



Comparable Sales Analysis

Parcel # 191930300002B0000

Address: 5384 ORANGE BLVD SANFORD 32771

Date: 5/26/2022

Just Value: \$133,122

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	191930300002B0000	31193050100001100	24192930001600000	2519305AG090B0080
Address	5384 ORANGE BLVD SAN	1500 PACIFIC AVE SANFO	5635 NORTH RD SANFOR	719 CYPRESS AVE SANF
Distance		1.53	1.69	5.99
Sale Price	\$55,000	\$225,000	\$225,000	\$88,000
Sale Date	2/1/1999	9/27/2021	10/26/2021	9/7/2021
Sale Price Adjustment		\$9,000	\$6,750	\$3,520
Price Per Sq Ft	\$56	\$240	\$293	\$77
Quality Adjustment		0.00	0.00	0.00
Actual Age	92	48	60	102
Effective Age	72	22	32	102
Age Adjustment		(\$50,000)	(\$40,000)	\$30,000
Living Area	988	936	768	1,148
Square Foot Rate		\$35	\$35	\$35
Living Adjustment		\$1,900	\$7,700	(\$5,600)
Bed Room Count	2	3	2	2
Porch/Patio Adjustment		(\$1,190)	\$90	(\$2,570)
Bath Count	1	1.0	1.0	1.0
Bath Count Adjustment		\$0	\$0	\$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			SHED, CARPORT 1	CARPORT 1
Other Feature Adjustment		\$0	(\$2,000)	(\$1,000)
Lot Size	0.976	0.430	0.931	0.179
Lot Value	\$96,273	\$100,000	\$111,240	\$52,173
Lot Adjustment		(\$3,727)	(\$14,967)	\$44,100
Total Net Adjustment		(\$44,017)	(\$42,427)	\$68,450
Total Gross Adjustment		\$65,817	\$71,507	\$86,790
Adjusted Sale Price		\$180,983	\$182,573	\$156,450

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