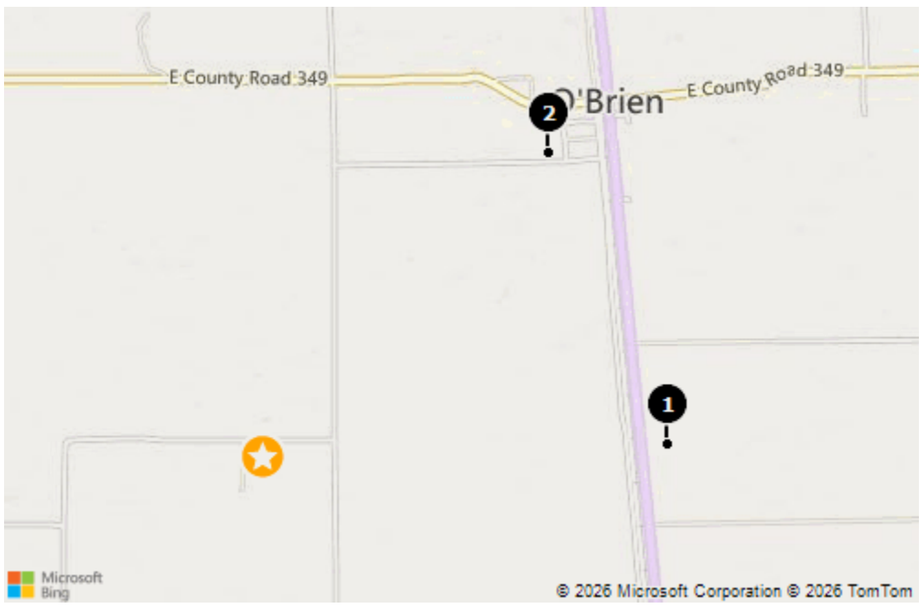
ICE SiteX Report

OrderID: 97916001

SiteX Property Information Report



Subject Property Location

10170 234TH ST, O BRIEN, FL 32071-2834

County:	**SUWANNEE FL**	Census Tract:	121219706.013041
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	
Parcel Number:	30-05S-14E-03699-010000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$364,000**	FSD:	41	Common Confidence Score:	19
Value Range:	$214,760 - $513,240	ICE Confidence Score:	59		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CO
Assd Land Value:	$49,966	Market Land Value:	$49,966	Tax Year:	2024
Assd Improvement:	$246,639	Market Improvment Value:	$246,639	Total Taxable Value:	$4,146
Total Assessed Value:	$296,605	Total Assessor Market Value:	$296,605	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 30 TWN 05S RNG 14E
Abbreviated Description: LEG 6.02 ACRES COMM AT THE NW COR OF SE1/4 OF NW1/4 THENCE S 89 DEG 55'13 E ALONG N LINE OF SE1/4 OF NW1/4 A DISTANCE OF

Property Characteristics

Lot Size:	6.020 AC	Bedrooms:		Pool:	
Building Area:	2432 SF	Baths:	1	Fireplace:	Yes
Year Built:	2003	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/02/2025	Sales Price:	N/A
Document #:	202561296903 BK-PG 2381-395	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/19/2022	Sales Price:	$265,900
Document #:	2022256630 BK-PG 2381-393	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/18/2022		
Document Type:			
Legal Description:			

Sec/Twnship/Range: SE4NW4 S30T05SR14E

Prior Transfer

Recording Date:	08/18/2022	Sales Price:	$265,900
Document #:	BK-PG 2381 -393	Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			

Sec/Twnship/Range: SEC 30 TWN 05S RNG 14E
Abbreviated Description: LEG 6.02 ACRES COMM AT THE NW COR OF SE1/4 OF NW1/4 THENCE S 89 DEG 55'13 E ALONG N LINE OF SE1/4 OF NW1/4 A DISTANCE OF

ICE SiteX Report

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Prior Transfer

Recording Date:	05/23/2022	Sales Price:	$35,000
Document #:	2022253055 BK-PG 2360-328	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/16/2022		
Document Type:			

Legal Description:
Sec/Twnship/Range: SE4NW4 S30T05SR14E

Prior Transfer

Recording Date:	05/16/2022	Sales Price:	$35,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/16/2020	Sales Price:	$61,200
Document #:	2020227934 BK-PG 2198-474	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/22/2020		
Document Type:			

Legal Description:
Sec/Twnship/Range: SE4NW4 S30T05SR14E

Prior Transfer

Recording Date:	12/23/2019	Sales Price:	N/A
Document #:	2019221650 BK-PG 2159-0311	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/10/2019		
Document Type:			

Legal Description:
Sec/Twnship/Range: SE4NW4 S30T05SR14E

Mortgage Record

Recording Date:	08/20/2014	Loan Amount:	N/A
Document #:	2014163824 BK-PG 01821-0140	Loan Type:	
TD Due Date:	08/19/2034	Type Finance:	

Legal Description:
Abbreviated Description: STR: SE4NW4NE4SW4NW4SW4&SW4NW4 S30T05SR14E

Area Sales Analysis

Total Area Sales	$220,000	Median # of Bedrooms	
Median Lot Size	130,463 SF	Median # of Baths	1
Median Living Area	1,073 SF	Median Year Built	2006
Price Range - 2 Yrs	$65,000 to $155,000	Age Range	6 years to 34 years
Median Value	$110,000	Median Age	20 years

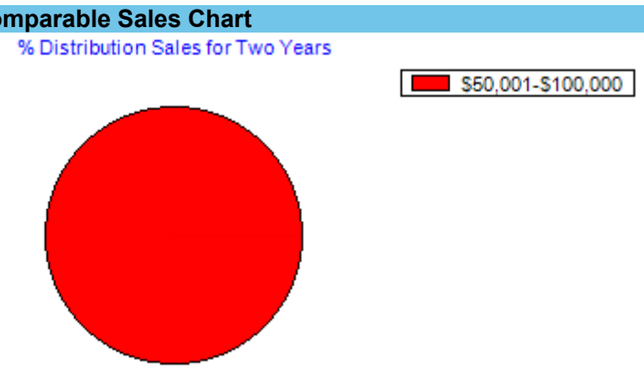
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.14Mi.	**23416 US HIGHWAY 129 O BRIEN, FL 32071-3552**	03/27/2026	$65,000	$60	1081	//1	1992	169,013 SF	
2	1.17Mi.	**9565 228TH ST O BRIEN, FL 32071-3501**	10/10/2025	$155,000	$145	1064	//1	2020	91,912 SF	

APN: 29-05S-14E-03683-001007 Document #: 202661003346
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Sec/Twnship/Range: NW4 S29T05SR14E Abbreviated Description: Sec/Twnship/Range:NW4 S29T05SR14E

APN: 20-05S-14E-03604-150000 Document #: 202561298536
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 5-8 Block: 15 MapRef: MB 1 PG 53 Abbreviated Description: Lot:5-8 Block:15 Map Ref:MB 1 PG 53City/Muni/Twp:OBRIEN City/Muni/Twp: OBRIEN

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.

ICE SiteX Report

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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.	**10170 234TH ST**	**08/18/2022**	$296,605	$296,605	2,432	//1	2003	6 SF	
.2Mi.	**10114 234TH ST**	**04/01/2014**	$108,731	$29,623	728	//1	1986	45 SF	
.3Mi.	**23629 101ST RD**	**11/08/2021**	$72,128	$53,441	672	//1	1987	2 SF	
.38Mi.	**23659 101ST RD**	**09/01/1995**	$94,137	$53,025	1,288	//1	1997	2 SF	
.4Mi.	**23675 101ST RD**	**12/01/2007**	$30,485	$29,882	671	//1	1975	2 SF	
.4Mi.	**10507 234TH ST**	**09/01/1985**	$79,515	$47,940	1,248	//1	1984	19 SF	
.46Mi.	**23691 101ST RD**	**02/01/1986**	$35,287	$21,118	672	//1	1995	2 SF	
.57Mi.	**23813 101ST RD**		$190,399	$142,586	598	//1	1992	14 SF	
.59Mi.	**11388 BRANTLY RD**	**07/01/1991**	$770,692	$533,247	672	//1	1975	138 SF	
.64Mi.	**10393 240TH ST**	**10/01/2002**	$118,475	$60,180	924	//1	1983	10 SF	
.68Mi.	**10181 240TH ST**	**03/23/2023**	$27,651	$27,651	924	//1	1981	1 SF	
.7Mi.	**10113 240TH ST**		$41,447	$33,915	1,272	//1	1978	2 SF	
.76Mi.	**24025 101ST RD**	**01/17/2024**	$190,606	$117,834	2,280	//1	2018	5 SF	
.84Mi.	**11376 BRANTLY RD**	**12/01/1997**	$132,856	$74,922	1,620	//1	2002	6 SF	
.86Mi.	**10354 E COUNTY ROAD 349**	**11/01/2018**	$732,282	$669,372	1,848	//1	1974	41 SF	
.91Mi.	**23818 107TH RD**	**05/01/2006**	$139,642	$71,972	1,841	//1	1989	25 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	43.8 years old	Households:	1,541
Median Household Income:	$48,412	Households w/Family:	69%
Household Income Per Capita:	$17,447	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Suwannee County School District	Students:	6,004
Number of Schools:	13	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.69Mi.	**Branford Elementary School** Number of Students: 712 Student-Teacher Ratio: 18.26	C-	Public	PK - 5
17.69Mi.	**Suwannee Elementary School** Number of Students: 658 Student-Teacher Ratio: 16.06	D	Public	2 - 3
4.59Mi.	**Branford High School** Number of Students: 799 Student-Teacher Ratio: 19.74 Advanced Placement: Yes	C	Public	6 - 12
17.85Mi.	**Suwannee Primary School** Number of Students: 901 Student-Teacher Ratio: 20.28	C+	Public	PK - 1
18.13Mi.	**Suwannee Intermediate School** Number of Students: 615 Student-Teacher Ratio: 17.13	B+	Public	4 - 5
18.12Mi.	**Suwannee High School** Number of Students: 1,167 Student-Teacher Ratio: 24.5	C	Public	9 - 12
17.65Mi.	**Suwannee Middle School** Number of Students: 971 Student-Teacher Ratio: 20.72	C	Public	6 - 8

Flood Report

The Subject Property of **10170 234TH ST, O BRIEN, FL 32071-2834** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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.

ICE SiteX Report

OrderID: 97916001

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	68%	NOTABLY LOWER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	55%	NOTABLY LOWER
FORCIBLE ROBBERY	136%	NOTABLY HIGHER
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	123%	HIGHER
MURDER	124%	HIGHER
OVERALL	127%	HIGHER

Disaster Alerts

8/1/2024 - Hurricane Debby 8/1/2024 - Tropical Storm Debby 9/23/2024 - Hurricane Helene 9/23/2024 - Tropical Storm Helene 10/5/2024 - Hurricane Milton 10/5/2024 - urricane Milton

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