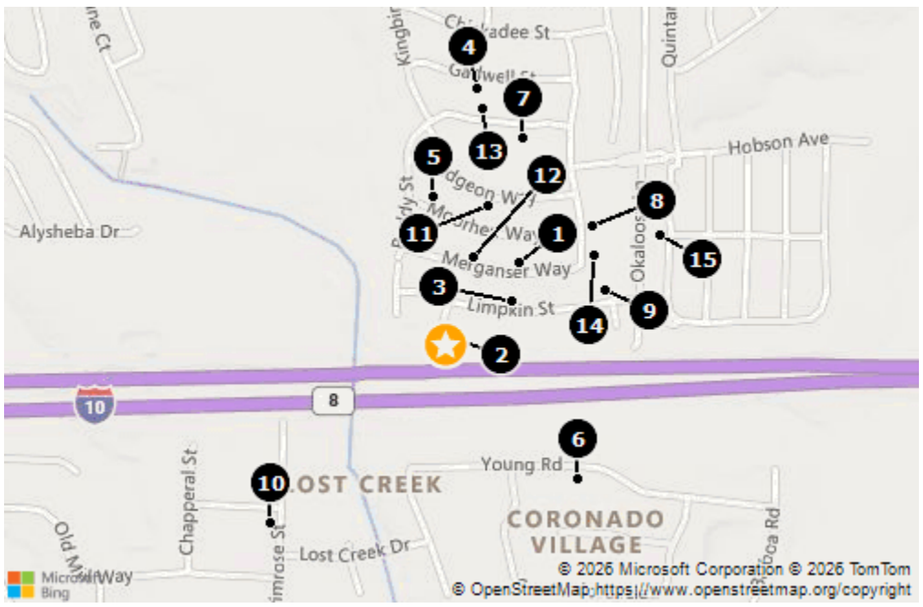
ICE SiteX Report

OrderID: 98722492

SiteX Property Information Report



Subject Property Location

1109 CAPOCCI CT, CRESTVIEW, FL 32539-6760

County:	**OKALOOSA FL**	Census Tract:	120910207.012055
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	27-3N-23-1005-0000-0390	Thomas Bros Pg-Grid:	

Valuation

Value:	**$408,000**	FSD:	9	Common Confidence Score:	67
Value Range:	$371,280 - $444,720	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	003
Assd Land Value:	$47,235	Market Land Value:	$47,235	Tax Year:	2025
Assd Improvement:	$280,678	Market Improvment Value:	$280,678	Total Taxable Value:	$5,206
Total Assessed Value:	$327,913	Total Assessor Market Value:	$327,913	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 39 Subdivision: REDSTONE COMMONS PH 4 Phase No: 4 Sec/Twnship/Range: SEC 27 TWN 03N RNG 23W

Abbreviated Description:	REDSTONE COMMONS PH 4 LOT 39
City/Muni/Twp:	CRESTVIEW

Property Characteristics

Lot Size:	10,865 SF	Bedrooms:	5	Pool:	
Building Area:	2586 SF	Baths:	3	Fireplace:	
Year Built:	2020	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:	Z	Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Wood
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/12/2024	Sales Price:	N/A
Document #:	3681933 BK-PG 3641-2848	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/09/2022	Sales Price:	N/A
Document #:	3577421 BK-PG 3470-1852	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/07/2022	Loan Amount:	N/A
Document #:	3576817 BK-PG 3641-2848	Loan Type:	VA
TD Due Date:	09/01/2052	Type Finance:	
Legal Description:			

Lot: 39 Subdivision: REDSTONE COMMOIIS PHASE 4

Prior Transfer

Recording Date:	06/22/2020	Sales Price:	$274,400
Document #:	3367374 BK-PG 3470-1851	Type of Sale:	Full Amount on Deed
Contract Date:	06/18/2020		

ICE SiteX Report

OrderID: 98722492

Document Type:
Legal Description:
Lot: 39 Subdivision: REDSTONE COMMONS PHASE 4 Map Ref: MB 29 PG 33-35

Prior Transfer

Recording Date:	06/18/2020	Sales Price:	$274,400
Document #:	BK-PG 3470 -1851	Type of Sale:	Qualified Sale

Document Type:
Legal Description:
Lot: 39 Subdivision: REDSTONE COMMONS PH 4 Phase No: 4 Sec/Twnship/Range: SEC 27 TWN 03N RNG 23W
Abbreviated Description: REDSTONE COMMONS PH 4 LOT 39
City/Muni/Twp: CRESTVIEW

Area Sales Analysis

Total Area Sales	$4,693,200	Median # of Bedrooms	4
Median Lot Size	7,301 SF	Median # of Baths	2
Median Living Area	1,830 SF	Median Year Built	2019
Price Range - 2 Yrs	$185,000 to $484,000	Age Range	5 years to 55 years
Median Value	$300,000	Median Age	7 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**932 MERGANSER WAY** **CRESTVIEW, FL 32539-6757**	09/08/2026	$285,000	$175	1626	/3/2	2019	6,239 SF	
		APN: 27-3N-23-1004-0000-2370 Document #: 3837691 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 237 Subdivision: REDSTONE COMMONS PHASE 3B MapRef: MB 28 PG 85-87 Abbreviated Description: Lot:237 Subdivision:REDSTONE COMMONS PHASE 3B Map Ref:MB 28 PG 85-87								
2	.02Mi.	**1111 CAPOCCI CT** **CRESTVIEW, FL 32539-6760**	07/16/2026	$375,000	$145	2586	/5/3	2020	9,831 SF	
		APN: 27-3N-23-1005-0000-0400 Document #: 3828018 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 40 Subdivision: REDSTONE COMMONS Phase No: 4 MapRef: MB 29 PG 33 Abbreviated Description: Lot:40 Subdivision:REDSTONE COMMONS Phase No:4 Map Ref:MB 29 PG 33								
3	.11Mi.	**1032 LIMPKIN ST** **CRESTVIEW, FL 32539-6758**	07/01/2026	$325,000	$172	1883	/4/2	2020	7,301 SF	
		APN: 27-3N-23-1005-0000-0160 Document #: 3825423 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: REDSTONE COMMONS Phase No: 4 MapRef: MB 29 PG 33 Abbreviated Description: Lot:16 Subdivision:REDSTONE COMMONS Phase No:4 Map Ref:MB 29 PG 33								
4	.36Mi.	**511 GADWELL ST** **CRESTVIEW, FL 32539-6741**	06/29/2026	$484,000	$193	2506	/5/3	2016	12,960 SF	Yes
		APN: 27-3N-23-1000-0000-0170 Document #: 3824998 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Subdivision: REDSTONE COMMONS PHASE 1 MapRef: MB 27 PG 5-10 Abbreviated Description: Lot:17 Subdivision:REDSTONE COMMONS PHASE 1 Map Ref:MB 27 PG 5-10								
5	.21Mi.	**806 MOORHEN WAY** **CRESTVIEW, FL 32539-6751**	06/25/2026	$324,900	$150	2157	/4/2	2019	7,126 SF	
		APN: 27-3N-23-1004-0000-2670 Document #: 3824557 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 267 Subdivision: REDSTONE COMMONS PHASE 3B MapRef: MB 28 PG 85-87 Abbreviated Description: Lot:267 Subdivision:REDSTONE COMMONS PHASE 3B Map Ref:MB 28 PG 85-87								
6	.27Mi.	**4803 YOUNG RD** **CRESTVIEW, FL 32539-6348**	06/18/2026	$235,900	$206	1142	/3/2	1994	17,306 SF	
		APN: 27-3N-23-054A-000B-0020 Document #: 3823369 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: B Subdivision: CORONADO VILLAGE PHASE 1 MapRef: MB 12 PG 2 Abbreviated Description: Lot:2 Block:B Subdivision:CORONADO VILLAGE PHASE 1 Map Ref:MB 12 PG 2								
7	.31Mi.	**675 TEAL ST** **CRESTVIEW, FL 32539-6743**	05/28/2026	$320,000	$182	1750	/4/2	2017	12,960 SF	
		APN: 27-3N-23-1000-0000-0540 Document #: 3819176 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 54 Subdivision: REDSTONE COMMONS PHASE 1 MapRef: MB 27 PG 5 Abbreviated Description: Lot:54 Subdivision:REDSTONE COMMONS PHASE 1 Map Ref:MB 27 PG 5								
8	.26Mi.	**967 MERGANSER WAY** **CRESTVIEW, FL 32539-6756**	05/04/2026	$295,000	$181	1626	/3/2	2019	6,055 SF	
		APN: 27-3N-23-1004-0000-1920 Document #: 3814705 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 192 Subdivision: REDSTONE COMMONS PHASE 3B MapRef: MB 28 PG 85-87 Abbreviated Description: Lot:192 Subdivision:REDSTONE COMMONS PHASE 3B Map Ref:MB 28 PG 85-87								
9	.23Mi.	**1056 LIMPKIN ST** **CRESTVIEW, FL 32539-6758**	05/04/2026	$300,000	$163	1830	/4/2	2020	8,481 SF	
		APN: 27-3N-23-1005-0000-0040 Document #: 3814641 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Subdivision: REDSTONE COMMONS PHASE 4 MapRef: MB 29 PG 33-35 Abbreviated Description: Lot:4 Subdivision:REDSTONE COMMONS PHASE 4 Map Ref:MB 29 PG 33-35								
10	.36Mi.	**4826 PRIMROSE ST** **CRESTVIEW, FL 32539-6393**	05/01/2026	$185,000	$177	1040	/3/1.5	1971	44,649 SF	
		APN: 28-3N-23-0000-0015-0030 Document #: 3814432 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Abbreviated Description: Lot:6								
11	.2Mi.	**727 WIDGEON WAY** **CRESTVIEW, FL 32539-6749**	04/30/2026	$279,000	$162	1718	/3/2	2018	6,269 SF	

ICE SiteX Report

OrderID: 98722492

APN: 27-3N-23-1002-0000-2980 Document #: 3814131
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 298 Subdivision: REDSTONE COMMONS PHASE 3A MapRef: MB 28 PG 39-42 Abbreviated Description: Lot:298 Subdivision:REDSTONE COMMONS PHASE 3A Map Ref:MB 28 PG 39-42

12	.13Mi.	**920 MERGANSER WAY** **CRESTVIEW, FL 32539-6757**	04/01/2026	$300,000	$163	1830	/4/2	2020	6,162 SF

APN: 27-3N-23-1004-0000-2310 Document #: 3807807
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 231 Subdivision: REDSTONE COMMONS PHASE 3B MapRef: MB 28 PG 85 Abbreviated Description: Lot:231 Subdivision:REDSTONE COMMONS PHASE 3B Map Ref:MB 28 PG 85

13	.33Mi.	**662 TEAL ST** **CRESTVIEW, FL 32539-6742**	02/27/2026	$275,000	$160	1716	/3/2	2017	12,960 SF

APN: 27-3N-23-1000-0000-0360 Document #: 3801421
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: REDSTONE COMMONS PHASE I MapRef: MB 27 PG 5-10 Abbreviated Description: Lot:36 Subdivision:REDSTONE COMMONS PHASE I Map Ref:MB 27 PG 5-10

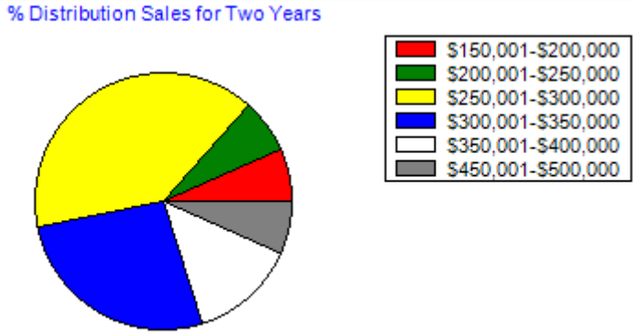
14	.24Mi.	**959 MERGANSER WAY** **CRESTVIEW, FL 32539-6756**	02/18/2026	$310,000	$169	1830	/4/2	2019	6,981 SF

APN: 27-3N-23-1004-0000-1960 Document #: 3799447
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 196 Subdivision: REDSTONE COMMONS PHASE 3B MapRef: MB 28 PG 85-87 Abbreviated Description: Lot:196 Subdivision:REDSTONE COMMONS PHASE 3B Map Ref:MB 28 PG 85-87

15	.33Mi.	**608 CHAMP TRL** **CRESTVIEW, FL 32539-6764**	02/04/2026	$399,400	$171	2324	/4/3	2021	SF

APN: 27-3N-23-1777-0000-1970 Document #: 3796885
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 197 Subdivision: SHOAL RIVER LANDING PHASE 1 MapRef: MB 29 PG 67-72 Abbreviated Description: Lot:197 Subdivision:SHOAL RIVER LANDING PHASE 1 Map Ref:MB 29 PG 67-72

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.	**1109 CAPOCCI CT**	**06/18/2020**	$327,913	$327,913	2,586	/5/3	2020	10,865 SF	
.02Mi.	**1111 CAPOCCI CT**	**03/31/2020**	$327,913	$276,056	2,586	/5/3	2020	9,831 SF	
.02Mi.	**1107 CAPOCCI CT**	**08/19/2020**	$327,913	$327,913	2,586	/5/3	2020	14,681 SF	
.03Mi.	**1113 CAPOCCI CT**	**08/15/2022**	$272,660	$272,660	2,002	/4/2.5	2020	6,880 SF	
.03Mi.	**1105 CAPOCCI CT**	**05/18/2020**	$325,286	$274,243	2,580	/5/3	2020	8,124 SF	
.04Mi.	**1103 CAPOCCI CT**	**08/05/2024**	$253,407	$253,407	1,830	/4/2	2020	7,661 SF	
.04Mi.	**1017 LIMPKIN ST**	**06/27/2022**	$272,660	$272,660	2,002	/4/2.5	2020	8,095 SF	
.05Mi.	**1019 LIMPKIN ST**	**09/30/2022**	$253,407	$253,407	1,830	/4/2	2020	7,409 SF	
.05Mi.	**1013 LIMPKIN ST**	**07/23/2020**	$282,957	$282,957	2,002	/4/2.5	2020	7,633 SF	
.05Mi.	**1021 LIMPKIN ST**	**06/14/2023**	$211,284	$211,284	1,626	/3/2	2020	7,296 SF	
.05Mi.	**1011 LIMPKIN ST**	**11/01/2024**	$253,407	$253,407	1,830	/4/2	2020	7,539 SF	
.06Mi.	**1023 LIMPKIN ST**	**07/30/2020**	$287,107	$287,107	1,830	/4/2	2020	7,274 SF	Yes
.06Mi.	**1009 LIMPKIN ST**	**03/31/2020**	$253,407	$212,533	1,830	/4/2	2020	7,742 SF	
.06Mi.	**1025 LIMPKIN ST**	**07/23/2020**	$327,225	$275,480	2,568	/5/3	2020	7,276 SF	
.07Mi.	**1007 LIMPKIN ST**	**04/29/2020**	$285,352	$239,250	2,130	/4/2	2020	10,147 SF	
.07Mi.	**1027 LIMPKIN ST**	**04/30/2020**	$233,014	$195,480	1,626	/3/2	2020	7,279 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	76%

ICE SiteX Report

OrderID: 98722492

Demographics & Income

Median Age:	36.3 years old	Households:	11,980
Median Household Income:	$75,855	Households w/Family:	75%
Household Income Per Capita:	$35,508	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Okaloosa County School District	Students:	32,047
Number of Schools:	49	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.65Mi.	**Shoal River Middle School** Number of Students: 923 Student-Teacher Ratio: 19.23	B+	Public	6 - 8
2.42Mi.	**Okaloosa Online Non Franchised** Number of Students: 581 Student-Teacher Ratio: 290.5	D	Public	KG - 12
22.75Mi.	**Northwest Florida Ballet Academie** Number of Students: 134 Student-Teacher Ratio: 17.63	A+	Public	3 - 8
0.65Mi.	**Riverside Elementary School** Number of Students: 1,032 Student-Teacher Ratio: 18.11	B	Public	PK - 5
4.43Mi.	**Crestview High School** Number of Students: 2,376 Student-Teacher Ratio: 24.24	B-	Public	9 - 12
22.57Mi.	**Okaloosa Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	F	Public	KG - 12
22.75Mi.	**Okaloosa Virtual Franchise** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12

Flood Report

The Subject Property of **1109 CAPOCCI CT, CRESTVIEW, FL 32539-6760** 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	84%	LOWER
BURGLARY	86%	LOWER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	58%	NOTABLY LOWER
FORCIBLE RAPE	95%	SIMILAR
MURDER	93%	SIMILAR
OVERALL	73%	NOTABLY LOWER

Disaster Alerts

10/6/2026 - Hurricane Isaias

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