



Comparable Sales Analysis

Parcel # 1319293AA05600000

Address: 5675 DEER PATH LN SANFORD 32771

Date: 5/26/2022

Just Value: \$474,407

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	1319293AA05600000	34202930100100000	1719305010B000180	35192930001400000
Address	5675 DEER PATH LN SAN	964 RIVER EDGE CT LON	1750 PERCH LN SANFOR	1500 LAKE MARKHAM RD
Distance		8.19	2.26	2.39
Sale Price	\$535,000	\$445,000	\$550,000	\$515,000
Sale Date	9/16/2021	6/30/2021	9/30/2021	10/4/2021
Sale Price Adjustment		\$31,150	\$22,000	\$15,450
Price Per Sq Ft	\$281	\$206	\$231	\$248
Quality Adjustment		0.00	0.00	0.00
Actual Age	37	64	43	73
Effective Age	37	54	43	57
Age Adjustment		\$17,000	\$6,000	\$20,000
Living Area	1904	2,160	2,381	2,078
Square Foot Rate		\$80	\$80	\$80
Living Adjustment		(\$20,400)	(\$38,100)	(\$13,900)
Bed Room Count	3	4	4	3
Porch/Patio Adjustment		\$0	\$560	\$5,760
Bath Count	2	2.5	2.0	2.0
Bath Count Adjustment		(\$3,000)	\$0	\$0
Garage Stalls	4	3	5	0
Garage Adjustment		\$5,000	(\$5,000)	\$20,000
Has Pool	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$20,000	\$0	\$20,000
Additional Features	SCREEN ENCL 3, WATER	POLE/BARNS/BELOW AVG	SCREEN PATIO 1, PATIO 1	COVERED PATIO 1, WD U
Other Feature Adjustment		\$12,902	(\$8,998)	\$15,774
Lot Size	5.000	5.335	0.592	0.760
Lot Value	\$283,424	\$275,000	\$187,500	\$393,750
Lot Adjustment		\$8,424	\$95,924	(\$110,326)
Total Net Adjustment		\$71,076	\$72,386	(\$27,242)
Total Gross Adjustment		\$117,876	\$176,582	\$221,210
Adjusted Sale Price		\$516,076	\$622,386	\$487,758

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