



Comparable Sales Analysis

Parcel # 02203051200000D30

Address: 934 PINE RIDGE CIR SANFORD 32773

Date: 3/29/2024

Just Value: \$145,145

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	02203051200000D30	02203051700000E10	02203051700000H30	02203051700000G10
Address	934 PINE RIDGE CIR SAN	1615 PINE RIDGE CIR SA	1638 PINE RIDGE CIR SA	1617 PINE RIDGE CIR SA
Distance		0.07	0.09	0.08
Sale Price	\$169,000	\$175,000	\$192,000	\$190,000
Sale Date	3/27/2023	1/23/2024	12/14/2023	7/26/2023
Sale Price Adjustment		\$0	\$537	\$4,935
Price Per Sq Ft	\$173	\$179	\$197	\$195
Quality Adjustment		0.00	0.00	0.00
Actual Age	39	39	39	39
Effective Age	39	39	39	39
Age Adjustment		\$0	\$0	\$0
Living Area	975	975	975	975
Square Foot Rate	50	\$130	\$130	\$130
Living Adjustment		\$0	\$0	\$0
Bed Room Count	2	2	2	2
Porch/Patio Adjustment		\$0	\$0	\$0
Bath Count	2	2.0	2.0	2.0
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	0.013	0.008	0.009	0.009
Lot Value				
Lot Adjustment		\$0	\$0	\$0
Total Net Adjustment		\$0	\$537	\$4,935
Total Gross Adjustment		\$0	\$537	\$4,935
Adjusted Sale Price		\$175,000	\$192,537	\$194,935

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