

## **Comparable Sales Analysis**

Parcel # 3419295JM00000480

Address: 2529 RIVER TREE CIR SANFORD 32771

Date: 3/28/2024 Just Value: \$1,286,881

Parcel         Subject         Comparable #3         Comparable #3         Comparable #3           Parcel         3418295JM00000480         3418295JM00000480         35182956000000210         34182995000003030           Address         2529 RIVER TREE CIR SA         2529 RIVER TREE CIR SA         1787 BRACKENHUST PL         1019 PEACEFUL CIR SAN           Distance         \$1,460,000         \$1,460,000         \$1,671,000         \$1,000,000           Sale Price         \$1,460,000         \$1,460,000         \$1,671,000         \$1,600,000           Sale Price Adjustment         \$1,400,000         \$1,600,000         \$25,874         \$88,899           Price Per Sq Ft         \$239         \$239         \$223         \$226         \$80,900           Ouality Adjustment         \$25,874         \$88,899         \$300         \$25,874         \$88,899           Price Per Sq Ft         \$239         \$230         \$25,874         \$88,899         \$300         \$					
Address         2529 RIVERTREE CIR SA         2529 RIVERTREE 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         928/2023         11/27/2023           Sale Price Adjustment         \$15,600         \$25,874         \$88,899           Price Por Sq Ft         \$239         \$239         \$254         \$309           Quality Adjustment         0.00         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         6         6         6         4           Porchi/Patio Adjustment         6         6         6         4           Bath Count Adjustment         6		Subject	Comparable #1	Comparable #2	Comparable #3
Distance         0.00         1.31         0.65           Sale Price         \$1,460,000         \$1,600,000         \$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         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         6,805         5,171           Square Foot Rate         75         \$180         \$180         \$180           Living Adjustment         6         6         6         4         4           PorchiPatio Adjustment         6         6         6         4         4           Bath Count         6         6         6         6         4         4           Garage Adjustment         80         (\$20	Parcel	3419295JM00000480	3419295JM00000480	35192950400000210	34192950500000330
Sale Price         \$1,460,000         \$1,640,000         \$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         \$26,874         \$88,899           Price Per Sq Ft         \$239         \$239         \$254         \$309           Quality Adjustment         0.00         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         6,805         5,171           Square Foot Rate         75         \$180         \$180         \$180           Living Adjustment         6         6         6         4         4           PorchiPatio Adjustment         6         6         6         4         4           Bath Count         6         6         6         4         4           Bath Count Adjustment         8         (\$20,000)         \$3,000         \$9,000           Garage Stalis         6	Address	2529 RIVER TREE CIR SA	2529 RIVER TREE CIR SA	1787 BRACKENHURST PL	8019 PEACEFUL CIR SAN
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         0.000         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         \$3,000         \$5,240           Bath Count         6         6         6         4         4           Garage Stalls         6         6         4         4         4           Garage Stalls         6         6         4         4         4	Distance		0.00	1.31	0.65
Sale Price Adjustment	Sale Price	\$1,460,000	\$1,460,000	\$1,674,500	\$1,600,000
Price Per Sq Ft         \$239         \$254         \$300           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         4         4           Porch/Patio Adjustment         \$0         \$3,000)         \$5,240           Bath Count Adjustment         \$0         (\$3,000)         \$9,000           Garage Adjustment         \$0         \$10,000         \$10,000           Has Pool         \$0         \$10,000         \$10,000           Has Pool         \$0         \$20,000         \$10,000           Has Pool         \$0         \$0         \$10,000         \$10,000           Additional Features         FIREPLACE 2         GAS HEATER, SUMMER KI         WATER FEATURE, FIREPL<	Sale Date	10/27/2023	10/27/2023	9/28/2023	1/27/2023
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         \$3,000         \$5,240           Bath Count         6         6.0         6.5         4.5           Bath Count Adjustment         \$0         (\$3,000)         \$9,000           Garage Adjustment         \$0         \$10,000         \$10,000           Has Pool         \$0         \$20,000         \$20,000           Has Pool         \$0         \$0         \$0         \$0           Has Pool         \$0         \$0         \$0         \$0         \$0         \$0           Has Pool         \$0         \$0         \$0	Sale Price Adjustment		\$15,600	\$25,874	\$88,899
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         6         4         4           Bath Count Adjustment         \$0         (\$3,000)         \$9,000           Garage Stalls         6         6         4         4           Garage Adjustment         \$0         \$10,000         \$10,000           Has Pool         \$0         \$0         \$0         \$0           Pool Spa Adjustment         \$0         \$20,000         \$20,000         \$20,000         \$20,000         \$20,000           Additional Features         FIREPLACE 2         FIREPLACE 2         FIREPLACE 2         GAS HEATER, SUM	Price Per Sq Ft	\$239	\$239	\$254	\$309
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         ✓         ✓         ✓           Pool Spa Adjustment         \$0         (\$20,000)         (\$20,000)           Additional Features         FIREPLACE 2         FIREPLACE 2         GAS HEATER, SUMMER KI         WATER FEATURE, FIREPL           Lot Size         1.000         1.075         0.496           Lot Value         \$130,000         \$310,000 <th>Quality Adjustment</th> <th></th> <th>0.00</th> <th>0.00</th> <th>0.00</th>	Quality Adjustment		0.00	0.00	0.00
Age Adjustment	Actual Age	27	27	22	4
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 6 6 4  Porch/Patio Adjustment 6 6 6 6 6 4  Bath Count Adjustment 6 6 6 6 6 4 4  Bath Count Adjustment 6 6 6 6 6 4 4 6 6 6 6 6 6 6 6 6 6 6 6	Effective Age	14	14	12	4
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         Image: Pool Spa Adjustment         \$0         \$20,000         \$20,000           Additional Features         FIREPLACE 2         FIREPLACE 2         GAS HEATER, SUMMER KI         WATER FEATURE, FIREPLACE 2           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         \$1,5600         \$346,295         \$392,105           Total Gross Adjustment         \$15,600         \$346,295<	Age Adjustment		\$0	(\$2,000)	(\$10,000)
Living Adjustment  Bed Room Count  6 6 6 6 4  Porch/Patio Adjustment  Bath Count  6 6 6 6 6 4  Bath Count  6 6 6 6 6 4  Bath Count  6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	Living Area	6105	6,105	6,605	5,171
Bed Room Count         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         4         4           Garage Adjustment         \$0         \$10,000         \$10,000           Has Pool         ✓         ✓           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         \$275,000         \$200,000           Lot Adjustment         \$0         (\$145,000)         (\$70,000)           Total Net Adjustment         \$15,600         \$346,295         \$392,105	Square Foot Rate	75	\$180	\$180	\$180
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         ✓         ✓           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         \$346,295         \$392,105	Living Adjustment		\$0	(\$90,000)	\$168,200
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         ✓         ✓         ✓           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 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	Bed Room Count	6	6	6	4
Bath Count Adjustment         \$0         (\$3,000)         \$9,000           Garage Stalls         6         6         4         4           Garage Adjustment         \$0         \$10,000         \$10,000           Has Pool         □         □         □         □           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	Porch/Patio Adjustment		\$0	\$4,720	\$5,240
Garage Stalls         6         6         4         4           Garage Adjustment         \$0         \$10,000         \$10,000           Has Pool         □         □         □         □           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	Bath Count	6	6.0	6.5	4.5
Garage Adjustment         \$0         \$10,000         \$10,000           Has Pool         □         ▼         ▼           Pool Spa Adjustment         \$0         (\$20,000)         (\$20,000)           Additional Features         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	Bath Count Adjustment		\$0	(\$3,000)	\$9,000
Has Pool         □         ✓         ✓           Pool Spa Adjustment         \$0         (\$20,000)         (\$20,000)           Additional Features         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	Garage Stalls	6	6	4	4
Pool Spa Adjustment         \$0         (\$20,000)         (\$20,000)           Additional Features         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	Garage Adjustment		\$0	\$10,000	\$10,000
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	Has Pool			•	V
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	Pool Spa Adjustment		\$0	(\$20,000)	(\$20,000)
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	Additional Features	FIREPLACE 2	FIREPLACE 2	GAS HEATER, SUMMER KI	WATER FEATURE, FIREPL
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	Other Feature Adjustment		\$0	(\$45,701)	(\$10,766)
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	Lot Size	1.000	1.000	1.075	0.496
Total Net Adjustment         \$15,600         (\$265,107)         \$170,573           Total Gross Adjustment         \$15,600         \$346,295         \$392,105	Lot Value	\$130,000	\$130,000	\$275,000	\$200,000
Total Gross Adjustment \$15,600 \$346,295 \$392,105	Lot Adjustment		\$0	(\$145,000)	(\$70,000)
	Total Net Adjustment		\$15,600	(\$265,107)	\$170,573
Adjusted Sale Price         \$1,475,600         \$1,409,393         \$1,770,573	Total Gross Adjustment		\$15,600	\$346,295	\$392,105
	Adjusted Sale Price		\$1,475,600	\$1,409,393	\$1,770,573

<sup>\*</sup> Note: Automated Comparable Sales is an estimate and may not reflect actual market value of subject property