



Comparable Sales Analysis

Parcel # 20193050100000350

Address: 1250 MOTON AVE SANFORD 32771

Date: 5/26/2022

Just Value: \$43,672

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	20193050100000350	25193051300000060	25193050811150050	35193050500000290
Address	1250 MOTON AVE SANFO	1201 W 12TH ST SANFOR	1210 W 10TH ST SANFOR	1324 OLEANDER AVE SA
Distance		3.73	3.62	3.61
Sale Price		\$87,500	\$190,000	\$257,100
Sale Date		5/28/2021	1/25/2021	12/29/2021
Sale Price Adjustment		\$7,000	\$22,800	\$2,571
Price Per Sq Ft		\$69	\$132	\$149
Quality Adjustment		0.00	0.00	0.00
Actual Age	82	82	72	2
Effective Age	82	52	27	2
Age Adjustment		(\$30,000)	(\$55,000)	(\$80,000)
Living Area	1632	1,272	1,440	1,724
Square Foot Rate		\$20	\$20	\$20
Living Adjustment		\$7,200	\$3,900	(\$1,800)
Bed Room Count	3	2	3	4
Porch/Patio Adjustment		(\$420)	\$460	\$1,120
Bath Count	1	1.5	2.0	2.0
Bath Count Adjustment		(\$3,000)	(\$6,000)	(\$6,000)
Garage Stalls	0	0	0	1
Garage Adjustment		\$0	\$0	(\$5,000)
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features		PATIO 1		
Other Feature Adjustment		\$0	(\$1,000)	\$0
Lot Size	0.055	0.134	0.143	0.123
Lot Value	\$10,171	\$22,918	\$23,948	\$21,084
Lot Adjustment		(\$12,747)	(\$13,777)	(\$10,913)
Total Net Adjustment		(\$31,967)	(\$48,617)	(\$100,022)
Total Gross Adjustment		\$60,367	\$102,937	\$107,404
Adjusted Sale Price		\$55,533	\$141,383	\$157,078

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