



Comparable Sales Analysis

Parcel # 2719295EW00000180

Address: 8341 MURRAY CT SANFORD 32771

Date: 5/26/2022

Just Value: \$350,425

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	2719295EW00000180	27192950200000010	35192950200001160	2619295DU00000140
Address	8341 MURRAY CT SANFO	100 ROSS LAKE LN SANF	1650 TENNYSON CT LAK	7411 COLONIAL CT SANF
Distance		0.89	1.76	0.93
Sale Price	\$285,000	\$390,000	\$491,500	\$380,000
Sale Date	5/1/2016	11/12/2021	11/12/2021	11/23/2021
Sale Price Adjustment		\$7,800	\$9,830	\$7,600
Price Per Sq Ft	\$142	\$182	\$221	\$193
Quality Adjustment		0.00	0.00	0.00
Actual Age	35	38	22	37
Effective Age	35	38	22	22
Age Adjustment		\$3,000	(\$13,000)	(\$13,000)
Living Area	2007	2,145	2,222	1,966
Square Foot Rate		\$120	\$120	\$120
Living Adjustment		(\$16,500)	(\$25,800)	\$5,000
Bed Room Count	4	4	4	3
Porch/Patio Adjustment		(\$2,790)	\$2,120	\$3,560
Bath Count	2	2.0	3.0	2.5
Bath Count Adjustment		\$0	(\$6,000)	(\$3,000)
Garage Stalls	4	2	3	2
Garage Adjustment		\$10,000	\$5,000	\$10,000
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features	FIREPLACE 2	FIREPLACE 2	PATIO 2, SCREEN ENCL 2	PATIO NO VALUE, PATIO 1
Other Feature Adjustment		\$0	(\$6,500)	(\$1,000)
Lot Size	1.016	1.231	0.179	1.015
Lot Value	\$100,000	\$100,000	\$98,000	\$80,000
Lot Adjustment		\$0	\$2,000	\$20,000
Total Net Adjustment		\$1,510	(\$32,350)	\$29,160
Total Gross Adjustment		\$40,090	\$70,250	\$63,160
Adjusted Sale Price		\$391,510	\$459,150	\$409,160

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