



# Comparable Sales Analysis

Parcel # 1819305RS00002610

Address: 4842 CAINS WREN TRL SANFORD 32771

Date: 5/26/2022

Just Value: \$432,683

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	1819305RS00002610	1819305RS00001890	1819305RS00001900	1719305VQ00000390
Address	4842 CAINS WREN TRL S	1638 SWALLOWTAIL LN S	1642 SWALLOWTAIL LN S	4544 DULWIK PL SANFOR
Distance		0.21	0.20	1.53
Sale Price	\$548,000	\$510,000	\$393,000	\$415,800
Sale Date	9/2/2021	12/1/2021	7/30/2020	12/27/2021
Sale Price Adjustment		\$5,100	\$53,762	\$4,158
Price Per Sq Ft	\$168	\$156	\$120	\$141
Quality Adjustment		0.00	0.00	6,300.00
Actual Age	16	16	15	1
Effective Age	16	16	15	1
Age Adjustment		\$0	(\$1,000)	(\$15,000)
Living Area	3268	3,268	3,268	2,947
Square Foot Rate		\$100	\$100	\$100
Living Adjustment		\$0	\$0	\$32,100
Bed Room Count	4	4	4	4
Porch/Patio Adjustment		\$0	\$0	\$200
Bath Count	3.5	3.5	3.5	4.0
Bath Count Adjustment		\$0	\$0	(\$3,000)
Garage Stalls	3	3	3	2
Garage Adjustment		\$0	\$0	\$5,000
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features				
Other Feature Adjustment		\$0	\$0	\$0
Lot Size	0.165	0.166	0.165	0.110
Lot Value	\$100,000	\$100,000	\$100,000	\$100,000
Lot Adjustment		\$0	\$0	\$0
Total Net Adjustment		\$5,100	\$52,762	\$29,758
Total Gross Adjustment		\$5,100	\$54,762	\$65,758
Adjusted Sale Price		\$515,100	\$445,762	\$445,558

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