



Comparable Sales Analysis

Parcel # 1619305AC000000B3

Address: 450 MONROE RD SANFORD 32771

Date: 5/26/2022

Just Value: \$173,950

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	1619305AC000000B3	24192930001600000	0820305AL14000110	0820305AL28000080
Address	450 MONROE RD SANFO	5635 NORTH RD SANFOR	135 E ALMA AVE LAKE MA	173 E WILBUR AVE LAKE
Distance		2.48	3.84	4.03
Sale Price	\$200,000	\$225,000	\$180,000	\$170,000
Sale Date	8/21/2020	10/26/2021	5/3/2021	10/14/2021
Sale Price Adjustment		\$6,750	\$14,400	\$5,100
Price Per Sq Ft	\$321	\$293	\$214	\$253
Quality Adjustment		0.00	0.00	0.00
Actual Age	62	60	64	65
Effective Age	62	32	57	42
Age Adjustment		(\$30,000)	(\$5,000)	(\$20,000)
Living Area	624	768	840	672
Square Foot Rate		\$55	\$55	\$55
Living Adjustment		(\$7,900)	(\$11,800)	(\$2,600)
Bed Room Count	1	2	1	2
Porch/Patio Adjustment		\$0	\$0	\$0
Bath Count	1	1.0	1.0	1.0
Bath Count Adjustment		\$0	\$0	\$0
Garage Stalls	1	0	1	0
Garage Adjustment		\$5,000	\$0	\$5,000
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features	SHED - NO VALUE	SHED, CARPORT 1	PATIO 1	CARPORT 1
Other Feature Adjustment		(\$2,000)	(\$1,000)	(\$1,000)
Lot Size	0.749	0.931	0.263	0.231
Lot Value	\$139,579	\$111,240	\$90,313	\$80,278
Lot Adjustment		\$28,339	\$49,266	\$59,301
Total Net Adjustment		\$189	\$45,866	\$45,801
Total Gross Adjustment		\$79,989	\$81,466	\$93,001
Adjusted Sale Price		\$225,189	\$225,866	\$215,801

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