



Comparable Sales Analysis

Parcel # 1520325BC0000033A

Address: 195 S HART RD GENEVA 32732

Date: 4/18/2024

Just Value: \$321,734

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	1520325BC0000033A	1520325BC0000033A	33203230000300000	282032300019E0000
Address	195 S HART RD GENEVA 3	195 S HART RD GENEVA 3	420 SNOW HILL RD GENE	320 RED BIRD PL GENEV
Distance		0.00	1.68	1.12
Sale Price	\$385,000	\$385,000	\$500,000	\$369,000
Sale Date	4/7/2023	4/7/2023	11/17/2023	2/28/2023
Sale Price Adjustment		\$16,961	\$3,616	\$18,561
Price Per Sq Ft	\$242	\$242	\$279	\$223
Quality Adjustment		0.00	0.00	-4,000.00
Actual Age	35	35	1	54
Effective Age	14	14	1	10
Age Adjustment		\$0	(\$13,000)	(\$4,000)
Living Area	1588	1,588	1,790	1,652
Square Foot Rate	50	\$150	\$150	\$150
Living Adjustment		\$0	(\$30,300)	(\$9,600)
Bed Room Count	3	3	3	3
Porch/Patio Adjustment		\$0	(\$2,740)	(\$2,390)
Bath Count	2.5	2.5	2.0	2.0
Bath Count Adjustment		\$0	\$3,000	\$3,000
Garage Stalls	3	3	2	0
Garage Adjustment		\$0	\$5,000	\$15,000
Has Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features	POLE/BARNS/BELOW AVG	POLE/BARNS/BELOW AVG		
Other Feature Adjustment		(\$311)	\$5,184	\$5,184
Lot Size	1.385	1.385	1.054	0.633
Lot Value	\$66,480	\$66,480	\$57,000	\$80,000
Lot Adjustment		\$0	\$9,480	(\$13,520)
Total Net Adjustment		\$16,650	(\$19,760)	\$8,235
Total Gross Adjustment		\$17,272	\$72,320	\$75,255
Adjusted Sale Price		\$401,650	\$480,240	\$377,235

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