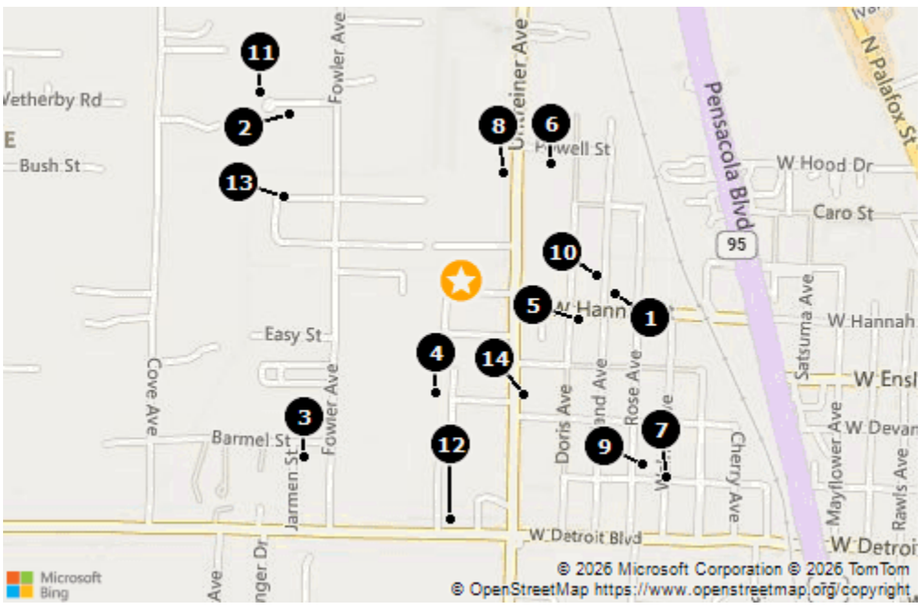
ICE SiteX Report

OrderID: 97908828

SiteX Property Information Report



Subject Property Location

1015 LOVEBIRD CT, PENSACOLA, FL 32534-1955

County:	**ESCAMBIA FL**	Census Tract:	120330034.004008
Property Use:	Single Family Residential	Zoning:	MDR
Parcel Number:	10-1S-30-3600-008-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$347,000**	FSD:	21	Common Confidence Score:	36
Value Range:	$274,130 - $419,870	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	MSTU
Assd Land Value:		Market Land Value:	$35,000	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$286,801	Total Taxable Value:	$3,708
Total Assessed Value:	$321,801	Total Assessor Market Value:	$321,801	Delinquent Year:	
				Tax Account ID:	20197752
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 8 Block: C Subdivision: BLUEBIRD HAVEN Map Ref: 10-1S-30-2 Sec/Twnship/Range: SEC 10 TWN 01S RNG 30W
Abbreviated Description: LT 8 BLK C BLUEBIRD HAVEN PB 20 P 30/30A OR 8830 P 1470

Property Characteristics

Lot Size:	6,534 SF	Bedrooms:		Pool:	
Building Area:	2814 SF	Baths:		Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:	1	Garage Type:	Z	Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/10/2023	Sales Price:	$377,900
Document #:	2023019046 BK-PG 8830-1472	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/28/2022	Sales Price:	$377,900
Document #:	2022076617 BK-PG 8830-1470	Type of Sale:	Full Amount on Deed
Contract Date:	07/26/2022		
Document Type:			
Legal Description:			

Lot: 8 Block: C Subdivision: BLUEBIRD HAVEN Map Ref: MB 20 PG 30-30A

Prior Transfer

Recording Date:	07/26/2022	Sales Price:	$377,900
Document #:	BK-PG 8830 -1470	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 8 Block: C Subdivision: BLUEBIRD HAVEN Map Ref: 10-1S-30-2 Sec/Twnship/Range: SEC 10 TWN 01S RNG 30W
Abbreviated Description: LT 8 BLK C BLUEBIRD HAVEN PB 20 P 30/30A OR 8830 P 1470

Prior Transfer

Recording Date:	12/10/2021	Sales Price:	$1,560,000

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Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$2,727,900	Median # of Bedrooms	
Median Lot Size	7,166 SF	Median # of Baths	
Median Living Area	1,397 SF	Median Year Built	2005
Price Range - 2 Yrs	$70,000 to $282,500	Age Range	5 years to 76 years
Median Value	$205,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**8714 FIGLAND AVE** **PENSACOLA, FL 32534-1908**	06/15/2026	$214,900	$193	1112	//	2011	6,970 SF	
		APN: 11-1S-30-1901-014-017 Document #: 2026046722 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 17 Subdivision: ENSLEY MapRef: MB 87 PG 244 Sec/Twnship/Range: S11T01SR30W Abbreviated Description: Lot:14 Block:17 Subdivision:ENSLEY Map Ref:MB 87 PG 244Sec/Twnship/Range:S11T01SR30W								
2	.33Mi.	**837 AVELLANAS DR** **PENSACOLA, FL 32534-1956**	06/08/2026	$280,000	$169	1653	//	2021	5,227 SF	
		APN: 10-1S-30-1201-018-001 Document #: 2026044540 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Block: A Subdivision: AVELLANAS ESTATES MapRef: MB 20 PG 69-9A Abbreviated Description: Lot:18 Block:A Subdivision:AVELLANAS ESTATES Map Ref:MB 20 PG 69-9A								
3	.33Mi.	**8450 JARMEN LN** **PENSACOLA, FL 32534-5817**	05/28/2026	$225,000	$144	1554	//2.25	2005	5,227 SF	
		APN: 10-1S-30-1600-014-001 Document #: 2026041247 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: A Subdivision: KAMBREON ESTATES MapRef: MB 18 PG 2&2A Sec/Twnship/Range: S10T01SR30W Abbreviated Description: Lot:14 Block:A Subdivision:KAMBREON ESTATES Map Ref:MB 18 PG 2&2ASec/Twnship/Range:S10T01SR30W								
4	.16Mi.	**8603 RUSSELL AVE** **PENSACOLA, FL 32534-1830**	05/21/2026	$177,500	$132	1340	//2	1977	19,646 SF	
		APN: 10-1S-30-3000-009-002 Document #: 2026040036 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: B Subdivision: KEELEY PLACE MapRef: MB 9 PG 11 Sec/Twnship/Range: S10T01SR30W Abbreviated Description: Lot:9 Block:B Subdivision:KEELEY PLACE Map Ref:MB 9 PG 11Sec/Twnship/Range:S10T01SR30W								
5	.17Mi.	**607 W HANNAH ST** **PENSACOLA, FL 32534-1919**	03/09/2026	$155,000	$171	906	//1	1958	7,362 SF	
		APN: 11-1S-30-1901-019-036 Document #: 2026018113 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19&20 Block: 36 Subdivision: ENSLEY MapRef: MB 87 PG 244 Sec/Twnship/Range: S11T01SR30W Abbreviated Description: Lot:19&20 Block:36 Subdivision:ENSLEY Map Ref:MB 87 PG 244Sec/Twnship/Range:S11T01SR30W								
6	.21Mi.	**633 POWELL ST** **PENSACOLA, FL 32534-1939**	02/19/2026	$70,000	$48	1454	//1	1953	16,901 SF	
		APN: 11-1S-30-1901-017-006 Document #: 2026012811 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17-20 Block: 6 Subdivision: ENSLEY Sec/Twnship/Range: S11T01SR30W Abbreviated Description: Lot:17-20 Block:6 Subdivision:ENSLEY Sec/Twnship/Range:S11T01SR30W								
7	.34Mi.	**8509 WALNUT AVE** **PENSACOLA, FL 32534-3663**	12/12/2025	$225,000			//		3,485 SF	
		APN: 11-1S-30-1901-002-062 Document #: 2025094623 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 62 Subdivision: ENSLEY Sec/Twnship/Range: S11T01SR30W Abbreviated Description: Lot:1 Block:62 Subdivision:ENSLEY Sec/Twnship/Range:S11T01SR30W								
8	.16Mi.	**8895 UNTREINER AVE** **PENSACOLA, FL 32534-1882**	12/11/2025	$200,000	$114	1740	//	1976	20,909 SF	
		APN: 10-1S-30-1101-092-001 Document #: 2025094086 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
9	.36Mi.	**8506 ROSE AVE** **PENSACOLA, FL 32534-3649**	11/17/2025	$197,500	$155	1271	//	2019	6,926 SF	
		APN: 11-1S-30-1901-014-062 Document #: 2025088153 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14&15 Block: 62 Subdivision: ENSLEY MapRef: MB 87 PG 244 Sec/Twnship/Range: S11T01NR30W Abbreviated Description: Lot:14&15 Block:62 Subdivision:ENSLEY Map Ref:MB 87 PG 244Sec/Twnship/Range:S11T01NR30W								
10	.19Mi.	**8725 FIGLAND AVE** **PENSACOLA, FL 32534-1909**	10/02/2025	$100,000	$91	1092	//2	1950	17,511 SF	
		APN: 11-1S-30-1901-001-016 Document #: 2025075451 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1-5 Block: 16 Subdivision: ENSLEY MapRef: MB 87 PG 244 Sec/Twnship/Range: S11T01SR30W Abbreviated Description: Lot:1-5 Block:16 Subdivision:ENSLEY Map Ref:MB 87 PG 244Sec/Twnship/Range:S11T01SR30W								
11	.39Mi.	**860 AVELLANAS DR** **PENSACOLA, FL 32534-1956**	09/30/2025	$282,500	$145	1945	//	2021	9,148 SF	
		APN: 10-1S-30-1201-011-001 Document #: 2025074422 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: A Subdivision: AVELLANAS ESTATES MapRef: MB 20 PG 9&9A Abbreviated Description: Lot:11 Block:A Subdivision:AVELLANAS ESTATES Map Ref:MB 20 PG 9&9A								
12	.33Mi.	**8404 JAMES TAYLOR LN** **PENSACOLA, FL 32534-5851**	09/30/2025	$130,500	$107	1212	//	2009	4,312 SF	
		APN: 10-1S-30-3500-002-002 Document #: 2025074648 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 2 Block: B Subdivision: KAMBREON EAST MapRef: MB 19 PG 5 Abbreviated Description: Lot:2 Block:B Subdivision:KAMBREON EAST Map Ref:MB 19 PG 5

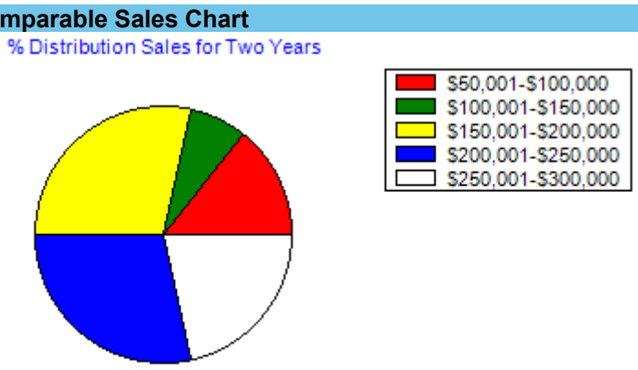
13	.3Mi.	**1039 SAGEBRUSH TRL PENSACOLA, FL 32534-1894**	09/04/2025	$210,000	$128	1629	//1.75	1965	40,293 SF

APN: 10-1S-30-4200-000-007 Document #: 2025067266
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7&8 Block: 7 Subdivision: RANCHLAND SUBDIVISION MapRef: MB 89 PG 369 Sec/Twnship/Range: S10T01SR30W Abbreviated Description: Lot:7&8 Block:7 Subdivision:RANCHLAND SUBDIVISION Map Ref:MB 89 PG 369Sec/Twnship/Range:S10T01SR30W

14	.18Mi.	**8602 UNTREINER AVE PENSACOLA, FL 32534-1877**	08/22/2025	$260,000	$178	1457	//	2021	6,098 SF

APN: 11-1S-30-1901-006-039 Document #: 2025064114
Document Type: Price Code: R
Land Use: Single Family Residential
Legal:

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1015 LOVEBIRD CT**	**07/26/2022**	$321,801	$321,801	2,814		2022	6,534 SF	
.01Mi.	**1021 LOVEBIRD CT**	**09/09/2022**	$248,726	$248,726	2,037		2022	6,534 SF	
.02Mi.	**1027 LOVEBIRD CT**	**06/28/2022**	$252,408	$252,408	2,052		2022	6,534 SF	
.03Mi.	**1033 LOVEBIRD CT**	**06/29/2022**	$252,408	$252,227	2,052		2022	6,534 SF	
.03Mi.	**917 J E BOYD LN**	**11/01/1984**	$180,174	$86,545	1,644	//2	1988	10,454 SF	
.03Mi.	**925 J E BOYD LN**	**04/23/2024**	$195,094	$195,094	1,860	//2	1977	15,682 SF	Yes
.03Mi.	**1016 LOVEBIRD CT**	**05/19/2022**	$248,726	$248,726	2,037		2022	6,534 SF	
.04Mi.	**1010 LOVEBIRD CT**	**05/13/2022**	$252,408	$252,227	2,052		2022	6,970 SF	
.04Mi.	**1022 LOVEBIRD CT**	**05/23/2022**	$252,408	$252,227	2,052		2022	6,534 SF	
.04Mi.	**911 J E BOYD LN**	**05/01/1997**	$172,662	$86,304	1,636	//2	1988	10,454 SF	
.04Mi.	**1039 LOVEBIRD CT**	**06/28/2022**	$248,726	$248,726	2,037		2022	6,534 SF	
.04Mi.	**1028 LOVEBIRD CT**	**05/20/2022**	$248,726	$248,726	2,037		2022	6,534 SF	
.04Mi.	**1034 LOVEBIRD CT**	**05/25/2022**	$252,408	$252,408	2,052		2022	6,534 SF	
.05Mi.	**901 J E BOYD LN**	**03/07/2018**	$147,863	$102,249	1,652	//2	1972	15,682 SF	Yes
.05Mi.	**1045 LOVEBIRD CT**	**06/24/2022**	$252,408	$252,408	2,052		2022	6,534 SF	
.05Mi.	**935 J E BOYD LN**	**08/01/2001**	$132,224	$129,037	1,755	//2	1959	15,682 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

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Flood Report

The Subject Property of **1015 LOVEBIRD CT, PENSACOLA, FL 32534-1955** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

8/1/2024 - Hurricane Debby 8/1/2024 - Tropical Storm Debby 9/23/2024 - Hurricane Helene 9/23/2024 - Tropical Storm Helene

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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