



# Comparable Sales Analysis

Parcel # 19193051200005340

Address: 5455 SANDY RIDGE CT SANFORD 32771

Date: 3/29/2024

Just Value: \$632,263

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	19193051200005340	19193051200005340	19193050200000960	19193051100004770
Address	5455 SANDY RIDGE CT S	5455 SANDY RIDGE CT S	837 EDGEFOREST TER S	729 BROADOAK LOOP SA
Distance		0.00	0.72	0.37
Sale Price	\$700,000	\$700,000	\$735,000	\$725,000
Sale Date	4/28/2023	4/28/2023	8/16/2023	5/19/2023
Sale Price Adjustment		\$28,422	\$16,553	\$26,934
Price Per Sq Ft	\$208	\$208	\$233	\$233
Quality Adjustment		0.00	0.00	0.00
Actual Age	21	21	21	23
Effective Age	21	21	21	23
Age Adjustment		\$0	\$0	\$2,000
Living Area	3370	3,370	3,155	3,117
Square Foot Rate	75	\$150	\$150	\$150
Living Adjustment		\$0	\$32,300	\$38,000
Bed Room Count	5	5	4	4
Porch/Patio Adjustment		\$0	(\$310)	\$1,600
Bath Count	3	3.0	2.5	4.0
Bath Count Adjustment		\$0	\$3,000	(\$6,000)
Garage Stalls	3	3	4	3
Garage Adjustment		\$0	(\$5,000)	\$0
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	(\$20,000)
Additional Features	PATIO 3, SCREEN ENCL 2	PATIO 3, SCREEN ENCL 2	HOME-SOLAR POWER	GAS HEATER, SCREEN E
Other Feature Adjustment		(\$1,500)	\$13,500	(\$3,153)
Lot Size	0.456	0.456	0.316	0.289
Lot Value	\$97,500	\$97,500	\$107,000	\$97,500
Lot Adjustment		\$0	(\$9,500)	\$0
Total Net Adjustment		\$26,922	\$50,543	\$39,381
Total Gross Adjustment		\$29,922	\$80,163	\$97,687
Adjusted Sale Price		\$726,922	\$785,543	\$764,381

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