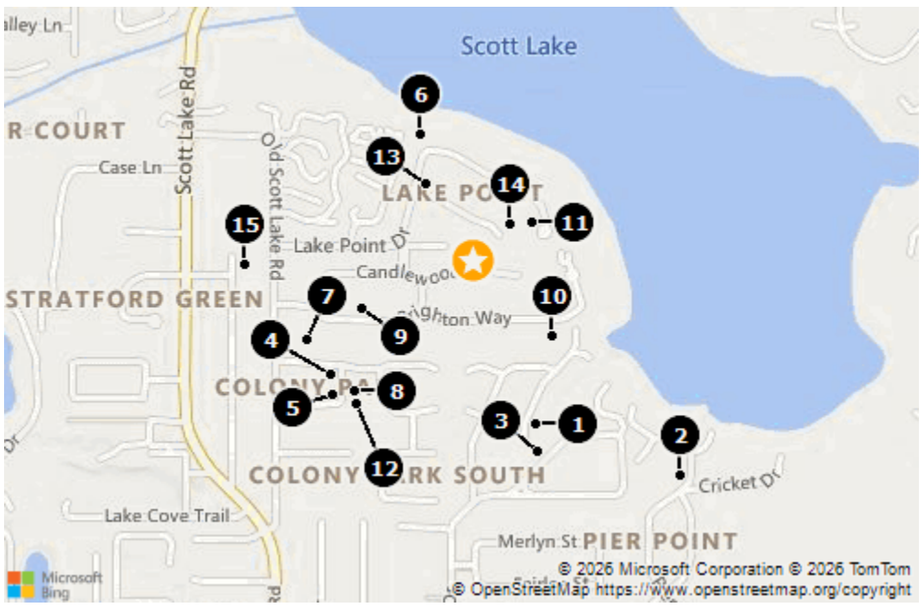
ICE SiteX Report

OrderID: 98312822

SiteX Property Information Report



Subject Property Location

1212 CANDLEWOOD DR, LAKELAND, FL 33813-2861

County:	**POLK FL**	Census Tract:	121050118.211000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	242918285750000610	Thomas Bros Pg-Grid:	

Valuation

Value:	**$521,000**	FSD:	21	Common Confidence Score:	36
Value Range:	$411,590 - $630,410	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	90000
Assd Land Value:		Market Land Value:	$84,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$425,888	Total Taxable Value:	$3,238
Total Assessed Value:	$295,606	Total Assessor Market Value:	$509,888	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 61 Subdivision: LAKE POINT SOUTH Sec/Twnship/Range: SEC 18 TWN 29S RNG 24E
Abbreviated Description: LAKE POINT SOUTH PB 68 PGS 1 & 2 LOT 61

Property Characteristics

Lot Size:	18,361 SF	Bedrooms:	4	Pool:	Yes
Building Area:	2900 SF	Baths:	2	Fireplace:	
Year Built:	1980	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/12/2023	Sales Price:	$401,200
Document #:	2023160783 BK-PG 7582-1120	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/07/2019	Sales Price:	$401,200
Document #:	2019046377 BK-PG 07582-1120	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/06/2014	Sales Price:	$401,200
Document #:	2014098501 BK-PG 07582-1120	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/02/2008	Sales Price:	$150,000
Document #:	2008055710 BK-PG 07030-0133	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	03/20/2008	Loan Amount:	N/A
Document #:	2008047357 BK-PG 07582-1120	Loan Type:	Unknown
TD Due Date:	04/01/2038	Type Finance:	

Legal Description:
Lot: 61 Subdivision: LAKE POINT SOUTH

Prior Transfer

Recording Date:	11/17/2006	Sales Price:	$95,000
Document #:	2006279716 BK-PG 06430-1531	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/27/2006	Loan Amount:	N/A
Document #:	2006261885 BK-PG 07030-0133	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 61 Subdivision: LAKE POINT SOUTH

Prior Transfer

Recording Date:	10/20/2005	Sales Price:	$35,000
Document #:	2005257271 BK-PG 06365-2177	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/07/2005	Loan Amount:	N/A
Document #:	2005244507 BK-PG 06430-1531	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 61 Subdivision: LAKE POINT SOUTH

Mortgage Record

Recording Date:	08/26/2005	Loan Amount:	N/A
Document #:	2005207796 BK-PG 06365-2177	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 61 Subdivision: LAKE POINT SOUTH

Prior Transfer

Recording Date:	08/18/1998	Sales Price:	$197,200
Document #:	BK-PG 04082-01625	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Abbreviated Description: LOT 61 0 LAKE POINT SOUTH PB 68 PGS 1 & 2

Prior Transfer

Recording Date:	08/01/1998	Sales Price:	$197,200
Document #:	BK-PG 4082 -1625	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 61 Subdivision: LAKE POINT SOUTH Sec/Twnship/Range: SEC 18 TWN 29S RNG 24E
Abbreviated Description: LAKE POINT SOUTH PB 68 PGS 1 & 2 LOT 61

Prior Transfer

Recording Date:	09/01/1991	Sales Price:	$162,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$8,529,900	Median # of Bedrooms	4
Median Lot Size	17,062 SF	Median # of Baths	2
Median Living Area	2,553 SF	Median Year Built	1987
Price Range - 2 Yrs	$315,900 to $1,165,000	Age Range	12 years to 59 years
Median Value	$515,000	Median Age	39 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**5834 COVEVIEW DR E** **LAKELAND, FL 33813-4811**	07/27/2026	$625,000	$244	2553	/4/2	1996	14,945 SF	Yes
		APN: 242918285760000350 Document #: 2026178328 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 35 Subdivision: SCOTTSLAND COVE MapRef: MB 87 PG 29 Abbreviated Description: Lot:35 Subdivision:SCOTTSLAND COVE Map Ref:MB 87 PG 29								
2	.43Mi.	**5965 PIER PLACE DR** **LAKELAND, FL 33813-3731**	06/08/2026	$785,000	$225	3474	/4/4	1987	23,701 SF	Yes
		APN: 242917285340000210 Document #: 2026135800 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21 Subdivision: PIER POINT MapRef: MB 71 PG 8&9 Abbreviated Description: Lot:21 Subdivision:PIER POINT Map Ref:MB 71 PG 8&9								
3	.29Mi.	**1349 SCOTTSLAND DR** **LAKELAND, FL 33813-3796**	05/05/2026	$804,000	$275	2914	/4/3	1995	24,002 SF	Yes
		APN: 242918285740000190 Document #: 2026107286 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: SCOTTSLAND SOUTH MapRef: MB 66 PG 49 Abbreviated Description: Lot:19 Subdivision:SCOTTSLAND SOUTH Map Ref:MB 66 PG 49

4	.26Mi.	**1045 COLONY PARK DR** **LAKELAND, FL 33813-2868**	04/08/2026	$325,000	$159	2033	/4/2	1987	10,424 SF	Spa Only

APN: 242918285755000200 Document #: 2026081248
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: COLONY PARK ADDITION MapRef: MB 82 PG 2 Abbreviated Description: Lot:20 Subdivision:COLONY PARK ADDITION Map Ref:MB 82 PG 2

5	.28Mi.	**1057 COLONY PARK DR** **LAKELAND, FL 33813-2868**	01/15/2026	$360,000	$184	1948	/3/2	1988	10,398 SF	

APN: 242918285755000180 Document #: 2026011759
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: COLONY PARK ADDITION MapRef: MB 82 PG 2 Abbreviated Description: Lot:18 Subdivision:COLONY PARK ADDITION Map Ref:MB 82 PG 2

6	.2Mi.	**1102 LAKE POINT DR** **LAKELAND, FL 33813-2810**	01/09/2026	$1,165,000	$338	3441	/3/2	2014	23,810 SF	Pool/ Spa

APN: 242918285700000080 Document #: 2026006605
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8&A Subdivision: LAKE POINT SUBDIVISION MapRef: MB 50 PG 28 Abbreviated Description: Lot:8&A Subdivision:LAKE POINT SUBDIVISION Map Ref:MB 50 PG 28

7	.26Mi.	**1011 BRIGHTON WAY** **LAKELAND, FL 33813-2802**	12/17/2025	$590,000	$201	2922	/4/2	1999	27,094 SF	

APN: 242918285750000060 Document #: 2025295921
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: LAKE POINT SOUTH MapRef: MB 68 PG 1&2 Abbreviated Description: Lot:6 Subdivision:LAKE POINT SOUTH Map Ref:MB 68 PG 1&2

8	.25Mi.	**1054 COLONY PARK DR** **LAKELAND, FL 33813-2840**	11/05/2025	$335,000	$187	1782	/3/2	1987	10,197 SF	

APN: 242918285755000080 Document #: 2025262261
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: COLONY PARK ADDITION MapRef: MB 82 PG 2 Abbreviated Description: Lot:8 Subdivision:COLONY PARK ADDITION Map Ref:MB 82 PG 2

9	.17Mi.	**1034 BRIGHTON WAY** **LAKELAND, FL 33813-2801**	11/03/2025	$600,000	$168	3558	/4/4	1989	16,501 SF	Yes

APN: 242918285750000420 Document #: 2025259638
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 42 Subdivision: LAKE POINT SOUTH MapRef: MB 68 PG 1&2 Abbreviated Description: Lot:42 Subdivision:LAKE POINT SOUTH Map Ref:MB 68 PG 1&2

10	.16Mi.	**1309 BRIGHTON WAY** **LAKELAND, FL 33813-2804**	11/03/2025	$515,000	$208	2469	/4/2	1989	18,875 SF	Yes

APN: 242918285750000230 Document #: 2025260149
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: LAKE POINT SOUTH MapRef: MB 68 PG 1 Abbreviated Description: Lot:23 Subdivision:LAKE POINT SOUTH Map Ref:MB 68 PG 1

11	.1Mi.	**1235 LAKE POINT DR** **LAKELAND, FL 33813-2898**	08/22/2025	$695,000	$262	2650	/3/3	1972	18,909 SF	Yes

APN: 242918285700000230 Document #: 2025197780
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: LAKE POINT MapRef: MB 50 PG 28 Abbreviated Description: Lot:23 Subdivision:LAKE POINT Map Ref:MB 50 PG 28

12	.26Mi.	**1060 COLONY PARK DR** **LAKELAND, FL 33813-2840**	08/22/2025	$315,900	$206	1531	/3/2	1987	11,252 SF	

APN: 242918285755000090 Document #: 2025197892
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: COLONY PARK ADDITION MapRef: MB 82 PG 2 Abbreviated Description: Lot:9 Subdivision:COLONY PARK ADDITION Map Ref:MB 82 PG 2

13	.13Mi.	**1108 LAKE POINT TER** **LAKELAND, FL 33813-2813**	08/04/2025	$420,000	$192	2184	/4/3	1976	15,464 SF	Yes

APN: 242918285700000320 Document #: 2025181535
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: LAKE POINT MapRef: MB 50 PG 28 Abbreviated Description: Lot:32 Subdivision:LAKE POINT Map Ref:MB 50 PG 28

14	.08Mi.	**1218 LAKE POINT TER** **LAKELAND, FL 33813-2813**	07/31/2025	$515,000	$188	2736	/3/3	1987	17,062 SF	Yes

APN: 242918285700000390 Document #: 2025179202
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: LAKE POINT MapRef: MB 50 PG 28 Abbreviated Description: Lot:39 Subdivision:LAKE POINT Map Ref:MB 50 PG 28

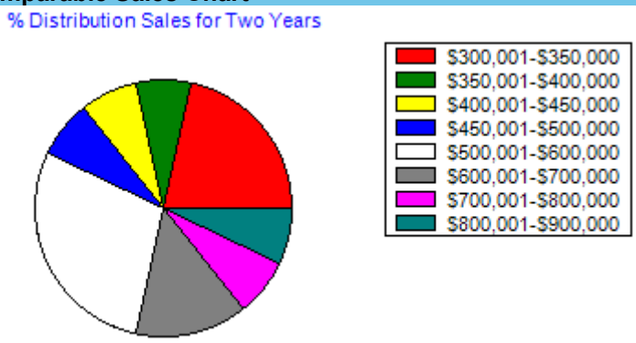
15	.33Mi.	**5604 STRATFORD LN** **LAKELAND, FL 33813-2830**	07/24/2025	$480,000	$238	2016	/3/2	1967	19,807 SF	Yes

APN: 242918000000032100 Document #: 2025173530
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: SCOTT LAKE HEIGHTS Abbreviated Description: Lot:27 Subdivision:SCOTT LAKE HEIGHTS

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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.	**1212 CANDLEWOOD DR**	**08/01/1998**	$509,888	$295,606	2,900	/4/2	1980	18,361 SF	Yes
.02Mi.	**1206 CANDLEWOOD DR**	**09/17/2021**	$601,233	$571,577	3,703	/4/3	1979	19,698 SF	Pool/ Spa
.02Mi.	**1218 CANDLEWOOD DR**	**11/04/2024**	$386,384	$386,384	2,246	/3/2	1986	16,675 SF	Yes
.03Mi.	**1209 LAKE POINT TER**	**03/24/2022**	$469,581	$469,581	3,369	/4/3	1978	23,122 SF	Yes
.04Mi.	**1210 LAKE POINT DR S**	**11/15/2012**	$509,353	$273,786	3,115	/3/3	1971	20,617 SF	Yes
.04Mi.	**1132 CANDLEWOOD DR**	**05/25/2023**	$581,339	$357,977	3,544	/4/3	2005	20,046 SF	Yes
.04Mi.	**1215 CANDLEWOOD DR**	**01/22/2002**	$419,568	$236,253	2,560	/3/2	1983	19,088 SF	
.04Mi.	**1209 CANDLEWOOD DR**	**08/21/2018**	$467,022	$292,917	2,825	/4/3	1980	17,141 SF	
.04Mi.	**1224 CANDLEWOOD DR**	**05/16/2016**	$474,492	$280,859	2,586	/4/2	1982	19,049 SF	Yes
.05Mi.	**1143 LAKE POINT TER**	**01/30/2012**	$422,501	$268,447	2,396	/3/3	1979	25,125 SF	Yes
.05Mi.	**1203 CANDLEWOOD DR**	**12/01/1987**	$377,564	$208,629	2,241	/3/2	1988	16,596 SF	
.05Mi.	**1221 CANDLEWOOD DR**	**09/10/2024**	$499,621	$499,621	2,774	/4/2	1981	18,535 SF	
.06Mi.	**1217 LAKE POINT TER**	**03/23/2020**	$372,871	$265,352	2,266	/4/3	1968	21,793 SF	
.06Mi.	**1130 LAKE POINT DR S**	**11/05/2021**	$348,793	$344,517	2,067	/4/2	1971	22,656 SF	Yes
.06Mi.	**1126 CANDLEWOOD DR**	**08/01/1999**	$402,997	$222,561	2,485	/4/2	1988	24,289 SF	
.07Mi.	**1228 CANDLEWOOD DR**	**05/26/2021**	$345,837	$143,357	2,067	/3/2	1967	25,260 SF	Yes

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	43.2 years old	Households:	15,251
Median Household Income:	$99,467	Households w/Family:	75%
Household Income Per Capita:	$45,224	Households w/Family Married:	59%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	34%

School District

School District Zone:	Polk County School District	Students:	111,372
Number of Schools:	165	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.51Mi.	**Polk Virtual Instruction Program** Number of Students: 17 Student-Teacher Ratio: NA	D	Public	KG - 12
5.45Mi.	**Rosabelle W. Blake Academy** Number of Students: 562 Student-Teacher Ratio: 18.13	D	Public	PK - 8
1.06Mi.	**Lakeland Highlands Middle School** Number of Students: 1,118 Student-Teacher Ratio: 18.33	C-	Public	6 - 8
5.51Mi.	**Polk Virtual Franchise** Number of Students: NA Student-Teacher Ratio: 0	NA	Public	6 - 12
1.53Mi.	**George Jenkins High School** Number of Students: 2,469 Student-Teacher Ratio: 21.47 Advanced Placement: Yes	C+	Public	9 - 12

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0.53Mi. **Scott Lake Elementary School** Number of Students: 735 Student-Teacher Ratio: 15.64		C	Public	PK - 5
28.58Mi. **Davenport School of the Arts** Number of Students: 1,440 Student-Teacher Ratio: 16.74		A-	Public	PK - 8

Flood Report

The Subject Property of **1212 CANDLEWOOD DR, LAKELAND, FL 33813-2861** 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	81%	LOWER
BURGLARY	47%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	88%	LOWER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	41%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	92%	SIMILAR
MURDER	90%	LOWER
OVERALL	70%	NOTABLY LOWER

Disaster Alerts

10/5/2024 - Hurricane Milton 10/5/2024 - urricane Milton

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