



Comparable Sales Analysis

Parcel # 19193051700000160

Address: 720 STONE OAK DR SANFORD 32771

Date: 5/26/2022

Just Value: \$500,837

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	19193051700000160	25192950600000830	1819305RS00001890	19193051700000040
Address	720 STONE OAK DR SANF	381 MEADOW BEAUTY TE	1638 SWALLOWTAIL LN S	672 STONE OAK DR SANF
Distance		1.72	0.39	0.16
Sale Price	\$520,000	\$598,000	\$510,000	\$560,000
Sale Date	12/31/2019	10/8/2021	12/1/2021	8/13/2021
Sale Price Adjustment		\$17,940	\$5,100	\$28,000
Price Per Sq Ft	\$136	\$164	\$156	\$165
Quality Adjustment		7,200.00	0.00	0.00
Actual Age	5	22	16	7
Effective Age	5	12	16	7
Age Adjustment		\$7,000	\$11,000	\$2,000
Living Area	3832	3,654	3,268	3,386
Square Foot Rate		\$105	\$105	\$105
Living Adjustment		\$18,700	\$59,300	\$46,900
Bed Room Count	5	5	4	4
Porch/Patio Adjustment		\$50	\$1,780	\$2,230
Bath Count	3	4.0	3.5	4.0
Bath Count Adjustment		(\$6,000)	(\$3,000)	(\$6,000)
Garage Stalls	4	3	3	2
Garage Adjustment		\$5,000	\$5,000	\$10,000
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features	HOME-SOLAR POWER			
Other Feature Adjustment		\$0	\$0	\$0
Lot Size	0.270	0.345	0.166	0.210
Lot Value	\$97,500	\$110,000	\$100,000	\$96,000
Lot Adjustment		(\$12,500)	(\$2,500)	\$1,500
Total Net Adjustment		\$37,390	\$76,680	\$84,630
Total Gross Adjustment		\$74,390	\$87,680	\$96,630
Adjusted Sale Price		\$635,390	\$586,680	\$644,630

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