



Comparable Sales Analysis

Parcel # 2519295MU00000850

Address: 6903 OAK GLEN CT SANFORD 32771

Date: 5/26/2022

Just Value: \$450,944

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	2519295MU00000850	1819305RS00001890	3519295RN00003120	19193051700000090
Address	6903 OAK GLEN CT SANF	1638 SWALLOWTAIL LN S	2438 NORTHUMBRIA DR	692 STONE OAK DR SANF
Distance		1.60	1.03	1.59
Sale Price	\$385,000	\$510,000	\$512,000	\$554,900
Sale Date	8/21/2019	12/1/2021	11/16/2021	11/10/2021
Sale Price Adjustment		\$5,100	\$10,240	\$11,098
Price Per Sq Ft	\$137	\$156	\$189	\$202
Quality Adjustment		-6,900.00	-6,900.00	-6,900.00
Actual Age	25	16	17	5
Effective Age	25	16	17	5
Age Adjustment		(\$9,000)	(\$8,000)	(\$20,000)
Living Area	2809	3,268	2,711	2,744
Square Foot Rate		\$130	\$130	\$130
Living Adjustment		(\$59,600)	\$12,800	\$8,500
Bed Room Count	4	4	4	4
Porch/Patio Adjustment		\$1,120	\$300	\$810
Bath Count	4	3.5	3.0	3.0
Bath Count Adjustment		\$3,000	\$6,000	\$6,000
Garage Stalls	3	3	2	3
Garage Adjustment		\$0	\$5,000	\$0
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features				PATIO 3, SCREEN ENCL 2
Other Feature Adjustment		\$0	\$0	(\$13,500)
Lot Size	0.511	0.166	0.227	0.202
Lot Value	\$85,000	\$100,000	\$115,000	\$96,000
Lot Adjustment		(\$15,000)	(\$30,000)	(\$11,000)
Total Net Adjustment		(\$81,280)	(\$10,560)	(\$24,992)
Total Gross Adjustment		\$99,720	\$79,240	\$77,808
Adjusted Sale Price		\$428,720	\$501,440	\$529,908

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