



Comparable Sales Analysis

Parcel # 3419295JM00000480

Address: 2529 RIVER TREE CIR SANFORD 32771

Date: 3/28/2024

Just Value: \$1,286,881

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	3419295JM00000480	3419295JM00000480	35192950400000210	34192950500000330
Address	2529 RIVER TREE CIR SA	2529 RIVER TREE CIR SA	1787 BRACKENHURST PL	8019 PEACEFUL CIR SAN
Distance		0.00	1.31	0.65
Sale Price	\$1,460,000	\$1,460,000	\$1,674,500	\$1,600,000
Sale Date	10/27/2023	10/27/2023	9/28/2023	1/27/2023
Sale Price Adjustment		\$15,600	\$25,874	\$88,899
Price Per Sq Ft	\$239	\$239	\$254	\$309
Quality Adjustment		0.00	0.00	0.00
Actual Age	27	27	22	4
Effective Age	14	14	12	4
Age Adjustment		\$0	(\$2,000)	(\$10,000)
Living Area	6105	6,105	6,605	5,171
Square Foot Rate	75	\$180	\$180	\$180
Living Adjustment		\$0	(\$90,000)	\$168,200
Bed Room Count	6	6	6	4
Porch/Patio Adjustment		\$0	\$4,720	\$5,240
Bath Count	6	6.0	6.5	4.5
Bath Count Adjustment		\$0	(\$3,000)	\$9,000
Garage Stalls	6	6	4	4
Garage Adjustment		\$0	\$10,000	\$10,000
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Pool Spa Adjustment		\$0	(\$20,000)	(\$20,000)
Additional Features	FIREPLACE 2	FIREPLACE 2	GAS HEATER, SUMMER KI	WATER FEATURE, FIREPL
Other Feature Adjustment		\$0	(\$45,701)	(\$10,766)
Lot Size	1.000	1.000	1.075	0.496
Lot Value	\$130,000	\$130,000	\$275,000	\$200,000
Lot Adjustment		\$0	(\$145,000)	(\$70,000)
Total Net Adjustment		\$15,600	(\$265,107)	\$170,573
Total Gross Adjustment		\$15,600	\$346,295	\$392,105
Adjusted Sale Price		\$1,475,600	\$1,409,393	\$1,770,573

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