



## Comparable Sales Analysis

Parcel # 1919305QT00006810

Address: 5413 VIA VENETO CT SANFORD 32771

Date: 5/27/2022

Just Value: \$931,769

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	1919305QT00006810	19193050300001530	36192950900000960	36192952000000070
Address	5413 VIA VENETO CT SAN	5357 SHORELINE CIR SA	1845 MERLOT DR SANFO	6083 FABERS OAK PL SA
Distance		0.29	1.61	1.45
Sale Price	\$307,200	\$815,000	\$925,000	\$1,229,200
Sale Date	2/1/2017	11/15/2021	6/30/2021	12/2/2021
Sale Price Adjustment		\$16,300	\$64,750	\$12,292
Price Per Sq Ft	\$62	\$201	\$203	\$245
Quality Adjustment		0.00	-13,700.00	-13,700.00
Actual Age	17	30	20	1
Effective Age	17	30	20	1
Age Adjustment		\$13,000	\$3,000	(\$16,000)
Living Area	4924	4,055	4,566	5,007
Square Foot Rate		\$150	\$150	\$150
Living Adjustment		\$130,400	\$53,700	(\$12,400)
Bed Room Count	4	4	5	5
Porch/Patio Adjustment		\$9,280	\$7,550	\$8,680
Bath Count	5	4.0	4.0	5.5
Bath Count Adjustment		\$6,000	\$6,000	(\$3,000)
Garage Stalls	4	3	2	4
Garage Adjustment		\$5,000	\$10,000	\$0
Has Pool	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$20,000
Additional Features	WATER FEATURE, PATIO	POOL HT GA, SCREEN EN	WATER FEATURE, SCREE	SUMMER KITCHEN 1, FIR
Other Feature Adjustment		(\$4,407)	\$8,250	\$13,948
Lot Size	0.736	0.311	0.269	0.227
Lot Value	\$140,000	\$97,500	\$115,000	\$215,000
Lot Adjustment		\$42,500	\$25,000	(\$75,000)
Total Net Adjustment		\$218,073	\$164,550	(\$65,180)
Total Gross Adjustment		\$226,887	\$191,950	\$175,020
Adjusted Sale Price		\$1,033,073	\$1,089,550	\$1,164,020

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