,000	\$98,000	\$98,000
Lot Adjustment		\$0	\$0	\$0
Total Net Adjustment		\$6,085	\$9,135	\$23,175
Total Gross Adjustment		\$22,085	\$27,135	\$43,175
Adjusted Sale Price		\$546,085	\$504,135	\$522,175

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