



Comparable Sales Analysis

Parcel # 2719295QX00000190

Address: 8541 CHRISTOPHERS HAVEN CT SANFORD 32771

Date: 5/27/2022

Just Value: \$973,752

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	2719295QX00000190	34192950400000090	2719295QX00000310	2719295QX00000650
Address	8541 CHRISTOPHERS HA	8309 DAY LILY PL SANFO	177 OSPREY HAMMOCK	8724 SHIMMERING PINE
Distance		1.13	0.14	0.52
Sale Price	\$1,100,000	\$1,275,000	\$889,000	\$935,000
Sale Date	11/2/2021	10/22/2021	9/10/2021	7/23/2021
Sale Price Adjustment		\$38,250	\$35,560	\$56,100
Price Per Sq Ft	\$215	\$231	\$180	\$199
Quality Adjustment		-13,900.00	0.00	0.00
Actual Age	16	14	17	16
Effective Age	16	14	17	16
Age Adjustment		(\$2,000)	\$1,000	\$0
Living Area	5109	5,524	4,932	4,687
Square Foot Rate		\$145	\$145	\$145
Living Adjustment		(\$60,100)	\$25,700	\$61,200
Bed Room Count	5	5	5	4
Porch/Patio Adjustment		(\$320)	\$2,830	\$300
Bath Count	3	4.0	4.5	3.5
Bath Count Adjustment		(\$6,000)	(\$9,000)	(\$3,000)
Garage Stalls	5	5	3	4
Garage Adjustment		\$0	\$10,000	\$5,000
Has Pool	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features	SCREEN ENCL 3, GAS HE	SOLAR HEATER, SUMMER	ELECTRIC HEATER, SCRE	GAS HEATER, SUMMER KI
Other Feature Adjustment		(\$11,395)	\$5,000	\$4,500
Lot Size	1.004	1.003	0.666	0.506
Lot Value	\$170,000	\$175,000	\$138,000	\$138,000
Lot Adjustment		(\$5,000)	\$32,000	\$32,000
Total Net Adjustment		(\$60,465)	\$103,090	\$156,100
Total Gross Adjustment		\$136,965	\$121,090	\$162,100
Adjusted Sale Price		\$1,214,535	\$992,090	\$1,091,100

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