ICE SiteX Report

OrderID: 98401556

SiteX Property Information Report



Subject Property Location

12691 NW 14TH PL, SUNRISE, FL 33323-5128

County:	**BROWARD FL**	Census Tract:	120110601.202008
Property Use:	Townhouse (Residential)	Zoning:	PUD
Parcel Number:	49-40-35-11-0245	Thomas Bros Pg-Grid:	

Valuation

Value:	**$449,000**	FSD:	10	Common Confidence Score:	66
Value Range:	$404,100 - $493,900	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2112
Assd Land Value:	$12,210	Market Land Value:	$12,210	Tax Year:	2024
Assd Improvement:	$384,950	Market Improvment Value:	$384,950	Total Taxable Value:	$8,313
Total Assessed Value:	$397,160	Total Assessor Market Value:	$397,160	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 District: 2112 Subdivision: SAVANNAH P.U.D. PLAT 3 142-4 B Sec/Twnship/Range: SEC 35 TWN 49S RNG 40E

Abbreviated Description:	SAVANNAH P.U.D. PLAT 3 142-4 B POR RES-8 DESC AS COMM AT MOST NWLY COR RES-8;SE 28,CONT SE ARC DIST 42.45,SE ARC DIST 142.57,
City/Muni/Twp:	SUNRISE

Property Characteristics

Lot Size:	1,221 SF	Bedrooms:	3	Pool:	
Building Area:	1848 SF	Baths:	3.5	Fireplace:	
Year Built:	1992	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Tile
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/31/2024	Sales Price:	N/A
Document #:	119880957 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/23/2020	Sales Price:	$278,286
Document #:	116471881 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/07/2019	Sales Price:	$278,286
Document #:	115979866 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/19/2018	Sales Price:	N/A
Document #:	114841120 BK-PG 32458-1829	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	01/04/2018	Sales Price:	$288,000
Document #:	114813783 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/27/2017		
Document Type:			

Legal Description:
Lot: 5 Block: 24 Subdivision: SAVANNAH P U D PLAT 3 Map Ref: MB142 PG4
Abbreviated Description: PORTION PARCEL RES-8

Prior Transfer

Recording Date:	12/27/2017	Sales Price:	$288,000
Document #:	114813783 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 5 District: 2112 Subdivision: SAVANNAH P.U.D. PLAT 3 142-4 B Sec/Twnship/Range: SEC 35 TWN 49S RNG 40E
Abbreviated Description: SAVANNAH P.U.D. PLAT 3 142-4 B POR RES-8 DESC AS COMM AT MOST NWLY COR RES-8;SE 28,CONT SE ARC DIST 42.45,SE ARC DIST 142.57,
City/Muni/Twp: SUNRISE

Prior Transfer

Recording Date:	12/10/2015	Sales Price:	$50,000
Document #:	113395313 BK-PG 38699-1233	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/05/2014	Sales Price:	N/A
Document #:	112679843 BK-PG 32458-1829	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/14/2004	Loan Amount:	N/A
Document #:	104564716 BK-PG 38699-1233	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/20/2019	Type Finance:	

Legal Description:
Lot: 5 Block: 24 Subdivision: SAVANNAH PUD PLAT 3
Abbreviated Description: PORTION PCL RES-8

Mortgage Record

Recording Date:	12/07/2001	Loan Amount:	N/A
Document #:	BK-PG 0000032458-0000001829	Loan Type:	FHA
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 5 Block: 24 Subdivision: ALLEGRO AT SAWGRASS MILLS
Abbreviated Description: LT 5 BLK 24 POR PCL RES-8 PB 142/4 DESC: COM AT NWLY COR RES-8 PT S R/W LINE SILVER PALM BLVD & CUR

Prior Transfer

Recording Date:	02/27/1997	Sales Price:	$109,000
Document #:	BK-PG 26079-00639	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Abbreviated Description: POR RES-8 DESC AS COMM AT MOST SAVANNAH P.U.D. PLAT 3 142-4 B

Prior Transfer

Recording Date:	11/27/1996	Sales Price:	$109,000
Document #:		Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/10/1993	Sales Price:	$105,200
Document #:	BK-PG 21495-00307	Type of Sale:	Full Amount on Deed
Contract Date:	09/30/1993		
Document Type:			

Legal Description:
Block: RES8 Subdivision: SAVANNAH PUD 3 (POST & SEARCH PARCELS AND TRACTS W Map Ref: PB 142 4
Abbreviated Description: LT 5 BLK 24 POR PCL RES 8 $PB 142/4$ DESC COM MOST NWY COR RES 8 SAVANNAH P U D 3 PT BENG S R/W LINE

Area Sales Analysis

Total Area Sales	$6,633,400	Median # of Bedrooms	3
Median Lot Size	1,617 SF	Median # of Baths	2.5
Median Living Area	1,812 SF	Median Year Built	1993
Price Range - 2 Yrs	$411,500 to $780,500	Age Range	32 years to 35 years
Median Value	$447,500	Median Age	33 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**12666 NW 14TH PL SUNRISE, FL 33323-5124**	08/28/2026	$469,900	$259	1812	/4/2.5	1992	1,339 SF	

APN: 49-40-35-11-0235 Document #: 121068399
Document Type: Price Code: R
Land Use: Townhouse (Residential)

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Legal: Lot: 5 Block: 23 Subdivision: ALLEGRO AT SAWGRASS MILLS MapRef: MB 142 PG 4 Abbreviated Description: Lot:5 Block:23 Subdivision:ALLEGRO AT SAWGRASS MILLS Map Ref:MB 142 PG 4

2	.12Mi.	**1361 NW 126TH WAY** **SUNRISE, FL 33323-3197**	08/03/2026	$427,000	$277	1541	//	1992	2,164 SF

APN: 49-40-35-11-0077 Document #: 121018066
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 7 Block: 7 Subdivision: ALLEGRO AT SAWGRASS MILLS MapRef: MB 142 PG 4 Abbreviated Description: Lot:7 Block:7 Subdivision:ALLEGRO AT SAWGRASS MILLS Map Ref:MB 142 PG 4

3	.06Mi.	**1441 NW 126TH WAY** **SUNRISE, FL 33323-3195**	06/26/2026	$475,000	$257	1848	/3/3	1991	1,699 SF

APN: 49-40-35-11-0043 Document #: 120949261
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 3 Block: 4 Subdivision: ALLEGRO AT SAW GRASS MILLS MapRef: MB 142 PG 4 Abbreviated Description: Lot:3 Block:4 Subdivision:ALLEGRO AT SAW GRASS MILLS Map Ref:MB 142 PG 4City/Muni/Twp:SAVANNAH City/Muni/Twp: SAVANNAH

4	.11Mi.	**1440 NW 126TH AVE** **SUNRISE, FL 33323-5119**	04/16/2026	$450,000	$243	1848	/3/3.5	1994	1,580 SF

APN: 49-40-35-11-0166 Document #: 120813043
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 6 Block: 16 Subdivision: ALLEGRO AT SAWGRASS MILLS MapRef: MB 142 PG 4 Abbreviated Description: Lot:6 Block:16 Subdivision:ALLEGRO AT SAWGRASS MILLS Map Ref:MB 142 PG 4

5	.13Mi.	**1320 NW 126TH AVE** **SUNRISE, FL 33323-5115**	03/13/2026	$435,000	$235	1848	/3/3.5	1993	1,802 SF

APN: 49-40-35-11-0106 Document #: 120748418
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 6 Block: 10 Subdivision: SAVANNAH PUD PLAT 3 MapRef: MB 142 PG 4 Abbreviated Description: Lot:6 Block:10 Subdivision:SAVANNAH PUD PLAT 3 Map Ref:MB 142 PG 4

6	.01Mi.	**12677 NW 14TH PL** **SUNRISE, FL 33323-5127**	03/12/2026	$445,000	$288	1541	/3/2.5	1992	1,644 SF

APN: 49-40-35-11-0241 Document #: 120745266
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 1 Block: 24 Subdivision: ALLEGRO AT SAWGRASS MILLS MapRef: MB 142 PG 4 Abbreviated Description: Lot:1 Block:24 Subdivision:ALLEGRO AT SAWGRASS MILLS Map Ref:MB 142 PG 4

7	.11Mi.	**1448 NW 126TH AVE** **SUNRISE, FL 33323-5119**	02/26/2026	$455,000	$295	1541	/3/2.5	1994	2,089 SF

APN: 49-40-35-11-0168 Document #: 120718101
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 8 Block: 16 Subdivision: ALLEGRO AT SAWGRASS MILLS MapRef: MB 142 PG 4 Abbreviated Description: Lot:8 Block:16 Subdivision:ALLEGRO AT SAWGRASS MILLS Map Ref:MB 142 PG 4

8	.07Mi.	**1419 NW 126TH LN** **SUNRISE, FL 33323-5105**	11/19/2025	$445,000	$240	1848	//	1993	1,308 SF

APN: 49-40-35-11-0274 Document #: 120555458
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 4 Block: 27 Subdivision: SAVANNAH PUD PLAT 3 MapRef: MB 142 PG 4 Abbreviated Description: Lot:4 Block:27 Subdivision:SAVANNAH PUD PLAT 3 Map Ref:MB 142 PG 4

9	.06Mi.	**1461 NW 126TH TER** **SUNRISE, FL 33323-5110**	11/12/2025	$474,000	$261	1812	/3/2.5	1993	1,257 SF

APN: 49-40-35-11-0303 Document #: 120542243
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 3 Block: 30 Subdivision: SAVANNAH PUD PLAT 3 MapRef: MB 142 PG 4 Abbreviated Description: Lot:3 Block:30 Subdivision:SAVANNAH PUD PLAT 3 Map Ref:MB 142 PG 4

10	.04Mi.	**1454 NW 126TH LN** **SUNRISE, FL 33323-5106**	10/31/2025	$780,500	$430	1812	/4/2.5	1992	1,278 SF

APN: 49-40-35-11-0255 Document #: 120524267
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 112 Subdivision: BONAVENTURE Tract No: 56 MapRef: MB 82 PG 43 Abbreviated Description: Lot:112 Subdivision:BONAVENTURE Tract No:56 Map Ref:MB 82 PG 43

11	.13Mi.	**1324 NW 126TH AVE** **SUNRISE, FL 33323-5115**	10/29/2025	$487,500	$316	1541	/3/2.5	1993	2,308 SF

APN: 49-40-35-11-0107 Document #: 120517406
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 7 Block: 10 Subdivision: ALLEGRO AT SAWGRASS MILLS Abbreviated Description: Lot:7 Block:10 Subdivision:ALLEGRO AT SAWGRASS MILLS

12	.09Mi.	**12692 NW 14TH ST** **SUNRISE, FL 33323-5111**	10/15/2025	$443,000	$287	1541	/4/2.5	1992	2,007 SF

APN: 49-40-35-11-0291 Document #: 120490632
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 1 Block: 29 Subdivision: SAVANNAH PUD PLAT 3 MapRef: MB 142 PG 4 Abbreviated Description: Lot:1 Block:29 Subdivision:SAVANNAH PUD PLAT 3 Map Ref:MB 142 PG 4

13	.08Mi.	**1407 NW 126TH LN** **SUNRISE, FL 33323-5105**	09/19/2025	$435,000	$282	1541	//	1993	1,589 SF

APN: 49-40-35-11-0277 Document #: 120445534
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 7 Block: 27 Subdivision: SAVANNAH PUD PLAT 3 MapRef: MB 142 PG 4 Abbreviated Description: Lot:7 Block:27 Subdivision:SAVANNAH PUD PLAT 3 Map Ref:MB 142 PG 4

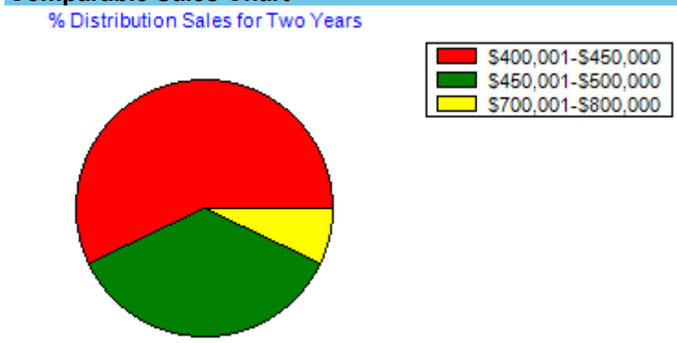
14	.07Mi.	**12623 NW 14TH PL** **SUNRISE, FL 33323-5126**	09/05/2025	$411,500	$222	1848	/3/3.5	1994	1,298 SF

APN: 49-40-35-11-0214 Document #: 120419902
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 4 Block: 21 Subdivision: SAVANNAH PUD PLAT 3 MapRef: MB 142 PG 4 Abbreviated Description: Lot:4 Block:21 Subdivision:SAVANNAH PUD PLAT 3 Map Ref:MB 142 PG 4

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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.	**12691 NW 14TH PL**	**12/27/2017**	$397,160	$397,160	1,848	/3/3.5	1992	1,221 SF	
0Mi.	**12695 NW 14TH PL**	**10/20/2008**	$397,040	$397,040	1,848	/3/3.5	1992	1,226 SF	
0Mi.	**12689 NW 14TH PL**	**12/14/2017**	$397,860	$215,120	1,848	/3/3.5	1992	1,220 SF	
.01Mi.	**12685 NW 14TH PL**	**01/04/2024**	$397,170	$397,170	1,848	/3/3	1992	1,229 SF	
.01Mi.	**12697 NW 14TH PL**	**06/20/2011**	$402,160	$144,220	1,541	/3/2.5	1992	1,602 SF	
.01Mi.	**12683 NW 14TH PL**	**09/08/2020**	$397,050	$303,310	1,848	/3/3	1992	1,245 SF	
.01Mi.	**12677 NW 14TH PL**	**12/11/2014**	$402,270	$402,270	1,541	/3/2.5	1992	1,644 SF	
.02Mi.	**12682 NW 14TH PL**	**09/19/2002**	$401,780	$271,360	1,541		1994	1,618 SF	
.02Mi.	**12684 NW 14TH PL**	**12/19/2017**	$397,110	$299,560	1,848	/3/3	1994	1,233 SF	
.02Mi.	**12688 NW 14TH PL**	**09/21/2007**	$397,780	$160,440	1,848	/3/3	1994	1,220 SF	
.02Mi.	**12673 NW 14TH PL**	**01/11/2016**	$402,520	$136,820	1,541	/3/2.5	1993	1,646 SF	
.02Mi.	**12690 NW 14TH PL**	**01/27/2023**	$414,980	$414,980	1,812	/4/2.5	1994	1,219 SF	
.02Mi.	**12694 NW 14TH PL**	**06/19/2009**	$415,480	$158,750	1,812	/3/2.5	1994	1,230 SF	
.03Mi.	**12671 NW 14TH PL**	**07/18/2001**	$415,890	$158,540	1,812	/3/2.5	1993	1,262 SF	
.03Mi.	**12678 NW 14TH PL**	**11/10/2020**	$404,510	$293,900	1,541	/3/2.5	1992	1,704 SF	
.03Mi.	**12696 NW 14TH PL**	**06/29/2015**	$416,460	$248,540	1,812	/4/2.5	1994	1,243 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	40.9 years old	Households:	8,934
Median Household Income:	$101,854	Households w/Family:	73%
Household Income Per Capita:	$52,799	Households w/Family Married:	59%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	32%

School District

School District Zone:	Broward County School District	Students:	243,553
Number of Schools:	325	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.13Mi.	**Bair Middle School** Number of Students: 672 Student-Teacher Ratio: 19.76	C	Public	6 - 8
4.89Mi.	**Plantation High School** Number of Students: 1,696 Student-Teacher Ratio: 24.56 Advanced Placement: Yes	C-	Public	9 - 12
0.61Mi.	**Sawgrass Elementary School** Number of Students: 858 Student-Teacher Ratio: 17.16	A	Public	KG - 5

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Flood Report

The Subject Property of **12691 NW 14TH PL, SUNRISE, FL 33323-5128** is in **Zone AH** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING (USUALLY AN AREA OF PONDING), FOR WHICH BFES HAVE BEEN DETERMINED; FLOOD DEPTHS RANGE FROM 1 TO 3 FEET.
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	77%	NOTABLY LOWER
BURGLARY	79%	LOWER
MOTOR VEHICLE THEFT	66%	NOTABLY LOWER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	40%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	79%	LOWER
OVERALL	66%	NOTABLY LOWER

Disaster Alerts

10/5/2024 - Hurricane Milton

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