



123 Demo Dr

Ponte Vedra Beach, FL 32082

May 2020

\$258,814

\$272,435

\$286,057

LOW

ESTIMATE

HIGH

Comparative Market Analysis



YELLOW

Virtual Valuations

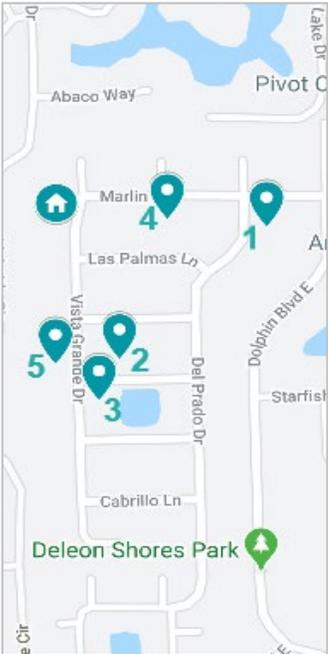
Chase	\$224,000	LINK
Redfin	\$259,459	LINK
Eppraisal	\$273,389	LINK
FSBO	\$264,220	LINK
Zillow	\$275,182	LINK
Ownerly	\$219,000	LINK
Realtor.com	\$265,000	LINK
-Coll. Anlyt.	\$251,400	
-Quantarium	\$271,434	

Bed	3	Sq Ft	1,259
Bath	2	Total Sq Ft	1,800
Year Built	1987	Lot size	6,534
		Price/Sq Ft	\$216

BUYER	MARKET	SELLER
<p><u>Seller's market:</u> Low supply, high demand, rising prices</p>		

[SOURCE](#)

Comp Map:



Listing

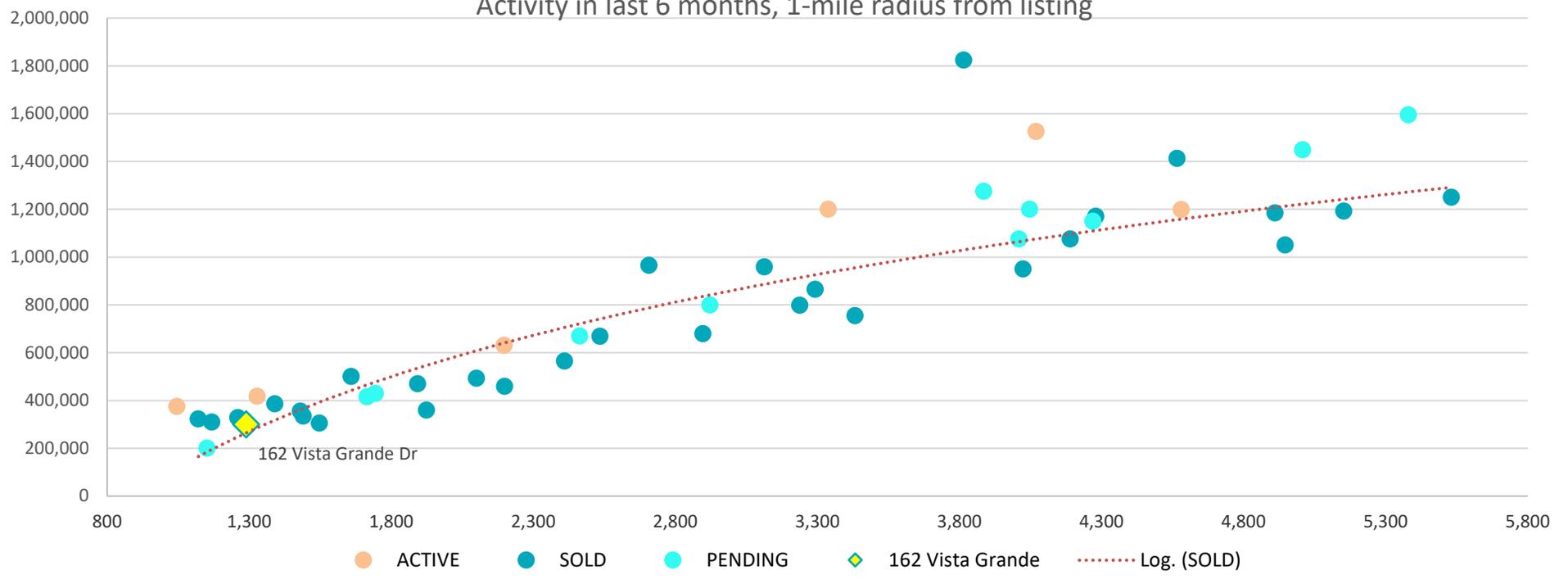
	Listing	Comp 1 169 Del Prado Dr	Comp 2 181 Miraloma Ln	Comp 3 195 Vista Grande Dr	Comp 4 140 Marlin Ave	Comp 5 190 Vista Grande Dr
Sold Price		\$310,000	\$285,000	\$305,000	\$285,500	\$235,000
Price/Sq Ft	\$216	\$246	\$202	\$267	\$198	\$193
Date Sold		4/8/20	3/5/20	2/25/20	2/13/20	11/19/19
Distance		0.15 miles	0.13 miles	0.16 miles	0.09 miles	0.13 miles
Bed	3	2	3	2	4	3
Bath	2	2	2	2	2	2
Year	1987	1987	1987	1987	1987	1989
Sq Ft	1,259	1,261	1,412	1,144	1,439	1,219
Total Sq Ft	1,800	1,261	1,676	1,582	2,312	1,707
Lot size	6,534	5,227	5,227	4,356	5,227	6,098

Price Adjustments

	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
+ positive The comp house is superior	Living Size \$50	Living Size \$3,825	Living Size (\$2,875)	Living Size \$4,500	Living Size (\$1,000)
	Total Sq Ft Siz (\$4,328)	Total Sq Ft Siz (\$2,216)	Total Sq Ft Siz (\$824)	Total Sq Ft Siz \$2,656	Total Sq Ft S (\$424)
	Lot size (\$2,688)	Lot size (\$4,141)	Lot size (\$6,860)	Lot size (\$6,367)	Lot size (\$1,201)
	View (\$500)	Condition \$10,000	Bed (-1) (\$8,000)	View (\$2,000)	Age \$1,000
	Condition \$15,000	Kitchen \$3,000	View \$10,000	Bed (+1) \$8,000	Condition (\$5,000)
- negative The comp house is inferior	Bed (-1) (\$8,000)	Floors \$1,000	Condition \$15,000	Condition \$15,000	Exterior (\$2,000)
	Kitchen \$8,000	Enc. Porch \$1,500	Kitchen \$6,000	Kitchen \$6,000	Yard (\$2,000)
	Patio (\$500)	Yard (\$2,000)	Porch \$2,000	Patio \$500	
		Exterior (\$1,000)	Dock \$500		

Equivalent Price	\$302,966	\$275,032	\$290,059	\$257,211	\$245,625
	SOURCE				
Weighting	20.0%	19.0%	17.0%	19.0%	25.0%

Activity in last 6 months, 1-mile radius from listing



How the price estimate is calculated

This estimate is part science, part art.

The price range is determined by the market, and the market is determined by the recent sale of similar homes nearby. These are referred to as "comps."

Adjustments

We analyze the comps and note the similarities and differences to this property. *Science*. From there we make adjustments to their price based on different features to get an equivalent price for this property. *Art*.

For example, a comparable sale with slightly different characteristics, nicer conditions, or bigger yard would have its price adjusted to be equivalent to this home. In the 'Price Adjustments' section, we note the different features and if they are worth more or less than this home and note the price difference. Superior features are subtracted from the comp sale price, inferior features are added. The result is the 'Equivalent Price,' where all else equal, this is the price the market will give us for this home.

The data on each home is gathered from public resources. Listing photos are used to establish differences in the properties. Material items affecting a sales price, like listing concessions or financing methods, are unable to be determined. These factors limit the accuracy of this report. A full appraisal is the best method for getting a reliable sale price estimate.

Notes on this property

Comps 1 & 5 are given more weight because they are most similar to the subject property. \$25 per square foot is the sq ft constant and \$2,500 is assumed per half bath.

This analysis has NOT been performed in accordance with the uniform standards of professional appraisal practice that require real property valuers to act as unbiased, disinterested third parties with impartiality, objectivity, and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.

