

## **Comparable Sales Analysis**

Parcel # 2521305GW00000090

Address: 4663 TIFFANY WOODS CIR OVIEDO 32765

Date: 4/26/2024 Just Value: \$334,908

Parcel         Subject         Comparable #3         Comparable #3         Comparable #3         Comparable #3           Parcel         22513056W000000090         28213056W000011300         28213056W00011300         28213056W00011300         28213056W00011300         28213056W00011300         1202 EA MESA AVE WINT           Distance         0         \$400.00         \$340.00         \$370,00         \$370,00           Sale Price         \$400.00         \$400.00         \$340,00         \$370,00           Sale Price         \$400.00         \$400.00         \$340,00         \$370,00           Sale Price Adjustment         \$3728/2023         \$1215/2023         \$170,0024           Sale Price Adjustment         \$200         \$0         \$0         \$0           Cuality Adjustment         \$200         \$0					
Address		Subject	Comparable #1	Comparable #2	Comparable #3
Distance	Parcel	2521305GW00000090	2521305GW00000090	26213050200001130	2421305GX00001530
Sale Price         \$400,000         \$400,000         \$340,000         \$370,000           Sale Date         3/28/2023         3/28/2023         1/215/2023         1/10/2024           Sale Price Adjustment         \$18,279         \$8894         \$0           Price Per Sq Ft         \$223         \$223         \$181         \$244           Quality Adjustment         0.00         0.00         0.00         0.00           Actual Age         39         39         45         40           Effective Age         39         39         45         40           Age Adjustment         50         \$6,000         \$1,000           Living Area         1797         1,797         1,878         1,519           Square Foot Rate         50         \$130         \$130         \$130           Living Adjustment         \$0         (\$10,500)         \$36,200           Bed Room Count         3         3         4         4           Porch/Patio Adjustment         2         2.0         2.0         2.0           Bath Count         2         2.0         2.0         2.0           Bath Count Adjustment         \$0         \$0         \$0           Garage Stalis	Address	4663 TIFFANY WOODS CI	4663 TIFFANY WOODS CI	1641 GLADIOLAS DR WIN	1205 LA MESA AVE WINT
Sale Date         3/28/2023         3/28/2023         12/15/2023         1/10/2024           Sale Price Adjustment         \$18.279         \$694         \$0           Price Per Sq Ft         \$223         \$223         \$181         \$244           Quality Adjustment         0.00         0.00         0.00         0.00           Actual Age         39         39         45         40           Effective Age         39         39         45         40           Age Adjustment         \$0         \$6,000         \$1,000           Living Area         1797         1,797         1,878         1,519           Square Foot Rate         50         \$130         \$130         \$130           Living Adjustment         \$0         \$(\$10,500)         \$36,200           Bed Room Count         3         3         4         4           Porth/Patio Adjustment         \$0         \$2,760         \$80           Bath Count         2         2.0         2.0         2.0           Bath Count Adjustment         \$0         \$0         \$0           Garage Stalls         2         2         2         2           Garage Adjustment         \$0	Distance		0.00	1.02	1.18
Sale Price Adjustment	Sale Price	\$400,000	\$400,000	\$340,000	\$370,000
Price Per Sq Ft         \$223         \$223         \$181         \$244           Quality Adjustment         0.00         0.00         0.00           Actual Age         39         39         45         40           Effective Age         39         39         45         40           Age Adjustment         \$0         \$6,000         \$1,000           Living Area         1797         1,797         1,878         1,519           Square Foot Rate         50         \$130         \$130         \$130           Living Adjustment         \$0         (\$10,500)         \$36,200           Bed Room Count         3         3         4         4           Porth/Patio Adjustment         \$0         \$2,760         \$80           Bath Count         2         2.0         2.0         2.0           Bath Count Adjustment         \$0         \$0         \$0           Garage Adjustment         \$0         \$0         \$0           Has Pool         \$0         \$0         \$0           Has Pool         \$0         \$0         \$0           Additional Features         FIREPLACE         FIREPLACE         PATIO NO VALUE, HOME-OND PATION PATION PATION PATION PATION PATION PA	Sale Date	3/28/2023	3/28/2023	12/15/2023	1/10/2024
Quality Adjustment         0.00         0.00         0.00           Actual Age         39         39         45         40           Effective Age         39         39         45         40           Age Adjustment         \$0         \$6,000         \$1,000           Living Area         1797         1,797         1,878         1,519           Square Foot Rate         50         \$130         \$130         \$130           Living Adjustment         \$0         (\$10,500)         \$36,200           Bed Room Count         3         3         4         4           Porth/Patic Adjustment         \$0         \$2,760         \$80           Bath Count         2         2.0         2.0         2.0           Bath Count Adjustment         \$0         \$0         \$0           Garage Adjustment         \$0         \$0         \$0           Has Pool         \$0         \$0         \$0           Pool Spa Adjustment         \$0         \$0         \$0           Additional Features         FIREPLACE         FIREPLACE         PATIO NO VALUE, HOME-           Other Feature Adjustment         \$0         \$0         \$0           Lot Value	Sale Price Adjustment		\$18,279	\$894	\$0
Actual Age         39         39         45         40           Effective Age         39         39         45         40           Age Adjustment         \$0         \$6,000         \$1,000           Living Area         1797         1,797         1,878         1,519           Square Foot Rate         50         \$130         \$130         \$130           Living Adjustment         \$0         (\$10,500)         \$36,200           Bed Room Count         3         3         4         4           Portch/Patio Adjustment         \$0         \$2,760         \$80           Bath Count         2         2.0         2.0         2.0           Bath Count Adjustment         \$0         \$0         \$0           Garage Stalls         2         2         2         2           Garage Adjustment         \$0         \$0         \$0           Has Pool         \$0         \$0         \$0           Pool Spa Adjustment         \$0         \$0         \$0           Additional Features         FIREPLACE         FIREPLACE         FIREPLACE         PATIO NO VALUE, HOME-           Other Feature Adjustment         \$0         \$0         \$3,000	Price Per Sq Ft	\$223	\$223	\$181	\$244
Effective Age         39         39         45         40           Age Adjustment         \$0         \$6,000         \$1,000           Living Area         1797         1,797         1,878         1,519           Square Foot Rate         50         \$130         \$130         \$130           Living Adjustment         \$0         (\$10,500)         \$36,200           Bed Room Count         3         3         4         4           Porch/Patio Adjustment         \$0         \$2,760         \$80           Bath Count         2         2.0         2.0         2.0           Bath Count Adjustment         \$0         \$0         \$0           Garage Stalls         2         2         2         2         2           Garage Adjustment         \$0         \$0         \$0         \$0           Has Pool         \$0         \$0         \$0         \$0           Pool Spa Adjustment         \$0         \$0         \$0         \$0           Additional Features         FIREPLACE         FIREPLACE         PATIO NO VALUE, HOME-         \$0         \$3,000           Ut Value         \$95,000         \$95,000         \$85,000         \$85,000         \$0     <	Quality Adjustment		0.00	0.00	0.00
Age Adjustment         \$0         \$6,000         \$1,000           Living Area         1797         1,797         1,878         1,519           Square Foot Rate         50         \$130         \$130         \$130           Living Adjustment         \$0         (\$10,500)         \$36,200           Bed Room Count         3         3         4         4           Porth/Patio Adjustment         \$0         \$2,760         \$80           Bath Count         2         2.0         2.0         2.0           Bath Count Adjustment         \$0         \$0         \$0           Garage Stalls         2         2         2         2         2           Garage Adjustment         \$0         \$0         \$0         \$0           Has Pool         \$0         \$0         \$0         \$0           Pool Spa Adjustment         \$0         \$0         \$0         \$0           Additional Features         FIREPLACE         FIREPLACE         PATIO NO VALUE, HOME-         \$0         \$0         \$0         \$0         \$0         \$0         \$0         \$0         \$0         \$0         \$0         \$0         \$0         \$0         \$0         \$0         \$0	Actual Age	39	39	45	40
Living Area   1797   1,797   1,878   1,519	Effective Age	39	39	45	40
Square Foot Rate         50         \$130         \$130         \$130           Living Adjustment         \$0         (\$10,500)         \$36,200           Bed Room Count         3         3         4         4           Porch/Patio Adjustment         \$0         \$2,760         \$80           Bath Count         2         2.0         2.0         2.0           Bath Count Adjustment         \$0         \$0         \$0           Garage Stalls         2         2         2         2         2           Garage Adjustment         \$0         \$0         \$0         \$0           Has Pool         \$0         \$0         \$0         \$0           Pool Spa Adjustment         \$0         \$0         \$0           Additional Features         FIREPLACE         FIREPLACE         PATIO NO VALUE, HOME-Other Feature Adjustment         \$0 <th>Age Adjustment</th> <th></th> <th>\$0</th> <th>\$6,000</th> <th>\$1,000</th>	Age Adjustment		\$0	\$6,000	\$1,000
Living Adjustment	Living Area	1797	1,797	1,878	1,519
Bed Room Count         3         3         4         4           Porch/Patio Adjustment         \$0         \$2,760         \$80           Bath Count         2         2.0         2.0         2.0           Bath Count Adjustment         \$0         \$0         \$0           Garage Stalls         2         2         2         2         2         2           Garage Adjustment         \$0 <th>Square Foot Rate</th> <th>50</th> <th>\$130</th> <th>\$130</th> <th>\$130</th>	Square Foot Rate	50	\$130	\$130	\$130
Porch/Patio Adjustment   \$0	Living Adjustment		\$0	(\$10,500)	\$36,200
Bath Count         2         2.0         2.0         2.0           Bath Count Adjustment         \$0         \$0         \$0           Garage Stalls         2         2         2         2           Garage Adjustment         \$0         \$0         \$0           Has Pool	Bed Room Count	3	3	4	4
Bath Count Adjustment         \$0         \$0         \$0           Garage Stalls         2	Porch/Patio Adjustment		\$0	\$2,760	\$80
Garage Stalls         2         <	Bath Count	2	2.0	2.0	2.0
Garage Adjustment         \$0         \$0         \$0           Has Pool	Bath Count Adjustment		\$0	\$0	\$0
Has Pool         S0         \$0         \$0           Additional Features         FIREPLACE         FIREPLACE         PATIO NO VALUE, HOME-Other Feature Adjustment           Cother Feature Adjustment         \$0         \$0         \$3,000           Lot Size         0.257         0.257         0.220         0.122           Lot Value         \$95,000         \$95,000         \$85,000         \$85,000           Lot Adjustment         \$0         \$10,000         \$10,000           Total Net Adjustment         \$18,279         \$9,154         \$50,280           Total Gross Adjustment         \$18,279         \$30,154         \$50,280	Garage Stalls	2	2	2	2
Pool Spa Adjustment         \$0         \$0         \$0           Additional Features         FIREPLACE         FIREPLACE         FIREPLACE         PATIO NO VALUE, HOME-           Other Feature Adjustment         \$0         \$0         \$3,000           Lot Size         0.257         0.257         0.220         0.122           Lot Value         \$95,000         \$95,000         \$85,000         \$85,000           Lot Adjustment         \$0         \$10,000         \$10,000           Total Net Adjustment         \$18,279         \$9,154         \$50,280           Total Gross Adjustment         \$18,279         \$30,154         \$50,280	Garage Adjustment		\$0	\$0	\$0
Additional Features         FIREPLACE         FIREPLACE         FIREPLACE         PATIO NO VALUE, HOME-           Other Feature Adjustment         \$0         \$3,000           Lot Size         0.257         0.257         0.220         0.122           Lot Value         \$95,000         \$95,000         \$85,000         \$85,000           Lot Adjustment         \$0         \$10,000         \$10,000           Total Net Adjustment         \$18,279         \$9,154         \$50,280           Total Gross Adjustment         \$18,279         \$30,154         \$50,280	Has Pool				
Other Feature Adjustment         \$0         \$0         \$3,000           Lot Size         0.257         0.257         0.220         0.122           Lot Value         \$95,000         \$95,000         \$85,000         \$85,000           Lot Adjustment         \$0         \$10,000         \$10,000           Total Net Adjustment         \$18,279         \$9,154         \$50,280           Total Gross Adjustment         \$18,279         \$30,154         \$50,280	Pool Spa Adjustment		\$0	\$0	\$0
Lot Size         0.257         0.257         0.220         0.122           Lot Value         \$95,000         \$95,000         \$85,000         \$85,000           Lot Adjustment         \$0         \$10,000         \$10,000           Total Net Adjustment         \$18,279         \$9,154         \$50,280           Total Gross Adjustment         \$18,279         \$30,154         \$50,280	Additional Features	FIREPLACE	FIREPLACE	FIREPLACE	PATIO NO VALUE, HOME-
Lot Value         \$95,000         \$95,000         \$85,000           Lot Adjustment         \$0         \$10,000         \$10,000           Total Net Adjustment         \$18,279         \$9,154         \$50,280           Total Gross Adjustment         \$18,279         \$30,154         \$50,280	Other Feature Adjustment		\$0	\$0	\$3,000
Lot Adjustment         \$0         \$10,000         \$10,000           Total Net Adjustment         \$18,279         \$9,154         \$50,280           Total Gross Adjustment         \$18,279         \$30,154         \$50,280	Lot Size	0.257	0.257	0.220	0.122
Total Net Adjustment         \$18,279         \$9,154         \$50,280           Total Gross Adjustment         \$18,279         \$30,154         \$50,280	Lot Value	\$95,000	\$95,000	\$85,000	\$85,000
Total Gross Adjustment \$18,279 \$30,154 \$50,280	Lot Adjustment		\$0	\$10,000	\$10,000
	Total Net Adjustment		\$18,279	\$9,154	\$50,280
Adjusted Sale Price         \$418,279         \$349,154         \$420,280	Total Gross Adjustment		\$18,279	\$30,154	\$50,280
	Adjusted Sale Price		\$418,279	\$349,154	\$420,280

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