



Comparable Sales Analysis

Parcel # 2519295MU00000230

Address: 6933 SYLVAN WOODS DR SANFORD 32771

Date: 5/26/2022

Just Value: \$1,044,331

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	2519295MU00000230	02202951500000190	2519295MU00000250	2519295MU00000270
Address	6933 SYLVAN WOODS DR	3467 MICHIGAN ST LAKE	6921 SYLVAN WOODS DR	636 SYLVAN RESERVE C
Distance		1.83	0.04	0.09
Sale Price	\$850,000	\$944,400	\$1,600,000	\$1,895,000
Sale Date	12/1/2010	12/9/2021	3/26/2021	6/24/2021
Sale Price Adjustment		\$9,444	\$160,000	\$132,650
Price Per Sq Ft	\$180	\$246	\$354	\$361
Quality Adjustment		0.00	0.00	0.00
Actual Age	24	1	24	24
Effective Age	24	1	7	12
Age Adjustment		(\$23,000)	(\$17,000)	(\$12,000)
Living Area	4733	3,843	4,520	5,250
Square Foot Rate		\$140	\$140	\$140
Living Adjustment		\$124,600	\$29,900	(\$72,300)
Bed Room Count	4	5	4	5
Porch/Patio Adjustment		\$750	\$820	(\$8,340)
Bath Count	6	5.0	5.0	5.0
Bath Count Adjustment		\$6,000	\$6,000	\$6,000
Garage Stalls	4	3	4	4
Garage Adjustment		\$5,000	\$0	\$0
Has Pool	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Pool Spa Adjustment		\$20,000	\$0	\$0
Additional Features	BOAT DOCK 3, PATIO 3, B	SUMMER KITCHEN 1	GAS HEATER, SOLAR HEA	FIREPLACE, BBQ GRILL, B
Other Feature Adjustment		\$38,355	(\$8,250)	\$14,699
Lot Size	1.247	3.102	1.174	1.117
Lot Value	\$300,000	\$276,500	\$300,000	\$300,000
Lot Adjustment		\$23,500	\$0	\$0
Total Net Adjustment		\$204,649	\$171,470	\$60,709
Total Gross Adjustment		\$250,649	\$221,970	\$245,989
Adjusted Sale Price		\$1,149,049	\$1,771,470	\$1,955,709

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