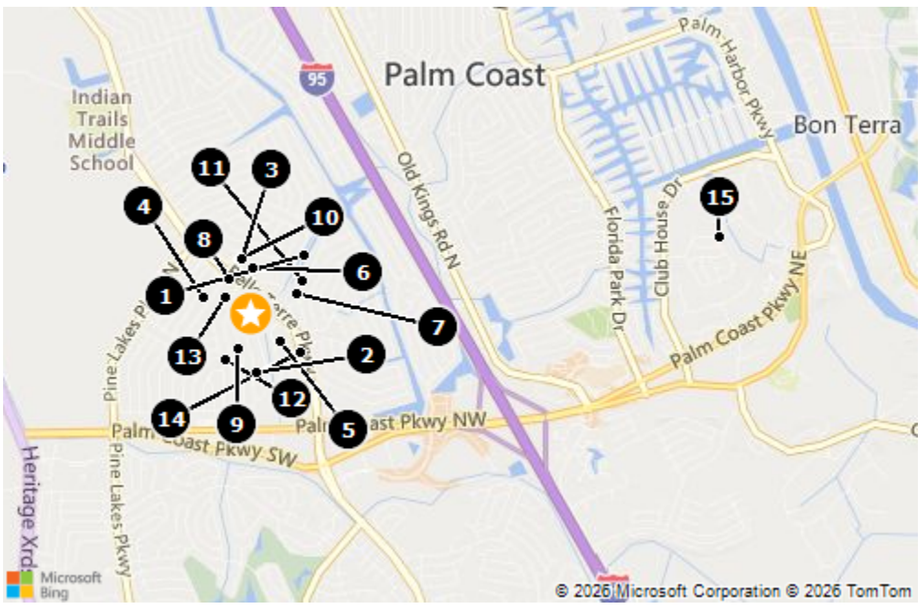
ICE SiteX Report

OrderID: 98729938

SiteX Property Information Report



Subject Property Location

105 BREWSTER LN, PALM COAST, FL 32137-3630

County:	**FLAGLER FL**	Census Tract:	120350602.201009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	07-11-31-7013-00070-0350	Thomas Bros Pg-Grid:	

Valuation

Value:	**$390,000**	FSD:	18	Common Confidence Score:	39
Value Range:	$319,800 - $460,200	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	061
Assd Land Value:		Market Land Value:	$53,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$264,694	Total Taxable Value:	$2,311
Total Assessed Value:	$170,330	Total Assessor Market Value:	$318,194	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 35 Section: 13 Subdivision: PALM COAST Sec/Twnship/Range: SEC 07 TWN 11S RNG 31E
Abbreviated Description: PALM COAST SECTION 13 BLOCK 00007 LOT 0035 SUBDIVISION COMPLETION YEAR 1978 OR 147 PG 213 OR 823 PG 1049 OR 932 PG 51

Property Characteristics

Lot Size:	10,019 SF	Bedrooms:	4	Pool:	
Building Area:	2604 SF	Baths:	2	Fireplace:	
Year Built:	2003	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
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:	12/19/2012	Sales Price:	$29,500
Document #:	2012041004 BK-PG 1556-0331	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/13/2012	Sales Price:	$29,500
Document #:	2012007442 BK-PG 1556-0331	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/12/2011	Sales Price:	$236,000
Document #:	2011024736 BK-PG 1556-0289	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/24/2007	Sales Price:	$210,000
Document #:	2007039520 BK-PG 1403-0024	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	04/19/2007	Sales Price:	$210,000
Document #:	2007018970 BK-PG 1403-0024	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/29/2007	Loan Amount:	N/A
Document #:	2007015483 BK-PG 1556-0331	Loan Type:	Stand Alone Second
TD Due Date:	04/01/2037	Type Finance:	

Legal Description:
Lot: 35 Block: 7 Subdivision: BELLE TERRE SECTION 13
City/Muni/Twp: PALM COAST

Mortgage Record

Recording Date:	03/29/2007	Loan Amount:	N/A
Document #:	2007015480 BK-PG 1556-0289	Loan Type:	Unknown
TD Due Date:	04/01/2037	Type Finance:	

Legal Description:
Lot: 35 Block: 7 Subdivision: BELLE TERRE SECTION 13
City/Muni/Twp: PALM COAST

Mortgage Record

Recording Date:	03/08/2006	Loan Amount:	N/A
Document #:	2006011850 BK-PG 1403-0024	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	03/01/2036	Type Finance:	

Legal Description:
Lot: 35 Block: 7 Subdivision: BELLE TERRE SECTION 13
City/Muni/Twp: PALM COAST

Prior Transfer

Recording Date:	05/16/2003	Sales Price:	$136,900
Document #:	BK-PG 00932-00051	Type of Sale:	Full Amount on Deed
Contract Date:	05/02/2003		
Document Type:			

Legal Description:
Lot: 35 Block: 7 Subdivision: BELLE TERRE SECTION 13 PALM COAST Map Ref: PB 7 1
Abbreviated Description: LT 35 BLK 7 PB 7/1

Prior Transfer

Recording Date:	05/01/2003	Sales Price:	$136,900
Document #:	BK-PG 932 -51	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 35 Section: 13 Subdivision: PALM COAST Sec/Twnship/Range: SEC 07 TWN 11S RNG 31E
Abbreviated Description: PALM COAST SECTION 13 BLOCK 00007 LOT 0035 SUBDIVISION COMPLETION YEAR 1978 OR 147 PG 213 OR 823 PG 1049 OR 932 PG 51

Prior Transfer

Recording Date:	03/01/2002	Sales Price:	$14,000
Document #:		Type of Sale:	Price Unconfirmed
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$4,876,400	Median # of Bedrooms	3
Median Lot Size	11,979 SF	Median # of Baths	2
Median Living Area	1,804 SF	Median Year Built	1997
Price Range - 2 Yrs	$69,000 to $480,000	Age Range	2 years to 37 years
Median Value	$325,000	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.44Mi.	**62 BAYSIDE DR** **PALM COAST, FL 32137-8819**	10/20/2026	$410,000	$255	1602	/3/2	1994	13,983 SF	E
		APN: 07-11-31-7012-00030-0350 Document #: 2026042594 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 35 Block: 3 Subdivision: BULLE TERRE SECTION 12 PALM COAST MapRef: MB 6 PG 73-80 Abbreviated Description: Lot:35 Block:3 Subdivision:BULLE TERRE SECTION 12 PALM COAST Map Ref:MB 6 PG 73-80								
2	.33Mi.	**34 BREWSTER LN** **PALM COAST, FL 32137-8745**	10/13/2026	$307,500	$151	2026	/3/2	2004	19,123 SF	
		APN: 07-11-31-7013-00060-0430 Document #: 2026041579 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 43 Block: 6 Section: 13 Subdivision: BELLE TERRA MapRef: MB 7 PG 1-10 Abbreviated Description: Lot:43 Block:6 Section:13 Subdivision:BELLE TERRA Map Ref:MB 7 PG 1-10City/Muni/Twp:PALM COAST City/Muni/Twp: PALM COAST								
3	.32Mi.	**13 BAYSIDE DR** **PALM COAST, FL 32137-8871**	09/30/2026	$329,000	$168	1957	/3/2	1995	10,019 SF	
		APN: 07-11-31-7012-00050-0770 Document #: 2026039729 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 77 Block: 5 Section: 12 Subdivision: BELLE TERRE MapRef: MB 6 PG 73-80 Abbreviated Description: Lot:77 Block:5 Section:12 Subdivision:BELLE TERRE Map Ref:MB 6 PG 73-80City/Muni/Twp:PALM COAST City/Muni/Twp: PALM COAST								
4	.29Mi.	**60 BROOKLYN LN** **PALM COAST, FL 32137-8723**	09/08/2026	$367,000	$203	1804	/3/2	2022	10,019 SF	
		APN: 07-11-31-7013-00220-0440 Document #: 2026036501 Document Type: Price Code: R								

ICE SiteX Report

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Land Use: Single Family Residential
Legal: Lot: 44 Block: 22 Subdivision: BELLE TERRE SECTION 13 MapRef: MB 7 PG 1-10 Abbreviated Description: Lot:44 Block:22 Subdivision:BELLE TERRE SECTION 13 Map Ref:MB 7 PG 1-10City/Muni/Twp:PALM COAST City/Muni/Twp: PALM COAST

5	.22Mi.	**6 BRADLEY PL** **PALM COAST, FL 32137-8762**	09/03/2026	$325,000	$181	1794	/3/2	2003	10,106 SF	

APN: 07-11-31-7013-00020-0520 Document #: 2026036126
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 52 Block: 2 Subdivision: PALM COAST MapRef: MB 7 PG 1 Abbreviated Description: Lot:52 Block:2 Subdivision:PALM COAST Map Ref:MB 7 PG 1

6	.26Mi.	**16 BAYSIDE DR** **PALM COAST, FL 32137-8819**	07/31/2026	$475,000	$200	2365	//2	1997	11,979 SF	Pool/ Spa

APN: 07-11-31-7012-00030-0120 Document #: 2026031079
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 3 Section: 12 Subdivision: BELLE TERRE MapRef: MB 6 PG 73-80 Abbreviated Description: Lot:12 Block:3 Section:12 Subdivision:BELLE TERRE Map Ref:MB 6 PG 73-80City/Muni/Twp:PALM COAST City/Muni/Twp: PALM COAST

7	.28Mi.	**282 BEACHWAY DR** **PALM COAST, FL 32137-8673**	07/31/2026	$380,000	$177	2139	/3/2	1993	15,464 SF	

APN: 07-11-31-7011-00010-1920 Document #: 2026031086
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 192 Block: 1 Subdivision: BELLE TERRE SECTION 11 MapRef: MB 6 PG 59-67 Abbreviated Description: Lot:192 Block:1 Subdivision:BELLE TERRE SECTION 11 Map Ref:MB 6 PG 59-67City/Muni/Twp:PALM COAST City/Muni/Twp: PALM COAST

8	.23Mi.	**150 BROOKSIDE LN** **PALM COAST, FL 32137-8719**	06/25/2026	$323,000	$230	1400	/3/2	1990	15,072 SF	Yes

APN: 07-11-31-7013-00210-0930 Document #: 2026025806
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 93 Block: 21 Subdivision: BELLE TERRE SECTION 13 MapRef: MB 7 PG 1-10 Abbreviated Description: Lot:93 Block:21 Subdivision:BELLE TERRE SECTION 13 Map Ref:MB 7 PG 1-10City/Muni/Twp:PALM COAST City/Muni/Twp: PALM COAST

9	.21Mi.	**75 BREEZE HILL LN** **PALM COAST, FL 32137-8778**	06/19/2026	$290,000	$181	1597	/3/2	2000	10,019 SF	

APN: 07-11-31-7013-00080-0180 Document #: 2026024720
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Block: 8 Subdivision: SUBDIVISION MAP BELLE TERRE SECTION 13 PLAM COAST MapRef: MB 7 PG 1-10 Abbreviated Description: Lot:18 Block:8 Subdivision:SUBDIVISION MAP BELLE TERRE SECTION 13 PLAM COAST Map Ref:MB 7 PG 1-10

10	.32Mi.	**11 BAYSIDE DR** **PALM COAST, FL 32137-8871**	05/26/2026	$299,900	$142	2108	/3/2	2000	10,019 SF	

APN: 07-11-31-7012-00050-0780 Document #: 2026021073
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 78 Block: 5 Subdivision: BELLE TERRE SECTION 12 PALM COAST MapRef: MB 6 PG 73-80 Abbreviated Description: Lot:78 Block:5 Subdivision:BELLE TERRE SECTION 12 PALM COAST Map Ref:MB 6 PG 73-80

11	.35Mi.	**266 BEACHWAY DR** **PALM COAST, FL 32137-8673**	05/19/2026	$356,000	$179	1979	/3/2	1993	13,983 SF	E

APN: 07-11-31-7011-00010-1870 Document #: 2026020277
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 187 Block: 1 Subdivision: BELLE TERRE SECTION II PALM COAT MapRef: MB 6 PG 59-67 Abbreviated Description: Lot:187 Block:1 Subdivision:BELLE TERRE SECTION II PALM COAT Map Ref:MB 6 PG 59-67

12	.29Mi.	**82 BRIDGEHAVEN DR** **PALM COAST, FL 32137-8784**	04/30/2026	$150,000	$100	1496	/3/2	1996	10,019 SF	

APN: 07-11-31-7013-00090-0690 Document #: 2026017748
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 69 Block: 9 Section: 13 Subdivision: BELLE TERRE MapRef: MB 7 PG 1-10 Abbreviated Description: Lot:69 Block:9 Section:13 Subdivision:BELLE TERRE Map Ref:MB 7 PG 1-10City/Muni/Twp:PALM COAST City/Muni/Twp: PALM COAST

13	.18Mi.	**159 BRIDGEHAVEN DR** **PALM COAST, FL 32137-8736**	04/21/2026	$69,000	$47	1467	/3/2	1989	11,979 SF	

APN: 07-11-31-7013-00150-0680 Document #: 2026016298
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 69 Block: 15 Section: 13 Subdivision: BELLE TERRE MapRef: MB 7 PG 1-10 Abbreviated Description: Lot:69 Block:15 Section:13 Subdivision:BELLE TERRE Map Ref:MB 7 PG 1-10

14	.35Mi.	**48 BRADMORE LN** **PALM COAST, FL 32137-8760**	04/02/2026	$315,000	$200	1574	/4/2	2024	11,979 SF	

APN: 07-11-31-7013-00010-0150 Document #: 2026013885
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Block: 1 Subdivision: BELLE TERRE SECTION 13 PALM COAST MapRef: MB 7 PG 1-10 Abbreviated Description: Lot:15 Block:1 Subdivision:BELLE TERRE SECTION 13 PALM COAST Map Ref:MB 7 PG 1-10

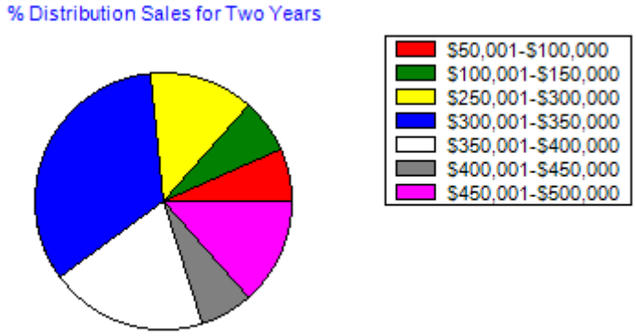
15	.24Mi.	**106 BREN MAR LN** **PALM COAST, FL 32137-8794**	04/02/2026	$480,000	$193	2483	/4/3	2018	11,979 SF	

APN: 07-11-31-7013-00050-0430 Document #: 2026013745
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 43 Block: 5 Subdivision: BELLE TERRE SECTION 13 PALM COAST MapRef: MB 7 PG 1-10 Abbreviated Description: Lot:43 Block:5 Subdivision:BELLE TERRE SECTION 13 PALM COAST Map Ref:MB 7 PG 1-10

ICE SiteX Report

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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.	**105 BREWSTER LN**	**05/01/2003**	$318,194	$170,330	2,604	/4/2	2003	10,019 SF	
.02Mi.	**107 BREWSTER LN**	**07/15/2014**	$199,513	$179,703	1,247	/3/2	1985	10,019 SF	
.02Mi.	**101 BREWSTER LN**	**07/21/2020**	$368,975	$122,110	2,215	/4/2.5	2002	10,019 SF	Yes
.02Mi.	**126 BREEZE HILL LN**	**08/07/2024**	$273,734	$141,926	2,020	/3/2	2002	10,019 SF	
.03Mi.	**124 BREEZE HILL LN**	**11/18/2024**	$297,546	$297,546	1,809	/4/2	2024	10,019 SF	
.03Mi.	**99 BREWSTER LN**	**09/30/2005**	$213,712	$102,295	1,606	//2	1990	10,019 SF	
.03Mi.	**111 BREWSTER LN**	**11/01/2003**	$247,869	$247,869	1,691	/3/2	2004	10,019 SF	
.03Mi.	**130 BREEZE HILL LN**	**05/20/2015**	$206,592	$206,592	1,197	//2	1989	10,019 SF	
.03Mi.	**104 BREWSTER LN**	**05/08/2023**	$280,102	$280,102	2,230	/3/2	1990	10,019 SF	E
.03Mi.	**120 BREEZE HILL LN**	**07/01/2000**	$248,271	$112,797	1,741	//2	1989	10,019 SF	
.03Mi.	**108 BREWSTER LN**	**09/27/2019**	$211,032	$142,938	1,417	/3/2	1986	10,019 SF	
.04Mi.	**110 BREWSTER LN**	**06/08/2022**	$262,113	$234,205	1,805	/3/2	2005	10,019 SF	
.05Mi.	**95 BREWSTER LN**	**04/01/1993**	$220,121	$102,028	1,605	//2	1990	10,019 SF	
.05Mi.	**116 BREEZE HILL LN**	**12/11/2019**	$248,042	$172,660	1,825	/3/2	1997	10,019 SF	
.05Mi.	**115 BREWSTER LN**	**10/05/2006**	$184,159	$80,558	1,256	//2	1982	12,502 SF	Pool/ Spa
.05Mi.	**98 BREWSTER LN**	**09/27/2017**	$220,425	$220,425	1,232	/3/2	1982	10,019 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	53.5 years old	Households:	23,977
Median Household Income:	$77,460	Households w/Family:	72%
Household Income Per Capita:	$42,705	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Flagler County School District	Students:	13,521
Number of Schools:	13	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.27Mi.	**Iflagler-Virtual Franchise** Number of Students: 178 Student-Teacher Ratio: 59.33	B-	Public	KG - 12
1.35Mi.	**Indian Trails Middle School** Number of Students: 1,438 Student-Teacher Ratio: 19.7	B+	Public	6 - 8
1.69Mi.	**Belle Terre Elementary School** Number of Students: 1,288 Student-Teacher Ratio: 15.52	B+	Public	PK - 5
6.27Mi.	**Flagler Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
2.74Mi.	**Matanzas High School** Number of Students: 2,102 Student-Teacher Ratio: 22.85 Advanced Placement: Yes	B	Public	9 - 12

ICE SiteX Report

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Flood Report

The Subject Property of **105 BREWSTER LN, PALM COAST, FL 32137-3630** 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	83%	LOWER
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	75%	NOTABLY LOWER
FORCIBLE ROBBERY	73%	NOTABLY LOWER
AGGRAVATED ASSAULT	90%	LOWER
FORCIBLE RAPE	57%	NOTABLY LOWER
MURDER	97%	SIMILAR
OVERALL	98%	SIMILAR

Disaster Alerts

No alerts noted

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