



Comparable Sales Analysis

Parcel # 27192950100000790

Address: 8011 VIA BONITA SANFORD 32771

Date: 5/26/2022

Just Value: \$261,515

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	27192950100000790	27192950100000710	03203051000000180	04203050603000010
Address	8011 VIA BONITA SANFO	8111 VIA BONITA SANFO	106 S CRYSTAL VW SANF	200 LAKE VIEW DR SANF
Distance		0.12	5.76	5.34
Sale Price	\$239,900	\$372,500	\$320,000	\$280,000
Sale Date	3/1/2016	11/24/2021	9/4/2020	9/30/2021
Sale Price Adjustment		\$7,450	\$41,984	\$11,200
Price Per Sq Ft	\$144	\$224	\$181	\$191
Quality Adjustment		0.00	0.00	0.00
Actual Age	39	36	58	67
Effective Age	39	22	37	42
Age Adjustment		(\$17,000)	(\$2,000)	\$3,000
Living Area	1664	1,660	1,770	1,469
Square Foot Rate		\$100	\$100	\$100
Living Adjustment		\$400	(\$10,600)	\$19,500
Bed Room Count	3	3	3	3
Porch/Patio Adjustment		\$1,500	(\$100)	\$4,120
Bath Count	2	2.5	2.0	2.0
Bath Count Adjustment		(\$3,000)	\$0	\$0
Garage Stalls	2	2	2	2
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	PATIO NO VALUE, FIREPL	PATIO 1, WD UTILITY, FIR	PATIO 1	SCREEN PATIO 2, WD UTI
Other Feature Adjustment		(\$1,460)	\$4,500	(\$2,844)
Lot Size	0.690	0.370	0.991	0.364
Lot Value	\$90,000	\$90,000	\$88,704	\$58,212
Lot Adjustment		\$0	\$1,296	\$31,788
Total Net Adjustment		(\$12,110)	\$35,080	\$66,764
Total Gross Adjustment		\$30,810	\$60,480	\$72,452
Adjusted Sale Price		\$360,390	\$355,080	\$346,764

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