



Comparable Sales Analysis

Parcel # 27192950200000060

Address: 148 ROSS LAKE LN SANFORD 32771

Date: 5/26/2022

Just Value: \$453,969

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	27192950200000060	2719295KA00000330	34192950300000010	36192950900001220
Address	148 ROSS LAKE LN SANF	161 STEEPLECHASE CIR	801 LONGWOOD MARKH	2187 NORTHUMBRIA DR
Distance		0.45	0.86	1.85
Sale Price	\$262,500	\$628,800	\$530,000	\$579,000
Sale Date	4/1/2004	10/22/2021	12/22/2021	12/30/2021
Sale Price Adjustment		\$18,864	\$5,300	\$5,790
Price Per Sq Ft	\$78	\$187	\$156	\$214
Quality Adjustment		0.00	0.00	-7,300.00
Actual Age	36	22	37	19
Effective Age	36	22	37	19
Age Adjustment		(\$14,000)	\$1,000	(\$17,000)
Living Area	3375	3,366	3,401	2,711
Square Foot Rate		\$95	\$95	\$95
Living Adjustment		\$900	(\$2,400)	\$63,100
Bed Room Count	6	4	4	4
Porch/Patio Adjustment		(\$1,200)	(\$7,200)	(\$1,670)
Bath Count	4	4.0	2.0	3.0
Bath Count Adjustment		\$0	\$12,000	\$6,000
Garage Stalls	2	3	5	3
Garage Adjustment		(\$5,000)	(\$15,000)	(\$5,000)
Has Pool	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pool Spa Adjustment		\$0	\$20,000	\$0
Additional Features	PATIO 1, SCREEN ENCL 2,	SCREEN ENCL 2, SHED -	WOOD UTILITY/AVG, POL	ELECTRIC HEATER, SOLA
Other Feature Adjustment		\$1,000	(\$4,620)	\$4,395
Lot Size	1.021	1.071	2.119	0.210
Lot Value	\$100,000	\$100,000	\$120,000	\$115,000
Lot Adjustment		\$0	(\$20,000)	(\$15,000)
Total Net Adjustment		\$564	(\$10,920)	\$33,315
Total Gross Adjustment		\$40,964	\$87,520	\$125,255
Adjusted Sale Price		\$629,364	\$519,080	\$612,315

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