



Comparable Sales Analysis

Parcel # 20193050100000290

Address: 4641 MCKAY ST SANFORD 32771

Date: 5/26/2022

Just Value: \$100,173

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	20193050100000290	2519305AG090A003A	02203050200000520	26193050503000050
Address	4641 MCKAY ST SANFOR	714 CYPRESS AVE SANF	2515 RIDGEWOOD AVE S	1601 W 11TH ST SANFOR
Distance		4.53	4.28	3.50
Sale Price	\$14,500	\$190,000	\$182,000	\$90,000
Sale Date	11/1/2014	7/14/2021	3/8/2021	3/1/2019
Sale Price Adjustment		\$11,400	\$18,200	\$16,420
Price Per Sq Ft	\$7	\$112	\$108	\$48
Quality Adjustment		0.00	0.00	0.00
Actual Age	62	102	42	94
Effective Age	52	52	42	57
Age Adjustment		\$0	(\$10,000)	\$5,000
Living Area	1940	1,698	1,690	1,866
Square Foot Rate		\$25	\$25	\$25
Living Adjustment		\$6,100	\$6,300	\$1,900
Bed Room Count	3	6	3	3
Porch/Patio Adjustment		(\$2,860)	\$880	\$400
Bath Count	2	2.0	2.0	2.0
Bath Count Adjustment		\$0	\$0	\$0
Garage Stalls	0	0	0	0
Garage Adjustment		\$0	\$0	\$0
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features	SHED		COVERED PATIO 1	
Other Feature Adjustment		\$500	(\$1,500)	\$500
Lot Size	0.326	0.089	0.226	0.121
Lot Value	\$48,492	\$37,448	\$42,000	\$22,851
Lot Adjustment		\$11,044	\$6,492	\$25,641
Total Net Adjustment		\$26,184	\$20,372	\$49,861
Total Gross Adjustment		\$31,904	\$43,372	\$49,861
Adjusted Sale Price		\$216,184	\$202,372	\$139,861

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