



Comparable Sales Analysis

Parcel # 2521305GW00000090

Address: 4663 TIFFANY WOODS CIR OVIEDO 32765

Date: 4/26/2024

Just Value: \$334,908

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	2521305GW00000090	2521305GW00000090	26213050200001130	2421305GX00001530
Address	4663 TIFFANY WOODS CI	4663 TIFFANY WOODS CI	1641 GLADIOLAS DR WIN	1205 LA MESA AVE WINT
Distance		0.00	1.02	1.18
Sale Price	\$400,000	\$400,000	\$340,000	\$370,000
Sale Date	3/28/2023	3/28/2023	12/15/2023	1/10/2024
Sale Price Adjustment		\$18,279	\$894	\$0
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
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
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	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
Adjusted Sale Price		\$418,279	\$349,154	\$420,280

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