



Comparable Sales Analysis

Parcel # 36192950800000260

Address: 1542 ST EDMUNDS PL LAKE MARY 32746

Date: 5/27/2022

Just Value: \$672,474

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	36192950800000260	0220295LQ00000390	36192950800000510	36192950800000100
Address	1542 ST EDMUNDS PL LA	1604 ROCKDALE LOOP L	1052 SURREYWOOD LN L	1064 BLOOMSBURY RUN
Distance		1.33	0.24	0.25
Sale Price	\$506,000	\$755,000	\$757,500	\$785,000
Sale Date	11/1/2013	12/21/2021	6/21/2021	10/5/2021
Sale Price Adjustment		\$7,550	\$53,025	\$23,550
Price Per Sq Ft	\$126	\$199	\$193	\$230
Quality Adjustment		0.00	0.00	0.00
Actual Age	21	26	20	20
Effective Age	21	26	20	20
Age Adjustment		\$5,000	(\$1,000)	(\$1,000)
Living Area	4012	3,789	3,918	3,411
Square Foot Rate		\$120	\$120	\$120
Living Adjustment		\$26,800	\$11,300	\$72,200
Bed Room Count	4	4	4	4
Porch/Patio Adjustment		\$2,870	\$1,200	\$1,590
Bath Count	3	4.0	4.0	3.0
Bath Count Adjustment		(\$6,000)	(\$6,000)	\$0
Garage Stalls	3	3	3	3
Garage Adjustment		\$0	\$0	\$0
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	SCREEN ENCL 2, FIREPLA	POOL HEATER GAS, SCR	SOLAR HEATER, WATER	SCREEN ENCL 2, FIREPLA
Other Feature Adjustment		(\$12,250)	\$407	\$1,605
Lot Size	0.413	0.449	0.270	0.246
Lot Value	\$160,000	\$175,000	\$160,000	\$160,000
Lot Adjustment		(\$15,000)	\$0	\$0
Total Net Adjustment		\$8,970	\$58,932	\$97,945
Total Gross Adjustment		\$75,470	\$72,932	\$99,945
Adjusted Sale Price		\$763,970	\$816,432	\$882,945

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