



# Comparable Sales Analysis

Parcel # 3419295JM00000020

Address: 2307 RIVER TREE CIR SANFORD 32771

Date: 5/26/2022

Just Value: \$530,009

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	3419295JM00000020	34192950300000010	1319295QN00001120	3419295JM00000130
Address	2307 RIVER TREE CIR SA	801 LONGWOOD MARKH	5120 HAWKS HAMMOCK	2310 RIVER TREE CIR SA
Distance		0.30	3.56	0.06
Sale Price	\$519,000	\$530,000	\$580,000	\$500,000
Sale Date	3/16/2020	12/22/2021	11/17/2021	12/30/2021
Sale Price Adjustment		\$5,300	\$11,600	\$5,000
Price Per Sq Ft	\$174	\$156	\$185	\$194
Quality Adjustment		6,400.00	0.00	0.00
Actual Age	26	37	17	19
Effective Age	26	37	17	19
Age Adjustment		\$11,000	(\$9,000)	(\$7,000)
Living Area	2985	3,401	3,136	2,581
Square Foot Rate		\$120	\$120	\$120
Living Adjustment		(\$49,900)	(\$18,100)	\$48,500
Bed Room Count	4	4	5	4
Porch/Patio Adjustment		(\$2,470)	\$3,180	\$310
Bath Count	3	2.0	3.5	3.0
Bath Count Adjustment		\$6,000	(\$3,000)	\$0
Garage Stalls	5	5	4	3
Garage Adjustment		\$0	\$5,000	\$10,000
Has Pool	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$20,000	\$20,000	\$20,000
Additional Features	SUMMER KITCHEN 2, FIR	WOOD UTILITY/AVG, POL	PATIO 1, SCREEN ENCL 1,	FIREPLACE 2
Other Feature Adjustment		\$3,985	\$13,605	\$18,105
Lot Size	1.001	2.119	0.310	1.018
Lot Value	\$120,000	\$120,000	\$125,000	\$120,000
Lot Adjustment		\$0	(\$5,000)	\$0
Total Net Adjustment		\$315	\$18,285	\$94,915
Total Gross Adjustment		\$105,055	\$88,485	\$108,915
Adjusted Sale Price		\$530,315	\$598,285	\$594,915

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