

Comparable Sales Analysis

SAMPLE ONLY - All addresses, sales and values are fictional.

Subject property

Address 100 EXAMPLE LANE, SAMPLE CITY 00000
Parcel / folio SAMPLE-0000
Type / living area Condominium - 1,000 sq ft
County just (market) value \$250,000

Indicated market value: \$221,000 (supports a reduction in just value of \$29,000)

Comparable qualified sales (3)

#	Address	Sold	Sale price	Sq ft	\$/sqft	Adj \$/sqft*
1	101 SAMPLE COURT	11/2025	\$260,000	1,000	\$260	\$221
2	102 SAMPLE COURT	10/2025	\$273,000	1,050	\$260	\$221
3	103 SAMPLE COURT	09/2025	\$247,000	950	\$260	\$221

* Method: only qualified, arm's-length sales (DOR codes 01/02) of similar-type, similarly sized homes were used, all from the county's own market area for this property (ZIP 00000). Comparables are matched on the county's own market area and living area, and on lot size and age where the roll records them: 0 of 3 carried a recorded lot size and 3 of 3 a recorded year built; comparables missing those fields were retained rather than excluded. Those two fields inform the match but are not printed in the table below; ask us and we will send them for any comparable listed. Selection: Same market area (fictional example); sales 09/2025 to 11/2025. Sale prices are compared on a price-per-square-foot basis and reduced by the DR-493 cost-of-sale factor (0.85).

Arithmetic: median adjusted \$221/sq ft x 1,000 sq ft = \$221,000 indicated by the comparable sales.

This is a screening analysis from public records to support a petition -- not a certified appraisal or a guarantee of a successful appeal. The Value Adjustment Board and Property Appraiser determine the final value. Data: Florida Department of Revenue.

SAMPLE - NOT FOR FILING