



# Comparable Sales Analysis

Parcel # 3419295JM00000770

Address: 8379 RAMBLING RIVER DR SANFORD 32771

Date: 5/26/2022

Just Value: \$426,590

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	3419295JM00000770	3419295JM00000130	3519295PD00000140	3519295RN00002120
Address	8379 RAMBLING RIVER D	2310 RIVER TREE CIR SA	1613 CHERRY RIDGE DR	6256 HEDGESPARROWS
Distance		0.13	1.85	1.92
Sale Price	\$453,600	\$500,000	\$565,000	\$470,400
Sale Date	7/1/2018	12/30/2021	8/27/2021	12/20/2021
Sale Price Adjustment		\$5,000	\$28,250	\$4,704
Price Per Sq Ft	\$174	\$194	\$224	\$184
Quality Adjustment		0.00	5,700.00	0.00
Actual Age	32	19	22	17
Effective Age	32	19	22	17
Age Adjustment		(\$13,000)	(\$10,000)	(\$15,000)
Living Area	2604	2,581	2,526	2,557
Square Foot Rate		\$105	\$105	\$105
Living Adjustment		\$2,500	\$8,200	\$5,000
Bed Room Count	4	4	4	4
Porch/Patio Adjustment		(\$4,550)	(\$2,660)	(\$1,940)
Bath Count	3.5	3.0	3.0	3.0
Bath Count Adjustment		\$3,000	\$3,000	\$3,000
Garage Stalls	3	3	2	3
Garage Adjustment		\$0	\$5,000	\$0
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 2, FIREPLA	FIREPLACE 2	GAS HEATER, SOLAR HEA	
Other Feature Adjustment		\$8,500	\$3,395	\$13,500
Lot Size	1.000	1.018	0.228	0.242
Lot Value	\$120,000	\$120,000	\$122,000	\$115,000
Lot Adjustment		\$0	(\$2,000)	\$5,000
Total Net Adjustment		\$21,450	\$38,885	\$34,264
Total Gross Adjustment		\$56,550	\$68,205	\$68,144
Adjusted Sale Price		\$521,450	\$603,885	\$504,664

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