



Comparable Sales Analysis

Parcel # 1719305010A000110

Address: 4480 CANAL DR SANFORD 32771

Date: 5/26/2022

Just Value: \$387,671

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	1719305010A000110	1719305010A000030	1719305010C000110	33193051300000390
Address	4480 CANAL DR SANFOR	1741 PERCH LN SANFOR	1731 MISSOURI AVE SAN	111 LONDON FOG WAY S
Distance		0.06	0.18	3.31
Sale Price	\$399,000	\$485,000	\$402,500	\$350,000
Sale Date	10/1/2017	5/7/2021	8/28/2019	10/8/2021
Sale Price Adjustment		\$38,800	\$67,628	\$10,500
Price Per Sq Ft	\$169	\$218	\$219	\$181
Quality Adjustment		0.00	0.00	0.00
Actual Age	34	62	34	22
Effective Age	34	17	24	22
Age Adjustment		(\$17,000)	(\$10,000)	(\$12,000)
Living Area	2356	2,222	1,836	1,933
Square Foot Rate		\$105	\$105	\$105
Living Adjustment		\$14,100	\$54,600	\$44,500
Bed Room Count	3	4	3	4
Porch/Patio Adjustment		\$2,000	\$3,450	\$3,680
Bath Count	2.5	2.5	2.0	2.0
Bath Count Adjustment		\$0	\$3,000	\$3,000
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	BOAT COVER 3, PATIO 3,	FIREPLACE 2, BOAT DOC	ALUM GLASS PORCH, SH	
Other Feature Adjustment		\$23,500	\$10,077	\$43,500
Lot Size	0.343	0.330	0.316	0.168
Lot Value	\$118,750	\$125,000	\$125,000	\$73,000
Lot Adjustment		(\$6,250)	(\$6,250)	\$45,750
Total Net Adjustment		\$55,150	\$122,505	\$138,930
Total Gross Adjustment		\$101,650	\$155,005	\$162,930
Adjusted Sale Price		\$540,150	\$525,005	\$488,930

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