



Comparable Sales Analysis

Parcel # 1321295070A000030

Address: 805 AGNES DR ALTAMONTE SPRINGS 32701

Date: 3/28/2024

Just Value: \$282,520

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	1321295070A000030	24212950500000250	1321295070A000030	20213051000000510
Address	805 AGNES DR ALTAMON	830 GRANDVIEW AVE AL	805 AGNES DR ALTAMON	415 LOCHMOND DR FER
Distance		0.78	0.00	1.42
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
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	(\$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	(\$6,000)
Garage Stalls	0	0	0	0
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	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
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