



Comparable Sales Analysis

Parcel # 21212952432001040

Address: 819 GRAND REGENCY # 104 PT ALTAMONTE SPRINGS 32714

Date: 4/19/2024

Just Value: \$140,548

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	21212952432001040	21212952432001040	21212952427002010	21212952417002070
Address	819 GRAND REGENCY # 1	819 GRAND REGENCY # 1	826 GRAND REGENCY # 2	854 GRAND REGENCY # 2
Distance		0.00	0.07	0.20
Sale Price	\$188,000	\$188,000	\$189,000	\$190,000
Sale Date	4/21/2023	4/21/2023	7/7/2023	9/19/2023
Sale Price Adjustment		\$7,850	\$5,499	\$3,217
Price Per Sq Ft	\$228	\$228	\$210	\$268
Quality Adjustment		0.00	0.00	0.00
Actual Age	24	24	24	24
Effective Age	24	24	24	24
Age Adjustment		\$0	\$0	\$0
Living Area	826	826	898	708
Square Foot Rate	50	\$150	\$150	\$150
Living Adjustment		\$0	(\$10,800)	\$17,700
Bed Room Count	1	1	1	1
Porch/Patio Adjustment		\$0	\$720	\$970
Bath Count	1	1.0	1.0	1.0
Bath Count Adjustment		\$0	\$0	\$0
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				
Other Feature Adjustment		\$0	\$0	\$0
Lot Size	0.020	0.020	0.015	0.037
Lot Value				
Lot Adjustment		\$0	\$0	\$0
Total Net Adjustment		\$7,850	(\$4,581)	\$21,887
Total Gross Adjustment		\$7,850	\$17,019	\$21,887
Adjusted Sale Price		\$195,850	\$184,419	\$211,887

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