



Comparable Sales Analysis

Parcel # 1619305AB35000030

Address: 5250 MICHIGAN AVE SANFORD 32771

Date: 5/26/2022

Just Value: \$308,999

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	1619305AB35000030	1619305AB3500001A	1719305VQ00000430	20193050900000230
Address	5250 MICHIGAN AVE SAN	5200 MICHIGAN AVE SAN	4560 DULWIK PL SANFOR	1113 AMANDA KAY CIR S
Distance		0.09	0.86	0.73
Sale Price	\$355,000	\$309,500	\$399,800	\$280,000
Sale Date	11/2/2021	2/3/2020	11/23/2021	11/15/2021
Sale Price Adjustment		\$46,673	\$7,996	\$5,600
Price Per Sq Ft	\$244	\$166	\$240	\$237
Quality Adjustment		0.00	0.00	0.00
Actual Age	33	22	1	20
Effective Age	33	22	1	20
Age Adjustment		(\$11,000)	(\$32,000)	(\$13,000)
Living Area	1452	1,868	1,663	1,183
Square Foot Rate		\$90	\$90	\$90
Living Adjustment		(\$37,400)	(\$18,900)	\$24,300
Bed Room Count	3	3	3	2
Porch/Patio Adjustment		(\$3,080)	(\$700)	\$110
Bath Count	2	3.0	2.0	2.0
Bath Count Adjustment		(\$6,000)	\$0	\$0
Garage Stalls	2	3	2	2
Garage Adjustment		(\$5,000)	\$0	\$0
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features	FIREPLACE 2, PATIO 2	PATIO 2		
Other Feature Adjustment		\$10,000	\$13,000	\$13,000
Lot Size	2.443	2.332	0.110	0.108
Lot Value	\$160,000	\$155,520	\$100,000	\$70,000
Lot Adjustment		\$4,480	\$60,000	\$90,000
Total Net Adjustment		(\$1,327)	\$29,396	\$120,010
Total Gross Adjustment		\$123,633	\$132,596	\$146,010
Adjusted Sale Price		\$308,173	\$429,196	\$400,010

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