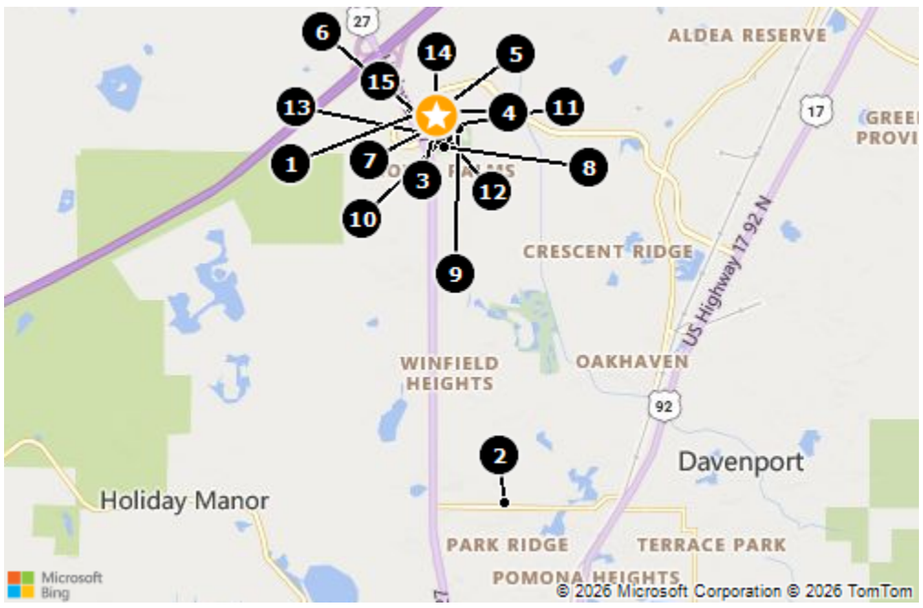
ICE SiteX Report

OrderID: 98012153

SiteX Property Information Report



Subject Property Location

129 JACK NICKLAUS LN, DAVENPORT, FL 33837-5039

County:	**POLK FL**	Census Tract:	121050125.091028
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	
Parcel Number:	272617704402006720	Thomas Bros Pg-Grid:	

Valuation

Value:	**$149,000**	FSD:	19	Common Confidence Score:	40
Value Range:	$120,690 - $177,310	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	90000
Assd Land Value:	$45,000	Market Land Value:	$45,000	Tax Year:	2025
Assd Improvement:	$34,825	Market Improvment Value:	$34,825	Total Taxable Value:	$1,032
Total Assessed Value:	$79,825	Total Assessor Market Value:	$79,825	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 672 Subdivision: DEER CREEK GOLF AND TENNIS RV RESORT Phase No: 3 Sec/Twnship/Range: SEC 17 TWN 26S RNG 27E
Abbreviated Description: DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE-BPB 96 PGS 29 & 30 LYING IN SEC 17 & 18 T26 R27 LOT 672

Property Characteristics

Lot Size:	2,383 SF	Bedrooms:		Pool:	
Building Area:	468 SF	Baths:		Fireplace:	
Year Built:	1995	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:	Carport	Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/03/2025	Sales Price:	N/A
Document #:	2025075661 BK-PG 12806-2235	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/18/2023	Sales Price:	$101,648
Document #:	2023219297 BK-PG 12249-1869	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/18/2023	Sales Price:	$153,500
Document #:	2023194972 BK-PG 12806-2233	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/15/2023		
Document Type:			
Legal Description:			

Lot: 672 Subdivision: DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE B Map Ref: MB 96 PG 29

Prior Transfer

Recording Date:	08/10/2023	Sales Price:	$153,500

ICE SiteX Report

OrderID: 98012153

Document #:	BK-PG 12806 -2233	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 672 Subdivision: DEER CREEK GOLF AND TENNIS RV RESORT Phase No: 3 Sec/Twnship/Range: SEC 17 TWN 26S RNG 27E
Abbreviated Description: DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE-BPB 96 PGS 29 & 30 LYING IN SEC 17 & 18 T26 R27 LOT 672

Prior Transfer

Recording Date:	05/11/2022	Sales Price:	$119,900
Document #:		Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/11/2022	Sales Price:	$119,900
Document #:	2022129604 BK-PG 12249-1867	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 672 Subdivision: DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE B Map Ref: MB 96 PG 29&30

Prior Transfer

Recording Date:	04/01/2014	Sales Price:	$55,000
Document #:	2014055534 BK-PG 09212-0976	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/13/2014		
Document Type:			

Legal Description:
Lot: 672 Subdivision: DEER CREEK GOLF & TENNIS R V RESORT Phase No: 3 Map Ref: MB96 PG29&30

Prior Transfer

Recording Date:	03/13/2006	Sales Price:	N/A
Document #:	2006062622 BK-PG 06675-1611	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/03/2006		
Document Type:			

Legal Description:
Lot: 672 Subdivision: DEER CREEK GOLF & TENNIS R V RESORT PHASE THREE B Map Ref: MB96 PG29&30

Prior Transfer

Recording Date:	02/19/2004	Sales Price:	$65,000
Document #:	2004032100 BK-PG 05677-0677	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/17/2004		
Document Type:			

Legal Description:
Lot: 672 Subdivision: DEER CREEK GOLF & TENNIS RV RESORT Phase No: 3-B Map Ref: MB96 PG29&30

Prior Transfer

Recording Date:	02/24/1995	Sales Price:	$27,900
Document #:	BK-PG 03498-02081	Type of Sale:	Full Amount on Deed
Contract Date:	01/18/1995		
Document Type:			

Legal Description:
Lot: 672 Subdivision: DEER CREEK GOLF & TENNIS R V RESORT PHASE 3B (LTS Map Ref: PB 96 29
Abbreviated Description: LT 672 PB 96/29 TOG WITH UNDIV 1/232 INT IN DRAIN EASE REC OR 3264/1809

Area Sales Analysis

Total Area Sales	$2,245,150	Median # of Bedrooms	
Median Lot Size	2,910 SF	Median # of Baths	
Median Living Area	490 SF	Median Year Built	1999
Price Range - 2 Yrs	$90,000 to $250,000	Age Range	8 years to 38 years
Median Value	$137,000	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**912 ST GEORGE DR** **DAVENPORT, FL 33837-2538**	06/15/2026	$155,000	$316	490	//	1999	4,500 SF	
2	.37Mi.	**156 CHAMPIONS WAY** **DAVENPORT, FL 33837-7543**	06/09/2026	$147,750	$362	408	//	1996	2,801 SF	
3	.2Mi.	**107 ROYAL TROON LOOP** **DAVENPORT, FL 33837-2501**	05/28/2026	$150,000	$329	455	//	1999	2,779 SF	
4	.06Mi.	**540 GARY PLAYER DR** **DAVENPORT, FL 33837-5035**	05/18/2026	$137,000	$279	490	//	1994	3,271 SF	

1 .14Mi. **912 ST GEORGE DR** **DAVENPORT, FL 33837-2538** 06/15/2026 $155,000 $316 490 // 1999 4,500 SF
APN: 272618704451005630 Document #: 2026142563
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 563 Subdivision: DEER CREEK GOLF & TENNIS RV RESORT PHASE THREE A MapRef: MB 102 PG 16-18 Abbreviated Description: Lot:563 Subdivision:DEER CREEK GOLF & TENNIS RV RESORT PHASE THREE A Map Ref:MB 102 PG 16-18

2 .37Mi. **156 CHAMPIONS WAY** **DAVENPORT, FL 33837-7543** 06/09/2026 $147,750 $362 408 // 1996 2,801 SF
APN: 272617704400001560 Document #: 2026137527
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 156 Subdivision: DEER CREEK GOLF AND TENNIS R V RESORT PHASE 1 MapRef: MB 83 PG 42&43 Abbreviated Description: Lot:156 Subdivision:DEER CREEK GOLF AND TENNIS R V RESORT PHASE 1 Map Ref:MB 83 PG 42&43

3 .2Mi. **107 ROYAL TROON LOOP** **DAVENPORT, FL 33837-2501** 05/28/2026 $150,000 $329 455 // 1999 2,779 SF
APN: 272618704451005240 Document #: 2026126255
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 524 Subdivision: DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE A MapRef: MB 102 PG 16-18 Abbreviated Description: Lot:524 Subdivision:DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE A Map Ref:MB 102 PG 16-18

4 .06Mi. **540 GARY PLAYER DR** **DAVENPORT, FL 33837-5035** 05/18/2026 $137,000 $279 490 // 1994 3,271 SF
APN: 272617704402006160 Document #: 2026117369
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 616 Subdivision: DEER CREEK GOLF & TENNIS RV RESORT PHASE THREE B MapRef: MB 96 PG 29&30 Abbreviated Description: Lot:616 Subdivision:DEER CREEK GOLF & TENNIS RV RESORT PHASE THREE B Map Ref:MB 96 PG 29&30

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5	.11Mi.	**508 ST GEORGE DR** **DAVENPORT, FL 33837-2526**	04/30/2026	$175,000	$347	504	//	1999	4,787 SF

APN: 272618704451004690 Document #: 2026102339
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 469 Subdivision: DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE A MapRef: MB 102 PG 16 Abbreviated Description: Lot:469 Subdivision:DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE A Map Ref:MB 102 PG 16

6	.15Mi.	**540 ROYAL TROON LOOP** **DAVENPORT, FL 33837-2513**	04/27/2026	$114,500	$232	492	//	2000	2,910 SF

APN: 272618704451004980 Document #: 2026099344
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 498 Subdivision: DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE A MapRef: MB 102 PG 16-18 Abbreviated Description: Lot:498 Subdivision:DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE A Map Ref:MB 102 PG 16-18

7	.1Mi.	**221 ARNOLD PALMER DR** **DAVENPORT, FL 33837-5049**	04/17/2026	$90,000	$187	480	//	1996	2,400 SF

APN: 272617704402005780 Document #: 2026091094
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 578 Subdivision: DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE B MapRef: MB 96 PG 29&30 Abbreviated Description: Lot:578 Subdivision:DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE B Map Ref:MB 96 PG 29&30

8	.36Mi.	**160 EAGLE CT** **DAVENPORT, FL 33837-**	04/14/2026	$215,000	$447	480	//	1993	3,846 SF

APN: 272617704400001600 Document #: 2026087856
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 160 Subdivision: DEER CREEK GOLF AND TENNIS RV PHASE ONE MapRef: MB 83 PG 42 Abbreviated Description: Lot:160 Subdivision:DEER CREEK GOLF AND TENNIS RV PHASE ONE Map Ref:MB 83 PG 42

9	.29Mi.	**307 PAR PINES BLVD** **DAVENPORT, FL 33837-1505**	03/25/2026	$250,000	$496	504	//	2017	4,961 SF

APN: 272617704403010940 Document #: 2026070584
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1094 Subdivision: DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE G MapRef: MB 105 PG 31-33 Abbreviated Description: Lot:1094 Subdivision:DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE G Map Ref:MB 105 PG 31-33

10	.28Mi.	**134 RACQUET LN** **DAVENPORT, FL 33837-**	03/05/2026	$126,000	$262	480	//	1991	2,679 SF

APN: 272617704400001340 Document #: 2026053460
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 134 Subdivision: DEER CREEK GOLF AND TENNIS RV RESORT PHASE ONE Phase No: 1 MapRef: MB 83 PG 42&43 Abbreviated Description: Lot:134 Subdivision:DEER CREEK GOLF AND TENNIS RV RESORT PHASE ONE Phase No:1 Map Ref:MB 83 PG 42&43

11	.24Mi.	**214 AUGUSTA AVE** **DAVENPORT, FL 33837-2596**	03/03/2026	$135,000	$273	494	//	2018	2,801 SF

APN: 272617704403010070 Document #: 2026050914
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1007 Subdivision: DEER CREEK GOLF & TENNIS RV RESORT PHASE THREE C MapRef: MB 105 PG 31-33 Abbreviated Description: Lot:1007 Subdivision:DEER CREEK GOLF & TENNIS RV RESORT PHASE THREE C Map Ref:MB 105 PG 31-33

12	.27Mi.	**20 CHAMPIONSHIP DR** **DAVENPORT, FL 33837-**	02/25/2026	$125,000	$255	490	//	1998	2,452 SF

APN: 272617704400000200 Document #: 2026046586
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 20 Subdivision: DEER CREEK GOLF AND TENNIS RV RESORT Phase No: 1 MapRef: MB 83 PG 42&43 Abbreviated Description: Lot:20 Subdivision:DEER CREEK GOLF AND TENNIS RV RESORT Phase No:1 Map Ref:MB 83 PG 42&43

13	.34Mi.	**42769 HIGHWAY 27** **DAVENPORT, FL 33837-7233**	02/06/2026	$170,000	$354	480	//	1988	3,415 SF

APN: 272617704400001410 Document #: 2026030789
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 141 Subdivision: DEER CREEK GOLF AND TENNIS RV RESORT PHASE ONE MapRef: MB 83 PG 42&43 Abbreviated Description: Lot:141 Subdivision:DEER CREEK GOLF AND TENNIS RV RESORT PHASE ONE Map Ref:MB 83 PG 42&43

14	.11Mi.	**205 ARNOLD PALMER DR** **DAVENPORT, FL 33837-5048**	12/09/2025	$124,900	$324	385	//	2006	2,400 SF

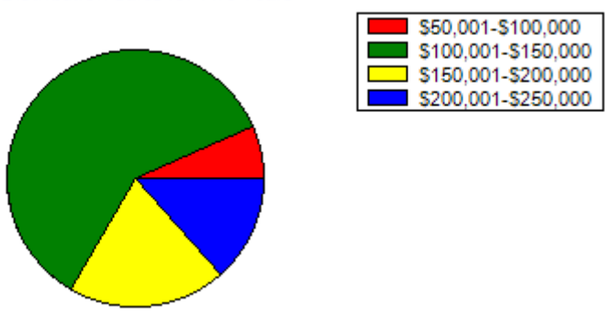
APN: 272617704402005740 Document #: 2025287677
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 574 Subdivision: DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE B Phase No: 3 MapRef: MB 96 PG 29 Abbreviated Description: Lot:574 Subdivision:DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE B Phase No:3 Map Ref:MB 96 PG 29

15	.2Mi.	**101 ROYAL TROON LOOP** **DAVENPORT, FL 33837-2501**	11/18/2025	$130,000	$265	490	//	1999	4,108 SF

APN: 272618704451005230 Document #: 2025272282
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 523 Subdivision: DEER CREEK GOLF & TENNIS RV RESORT PHASE THREE A MapRef: MB 102 PG 16-18 Abbreviated Description: Lot:523 Subdivision:DEER CREEK GOLF & TENNIS RV RESORT PHASE THREE A Map Ref:MB 102 PG 16-18

Comparable Sales Chart

% Distribution Sales for Two Years



ICE SiteX Report

OrderID: 98012153

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.	**129 JACK NICKLAUS LN**	**08/10/2023**	$79,825	$79,825	468		1995	2,383 SF	
.01Mi.	**137 JACK NICKLAUS LN**	**08/10/2022**	$86,254	$31,825	480		1997	2,374 SF	
.01Mi.	**121 JACK NICKLAUS LN**	**08/30/2019**	$84,492	$84,492	480		2001	2,387 SF	
.01Mi.	**132 PAYNE STEWART LN**	**02/17/2020**	$86,819	$78,005	420		1997	2,422 SF	
.01Mi.	**140 PAYNE STEWART LN**	**01/25/2002**	$89,328	$52,067	490		2003	2,426 SF	
.02Mi.	**145 JACK NICKLAUS LN**	**02/27/2020**	$86,246	$86,246	504		1996	2,370 SF	
.02Mi.	**113 JACK NICKLAUS LN**	**05/21/2024**	$76,353	$76,353	396		1998	2,391 SF	
.02Mi.	**130 JACK NICKLAUS LN**	**12/10/2024**	$87,470	$87,470	396		1995	2,409 SF	
.02Mi.	**138 JACK NICKLAUS LN**	**01/06/2023**	$77,765	$77,765	396		2000	2,413 SF	
.02Mi.	**122 JACK NICKLAUS LN**	**06/24/2024**	$92,215	$58,018	504		2001	2,409 SF	
.02Mi.	**146 JACK NICKLAUS LN**	**01/28/2022**	$83,416	$83,354	492		2002	2,418 SF	
.02Mi.	**148 PAYNE STEWART LN**	**11/17/2023**	$99,020	$63,445	492		2004	2,431 SF	
.02Mi.	**105 JACK NICKLAUS LN**	**12/26/2019**	$86,618	$86,618	420		1998	2,683 SF	
.02Mi.	**114 JACK NICKLAUS LN**	**02/25/2000**	$100,168	$100,168	481		2023	3,772 SF	
.03Mi.	**154 JACK NICKLAUS LN**	**05/23/2015**	$84,069	$51,461	518		1994	2,418 SF	
.03Mi.	**108 PAYNE STEWART LN**	**04/09/2022**	$87,969	$87,969	480		1994	3,171 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	38.3 years old	Households:	14,566
Median Household Income:	$67,419	Households w/Family:	73%
Household Income Per Capita:	$30,655	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

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
8.48Mi.	**Shelley S. Boone Middle School** Number of Students: 1,329 Student-Teacher Ratio: 26.58	D+	Public	6 - 8
4.28Mi.	**Loughman Oaks Elementary School** Number of Students: 1,179 Student-Teacher Ratio: 20.68	D-	Public	PK - 5
3.34Mi.	**Davenport School of the Arts** Number of Students: 1,440 Student-Teacher Ratio: 16.74	A-	Public	PK - 8
24.01Mi.	**Polk Virtual Instruction Program** Number of Students: 17 Student-Teacher Ratio: NA	D	Public	KG - 12
23.61Mi.	**Rosabelle W. Blake Academy** Number of Students: 562 Student-Teacher Ratio: 18.13	D	Public	PK - 8
5.01Mi.	**Ridge Community Senior High School** Number of Students: 2,632 Student-Teacher Ratio: 23.09 Advanced Placement: Yes	D	Public	9 - 12
24.01Mi.	**Polk Virtual Franchise** Number of Students: NA Student-Teacher Ratio: 0	NA	Public	6 - 12
8.27Mi.	**Daniel Jenkins Academy of Technology Middle School** Number of Students: 506 Student-Teacher Ratio: 20.24	C+	Public	6 - 8

ICE SiteX Report

OrderID: 98012153

Flood Report

The Subject Property of **129 JACK NICKLAUS LN, DAVENPORT, FL 33837-5039** 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	78%	LOWER
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	72%	NOTABLY LOWER
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	68%	NOTABLY LOWER
MURDER	89%	LOWER
OVERALL	111%	HIGHER

Disaster Alerts

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

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