



# Comparable Sales Analysis

Parcel # 3519295QF00000160

Address: 1075 HENLEY DOWNS PL LAKE MARY 32746

Date: 5/26/2022

Just Value: \$643,558

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	3519295QF00000160	3519295QF00000120	0320295PG00000850	0320295PG00000920
Address	1075 HENLEY DOWNS PL	1055 HENLEY DOWNS PL	650 SHADOWMOSS CIR L	692 SHADOWMOSS CIR L
Distance		0.11	1.77	1.65
Sale Price	\$752,500	\$750,000	\$899,900	\$714,000
Sale Date	5/3/2021	12/17/2021	9/7/2021	7/16/2021
Sale Price Adjustment		\$7,500	\$35,996	\$42,840
Price Per Sq Ft	\$203	\$212	\$245	\$187
Quality Adjustment		0.00	0.00	0.00
Actual Age	18	17	19	20
Effective Age	18	17	19	20
Age Adjustment		(\$1,000)	\$1,000	\$2,000
Living Area	3707	3,540	3,667	3,820
Square Foot Rate		\$120	\$120	\$120
Living Adjustment		\$20,100	\$4,800	(\$13,500)
Bed Room Count	4	4	4	4
Porch/Patio Adjustment		\$190	(\$2,810)	(\$3,780)
Bath Count	4	4.0	3.5	3.5
Bath Count Adjustment		\$0	\$3,000	\$3,000
Garage Stalls	3	4	4	4
Garage Adjustment		(\$5,000)	(\$5,000)	(\$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 2, WATER	GAS HEATER, SCREEN E	GAS HEATER, WATER FE	WATER FEATURE, SUMM
Other Feature Adjustment		\$2,397	\$449	(\$8,895)
Lot Size	0.280	0.487	0.379	0.379
Lot Value	\$160,000	\$160,000	\$160,000	\$160,000
Lot Adjustment		\$0	\$0	\$0
Total Net Adjustment		\$24,187	\$37,435	\$16,665
Total Gross Adjustment		\$36,187	\$53,055	\$79,015
Adjusted Sale Price		\$774,187	\$937,335	\$730,665

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