



Comparable Sales Analysis

Parcel # 1619305AB3500004A

Address: 5266 MICHIGAN AVE SANFORD 32771

Date: 5/26/2022

Just Value: \$274,507

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	1619305AB3500004A	1619305AB35000030	31193050100001100	2219305AD0000048D
Address	5266 MICHIGAN AVE SAN	5250 MICHIGAN AVE SAN	1500 PACIFIC AVE SANFO	721 RIVERVIEW AVE SAN
Distance		0.09	2.43	3.70
Sale Price	\$37,000	\$355,000	\$225,000	\$190,000
Sale Date	9/1/2007	11/2/2021	9/27/2021	9/30/2021
Sale Price Adjustment		\$7,100	\$9,000	\$7,600
Price Per Sq Ft	\$31	\$244	\$240	\$164
Quality Adjustment		0.00	0.00	0.00
Actual Age	32	33	48	77
Effective Age	32	33	22	77
Age Adjustment		\$1,000	(\$10,000)	\$45,000
Living Area	1200	1,452	936	1,156
Square Foot Rate		\$100	\$100	\$100
Living Adjustment		(\$25,200)	\$26,400	\$4,400
Bed Room Count	3	3	3	2
Porch/Patio Adjustment		\$860	\$640	(\$1,800)
Bath Count	2	2.0	1.0	2.0
Bath Count Adjustment		\$0	\$6,000	\$0
Garage Stalls	0	2	0	0
Garage Adjustment		(\$10,000)	\$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, FIREPLACE 2		CARPORT 2
Other Feature Adjustment		(\$8,000)	\$5,000	\$2,500
Lot Size	2.332	2.443	0.430	0.818
Lot Value	\$152,320	\$160,000	\$100,000	\$113,625
Lot Adjustment		(\$7,680)	\$52,320	\$38,695
Total Net Adjustment		(\$41,920)	\$89,360	\$96,395
Total Gross Adjustment		\$59,840	\$109,360	\$99,995
Adjusted Sale Price		\$313,080	\$314,360	\$286,395

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