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MLS #	Office #	Address	County	BR	YB	Status	LP	SP
O5314851	54580	9919 PEDDLERS WAY	Orange	3	1986	Sold	\$159,900	\$159,900
Residential	1,556	Up to 10,889 Sq. Ft.	8,413	2/0	56	53108		11/21/2014

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MLS #	Office #	Address	County	BR	YB	Status	LP	SP
O5325639	52815	3940 STONEHAVEN RD	Orange	3	1987	Sold	\$194,000	\$183,000
Residential	1,749	Up to 10,889 Sq. Ft.	7,886	2/0	126	272504038		03/26/2015

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MLS #	Office #	Address	County	BR	YB	Status	LP	SP
O5338955	272504217	9807 KONA ISLE CT	Orange	4	1999	Sold	\$205,000	\$190,000
Residential	2,024	Up to 10,889 Sq. Ft.	8,770	2/0	18	56730		02/26/2015

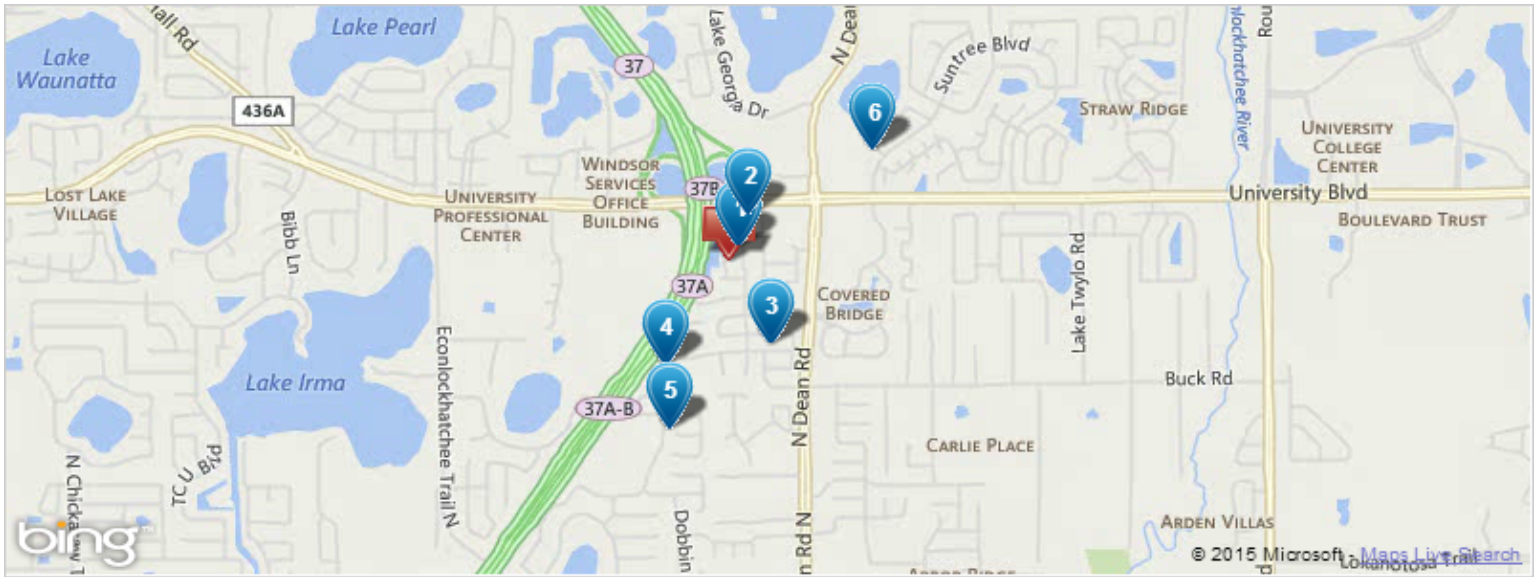
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MLS #	Office #	Address	County	BR	YB	Status	LP	SP
S4807740	261011075	4035 STONEHAVEN RD	Orange	4	1986	Sold	\$215,000	\$208,550
Residential	1,955	Non-Applicable	11,251	3/0	506	261011075		01/21/2015

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# 3919 Whittington Dr, Orlando, FL 32817-1857, Orange County



## Search Criteria

Number of Comparables:	<b>6</b>	Search Period:	<b>10/14/2014 - 04/14/2015</b>
Sort Method:	<b>Distance From Subject (Closest)</b>	Living/Building Area:	<b>1,538 - 2,306 Sq Ft</b>
Pool:	<b>No Preference</b>	Land Use:	<b>Same As Subject, Single Family Residence</b>
Distance from Subject:	<b>.5 miles</b>		

## Summary Statistics

	Subject Property	High	Low	Median	Average
Sale Price	\$167,000	\$245,000	\$140,000	\$187,450	\$190,317
Living Sq Ft	1,922	1,955	1,556	1,647	1,687
Price Per Sq Ft	\$86.89	\$146.68	\$82.11	\$106.37	\$112.89
Total Bldg Sq Ft	2,080	2,135	1,769	1,827.5	1,882.17
Bedrooms	3	4	3	3	3
Total Baths	3	3	2	2	2
Stories	2	2	1	1	1
Distance (miles)		0.49	0.05	0.29	0.29
Year Built	1987	1991	1985	1987	1988
Just Value - Total	\$137,688	\$152,219	\$119,760	\$127,477	\$131,459
Value Projected by Assessment	\$199,112				
Value Projected by Sq Ft	\$216,968				

## Subject Property

## Comparable 1

## Comparable 2

## Comparable 3



<b>County</b>	Orange	Orange	Orange	Orange
<b>Address</b>	3919 Whittington Dr	3940 Stonehaven Rd	4035 Stonehaven Rd	9919 Peddlers Way
<b>Recording Date</b>	03/05/2003	08/10/2005	01/28/2015	11/26/2014
<b>Sale Date</b>	02/28/2003	Tax: 07/21/2005 MLS: 03/26/2015	01/21/2015	11/21/2014
<b>Sale Price</b>	\$167,000	\$245,000	\$215,000	\$159,900
<b>MLS Sale Price</b>		\$183,000	\$208,550	\$159,900
<b>MLS Standard Status</b>	Active	Sold/Closed Sale	Sold/Closed Sale	Sold/Closed Sale
<b>MLS Listing #</b>	O5356071	O5325639	S4807740	O5314851
<b>Price Per Sq Ft</b>	\$86.89	\$140.08	\$109.97	\$102.76
<b>Living Sq Ft</b>	1,922	1,749	1,955	1,556
<b>Stories</b>	2	2	2	1
<b>Bedrooms</b>	3	3	4	3
<b>Bathrooms (Total)</b>	3	2	3	2
<b>Bathrooms (Full)</b>	2	2	3	2
<b>Bathrooms (Half)</b>	1			
<b>Floor Cover</b>	Carpet	Carpet	Carpet	Carpet
<b>Interior Wall</b>	Drywall	Drywall	Drywall	Drywall
<b>Exterior</b>	Wood/Stone	Wood/Stone	Wood/Stone	Concrete Blk Stucco
<b>Garage Type</b>	Garage	Garage	Garage	Garage
<b>Roof Material</b>	Composition Shingle	Composition Shingle	Composition Shingle	Composition Shingle
<b>Roof Type</b>	Gable	Gable	Gable	Gable
<b>Pool</b>		Pool	Pool	
<b>Year Built</b>	1987	1987	1986	1986
<b>Effective Year Built</b>	1987	1987	1986	1986
<b>Heat Type</b>	Forced Air	Forced Air	Forced Air	Forced Air
<b>Cooling Type</b>	Central	Central	Central	Central
<b>Fireplaces</b>	1	1	1	
<b>Lot Acres</b>	0.1815	0.181	0.2583	0.1931
<b>Lot Sq Ft</b>	7,907	7,886	11,251	8,413
<b>Land Use - County</b>	Single Fam Class III	Single Fam Class III	Single Fam Class III	Single Fam Class III
<b>Land Use - State</b>	Single Family	Single Family	Single Family	Single Family
<b>Land Use - CoreLogic</b>	SFR	SFR	SFR	SFR
<b>Quality</b>	Average	Average	Average	Average
<b>School District Name</b>	Orange County SD	Orange County SD	Orange County SD	Orange County SD
<b>Subdivision</b>	Hunters Trace Unit 01	Hunters Trace Unit 01	Hunters Trace Unit 01	Hunters Trace Unit 02
<b>Zoning</b>	R-1A	R-1A	R-1A	R-1A

Courtesy of Rob Speciale, My Florida Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

**Comparables**

Generated on 04/14/2015  
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## Subject Property

## Comparable 4

## Comparable 5

## Comparable 6



<b>County</b>	Orange	Orange	Orange	Orange
<b>Address</b>	3919 Whittington Dr	3638 Daventry Rd	2867 Logandale Dr	10409 Cresto Delsol Cir
<b>Recording Date</b>	03/05/2003	09/08/2005	11/04/2013	01/20/2015
<b>Sale Date</b>	02/28/2003	Tax: 07/11/2005 MLS: 01/20/2015	Tax: 10/31/2013 MLS: 03/24/2015	Tax: 01/09/2015 MLS: 01/14/2015
<b>Sale Price</b>	\$167,000	\$230,000	\$140,000	\$152,000
<b>MLS Sale Price</b>		\$1,295	\$1,395	\$152,000
<b>MLS Standard Status</b>	Active			Sold/Closed Sale
<b>MLS Listing #</b>	05356071	05338254	05346076	05321621
<b>Price Per Sq Ft</b>	\$86.89	\$146.68	\$82.11	\$95.72
<b>Living Sq Ft</b>	1,922	1,568	1,705	1,588
<b>Stories</b>	2	1	1	1
<b>Bedrooms</b>	3	3	4	3
<b>Bathrooms (Total)</b>	3	2	3	2
<b>Bathrooms (Full)</b>	2	2	3	2
<b>Bathrooms (Half)</b>	1			
<b>Floor Cover</b>	Carpet	Carpet	Carpet	Carpet
<b>Interior Wall</b>	Drywall	Drywall	Drywall	Drywall
<b>Exterior</b>	Wood/Stone	Concrete Blk Stucco	Block	Concrete Blk Stucco
<b>Garage Type</b>	Garage	Garage	Garage	Garage
<b>Roof Material</b>	Composition Shingle	Composition Shingle	Composition Shingle	Composition Shingle
<b>Roof Type</b>	Gable	Gable	Gable	Gable
<b>Pool</b>				
<b>Year Built</b>	1987	1985	1991	1990
<b>Effective Year Built</b>	1987	1985	1991	1990
<b>Heat Type</b>	Forced Air	Forced Air	Forced Air	Forced Air
<b>Cooling Type</b>	Central	Central	Central	Central
<b>Fireplaces</b>	1			
<b>Lot Acres</b>	0.1815	0.1895	0.189	0.1032
<b>Lot Sq Ft</b>	7,907	8,254	8,233	4,497
<b>Land Use - County</b>	Single Fam Class III	Single Fam Class III	Single Fam Class III	Single Fam Class III
<b>Land Use - State</b>	Single Family	Single Family	Single Family	Single Family
<b>Land Use - CoreLogic</b>	SFR	SFR	SFR	SFR
<b>Quality</b>	Average	Average	Poor	Average
<b>School District Name</b>	Orange County SD	Orange County SD	Orange County SD	Orange County SD
<b>Subdivision</b>	Hunters Trace Unit 01	Hunters Trace Unit 03	Arbor Ridge North Unit 03	Suncrest Unit 05
<b>Zoning</b>	R-1A	R-1A	R-1A	P-D

Courtesy of Rob Speciale, My Florida Regional MLS

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**Comparables**

Generated on 04/14/2015

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MLS #	Office #	Address		BR	YB	Status	LP	SP
Prop Type	SqFt	County	Lt Sz	Bth	CDOM	S/Brk		SD
O5337668	56896	10377 ARBOR RIDGE TRL		4	1979	Leased	\$1,200	\$1,200
Rental	1,646	Orange	8,258	2/0	77	56896		03/18/2015

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MLS #	Office #	Address		BR	YB	Status	LP	SP
Prop Type	SqFt	County	Lt Sz	Bth	CDOM	S/Brk		SD
O5338757	56037	3119 TCU BLVD		4	1983	Leased	\$1,400	\$1,400
Rental	2,090	Orange	10,001	2	24	56037		01/30/2015

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MLS #	Office #	Address		BR	YB	Status	LP	SP
Prop Type	SqFt	County	Lt Sz	Bth	CDOM	S/Brk		SD
O5329646	261011008	10646 CHERRY OAK CIR		4	1994	Leased	\$1,450	\$1,450
Rental	1,936	Orange	7,671	2	29	261011008		12/05/2014

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MLS #	Office #	Address		BR	YB	Status	LP	SP
Prop Type	SqFt	County	Lt Sz	Bth	CDOM	S/Brk		SD
O5351580	261011436	10831 CHERRY OAK CIR		4	1994	Leased	\$1,617	\$1,617
Rental	1,644	Orange	8,054	3	0	261011436		03/19/2015

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MLS #	Office #	Address		BR	YB	Status	LP	SP
Prop Type	SqFt	County	Lt Sz	Bth	CDOM	S/Brk		SD
O5320638	50344	8515 SPENCER CT		4	1992	Leased	\$1,625	\$1,625
Rental	2,123	Orange	9,984	2	51	50344		11/04/2014

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MLS #	Office #	Address		BR	YB	Status	LP	SP
Prop Type	SqFt	County	Lt Sz	Bth	CDOM	S/Brk		SD
O5341398	261011075	1883 KIMBERWICKE CIR		4	1987	Leased	\$1,625	\$1,625
Rental	2,016	Seminole	12,283	2/1	75	261011075		03/01/2015

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MLS #	Office #	Address		BR	YB	Status	LP	SP
Prop Type	SqFt	County	Lt Sz	Bth	CDOM	S/Brk		SD
O5337284	51957E	5712 DEEP LAKE RD		4	2006	Leased	\$1,650	\$1,500
Rental	1,842	Seminole	5,738	3	63	51957E		03/11/2015

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