



## Comparable Sales Analysis

Parcel # 1619305AB19000010

Address: 5022 OHIO AVE SANFORD 32771

Date: 5/26/2022

Just Value: \$460,150

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	1619305AB19000010	361929300012A0000	2519305AG15010070	1619305AB1900003A
Address	5022 OHIO AVE SANFOR	6695 SANDY LN SANFOR	1311 PALMETTO AVE SA	5070 OHIO AVE SANFOR
Distance		3.00	5.52	0.11
Sale Price	\$30,000	\$485,000	\$450,000	\$407,800
Sale Date	12/1/1987	3/15/2021	11/30/2021	3/15/2019
Sale Price Adjustment		\$48,500	\$9,000	\$74,399
Price Per Sq Ft	\$13	\$235	\$222	\$165
Quality Adjustment		0.00	0.00	0.00
Actual Age	32	47	104	29
Effective Age	32	32	42	29
Age Adjustment		\$0	\$10,000	(\$3,000)
Living Area	2290	2,060	2,024	2,468
Square Foot Rate		\$75	\$75	\$75
Living Adjustment		\$17,300	\$20,000	(\$13,300)
Bed Room Count	4	4	4	4
Porch/Patio Adjustment		(\$4,600)	(\$2,560)	(\$5,740)
Bath Count	2.5	2.0	2.0	3.0
Bath Count Adjustment		\$3,000	\$3,000	(\$3,000)
Garage Stalls	0	0	0	2
Garage Adjustment		\$0	\$0	(\$10,000)
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features	WOOD UTILITY BLDG, CO	PATIO 1, PATIO 2, SHED,	SHED, FIREPLACE 1	PATIO 3, FIREPLACE 2
Other Feature Adjustment		(\$6,212)	\$3,408	(\$3,592)
Lot Size	3.080	1.867	0.373	2.427
Lot Value	\$255,750	\$224,250	\$137,610	\$200,000
Lot Adjustment		\$31,500	\$118,140	\$55,750
Total Net Adjustment		\$89,488	\$160,988	\$91,517
Total Gross Adjustment		\$111,112	\$166,108	\$168,781
Adjusted Sale Price		\$574,488	\$610,988	\$499,317

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