

Comparable Sales Analysis

Parcel # 1321295070A000030

Address: 805 AGNES DR ALTAMONTE SPRINGS 32701

Date: 3/28/2024 Just Value: \$282,520

Subject Comparable #1 Comparable #3 20213051000000510					
Distance		Subject	Comparable #1	Comparable #2	Comparable #3
Distance	Parcel	1321295070A000030	24212950500000250	1321295070A000030	20213051000000510
Sale Price \$305,000 \$329,000 \$305,000 \$348,000 Sale Date 3/17/2023 6/16/2023 3/17/2023 11/1/2023 Sale Price Adjustment \$10,708 \$14,490 \$3,432 Price Per Sq Ft \$218 \$235 \$218 \$227 Quality Adjustment 0.00 0.00 0.00 0.00 Actual Age 65 67 65 56 Effective Age 25 27 35 24 Age Adjustment \$2,000 \$10,000 (\$1,000) Living Area 1400 1,400 1,400 1,530 Square Foot Rate 50 \$140 \$140 \$140 Living Adjustment \$0 \$0 \$0 \$(\$18,200) Bed Room Count 3 3 3 4 PorchiPatio Adjustment \$6,420 \$0 \$12,020 Bath Count 1 1.0 1.0 2.0 Bath Count Adjustment \$0 \$0 \$0 <t< th=""><th>Address</th><th>805 AGNES DR ALTAMON</th><th>830 GRANDVIEW AVE AL</th><th>805 AGNES DR ALTAMON</th><th>415 LOCHMOND DR FER</th></t<>	Address	805 AGNES DR ALTAMON	830 GRANDVIEW AVE AL	805 AGNES DR ALTAMON	415 LOCHMOND DR FER
Sale Date 3/17/2023 6/16/2023 3/17/2023 11/1/2023 Sale Price Adjustment \$10,708 \$14,490 \$3,432 Price Per Sq Ft \$218 \$235 \$218 \$227 Quality Adjustment 0.00 0.00 0.00 0.00 Actual Age 65 67 65 56 Effective Age 25 27 35 24 Age Adjustment \$2,000 \$10,000 (\$1,000) Living Area 1400 1,400 1,400 1,530 Square Foot Rate 50 \$140 \$140 \$140 Living Adjustment \$0 \$0 \$0 \$(\$18,200) Bed Room Count 3 3 3 4 Porch/Patio Adjustment \$6,420 \$0 \$12,020 Bath Count 1 1.0 1.0 2.0 Bath Count Adjustment \$0 \$0 \$0 \$0 Garage Stalls 0 0 \$0 \$0 \$0	Distance		0.78	0.00	1.42
Sale Price Adjustment	Sale Price	\$305,000	\$329,000	\$305,000	\$348,000
Price Per Sq Ft \$218 \$225 \$218 \$227 Quality Adjustment 0.00 0.00 0.00 Actual Age 65 67 65 56 Effective Age 25 27 35 24 Age Adjustment \$2,000 \$10,000 (\$1,000) Living Aras 1400 1,400 1,400 \$1,500 Square Foot Rate 50 \$140 \$140 \$140 Living Adjustment \$0 \$0 (\$18,200) Bed Room Count 3 3 3 4 Portch/Patio Adjustment \$6,420 \$0 \$12,020 Bath Count 1 1.0 1.0 2.0 Bath Count Adjustment \$0 \$0 \$0 \$0 Garage Stalls 0 0 0 0 \$0 Has Pool □ □ □ □ □ Has Pool □ \$0 \$0 \$0 \$0 Additional Features	Sale Date	3/17/2023	6/16/2023	3/17/2023	11/1/2023
Quality Adjustment 0.00 0.00 0.00 Actual Age 65 67 65 56 Effective Age 25 27 35 24 Age Adjustment \$2,000 \$10,000 \$1,000 Living Area 1400 1,400 1,400 1,500 Square Foot Rate 50 \$140 \$140 \$140 Living Adjustment \$0 \$0 \$140 \$140 Bed Room Count 3 3 3 4 Porch/Patio Adjustment \$6,420 \$0 \$12,020 Bath Count 1 1.0 1.0 2.0 Bath Count Adjustment \$0 \$0 \$0 \$0 Garage Adjustment \$0 \$0 \$0 \$0 Has Pool \$0 \$0 \$0 \$0 Has Pool \$0 \$0 \$0 \$0 Additional Features \$CREEN PATIO 1 \$1 \$0 \$0 \$0 Lot Size \$0.19	Sale Price Adjustment		\$10,708	\$14,490	\$3,432
Actual Age 65 67 65 56 Effective Age 25 27 35 24 Age Adjustment \$2,000 \$10,000 (\$1,000) Living Area 1400 1,400 1,400 1,530 Square Foot Rate 50 \$140 \$140 \$140 Living Adjustment \$0 \$0 (\$15,200) Bed Room Count 3 3 3 4 Porch/Patio Adjustment \$6,420 \$0 \$12,020 Bath Count 1 1,0 1,0 2,0 Bath Count Adjustment \$0 \$0 \$0 \$0 Garage Stalls 0 0 0 \$0 Garage Adjustment \$0 \$0 \$0 Has Pool \$0 \$0 \$0 Pool Spa Adjustment \$0 \$0 \$0 Additional Features SCREEN PATIO 1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1	Price Per Sq Ft	\$218	\$235	\$218	\$227
Effective Age 25 27 35 24 Age Adjustment \$2,000 \$10,000 (\$1,000) Living Area 1400 1,400 1,400 1,530 Square Foot Rate 50 \$140 \$140 \$140 Living Adjustment \$0 \$0 \$618,200 Bed Room Count 3 3 3 4 Porch/Patio Adjustment \$6,420 \$0 \$12,020 Bath Count 1 1,0 1,0 2,0 Bath Count Adjustment \$0 \$0 \$0 \$0 Garage Stalls 0 0 0 0 0 Garage Adjustment \$0 \$0 \$0 \$0 Has Pool \$0 \$0 \$0 \$0 Pool Spa Adjustment \$0 \$0 \$0 \$0 Additional Features SCREEN PATIO 1 SHED SCREEN PATIO 1 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 </th <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 \$2,000 \$10,000 (\$1,000) Living Area 1400 1,400 1,400 1,530 Square Foot Rate 50 \$140 \$140 \$140 Living Adjustment \$0 \$0 \$140 Bed Room Count 3 3 3 4 Porth/Patio Adjustment \$6,420 \$0 \$12,020 Bath Count 1 1.0 1.0 2.0 Bath Count Adjustment \$0 \$0 \$0 \$0 Garage Stalls 0 0 0 0 0 Garage Adjustment \$0 \$0 \$0 \$0 Has Pool \$0 \$0 \$0 \$0 Pool Spa Adjustment \$0 \$0 \$0 \$0 Additional Features SCREEN PATIO 1 SHED SCREEN PATIO 1 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 <t< th=""><th>Actual Age</th><th>65</th><th>67</th><th>65</th><th>56</th></t<>	Actual Age	65	67	65	56
Living Area 1400 1,400 1,400 1,530 Square Foot Rate 50 \$140 \$140 \$140 Living Adjustment \$0 \$0 (\$18,200) Bed Room Count 3 3 3 4 Porch/Patio Adjustment \$6,420 \$0 \$12,020 Bath Count 1 1.0 1.0 2.0 Bath Count Adjustment \$0 \$0 \$0 \$6,6000 Garage Stalls 0 0 0 0 0 Garage Adjustment \$0 \$0 \$0 \$0 Has Pool \$0 \$0 \$0 \$0 Additional Features SCREEN PATIO 1 SHED SCREEN PATIO 1 Other Feature Adjustment \$2,000 (\$500) \$3,000 Lot Size 0.190 0.168 0.190 0.172 Lot Value \$66,885 \$63,360 \$66,885 \$70,000 Lot Adjustment \$24,653 \$23,990 (\$9,863) Total Gr	Effective Age	25	27	35	24
Square Foot Rate 50 \$140 \$140 \$140 Living Adjustment \$0 \$0 (\$18,200) Bed Room Count 3 3 3 4 Porch/Patio Adjustment \$6,420 \$0 \$12,020 Bath Count 1 1.0 1.0 2.0 Bath Count Adjustment \$0 \$0 \$0 \$0 Garage Stalls 0 0 0 0 0 Garage Adjustment \$0 \$0 \$0 \$0 Has Pool \$0 \$0 \$0 \$0 Pool Spa Adjustment \$0 \$0 \$0 \$0 Additional Features SCREEN PATIO 1 SHED SCREEN PATIO 1 \$0 <t< th=""><th>Age Adjustment</th><th></th><th>\$2,000</th><th>\$10,000</th><th>(\$1,000)</th></t<>	Age Adjustment		\$2,000	\$10,000	(\$1,000)
Living Adjustment \$0 \$0 (\$18,200) Bed Room Count 3 3 3 4 Porch/Patio Adjustment \$6,420 \$0 \$12,020 Bath Count 1 1.0 1.0 2.0 Bath Count Adjustment \$0 \$0 \$0 (\$6,000) Garage Stalls 0 0 0 0 0 Garage Adjustment \$0 \$0 \$0 \$0 Has Pool	Living Area	1400	1,400	1,400	1,530
Bed Room Count 3	Square Foot Rate	50	\$140	\$140	\$140
Porch/Patio Adjustment \$6,420	Living Adjustment		\$0	\$0	(\$18,200)
Bath Count 1 1.0 1.0 2.0 Bath Count Adjustment \$0 \$0 \$0 (\$6,000) Garage Stalls 0 0 0 0 0 Garage Adjustment \$0 \$0 \$0 \$0 Has Pool	Bed Room Count	3	3	3	4
Bath Count Adjustment \$0 \$0 (\$6,000) Garage Stalls 0 0 0 0 Garage Adjustment \$0 \$0 \$0 \$0 Has Pool	Porch/Patio Adjustment		\$6,420	\$0	\$12,020
Garage Stalls 0 0 0 0 Garage Adjustment \$0 \$0 \$0 Has Pool	Bath Count	1	1.0	1.0	2.0
Garage Adjustment \$0 \$0 \$0 Has Pool	Bath Count Adjustment		\$0	\$0	(\$6,000)
Has Pool	Garage Stalls	0	0	0	0
Pool Spa Adjustment \$0 \$0 \$0 Additional Features SCREEN PATIO 1 SCREEN PATIO 1 Other Feature Adjustment \$2,000 (\$500) \$3,000 Lot Size 0.190 0.168 0.190 0.172 Lot Value \$66,885 \$63,360 \$66,885 \$70,000 Lot Adjustment \$3,525 \$0 (\$3,115) Total Net Adjustment \$24,653 \$23,990 (\$9,863) Total Gross Adjustment \$24,653 \$24,990 \$46,767	Garage Adjustment		\$0	\$0	\$0
Additional Features SCREEN PATIO 1 SHED SCREEN PATIO 1 Other Feature Adjustment \$2,000 (\$500) \$3,000 Lot Size 0.190 0.168 0.190 0.172 Lot Value \$66,885 \$63,360 \$66,885 \$70,000 Lot Adjustment \$3,525 \$0 (\$3,115) Total Net Adjustment \$24,653 \$23,990 (\$9,863) Total Gross Adjustment \$24,653 \$24,990 \$46,767	Has Pool				
Other Feature Adjustment \$2,000 (\$500) \$3,000 Lot Size 0.190 0.168 0.190 0.172 Lot Value \$66,885 \$63,360 \$66,885 \$70,000 Lot Adjustment \$3,525 \$0 (\$3,115) Total Net Adjustment \$24,653 \$23,990 (\$9,863) Total Gross Adjustment \$24,653 \$24,990 \$46,767	Pool Spa Adjustment		\$0	\$0	\$0
Lot Size 0.190 0.168 0.190 0.172 Lot Value \$66,885 \$63,360 \$66,885 \$70,000 Lot Adjustment \$3,525 \$0 (\$3,115) Total Net Adjustment \$24,653 \$23,990 (\$9,863) Total Gross Adjustment \$24,653 \$24,990 \$46,767	Additional Features	SCREEN PATIO 1	SHED	SCREEN PATIO 1	
Lot Value \$66,885 \$63,360 \$66,885 \$70,000 Lot Adjustment \$3,525 \$0 (\$3,115) Total Net Adjustment \$24,653 \$23,990 (\$9,863) Total Gross Adjustment \$24,653 \$24,990 \$46,767	Other Feature Adjustment		\$2,000	(\$500)	\$3,000
Lot Adjustment \$3,525 \$0 (\$3,115) Total Net Adjustment \$24,653 \$23,990 (\$9,863) Total Gross Adjustment \$24,653 \$24,990 \$46,767	Lot Size	0.190	0.168	0.190	0.172
Total Net Adjustment \$24,653 \$23,990 (\$9,863) Total Gross Adjustment \$24,653 \$24,990 \$46,767	Lot Value	\$66,885	\$63,360	\$66,885	\$70,000
Total Gross Adjustment \$24,653 \$24,990 \$46,767	Lot Adjustment		\$3,525	\$0	(\$3,115)
	Total Net Adjustment		\$24,653	\$23,990	(\$9,863)
Adjusted Sale Price \$353,653 \$328,990 \$338,137	Total Gross Adjustment		\$24,653	\$24,990	\$46,767
	Adjusted Sale Price		\$353,653	\$328,990	\$338,137

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