



Comparable Sales Analysis

Parcel # 2319293AB002V0000

Address: 363 N ORANGE AVE SANFORD 32771

Date: 5/26/2022

Just Value: \$665,321

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	2319293AB002V0000	2319293AB003D0000	2319293AB002H0000	2319293AB002T0000
Address	363 N ORANGE AVE SANF	5835 MICHELLE LN SANF	5808 MICHELLE LN SANF	5724 MICHELLE LN SANF
Distance		0.62	0.51	0.19
Sale Price	\$490,000	\$631,000	\$620,000	\$735,000
Sale Date	1/1/2013	12/12/2019	11/30/2020	2/1/2021
Sale Price Adjustment		\$98,741	\$77,872	\$80,850
Price Per Sq Ft	\$201	\$207	\$259	\$230
Quality Adjustment		-4,300.00	0.00	0.00
Actual Age	27	22	42	35
Effective Age	17	22	12	22
Age Adjustment		\$5,000	(\$5,000)	\$5,000
Living Area	2443	3,055	2,394	3,200
Square Foot Rate		\$90	\$90	\$90
Living Adjustment		(\$55,000)	\$4,500	(\$68,100)
Bed Room Count	4	4	4	4
Porch/Patio Adjustment		(\$2,780)	(\$5,780)	(\$4,480)
Bath Count	2.5	3.0	2.0	4.0
Bath Count Adjustment		(\$3,000)	\$3,000	(\$9,000)
Garage Stalls	2	2	3	5
Garage Adjustment		\$0	(\$5,000)	(\$15,000)
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	SHED, POLE BARN/AVG,	GAS HEATER, PATIO 1, S	SHED, POLE/BARN/BELO	SOLAR HEATER, SCREEN
Other Feature Adjustment		\$54,021	\$85,526	\$74,782
Lot Size	4.990	5.006	5.000	5.420
Lot Value	\$309,435	\$308,850	\$325,000	\$316,000
Lot Adjustment		\$585	(\$15,565)	(\$6,565)
Total Net Adjustment		\$93,267	\$139,553	\$57,487
Total Gross Adjustment		\$223,427	\$202,243	\$263,777
Adjusted Sale Price		\$724,267	\$759,553	\$792,487

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