



Comparable Sales Analysis

Parcel # 2620305AR0D00003A

Address: 390 WAGNER PT WINTER SPRINGS 32708

Date: 5/27/2022

Just Value: \$89,104

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	2620305AR0D00003A	252030300008A0000	2320305AQ00001340	04213051201000160
Address	390 WAGNER PT WINTER	6065 LAKE AVE SANFOR	5745 S SANFORD AVE SA	884 WOLF TRL CASSELB
Distance		1.18	1.72	2.82
Sale Price		\$129,000	\$100,000	\$60,000
Sale Date		9/16/2021	4/24/2020	10/19/2020
Sale Price Adjustment		\$5,160	\$14,520	\$7,704
Price Per Sq Ft		\$165	\$104	\$83
Quality Adjustment		0.00	0.00	0.00
Actual Age	43	47	40	56
Effective Age	43	27	40	42
Age Adjustment		(\$16,000)	(\$3,000)	(\$1,000)
Living Area	820	784	960	720
Square Foot Rate		\$15	\$15	\$15
Living Adjustment		\$600	(\$2,100)	\$1,500
Bed Room Count	2	2	2	2
Porch/Patio Adjustment		\$0	\$0	\$0
Bath Count	1	1.0	2.0	1.0
Bath Count Adjustment		\$0	(\$6,000)	\$0
Garage Stalls	0	0	0	0
Garage Adjustment		\$0	\$0	\$0
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features	ALUM UTILITY BLDG W/	SCREEN PATIO 1	COVERED PATIO 1	SCREEN PATIO 2, CARPO
Other Feature Adjustment		\$7,500	\$8,000	\$3,000
Lot Size	1.287	1.072	2.517	0.230
Lot Value	\$72,150	\$65,185	\$80,880	\$35,000
Lot Adjustment		\$6,965	(\$8,730)	\$37,150
Total Net Adjustment		\$4,225	\$2,690	\$48,354
Total Gross Adjustment		\$36,225	\$42,350	\$50,354
Adjusted Sale Price		\$133,225	\$102,690	\$108,354

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