



Comparable Sales Analysis

Parcel # 0921305PL00001010

Address: 851 MATTOCKS CT CASSELBERRY 32707

Date: 4/25/2024

Just Value: \$411,529

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	0921305PL00001010	0921305PL00001010	22213051500001110	0921305PL00000790
Address	851 MATTOCKS CT CASS	851 MATTOCKS CT CASS	1258 SNUG HARBOR DR	842 MOONLIT LN CASSEL
Distance		0.00	1.79	0.10
Sale Price	\$470,000	\$470,000	\$515,000	\$515,000
Sale Date	4/21/2023	4/21/2023	1/5/2024	8/18/2023
Sale Price Adjustment		\$19,624	\$0	\$11,429
Price Per Sq Ft	\$186	\$186	\$206	\$229
Quality Adjustment		0.00	0.00	0.00
Actual Age	25	25	20	24
Effective Age	25	25	20	24
Age Adjustment		\$0	(\$5,000)	(\$1,000)
Living Area	2524	2,524	2,501	2,249
Square Foot Rate	50	\$125	\$125	\$125
Living Adjustment		\$0	\$2,900	\$34,400
Bed Room Count	4	4	4	4
Porch/Patio Adjustment		\$0	(\$1,640)	\$450
Bath Count	2.5	2.5	3.5	2.5
Bath Count Adjustment		\$0	(\$6,000)	\$0
Garage Stalls	2	2	2	2
Garage Adjustment		\$0	\$0	\$0
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features	SCREEN PATIO 1	SCREEN PATIO 1		
Other Feature Adjustment		(\$500)	\$3,000	\$3,000
Lot Size	0.194	0.194	0.221	0.124
Lot Value	\$100,000	\$100,000	\$90,000	\$100,000
Lot Adjustment		\$0	\$10,000	\$0
Total Net Adjustment		\$19,124	\$3,260	\$48,279
Total Gross Adjustment		\$20,124	\$28,540	\$50,279
Adjusted Sale Price		\$489,124	\$518,260	\$563,279

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