

1 Comparable(s) Selected.

Report Date: 02/06/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$79,500	\$98,500	\$98,500	\$98,500
Bldg/Living Area	1,896	1,642	1,642	1,642
Price/Sqft	\$41.93	\$59.99	\$59.99	\$59.99
Year Built	1986	1949	1949	1949
Lot Area	13,280	45,000	45,000	45,000
Bedrooms	2	0	0	0
Bathrooms/Restrooms	2	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$80,452	\$74,307	\$74,307	\$74,307
Distance From Subject	0.00	0.35	0.35	0.35

*= user supplied for search only

Comp #:1			Distance From Subject:0.35 (miles)
Address:	243 OAK HILL RD, LADY LAKE, FL 32159-4649		
Owner Name:	SUMNER KEITH A & KAREN T		
Seller Name:	SOUTHERN PROPERTIES FL LLC		
APN:	21-18-24-0003-000-018.04	Map Reference:	17A / 17A
County:	LAKE, FL	Census Tract:	304.11
Subdivision:	ACREAGE & UNREC	Zoning:	MX-5
Rec Date:	09/17/2014	Prior Rec Date:	02/19/2014
Sale Date:	09/10/2014	Prior Sale Date:	01/31/2014
Sale Price:	\$98,500	Prior Sale Price:	\$22,000
Sale Type:		Prior Sale Type:	
Document #:	4527-1275	Acres:	1.03
1st Mtg Amt:	\$78,800	Lot Area:	45,000
Total Value:	\$74,307	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	552 /
		Living Area:	1,642
		Total Rooms:	
		Bedrooms:	
		Bath(F/H):	1 /
		Yr Built/Eff:	1949 /
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ASPHALT SHINGLE
		Parking:	ATTACHED GARAGE

Street Map Plus Report

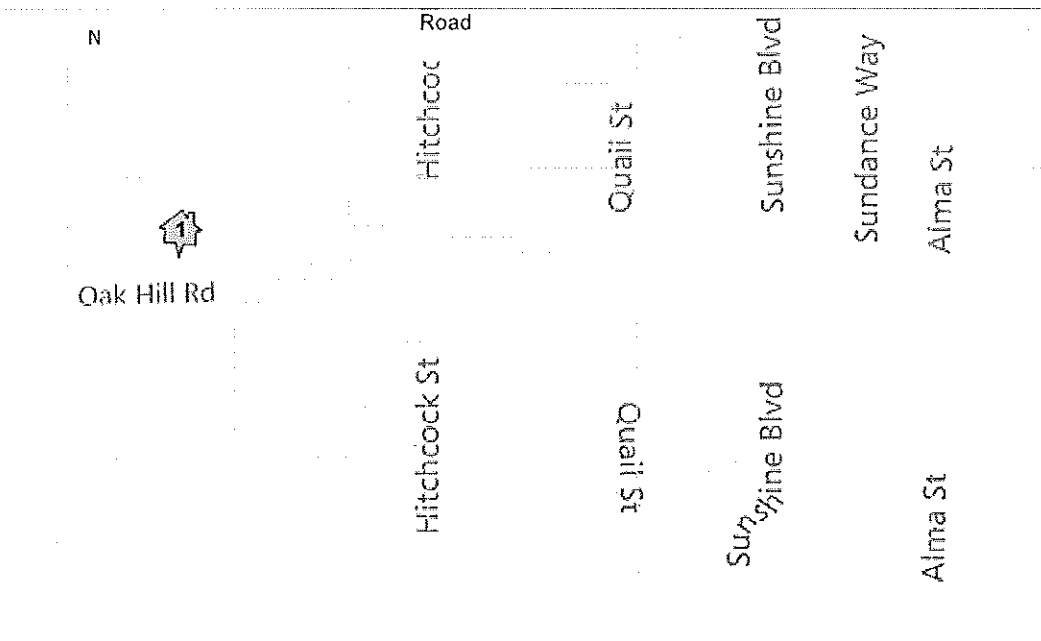
For Property Located At

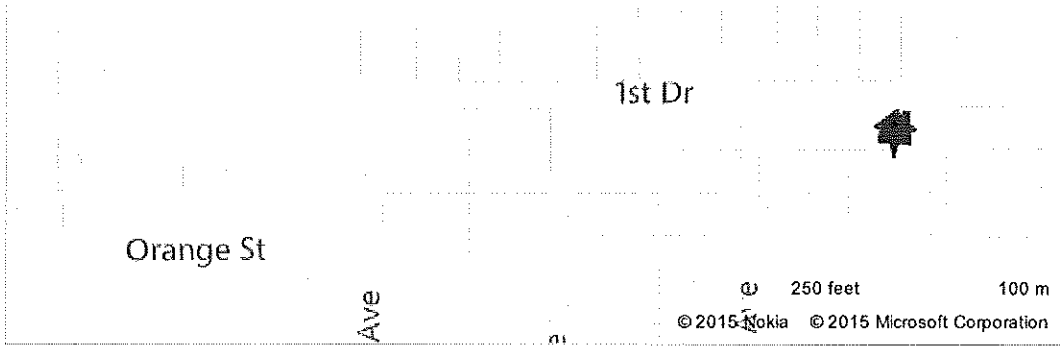


CoreLogic

RealQuest Professional

602 FOURTH AVE, LADY LAKE, FL 32159-4632





#	Address	Sale Price	Year Built	Bed	Bath(F/H)	Last Recording	Living Area	Distance
Subject Property								
	602 FOURTH AVE	\$79,500	1986	2	2 /	02/22/1993	1,896	0.0
Comparables								
1	243 OAK HILL RD	\$98,500	1949		1 /	09/17/2014	1,642	0.35

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
1	G4804510	32159	622 Fourth Ave, LADY LAKE	MI-LLU	N	N	N	N	None	1 Car Garage	Single Family	2	2	0	1,040	\$75	\$77,900	\$73,000	\$70	11/20/14	0.94	17	17
2	G4803455	32159	436 Quail St, LADY LAKE	NONE	N	N	N	N	None	None	Manufac tured/Mo bile	3	2	0	1,040	\$73	\$75,900	\$75,900	\$73	10/31/14	1.00	26	26
3	G4806037	32159	610 Second Ave, LADY LAKE	MI-LLU	N	N	N	N	None	1 Car Garage	Single Family	2	2	0	988	\$84	\$83,000	\$78,000	\$79	12/12/14	0.94	10	10
4	G4802718	32159	614 Third Ave, LADY LAKE	MI-LOU	N	N	N	N	None	1 Car Garage	Single Family	2	2	0	1,098	\$72	\$79,000	\$79,000	\$72	10/31/14	1.00	6	6
5	G4805004	32159	608 Fourth Ave, LADY LAKE	MI-LLU	N	N	N	N	None	1 Car Garage	Single Family	2	2	0	988	\$85	\$84,000	\$85,000	\$86	12/30/14	1.01	9	9
6	G4801822	32159	243 Oak Hill Rd, LADY LAKE	ACREAG E & UNREC	N	N	N	N	None	2 Car Garage	Single Family	3	2	0	1,642	\$60	\$98,500	\$98,500	\$60	09/10/14	1.00	9	9
# LISTINGS:		6																					
MIN VALUES:		2	2	0	988	\$60	\$75,900	\$73,000	\$60	0.94	6	6											
MAX VALUES:		3	2	0	1,642	\$85	\$98,500	\$98,500	\$86	1.01	26	26											
AVG VALUES:		2	2	0	1,133	\$75	\$83,050	\$81,567	\$73	0.98	13	13											
MED VALUES:		0	2	0	1,040	\$74	\$81,000	\$78,500	\$72	1.00	10	10											

Property Type is 'Residential' Status is 'Active' Status is one of 'Active with Contract', 'Pending', 'Sold' Status Contractual Search Date is 02/06/2015 to 08/10/2014 Latitude, Longitude is around 28.90, -81.91

Presented By: ERNEST AULLS III, III

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. Copyright © 2015 MFRMLS, Inc.. All rights reserved.

602 Fourth Ave, Lady Lake, FL 32159-4632, Lake County

Search Criteria

Number of Comparables: **14** Search Period: **05/06/2014 - 02/06/2015**
Sort Method: **Distance From Subject (Closest)** Living/Building Area: **1,517 - 2,275 Sq Ft**
Pool: **No Preference** Land Use: **Same As Subject**
Distance from Subject: **2 miles**

Summary Statistics





	Subject Property	High	Low	Median	Average
Sale Price	\$79,500	\$330,000	\$35,000	\$153,450	\$154,279
Living Sq Ft	1,896	2,221	1,512	1,802	1,818
Price Per Sq Ft	\$41.93	\$148.58	\$17.84	\$86.85	\$84.03
Bedrooms	2	3	3	3	3
Total Baths	2	3	1	2	2
Stories	1	1	1	1	1
Distance (miles)		1.84	0.33	1.45	1.38
Year Built	1986	2008	1949	1984	1986
Just Value - Total	\$80,452	\$170,691	\$74,307	\$116,085	\$118,621
Value Projected by Assessment	\$104,002				
Value Projected by Sq Ft	\$159,324				

Courtesy of Ernest AULLS III, III, My Florida Regional MLS

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Comparables

Generated on 02/06/2015
Page 1 of 6


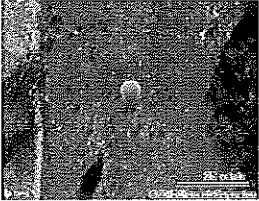


	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
County	Lake	Lake	Lake	Lake
Address	602 Fourth Ave	243 Oak Hill Rd	451 Cierra Oaks Cir	127 Hidden Oaks Dr
Recording Date	02/22/1993	09/17/2014	07/30/2014	08/26/2014
Sale Date	02/08/1993	09/10/2014	07/25/2014	08/14/2014
Sale Price	\$79,500	\$98,500	\$135,000	\$165,000
MLS Sale Price		\$98,500	\$135,000	\$165,000
MLS Standard Status	Active	Sold/Closed Sale	Sold/Closed Sale	Sold/Closed Sale
MLS Listing #	G4802878	G4801822	U7618598	G4800070
Price Per Sq Ft	\$41.93	\$59.99	\$67.40	\$80.45
Living Sq Ft	1,896	1,642	2,003	2,051
Stories	1	1	1	1
Bedrooms	2	MLS: 3	3	Tax: 3 MLS: 4
Bathrooms (Total)	2	Tax: 1 MLS: 2	MLS: 2.1	Tax: 2 MLS: 3
Bathrooms (Full)	2	Tax: 1 MLS: 2	MLS: 2	Tax: 2 MLS: 3
Bathrooms (Half)			MLS: 1	
Exterior	Concrete Block	Frame Wood		
Garage Type	Garage	Attached Garage	Attached Garage	Finished
Roof Material	Asphalt Shingle	Asphalt Shingle	Asphalt Shingle	Asphalt Shingle
Foundation	Slab	Concrete Block	Slab	Slab
Pool				
Year Built	1986	1949	2008	2007
Heat Type	Forced Air	Heated	Forced Air	Forced Air
Cooling Type	Yes		Yes	Yes
Fireplaces		1		
Lot Acres	0.3	1.0331	0.12	0.54
Lot Sq Ft	13,280	45,000	5,078	23,447
Land Use - County	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Land Use - CoreLogic	SFR	SFR	SFR	SFR
Condition	Average	Average	Good	Good
Quality	Excellent	Good	Excellent	Excellent
School District Name	Lake County SD	Lake County SD	Lake County SD	Lake County SD
Subdivision	Milu Ests	Acreage & Unrec	Lady Lake Cierra Oaks	Lady Lake Hidden Oaks
Zoning	RS-6	MX-5	MF-12	A

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Comparables

Generated on 02/06/2015
Page 2 of 6





	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
County	Lake	Lake	Lake	Lake
Address	602 Fourth Ave	3445 Eagles Nest Rd	38903 Michelle St	38723 Grays Airport Rd
Recording Date	02/22/1993	07/25/2014	08/28/2014	07/21/2014
Sale Date	02/08/1993	07/18/2014	Tax: 08/21/2014 MLS: 08/20/2014	07/15/2014
Sale Price	\$79,500	\$70,000	\$120,000	\$330,000
MLS Sale Price			\$124,900	\$330,000
MLS Standard Status	Active		Sold/Closed Sale	Sold/Closed Sale
MLS Listing #	G4802878		G4706525	G4699061
Price Per Sq Ft	\$41.93	\$43.21	\$78.95	\$148.58
Living Sq Ft	1,896	1,620	1,520	2,221
Stories	1	1	1	1
Bedrooms	2		MLS: 3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)				
Exterior	Concrete Block	Concrete Block	Block/Stucco	Block/Stucco
Garage Type	Garage	Detached Garage	Finished	Finished
Roof Material	Asphalt Shingle	Asphalt Shingle	Asphalt Shingle	Asphalt Shingle
Foundation	Slab	Concrete Block	Slab	Slab
Pool				
Year Built	1986	1953	1978	2004
Heat Type	Forced Air	Heated	Forced Air	Forced Air
Cooling Type	Yes	Yes	Yes	Yes
Fireplaces				
Lot Acres	0.3	4.9	1.0164	1
Lot Sq Ft	13,280	213,444	44,275	43,560
Land Use - County	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Land Use - CoreLogic	SFR	SFR	SFR	SFR
Condition	Average	Average	Average	Good
Quality	Excellent	Average	Excellent	Excellent
School District Name	Lake County SD	Lake County SD	Lake County SD	Lake County SD
Subdivision	Milu Ests	Acreage & Unrec Plats	East Lakeview Estates	Acreage & Unrec Plats
Zoning	RS-6	R-1	R-1	R-1

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Comparables

Generated on 02/06/2015
Page 3 of 6

	Subject Property	Comparable 7	Comparable 8	Comparable 9
				
County	Lake	Lake	Lake	Lake
Address	602 Fourth Ave	39600 Whisper Wood Ln	37223 Grays Airport Rd	37110 Grays Airport Rd
Recording Date	02/22/1993	09/24/2014	06/16/2014	11/06/2014
Sale Date	02/08/1993	09/16/2014	06/10/2014	10/29/2014
Sale Price	\$79,500	\$108,500	\$188,000	\$153,900
MLS Sale Price		\$108,500	\$188,000	\$153,900
MLS Standard Status	Active	Sold/Closed Sale	Sold/Closed Sale	Sold/Closed Sale
MLS Listing #	G4802878	G4707656	G4697547	G4801843
Price Per Sq Ft	\$41.93	\$66.98	\$93.25	\$101.79
Living Sq Ft	1,896	1,620	2,016	Tax: 1,512 MLS: 1,836
Stories	1	1	1	1
Bedrooms	2	MLS: 3	MLS: 4	Tax: 3 MLS: 4
Bathrooms (Total)	2	2	Tax: 2 MLS: 3	2
Bathrooms (Full)	2	2	Tax: 2 MLS: 3	2
Bathrooms (Half)				
Exterior	Concrete Block	Frame Wood	Frame Wood	Block/Stucco
Garage Type	Garage	Attached Garage	Carport	
Roof Material	Asphalt Shingle	Asphalt Shingle	Asphalt Shingle	Asphalt Shingle
Foundation	Slab	Slab	Pier	Slab
Pool				
Year Built	1986	1977	1981	1986
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Yes	Yes	Yes	Yes
Fireplaces				
Lot Acres	0.3	1.38	2.34	1.1
Lot Sq Ft	13,280	60,113	101,930	47,916
Land Use - County	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Land Use - CoreLogic	SFR	SFR	SFR	SFR
Condition	Average	Average	Average	Average
Quality	Excellent	Good	Excellent	Excellent
School District Name	Lake County SD	Lake County SD	Lake County SD	Lake County SD
Subdivision	Milu Ests	Acreage & Unrec Plats	Mount Pleasant	Acreage & Unrec Plats
Zoning	RS-6	R-1	R-1	R-1

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Comparables

Generated on 02/06/2015
Page 4 of 6

Subject Property**Comparable 10****Comparable 11****Comparable 12**

County	Lake	Lake	Lake	Lake
Address	602 Fourth Ave	1031 Highland St	1031 Urico Golf Rd	1015 Urico Golf Rd
Recording Date	02/22/1993	05/16/2014	12/09/2014	06/02/2014
Sale Date	02/08/1993	05/01/2014	12/05/2014	05/23/2014
Sale Price	\$79,500	\$35,000	\$215,000	\$153,000
MLS Sale Price		\$35,000	\$215,000	\$153,000
MLS Standard Status	Active	Sold/Closed Sale	Sold/Closed Sale	Sold/Closed Sale
MLS Listing #	G4802878	G4703763	G4802920	G4698710
Price Per Sq Ft	\$41.93	\$17.84	\$102.09	\$98.58
Living Sq Ft	1,896	1,962	2,106	1,552
Stories	1	1	1	1
Bedrooms	2	MLS: 3	3	3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)				
Exterior	Concrete Block	Concrete Block	Block/Stucco	Block/Stucco
Garage Type	Garage	Garage	Finished	Finished
Roof Material	Asphalt Shingle	Asphalt Shingle	Asphalt Shingle	Asphalt Shingle
Foundation	Slab	Slab	Slab	Slab
Pool			Pool	
Year Built	1986	1976	2005	1994
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Cooling Type	Yes	Yes	Yes	Yes
Fireplaces		1		
Lot Acres	0.3	2.33	0.57	0.6
Lot Sq Ft	13,280	101,495	24,960	26,062
Land Use - County	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Land Use - CoreLogic	SFR	SFR	SFR	SFR
Condition	Average	Average	Average	Good
Quality	Excellent	Excellent	Excellent	Excellent
School District Name	Lake County SD	Lake County SD	Lake County SD	Lake County SD
Subdivision	Milu Ests	Orange Hts Sub	Urico Sub	Urico Sub
Zoning	RS-6	AR	PUD	PUD

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Comparables

Generated on 02/06/2015
Page 5 of 6

Subject Property**Comparable 13****Comparable 14**

County	Lake	Lake	Lake
Address	602 Fourth Ave	1011 Urlico Golf Rd	3401 Lake Griffin Rd
Recording Date	02/22/1993	06/30/2014	10/14/2014
Sale Date	02/08/1993	Tax: 06/03/2014 MLS: 06/04/2014	Tax: 09/30/2014 MLS: 10/08/2014
Sale Price	\$79,500	\$195,000	\$193,000
MLS Sale Price		\$195,000	\$193,000
MLS Standard Status	Active	Sold/Closed Sale	Sold/Closed Sale
MLS Listing #	G4802878	G4703745	G4697693
Price Per Sq Ft	\$41.93	\$95.26	\$122.07
Living Sq Ft	1,896	2,047	1,581
Stories	1	1	1
Bedrooms	2	3	MLS: 3
Bathrooms (Total)	2	2	Tax: 3 MLS: 3.1
Bathrooms (Full)	2	2	3
Bathrooms (Half)			MLS: 1
Exterior	Concrete Block	Block/Stucco	Frame Wood
Garage Type	Garage	Finished	Attached Garage
Roof Material	Asphalt Shingle	Asphalt Shingle	Asphalt Shingle
Foundation	Slab	Slab	Slab
Pool			
Year Built	1986	2004	1980
Heat Type	Forced Air	Forced Air	Forced Air
Cooling Type	Yes	Yes	Yes
Fireplaces			1
Lot Acres	0.3	0.53	10
Lot Sq Ft	13,280	23,250	435,600
Land Use - County	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family
Land Use - CoreLogic	SFR	SFR	SFR
Condition	Average	Good	Average
Quality	Excellent	Excellent	Excellent
School District Name	Lake County SD	Lake County SD	Lake County SD
Subdivision	Milu Ests	Urlico Sub	Acreage & Unrec Plats
Zoning	RS-6	PUD	R-1

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Comparables

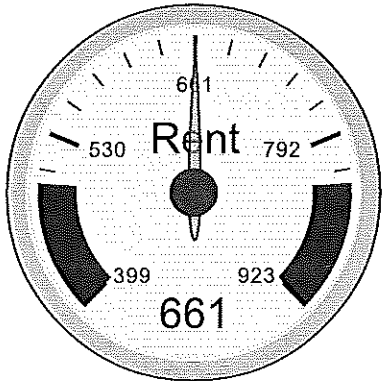
Generated on 02/06/2015
Page 6 of 6

rentometer

Rental comparison results as of 06 Feb 2015

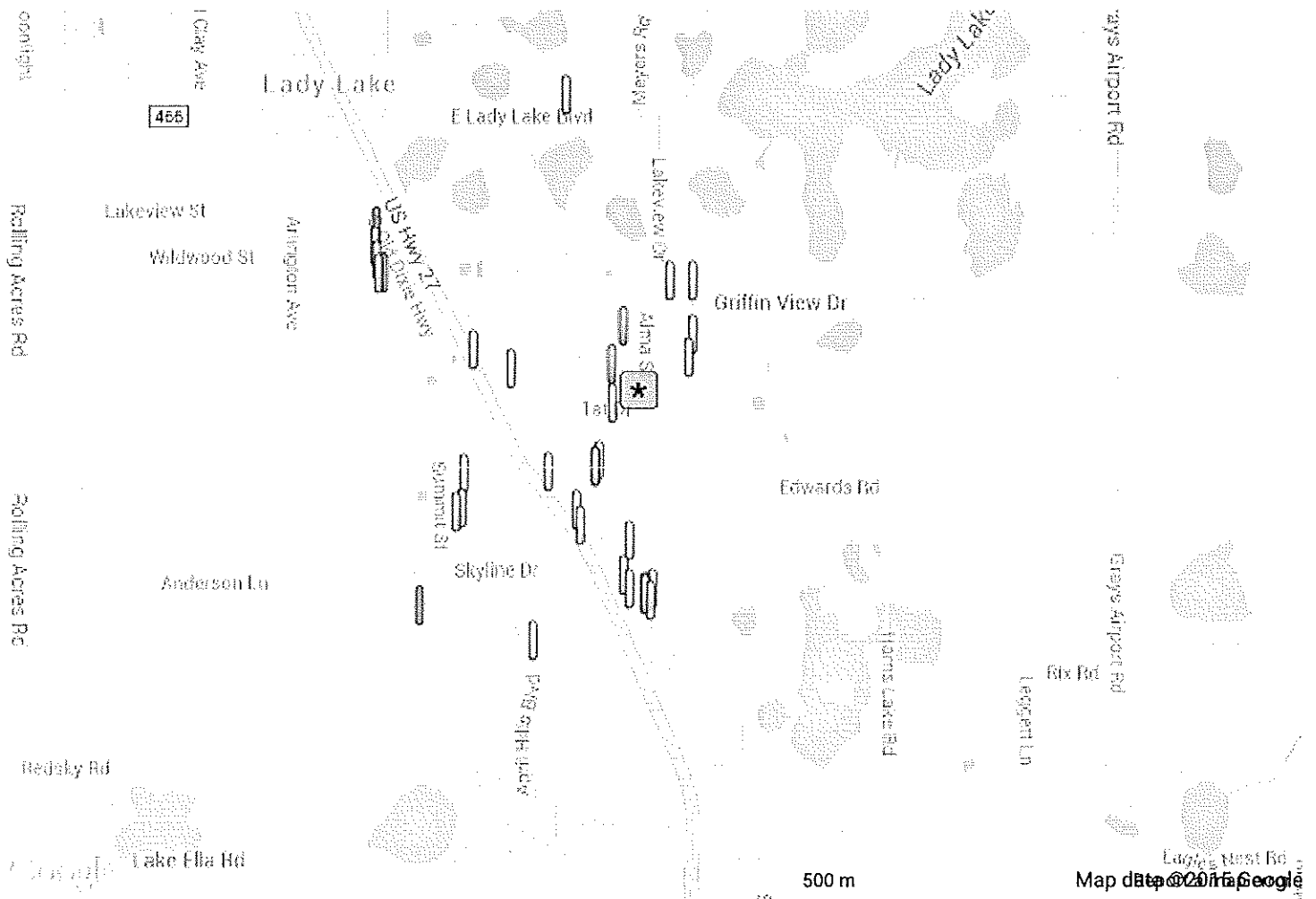
602 4th Ave, Lady Lake, FL, United States

Please provide the price you pay in monthly rent for analysis.



Your results are based on:

- 35 2-bedroom rentals
- ...in a 0.97 mile radius.
- Median rent: **\$695**
- Average rent: **\$661**
- 60% between: \$552 – \$771
- 80% between: \$494 – \$828



Interested in seeing a list of results and detailed statistics?

Try Rentometer PRO