



Comparable Sales Analysis

Parcel # 30203051500000370

Address: 1902 DEERVIEW PL LONGWOOD 32750

Date: 6/14/2025

Just Value: \$635,090

	Subject	Comparable #1	Comparable #2	Comparable #3
Parcel	30203051500000370	30203051500000110	12202950700000130	12202951600000070
Address	1902 DEERVIEW PL LONG	1946 ELKHORN CT LONG	526 DEVON PL LAKE MAR	1204 GLENCREST DR LA
Distance		0.19	3.49	3.37
Sale Price	\$357,000	\$760,000	\$679,000	\$954,000
Sale Date	8/1/2003	2/28/2024	2/16/2024	6/10/2024
Sale Price Adjustment		\$637	\$592	\$531
Price Per Sq Ft	\$123	\$255	\$284	\$331
Quality Adjustment		0.00	0.00	0.00
Actual Age	22	23	37	14
Effective Age	22	23	17	14
Age Adjustment		\$1,000	(\$5,000)	(\$8,000)
Living Area	2893	2,981	2,394	2,884
Square Foot Rate	50	\$170	\$170	\$170
Living Adjustment		(\$14,900)	\$84,900	\$1,600
Bed Room Count	4	4	3	3
Porch/Patio Adjustment		(\$1,430)	(\$570)	(\$640)
Bath Count	3	3.0	3.5	2.5
Bath Count Adjustment		\$0	(\$3,000)	\$3,000
Garage Stalls	3	3	2	3
Garage Adjustment		\$0	\$5,000	\$0
Has Pool	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Pool Spa Adjustment		\$0	\$0	\$0
Additional Features	ELECTRIC HEATER, SCRE	ELECTRIC HEATER	POOL HT EL, SUMMER KIT	WATER FEATURE, PATIO
Other Feature Adjustment		\$10,294	(\$706)	(\$3,142)
Lot Size	0.327	0.288	0.129	0.271
Lot Value	\$100,000	\$100,000	\$110,000	\$135,000
Lot Adjustment		\$0	(\$10,000)	(\$35,000)
Total Net Adjustment		(\$4,399)	\$71,216	(\$41,651)
Total Gross Adjustment		\$28,261	\$109,768	\$51,913
Adjusted Sale Price		\$755,601	\$750,216	\$912,349

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