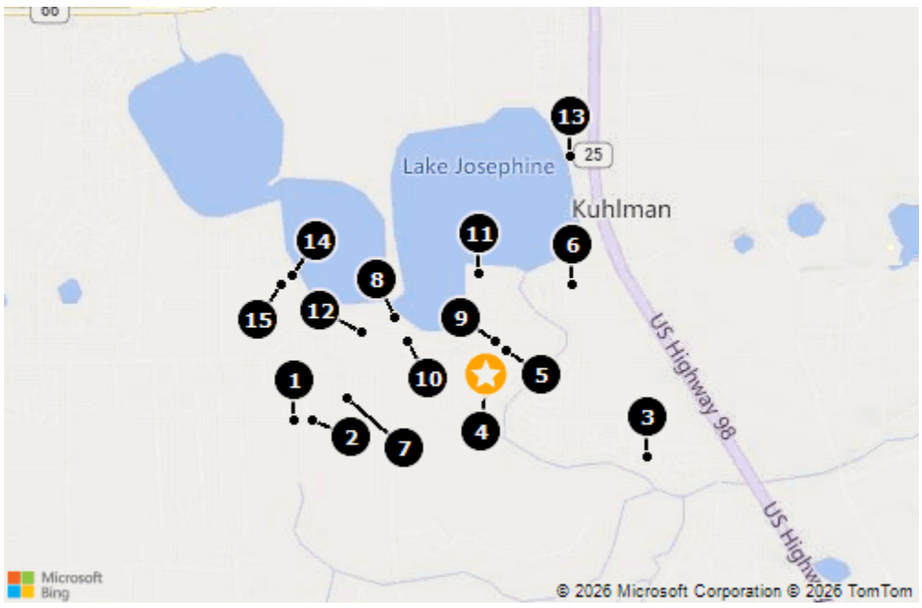
ICE SiteX Report

OrderID: 98730194

SiteX Property Information Report



Subject Property Location

13308 CHRISTY ST, SEBRING, FL 33875-6545

County:	**HIGHLANDS FL**	Census Tract:	120559614.011044
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	C-03-36-29-060-0400-0440	Thomas Bros Pg-Grid:	

Valuation

Value:	**$264,000**	FSD:	12	Common Confidence Score:	50
Value Range:	$232,320 - $295,680	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	40
Assd Land Value:	$12,000	Market Land Value:	$12,000	Tax Year:	2024
Assd Improvement:	$199,327	Market Improvment Value:	$199,327	Total Taxable Value:	$3,113
Total Assessed Value:	$211,327	Total Assessor Market Value:	$211,327	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: SEBRING LAKES UNIT 3 Legal Unit: 3 Sec/Twnship/Range: SEC 03 TWN 36S RNG 29E
Abbreviated Description: SEBRING LAKES UNIT 3

Property Characteristics

Lot Size:	12,597 SF	Bedrooms:	3	Pool:	
Building Area:	1572 SF	Baths:	2	Fireplace:	
Year Built:	2023	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Slate
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/15/2025	Loan Amount:	N/A
Document #:	2259392 BK-PG 3118-749	Loan Type:	FHA
TD Due Date:	05/01/2065	Type Finance:	

Legal Description:
Lot: 44&45 Block: 40 Subdivision: SEBRING LAKES UNIT THREE
City/Muni/Twp: SEBRING

Prior Transfer

Recording Date:	05/03/2023	Sales Price:	$229,900
Document #:	2149040 BK-PG 2972-896	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/01/2023		
Document Type:			

Legal Description:
Lot: 44-46 Block: 40 Subdivision: SEBRING LAKES UNIT THREE Map Ref: MB 7 PG 11

Prior Transfer

Recording Date:	05/01/2023	Sales Price:	$229,900
Document #:	BK-PG 2972 -896	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: SEBRING LAKES UNIT 3 Legal Unit: 3 Sec/Twnship/Range: SEC 03 TWN 36S RNG 29E
Abbreviated Description: SEBRING LAKES UNIT 3

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Prior Transfer

Recording Date:	07/15/2019	Sales Price:	$30,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$4,378,000	Median # of Bedrooms	2
Median Lot Size	44,431 SF	Median # of Baths	2
Median Living Area	1,609 SF	Median Year Built	1981
Price Range - 2 Yrs	$87,500 to $525,000	Age Range	3 years to 76 years
Median Value	$265,000	Median Age	45 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.14Mi.	**3709 GRAND CONCOURSE** **SEBRING, FL 33875-6521**	08/24/2026	$385,000	$124	3097	/3/2	1978	53,405 SF	Pool/ Spa
		APN: C-03-36-29-110-3180-0000 Document #: 2327627 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: SEBRING LAKES ACRES Tract No: 318 Legal Unit: 2 MapRef: MB 230 PG 209 Sec/Twnship/Range: SE4NW4SE4NW4 S05T36SR29E Abbreviated Description: Subdivision:SEBRING LAKES ACRES Tract No:318 Legal Unit:2 Map Ref:MB 230 PG 209Sec/Twnship/ Range:SE4NW4SE4NW4 S05T36SR29E							
2	1.03Mi.	**3723 GRAND CONCOURSE** **SEBRING, FL 33875-6522**	08/06/2026	$505,000	$146	3444	/3/2	2006	106,984 SF	
		APN: C-03-36-29-110-3290-0000 Document #: 2324868 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: W2SE4NE4SE4NW4 S05T36SR29E Abbreviated Description: Sec/Twnship/Range:W2SE4NE4SE4NW4 S05T36SR29E							
3	1.06Mi.	**5211 FELICITY AVE** **SEBRING, FL 33875-9625**	06/19/2026	$265,000	$191	1382	/3/2	2006	28,311 SF	
		APN: C-03-36-29-020-0110-0100 Document #: 2318230 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10-15 Block: 11 Subdivision: SEBRING LAKES UNIT ONE B MapRef: MB 6 PG 47 Abbreviated Description: Lot:10-15 Block:11 Subdivision:SEBRING LAKES UNIT ONE B Map Ref:MB 6 PG 47							
4	.05Mi.	**13330 CHRISTY ST** **SEBRING, FL 33875-6545**	06/05/2026	$242,500	$184	1316	/3/2	2023	12,597 SF	
		APN: C-03-36-29-060-0400-0370 Document #: 2316003 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 37-39 Block: 40 Subdivision: SEBRING LAKES UNIT THREE MapRef: MB 7 PG 11 Abbreviated Description: Lot:37-39 Block:40 Subdivision:SEBRING LAKES UNIT THREE Map Ref:MB 7 PG 11							
5	.19Mi.	**214 NATURE LN** **SEBRING, FL 33875-6505**	06/02/2026	$245,000	$161	1514	/2/2	1994	44,431 SF	
		APN: C-33-35-29-090-0000-0100 Document #: 2315343 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Subdivision: JOSEPHINE NATURE LAND MapRef: MB 13 PG 29 Abbreviated Description: Lot:10 Subdivision:JOSEPHINE NATURE LAND Map Ref:MB 13 PG 29							
6	.71Mi.	**110 ROSEMARY AVE** **SEBRING, FL 33875-6511**	05/13/2026	$179,000	$142	1253	/3/1	1980	7,950 SF	
		APN: C-33-35-29-040-0030-0260 Document #: 2312809 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Block: 3 Subdivision: LAKE JOSEPHINE HEIGHTS 2ND ADDITION MapRef: MB 7 PG 2 Abbreviated Description: Lot:26 Block:3 Subdivision:LAKE JOSEPHINE HEIGHTS 2ND ADDITION Map Ref:MB 7 PG 2							
7	.83Mi.	**515 STRAIGHT ST** **SEBRING, FL 33875-9664**	05/11/2026	$200,000	$139	1434	/2/1	1966	53,927 SF	
		APN: C-03-36-29-100-0920-0000 Document #: 2312500 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: SEBRING LAKES ACRES Tract No: 92 Sec/Twnship/Range: S2SW4SE4NW4NE4 S05T36SR29E Abbreviated Description: Subdivision:SEBRING LAKES ACRES Tract No:92 Sec/Twnship/Range:S2SW4SE4NW4NE4 S05T36SR29E							
8	.61Mi.	**1624 SENTINEL POINT RD** **SEBRING, FL 33875-8206**	04/02/2026	$450,000	$202	2227	/2/2	1971	49,310 SF	
		APN: C-33-35-29-021-0000-0020 Document #: 2306535 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2&3 Subdivision: LAKE JOSEPHINE SUBDIVISION NO 2 MapRef: MB 4 PG 85 Abbreviated Description: Lot:2&3 Subdivision:LAKE JOSEPHINE SUBDIVISION NO 2 Map Ref:MB 4 PG 85							
9	.19Mi.	**209 NATURE LN** **SEBRING, FL 33875-6525**	03/23/2026	$250,000	$86	2879	/2/2	1986	87,556 SF	
		APN: C-33-35-29-090-0000-0050 Document #: 2304986 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5&6 Subdivision: JOSEPHINE NATURE LAND MapRef: MB 13 PG 29 Abbreviated Description: Lot:5&6 Subdivision:JOSEPHINE NATURE LAND Map Ref:MB 13 PG 29							
10	.48Mi.	**1533 LAKE JOSEPHINE DR** **SEBRING, FL 33875-6458**	03/20/2026	$120,000	$131	914	/2/1	1950	16,707 SF	
		APN: C-33-35-29-080-0000-0010 Document #: 2304663 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: WILSONS LAKE JOSEPHINE SUBDIVISION MapRef: MB 5 PG 48 Abbreviated Description: Lot:1 Subdivision:WILSONS LAKE JOSEPHINE SUBDIVISION Map Ref:MB 5 PG 48							
11	.58Mi.	**1248 JOSEPHINE CT** **SEBRING, FL 33875-9414**	03/11/2026	$275,000	$78	3486	/2/2	1981	45,695 SF	Pool/ Spa
		APN: C-33-35-29-020-0020-0050 Document #: 2303309 Document Type: Price Code: R Land Use: Single Family Residential							

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Legal: Lot: 5 Block: 2 Subdivision: LAKE JOSEPHINE SUBDIVISION MapRef: MB 4 PG 60 Abbreviated Description: Lot:5 Block:2 Subdivision:LAKE JOSEPHINE SUBDIVISION Map Ref:MB 4 PG 60

12 .75Mi. **1720 LAKE JOSEPHINE DR** 02/27/2026 $87,500 $69 1255 /3/2 1978 14,117 SF
SEBRING, FL 33875-8241
APN: C-33-35-29-021-0000-0481 Document #: 2301805
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 48 Abbreviated Description: Abbreviated Description:PORTION LOT48

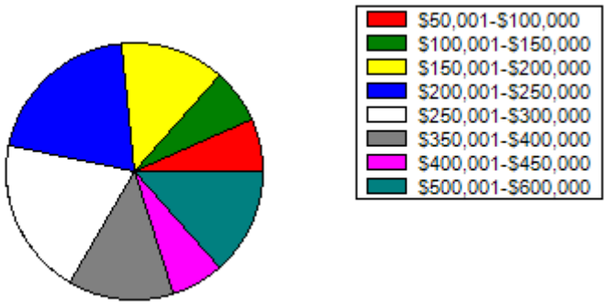
13 1.34Mi. **415 LAKE JOSEPHINE SHORES RD** 12/03/2025 $353,000 $219 1609 /2/2 1986 13,882 SF
SEBRING, FL 33875-9416
APN: C-28-35-29-010-0000-0130 Document #: 2290251
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: LAKE JOSEPHINE SHORES MapRef: MB 5 PG 62 Abbreviated Description: Lot:13 Subdivision:LAKE JOSEPHINE SHORES Map Ref:MB 5 PG 62

14 1.25Mi. **2068 OAK BEACH BLVD** 11/25/2025 $296,000 $149 1986 /2/1 1970 17,545 SF
SEBRING, FL 33875-6469
APN: C-32-35-29-040-0110-0420 Document #: 2289231
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 42 Block: 11 Subdivision: OAK BEACH COLONY MapRef: MB 7 PG 20 Abbreviated Description: Lot:42 Block:11 Subdivision:OAK BEACH COLONY Map Ref:MB 7 PG 20

15 1.28Mi. **2065 OAK BEACH BLVD** 11/25/2025 $525,000 $132 3958 /4/4 1989 104,980 SF Pool/Spa
SEBRING, FL 33875-6470
APN: C-32-35-29-060-0000-0150 Document #: 2289260
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: POHLMAN ACRES MapRef: MB 12 PG 22 Abbreviated Description: Lot:15 Subdivision:POHLMAN ACRES Map Ref:MB 12 PG 22

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**13308 CHRISTY ST**	**05/01/2023**	$211,327	$211,327	1,572	/3/2	2023	12,597 SF	
.02Mi.	**13321 KENDALL ST**	**05/09/2023**	$196,154	$196,154	1,284	/3/2	2021	12,597 SF	
.03Mi.	**13311 KENDALL ST**	**01/03/2025**	$177,738	$152,207	1,284	/3/2	2021	8,398 SF	
.03Mi.	**13320 CHRISTY ST**	**01/12/2009**	$205,672	$79,368	1,756	/4/2	2008	8,398 SF	
.05Mi.	**13301 KENDALL ST**	**03/28/2023**	$197,583	$80,373	1,325	/3/2	2021	8,398 SF	
.05Mi.	**13330 CHRISTY ST**	**02/23/2023**	$188,406	$188,406	1,316	/3/2	2023	12,597 SF	
.07Mi.	**4420 BRIARCLIFF AVE**	**01/02/2025**	$201,379	$142,294	1,284	/3/2	2021	21,836 SF	
.07Mi.	**4416 BRIARCLIFF AVE**	**02/09/2021**	$177,135	$151,598	1,284	/3/2	2021	8,398 SF	
.08Mi.	**4414 BRIARCLIFF AVE**	**01/28/2021**	$182,036	$182,036	1,323	/3/2	2021	8,398 SF	
.08Mi.	**4412 BRIARCLIFF AVE**	**09/01/2022**	$176,014	$176,014	1,281	/3/2	2020	8,398 SF	
.09Mi.	**4410 BRIARCLIFF AVE**	**06/21/2023**	$178,721	$77,300	1,248	/3/2	2020	8,398 SF	
.1Mi.	**4408 BRIARCLIFF AVE**	**10/14/2021**	$181,100	$154,917	1,342	/3/2	2020	8,398 SF	
.11Mi.	**4406 BRIARCLIFF AVE**	**03/30/2021**	$177,324	$136,169	1,284	/3/2	2021	8,398 SF	
.11Mi.	**13325 GARNET TER**	**07/14/2020**	$118,370	$93,747	1,261	/2/1	1969	8,400 SF	
.15Mi.	**215 NATURE LN**	**05/07/2019**	$203,749	$87,888	1,379	/2/2	1984	4 SF	
.16Mi.	**13337 W WATERWAY DR**	**03/19/2004**	$118,295	$46,700	1,553	/2/1	1978	15,036 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	52.5 years old	Households:	5,360
Median Household Income:	$66,676	Households w/Family:	69%
Household Income Per Capita:	$37,426	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

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School District

School District Zone:	Highlands County School District	Students:	12,040
Number of Schools:	24	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.02Mi.	**Sebring Middle School** Number of Students: 840 Student-Teacher Ratio: 19.53	C+	Public	6 - 8
8.22Mi.	**Highlands Virtual Franchise** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
7.24Mi.	**Sebring High School** Number of Students: 1,849 Student-Teacher Ratio: 24.65 Advanced Placement: Yes	C-	Public	9 - 12
8.22Mi.	**Highlands Virtual Franchise** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
2.94Mi.	**Cracker Trail Elementary School** Number of Students: 710 Student-Teacher Ratio: 16.14	B	Public	PK - 5

Flood Report

The Subject Property of **13308 CHRISTY ST, SEBRING, FL 33875-6545** 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	53%	NOTABLY LOWER
BURGLARY	80%	LOWER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	99%	SIMILAR
MURDER	74%	NOTABLY LOWER
OVERALL	71%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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