



Comparable Sales Analysis

Parcel # 1719305010C000120

Address: 1721 MISSOURI AVE SANFORD 32771

Date: 5/26/2022

Just Value: \$267,188

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	1719305010C000120	33193051300000640	10203050200000140	3219305GS000008A0
Address	1721 MISSOURI AVE SAN	124 QUEENS CT SANFOR	127 WILDWOOD DR SANF	114 QUAIL RIDGE CT SAN
Distance		3.44	5.29	3.50
Sale Price	\$144,000	\$350,000	\$290,000	\$332,000
Sale Date	7/1/1997	11/22/2021	3/19/2021	7/2/2021
Sale Price Adjustment		\$7,000	\$29,000	\$19,920
Price Per Sq Ft	\$105	\$220	\$200	\$224
Quality Adjustment		0.00	0.00	0.00
Actual Age	50	25	42	36
Effective Age	50	25	42	36
Age Adjustment		(\$25,000)	(\$8,000)	(\$14,000)
Living Area	1372	1,592	1,451	1,485
Square Foot Rate		\$85	\$85	\$85
Living Adjustment		(\$18,700)	(\$6,700)	(\$9,600)
Bed Room Count	3	3	3	3
Porch/Patio Adjustment		(\$1,980)	\$120	\$160
Bath Count	2	2.5	2.0	2.0
Bath Count Adjustment		(\$3,000)	\$0	\$0
Garage Stalls	3	2	2	2
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 PATIO 1, ALUMIN	SCREEN ENCL 2	POOL HT EL, COVERED P	COVERED PATIO 2, SCRE
Other Feature Adjustment		\$6,228	(\$12,877)	\$2,728
Lot Size	0.406	0.126	0.952	0.390
Lot Value	\$125,000	\$73,000	\$72,000	\$60,000
Lot Adjustment		\$52,000	\$53,000	\$65,000
Total Net Adjustment		\$21,548	\$59,543	\$69,208
Total Gross Adjustment		\$118,908	\$114,697	\$116,408
Adjusted Sale Price		\$371,548	\$349,543	\$401,208

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