



Comparable Sales Analysis

Parcel # 2620305AR0D00003A

Address: 390 WAGNER PT WINTER SPRINGS 32708

Date: 3/29/2024

Just Value: \$96,610

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	2620305AR0D00003A	2620305AR0D00146D	0321295050F000370	32203150400000290
Address	390 WAGNER PT WINTER	1512 CARLISLE DR CASS	104 MAGNOLIA DR ALTA	1917 BOAT CLUB RD OVI
Distance		2.90	8.13	2.40
Sale Price		\$99,900	\$77,000	\$100,000
Sale Date		3/15/2022	7/5/2022	9/26/2022
Sale Price Adjustment		\$11,904	\$7,422	\$7,952
Price Per Sq Ft		\$119	\$92	\$108
Quality Adjustment		0.00	0.00	0.00
Actual Age	45	44	39	39
Effective Age	45	44	39	27
Age Adjustment		(\$1,000)	(\$6,000)	(\$18,000)
Living Area	820	840	840	924
Square Foot Rate	50	\$15	\$15	\$15
Living Adjustment		(\$300)	(\$300)	(\$1,500)
Bed Room Count	2	2	1	2
Porch/Patio Adjustment		\$0	\$0	\$0
Bath Count	1	2.0	1.0	1.5
Bath Count Adjustment		(\$6,000)	\$0	(\$3,000)
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	ALUM UTILITY BLDG W/	SCREEN PATIO 1, ACCES	SHED	COVERED PATIO 1, PATIO
Other Feature Adjustment		\$6,250	\$8,000	\$1,400
Lot Size	1.287	0.237	0.115	0.161
Lot Value	\$75,480	\$82,000	\$50,000	\$62,000
Lot Adjustment		(\$6,520)	\$25,480	\$13,480
Total Net Adjustment		\$4,334	\$34,602	\$332
Total Gross Adjustment		\$31,974	\$47,202	\$45,332
Adjusted Sale Price		\$104,234	\$111,602	\$100,332

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