

Market Analysis Summary

Residential

Pending

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar	P Style	BR	FB	HB	HSqFt	LP/HSqFt	List Price	ADOM	CDOM
1	A4101782	32707	1231 Queen Elaine Dr, CASSELBER RY	CAMELOT UNIT 4	N	N	N	N	None	2 Car Garage	Single Family Home	3	2	0	1,530	\$110	\$169,000	70	70
# LISTINGS:		1	AVG VALUES:								3	2	0	1,530	\$110	\$169,000		70	70

Sold

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar	P Style	BR	FB	HB	HSqFt	LP/HSqFt	List Price	Sold Price	SP/HSqFt	Sold Dt	LP/SP	ADOM	CDOM
1	O5217532	32707	1011 Park Dr, CASSELBER RY	CRYSTAL BOWL 2ND ADD	N	N	N	N	None	1 Car Garage	Single Family Home	3	2	0	1,214	\$123	\$149,900	\$145,000	\$119	06/17/14	0.97	36	36
2	O5223260	32707	240 Secret Way, CASSELBER RY	SECRET LAKE SHORES	N	N	N	N	Private	2 Car Garage	Single Family Home	3	2	1	1,416	\$127	\$179,900	\$175,000	\$124	07/02/14	0.97	18	69
3	O5313291	32707	1157 Galahad Dr, CASSELBER RY	CAMELOT UNIT 1	N	N	N	N	Private	2 Car Garage	Single Family Home	3	2	0	1,615	\$111	\$179,900	\$179,900	\$111	09/09/14	1.00	6	6
4	O5215899	32707	457 S Triplet Lake Dr, CASSELBER RY	CASSELBERRY GOLF COURSE	N	N	N	N	None	1 Car Garage	Single Family Home	3	2	0	1,690	\$108	\$182,000	\$180,000	\$107	06/26/14	0.99	74	74
5	O5224015	32707	344 Sandpiper Dr, CASSELBER RY	STERLIN G PARK UNIT 03	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	4	2	0	1,793	\$103	\$185,500	\$185,500	\$103	06/06/14	1.00	5	5
6	O5321942	32707	447 Eagle Cir, CASSELBER RY	STERLIN G PARK UNIT 03	N	N	N	N	Comm unity	2 Car Garage	Single Family Home	4	2	0	1,793	\$105	\$188,000	\$188,000	\$105	10/23/14	1.00	1	1
7	O5223161	32707	1292 Avalon Blvd, CASSELBER RY	CAMELOT UNIT 2	N	N	N	N	Private	2 Car Garage	Single Family Home	4	2	0	1,668	\$114	\$189,900	\$193,600	\$116	05/30/14	1.02	4	4

Presented By: ROB SPECIALE

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

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Market Analysis Summary

Residential

Sold

#	MLS #	Zip	Address	Subdiv	WF	WV	WA	WE	Pool	Gar	P Style	BR	FB	HB	HSqFt	LP/HSqFt	List Price	Sold Price	SP/HSqFt	Sold Dt	LP/SP	ADOM	CDOM
8	O5308934	32707	521 Dew Drop Cv, CASSELBERY	STERLIN G PARK UNIT 02	N	N	N	N	Private	2 Car Garage	Single Family Home	4	2	0	1,652	\$118	\$194,900	\$194,900	\$118	08/29/14	1.00	6	6
# LISTINGS:		8	MIN VALUES:									3	2	0	1,214	\$103	\$149,900	\$145,000	\$103	0.97	1	1	
			MAX VALUES:									4	2	1	1,793	\$127	\$194,900	\$194,900	\$124	1.02	74	74	
			AVG VALUES:									4	2	0	1,605	\$114	\$181,250	\$180,238	\$113	0.99	19	25	
			MED VALUES:									0	2	0	1,660	\$113	\$183,750	\$182,750	\$114	1.00	6	6	

Property Type is 'Residential' **Status** is one of 'Pending', 'Sold' **Status Contractual Search Date** is 11/13/2014 to 05/17/2014 **Special Sale Provision** is 'None' **Property Style** is 'Single Family Home' **Latitude, Longitude** is within 1.00 mi of 1109 QUINTUPLET DR, CASSELBERRY 32707 **Sq Ft Heated** is 1200 to 1800

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MLS #	Office #	Address	County	BR	YB	Status	LP
Prop Type	SqFt	Acreage	Lt Sz	Bth	CDOM	S/Brk	SD
A4101782	278009311	1231 QUEEN ELAINE DR	Seminole	3	1981	Pending	\$169,000
Residential	1,530	Up to 10,889 Sq. Ft.	9,452	2/0	70		

MLS #	Office #	Address	County	BR	YB	Status	LP	SP
Prop Type	SqFt	Acreage	Lt Sz	Bth	CDOM	S/Brk	SD	SD
O5217532	51010	1011 PARK DR	Seminole	3	1977	Sold	\$149,900	\$145,000
Residential	1,214	Zero Lot Line	11,250	2/0	36	51957H		06/17/2014

MLS #	Office #	Address	County	BR	YB	Status	LP	SP
Prop Type	SqFt	Acreage	Lt Sz	Bth	CDOM	S/Brk	SD	SD
O5223260	56563	240 SECRET WAY	Seminole	3	1985	Sold	\$179,900	\$175,000
Residential	1,416	Up to 10,889 Sq. Ft.	8,904	2/1	69	261011739		07/02/2014

MLS #	Office #	Address	County	BR	YB	Status	LP	SP
Prop Type	SqFt	Acreage	Lt Sz	Bth	CDOM	S/Brk	SD	SD
O5313291	50096	1157 GALAHAD DR	Seminole	3	1971	Sold	\$179,900	\$179,900
Residential	1,615	Up to 10,889 Sq. Ft.	8,144	2/0	6	50096		09/09/2014

MLS #	Office #	Address	County	BR	YB	Status	LP	SP
Prop Type	SqFt	Acreage	Lt Sz	Bth	CDOM	S/Brk	SD	SD
O5215899	55912A	457 S TRIPLET LAKE DR	Seminole	3	1956	Sold	\$182,000	\$180,000
Residential	1,690	1/4 Acre to 21779 Sq. Ft.	12,952	2/0	74	55912A		06/26/2014

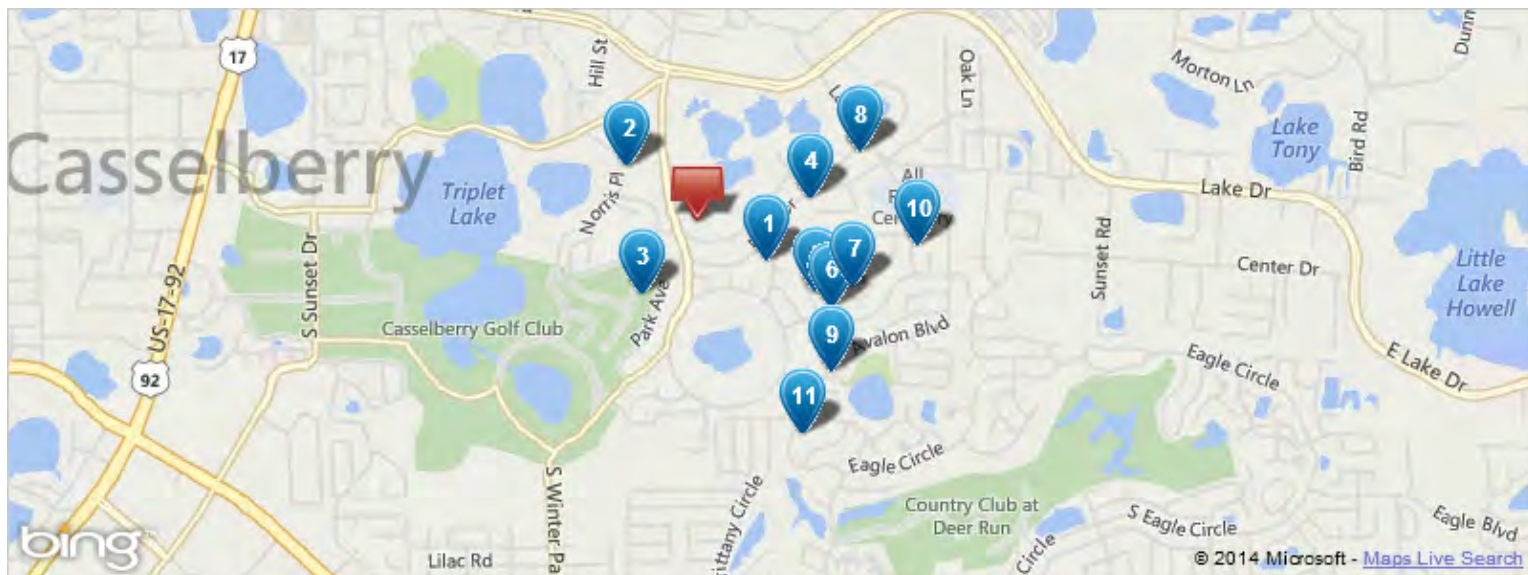
MLS #	Office #	Address	County	BR	YB	Status	LP	SP
Prop Type	SqFt	Acreage	Lt Sz	Bth	CDOM	S/Brk	SD	SD
O5224015	51122E	344 SANDPIPER DR	Seminole	4	1979	Sold	\$185,500	\$185,500
Residential	1,793	Up to 10,889 Sq. Ft.	8,056	2/0	5	261011616		06/06/2014

MLS #	Office #	Address	County	BR	YB	Status	LP	SP
Prop Type	SqFt	Acreage	Lt Sz	Bth	CDOM	S/Brk	SD	SD
O5321942	52403	447 EAGLE CIR	Seminole	4	1979	Sold	\$188,000	\$188,000
Residential	1,793	1/4 Acre to 21779 Sq. Ft.	12,030	2/0	1	52403		10/23/2014

MLS #	Office #	Address	County	BR	YB	Status	LP	SP
Prop Type	SqFt	Acreage	Lt Sz	Bth	CDOM	S/Brk	SD	SD
O5223161	54033	1292 AVALON BLVD	Seminole	4	1973	Sold	\$189,900	\$193,600
Residential	1,668	Up to 10,889 Sq. Ft.	10,869	2/0	4	261011206		05/30/2014

MLS #	Office #	Address	County	BR	YB	Status	LP	SP
Prop Type	SqFt	Acreage	Lt Sz	Bth	CDOM	S/Brk	SD	SD
O5308934	59983	521 DEW DROP CV	Seminole	4	1973	Sold	\$194,900	\$194,900
Residential	1,652	Up to 10,889 Sq. Ft.	8,757	2/0	6	51957D		08/29/2014

1109 Quintuplet Dr, Casselberry, FL 32707-3510, Seminole County



Search Criteria

Number of Comparables:	11	Search Period:	05/13/2014 - 11/13/2014
Sort Method:	Distance From Subject (Closest)	Living/Building Area:	1,229 - 1,843 Sq Ft
Pool:	No Preference	Land Use:	Same As Subject, Single Family Residence
Distance from Subject:	1 miles		

Summary Statistics

	Subject Property	High	Low	Median	Average
Sale Price		\$227,000	\$138,500	\$179,500	\$172,773
Living Sq Ft	1,536	1,813	1,410	1,596	1,612
Price Per Sq Ft		\$144.40	\$82.21	\$109.21	\$107.17
Total Bldg Sq Ft	1,896	2,670	2,003	2,215	2,224.36
Total Baths	2	3	2	2	2
Stories	1	1	1	1	1
Distance (miles)		0.64	0.21	0.43	0.41
Year Built	1985	2000	1970	1979	1979
Just Value - Total	\$122,786	\$154,727	\$94,307	\$103,110	\$109,913
Value Projected by Assessment	\$195,671				
Value Projected by Sq Ft	\$164,609				

Courtesy of ROB SPECIALE, My Florida Regional MLS

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Comparables

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Subject Property

Comparable 1

Comparable 2

Comparable 3



County	Seminole	Seminole	Seminole	Seminole
Address	1109 Quintuplet Dr	1055 Lancelot Way	141 Norris Pl	175 Paul McClure Ct
Recording Date		02/27/2006	06/11/2014	05/16/2014
Sale Date	03/1994	Tax: 02/15/2006 MLS: 11/05/2014	06/06/2014	05/06/2014
Sale Price		\$227,000	\$209,900	\$198,000
MLS Sale Price		\$128,100		\$198,000
MLS Standard Status	Pending Sale	Sold/Closed Sale	Active	Sold/Closed Sale
MLS Listing #	S4718723	O5316131	O5330489	O5211153
Price Per Sq Ft		\$144.40	\$117.07	\$109.21
Living Sq Ft	1,536	1,572	1,793	1,813
Stories	1	1	1	1
Bedrooms	MLS: 3	MLS: 4	MLS: 4	MLS: 4
Bathrooms (Total)	2	Tax: 3 MLS: 2	Tax: 3 MLS: 2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)		1	1	
Floor Cover	Carpet	Carpet	Carpet	Carpet
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Siding Sheathing	Concrete Block	Block/Stucco	Block/Stucco
Garage Type	Garage	Garage	Garage	Garage
Roof Material	Composition Shingle	Composition Shingle	Composition Shingle	Composition Shingle
Foundation	Cont. Footing	Cont. Footing	Cont. Footing	Cont. Footing
Pool				
Year Built	1985	1970	2000	1981
Effective Year Built	1985	1970	2000	1981
Heat Type	Heated	Heated	Heated	Heated
Cooling Type	Package	Package	Package	Package
Fireplaces				1
Lot Acres	0.49	0.28	0.14	0.25
Lot Sq Ft	21,350	12,105	6,189	11,071
Land Use - State	Single Family Waterf	Single Family	Single Family	Single Family
Land Use - CoreLogic	SFR	SFR	SFR	SFR
School District Name	Seminole County SD	Seminole County SD	Seminole County SD	Seminole County SD
Subdivision	Sportsmans Paradise Rep Of A Pt Of	Camelot Unit 1	Lost Lake Estates	Fairway Cove
Zoning	R-9	R-9	PRD	R-12.5

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Comparables

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Subject Property

Comparable 4

Comparable 5

Comparable 6



County	Seminole	Seminole	Seminole	Seminole
Address	1109 Quintuplet Dr	1200 Park Dr	1157 Galahad Dr	1170 Lady Susan Dr
Recording Date		08/12/2014	09/17/2014	06/09/2014
Sale Date	03/1994	07/30/2014	09/09/2014	05/28/2014
Sale Price		\$145,900	\$179,900	\$141,000
MLS Sale Price		\$145,900	\$179,900	\$117,500
MLS Standard Status	Pending Sale	Sold/Closed Sale	Sold/Closed Sale	Sold/Closed Sale
MLS Listing #	S4718723	O5230071	O5313291	O5212012
Price Per Sq Ft		\$97.85	\$111.39	\$100.00
Living Sq Ft	1,536	1,491	1,615	1,410
Stories	1	1	1	1
Bedrooms	MLS: 3	MLS: 3	MLS: 3	MLS: 3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)				
Floor Cover	Carpet	Carpet	Carpet	Carpet
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Siding Sheathing	Wood/Brick	Concrete Block	Concrete Block
Garage Type	Garage	Garage	Garage	Garage
Roof Material	Composition Shingle	Composition Shingle	Composition Shingle	Composition Shingle
Foundation	Cont. Footing	Cont. Footing	Cont. Footing	Cont. Footing
Pool			Gunite	
Year Built	1985	1979	1971	1980
Effective Year Built	1985	1979	1971	1980
Heat Type	Heated	Heated	Heated	Heated
Cooling Type	Package	Package	Package	Package
Fireplaces		1		
Lot Acres	0.49	0.2238	0.19	0.24
Lot Sq Ft	21,350	9,750	8,144	10,297
Land Use - State	Single Family Waterf	Single Family	Single Family	Single Family
Land Use - CoreLogic	SFR	SFR	SFR	SFR
School District Name	Seminole County SD	Seminole County SD	Seminole County SD	Seminole County SD
Subdivision	Sportsmans Paradise Rep Of A Pt Of	Crystal Bowl 2nd Add	Camelot Unit 1	Camelot Unit 4
Zoning	R-9	R-8	R-9	R-9

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Comparables

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Subject Property

Comparable 7

Comparable 8

Comparable 9



County	Seminole	Seminole	Seminole	Seminole
Address	1109 Quintuplet Dr	1241 Queen Elaine Dr	1350 Quintuplet Dr	1292 Avalon Blvd
Recording Date		10/22/2014	11/04/2003	06/19/2014
Sale Date	03/1994	Tax: 10/10/2014 MLS: 10/13/2014	Tax: 10/28/2003 MLS: 10/14/2014	05/30/2014
Sale Price		\$144,200	\$138,500	\$193,600
MLS Sale Price		\$144,200	\$150,000	\$193,600
MLS Standard Status	Pending Sale	Sold/Closed Sale	Sold/Closed Sale	Sold/Closed Sale
MLS Listing #	S4718723	O5188402	O5229871	O5223161
Price Per Sq Ft		\$82.21	\$89.35	\$116.07
Living Sq Ft	1,536	1,754	1,550	1,668
Stories	1	1	1	1
Bedrooms	MLS: 3	MLS: 3	MLS: 3	MLS: 4
Bathrooms (Total)	2	2	Tax: 3 MLS: 2	2
Bathrooms (Full)	2	2		2
Bathrooms (Half)			1	
Floor Cover	Carpet	Carpet	Carpet	Carpet
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Siding Sheathing	Concrete Block	Concrete Block	Concrete Block
Garage Type	Garage	Garage	Garage	Garage
Roof Material	Composition Shingle	Composition Shingle	Composition Shingle	Composition Shingle
Foundation	Cont. Footing	Cont. Footing	Cont. Footing	Cont. Footing
Pool		Gunite		Gunite
Year Built	1985	1981	1983	1973
Effective Year Built	1985	1981	1983	1973
Heat Type	Heated	Heated	Heated	Heated
Cooling Type	Package	Package	Package	Package
Fireplaces			1	
Lot Acres	0.49	0.2	0.2978	0.25
Lot Sq Ft	21,350	8,912	12,972	10,869
Land Use - State	Single Family Waterf	Single Family	Single Family	Single Family
Land Use - CoreLogic	SFR	SFR	SFR	SFR
School District Name	Seminole County SD	Seminole County SD	Seminole County SD	Seminole County SD
Subdivision	Sportsmans Paradise Rep Of A Pt Of	Camelot Unit 4	Crystal Bowl 2nd Add	Camelot Unit 2
Zoning	R-9	R-9	R-8	R-9

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Subject Property

Comparable 10

Comparable 11



County	Seminole	Seminole	Seminole
Address	1109 Quintuplet Dr	1627 Excalibur Dr	626 Swallow Dr
Recording Date		09/18/2014	05/13/2014
Sale Date	03/1994	09/12/2014	05/07/2014
Sale Price		\$143,000	\$179,500
MLS Sale Price		\$143,000	\$179,500
MLS Standard Status	Pending Sale	Sold/Closed Sale	Sold/Closed Sale
MLS Listing #	S4718723	05166844	05217538
Price Per Sq Ft		\$89.60	\$121.69
Living Sq Ft	1,536	1,596	1,475
Stories	1	1	1
Bedrooms	MLS: 3	MLS: 3	MLS: 4
Bathrooms (Total)	2	2	2
Bathrooms (Full)	2	2	2
Bathrooms (Half)			
Floor Cover	Carpet	Carpet	Carpet
Interior Wall	Drywall	Drywall	Drywall
Exterior	Siding Sheathing	Concrete Block	Concrete Block
Garage Type	Garage	Garage	Garage
Roof Material	Composition Shingle	Composition Shingle	Composition Shingle
Foundation	Cont. Footing	Cont. Footing	Cont. Footing
Pool			Gunite
Year Built	1985	1979	1973
Effective Year Built	1985	1979	1973
Heat Type	Heated	Heated	Solar
Cooling Type	Package	Package	Package
Fireplaces			
Lot Acres	0.49	0.23	0.25
Lot Sq Ft	21,350	10,214	10,933
Land Use - State	Single Family Waterf	Single Family	Single Family
Land Use - CoreLogic	SFR	SFR	SFR
School District Name	Seminole County SD	Seminole County SD	Seminole County SD
Subdivision	Sportsmans Paradise Rep Of A Pt Of	Camelot Unit 4	Sterling Park Unit 01
Zoning	R-9	R-9	PUD

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Comparables

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Market Analysis Summary

Rental

Leased

#	MLS #	Zip	Address	Type	Subdivision	#Bd	#FBth	#HBth	HSqFt	Rent Price	Lsd Price	SP/HSqFt	LP/SP	ADOM	CDOM
1	O5222496	32707	1341 Prince Philip Dr, CASSELBERRY	Rental	CAMELOT UNIT 2	4	2		1,669	\$1,200	\$1,100	\$1	0.92	133	76
2	O5310015	32707	625 Deer Run Ct, CASSELBERRY	Rental	DEER RUN UNIT 01	3	2		1,554	\$1,217	\$1,217	\$1	1.00	0	0
3	O5301003	32707	297 Quail Ct, CASSELBERRY	Rental	STERLING PARK UNIT 03	4	2		1,793	\$1,295	\$1,295	\$1	1.00	11	11
4	O5325584	32707	60 Avalon Ct, CASSELBERRY	Rental	CAMELOT UNIT 2	4	2	0	1,587	\$1,295	\$1,295	\$1	1.00	26	26
5	O5227448	32707	90 Avalon Ct, CASSELBERRY	Rental	CAMELOT UNIT 2	4	2		1,624	\$1,300	\$1,300	\$1	1.00	23	0
6	O5307378	32707	313 Redwing Way, CASSELBERRY	Rental	STERLING PARK UNIT 03	4	2		1,788	\$1,500	\$1,500	\$1	1.00	16	16
7	O5300166	32708	615 Osage Ct, WINTER SPRINGS	Rental	FRUITWOOD LAKE	3	2		1,596	\$1,595	\$1,595	\$1	1.00	11	20
# LISTINGS:		7	AVG VALUES:			4	2	0	1,659	\$1,343	\$1,329	\$1	0.99	31	21

Property Type is 'Rental' Status is one of 'Pending', 'Leased' Status Contractual Search Date is 11/13/2014 to 05/17/2014 Property Style is 'Single Family Home' Latitude, Longitude is within 1.00 mi of 1109 QUINTUPLET DR, CASSELBERRY 32707 Sq Ft Heated is 1200 to 1800

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