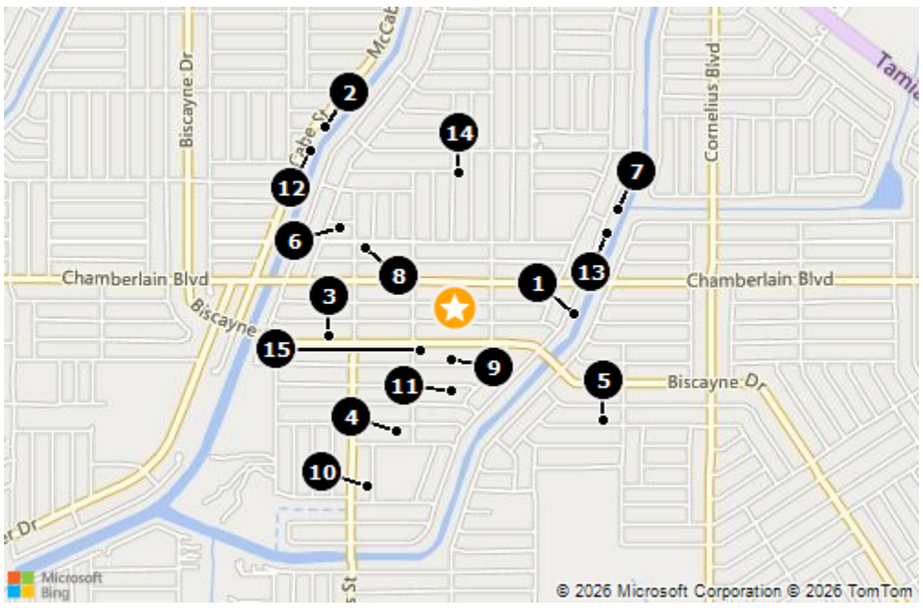
ICE SiteX Report

OrderID: 98722518

SiteX Property Information Report



Subject Property Location

14141 CAIN AVE, PORT CHARLOTTE, FL 33953-2412

County:	**CHARLOTTE FL**	Census Tract:	120150204.024087
Property Use:	Single Family Residential	Zoning:	RSF3.5
Parcel Number:	40-21-09-128-001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$296,000**	FSD:	33	Common Confidence Score:	20
Value Range:	$198,320 - $393,680	ICE Confidence Score:	67		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	104
Assd Land Value:		Market Land Value:	$13,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$254,448	Total Taxable Value:	$4,033
Total Assessed Value:	$267,356	Total Assessor Market Value:	$267,948	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 21 Block: 2658 Section: 8 Subdivision: PORT CHARLOTTE Sec/Twnship/Range: SEC 09 TWN 40S RNG 21E
Abbreviated Description: PCH 048 2658 0021 PORT CHARLOTTE SEC48 BLK2658 LT 21 357/653 DC702/1059 2329/1573 2463/1901 2760/2148 295

Property Characteristics

Lot Size:	10,000 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1655 SF	Baths:	2	Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Composition
Number of Units:	1	Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/28/2025	Sales Price:	$173,544
Document #:	3551737 BK-PG 3900-273	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/30/2014	Sales Price:	$127,500
Document #:	2297502 BK-PG 3771-1649	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/11/2014	Sales Price:	$168,000
Document #:	2293487 BK-PG 3900-0272	Type of Sale:	Full Amount on Deed
Contract Date:	09/04/2014		
Document Type:			
Legal Description:			

Lot: 21 Block: 2658 Section: 48 Subdivision: PORT CHARLOTTE SUBDIVISION Map Ref: MB5 PG62A-62E

Prior Transfer

Recording Date:	09/09/2014	Sales Price:	$168,000
Document #:	2293487 BK-PG 3900 -272	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 21 Block: 2658 Section: 8 Subdivision: PORT CHARLOTTE Sec/Twnship/Range: SEC 09 TWN 40S RNG 21E
Abbreviated Description: PCH 048 2658 0021 PORT CHARLOTTE SEC48 BLK2658 LT 21 357/653 DC702/1059 2329/1573 2463/1901 2760/2148 295

Prior Transfer

Recording Date:	06/07/2013	Sales Price:	$117,826
Document #:	2186725 BK-PG 3402-0329	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/04/2013	Loan Amount:	N/A
Document #:	2185583 BK-PG 3771-1649	Loan Type:	New Conventional
TD Due Date:	06/01/2043	Type Finance:	

Legal Description:
Lot: 21 Block: 2658 Section: 48 Subdivision: PORT CHARLOTTE SUBDIVISION

Prior Transfer

Recording Date:	08/11/2009	Sales Price:	$170,400
Document #:	1870278 BK-PG 2951-1282	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/15/2009	Sales Price:	$120,000
Document #:	1864048 BK-PG 3402-0328	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/08/2009		
Document Type:			

Legal Description:
Lot: 21 Block: 2658 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION 48 Map Ref: MB5 PG62A-62E

Prior Transfer

Recording Date:	07/15/2009	Sales Price:	N/A
Document #:	1864047 BK-PG 3402-0326	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/07/2009		
Document Type:			

Legal Description:
Lot: 21 Block: 2658 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION 48 Map Ref: MB5 PG62A-62E
Abbreviated Description: PRIOR REF 3367-2137 03/19/2009

Prior Transfer

Recording Date:	07/01/2009	Sales Price:	$120,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/19/2009	Sales Price:	N/A
Document #:	1834670 BK-PG 3367-2137	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/05/2009		
Document Type:			

Legal Description:
Lot: 21 Block: 2658 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION 48 Map Ref: MB5 PG62A-62E

Prior Transfer

Recording Date:	09/19/2006	Sales Price:	N/A
Document #:	1593970 BK-PG 3039-0083	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/11/2006		
Document Type:			

Legal Description:
Lot: 21 Block: 2658 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION 48 Map Ref: MB5 PG62A-E

Prior Transfer

Recording Date:	04/21/2006	Sales Price:	$216,100
Document #:	1541622 BK-PG 2951-1281	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/13/2006		
Document Type:			

Legal Description:
Lot: 21 Block: 2658 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION 48 Map Ref: MB5 PG62A-E

Prior Transfer

Recording Date:	07/27/2005	Sales Price:	$40,000
Document #:	1423788 BK-PG 2760-2148	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/27/2005		
Document Type:			

Legal Description:
Lot: 21 Block: 2658 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION 48 Map Ref: MB5 PG62A-E

Prior Transfer

Recording Date:	05/14/2004	Sales Price:	$15,700
Document #:	1198653 BK-PG 2463-1901	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/11/2004		
Document Type:			

Legal Description:
Lot: 21 Block: 2658 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION 48 Map Ref: MB5 PG62A

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$6,385,050	Median # of Bedrooms	3
Median Lot Size	10,004 SF	Median # of Baths	2
Median Living Area	1,771 SF	Median Year Built	2024
Price Range - 2 Yrs	$250,000 to $715,000	Age Range	1 years to 43 years
Median Value	$350,000	Median Age	2 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**1052 EPPINGER DR** **PORT CHARLOTTE, FL 33953-2421**	08/28/2026	$715,000	$304	2348	6/3/3	2000	20,000 SF	Yes
		APN: 40-21-09-204-005 Document #: 3678472 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8&9 Block: 2651 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION FORTY EIGHT MapRef: MB 5 PG 62A-62E Abbreviated Description: Lot:8&9 Block:2651 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION FORTY EIGHT Map Ref:MB 5 PG 62A-62E								
2	.65Mi.	**332 MCCABE ST** **PORT CHARLOTTE, FL 33953-3637**	08/27/2026	$635,000	$321	1973	6/3/2	2019	10,000 SF	Yes
		APN: 40-21-05-430-004 Document #: 3678302 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Block: 2335 Section: 38 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 42A-42H Abbreviated Description: Lot:31 Block:2335 Section:38 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 42A-42H								
3	.37Mi.	**772 BISCAYNE DR** **PORT CHARLOTTE, FL 33953-4308**	06/18/2026	$250,000	$156	1596	7/4/2	2023	10,000 SF	
		APN: 40-21-08-230-025 Document #: 3656213 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 2891 Section: 49 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 63A-63E Abbreviated Description: Lot:12 Block:2891 Section:49 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 63A-63E								
4	.39Mi.	**14059 GAILWOOD AVE** **PORT CHARLOTTE, FL 33953-2513**	06/05/2026	$340,000	$191	1771	7/3/2	2024	9,999 SF	
		APN: 40-21-09-157-006 Document #: 3651972 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 2672 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION FORTY EIGHT MapRef: MB 5 PG 62A-62E Abbreviated Description: Lot:13 Block:2672 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION FORTY EIGHT Map Ref:MB 5 PG 62A-62E								
5	.53Mi.	**14372 CANNELL LN** **PORT CHARLOTTE, FL 33953-2616**	06/02/2026	$445,000	$239	1855	6/3/2	2024	10,428 SF	Yes
		APN: 40-21-09-255-023 Document #: 3650097 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 2624 Section: 48 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 62 Abbreviated Description: Lot:10 Block:2624 Section:48 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 62								
6	.41Mi.	**13979 FISHER AVE** **PORT CHARLOTTE, FL 33953-1475**	05/04/2026	$314,600	$201	1559	//	2025	10,000 SF	
		APN: 40-21-05-480-002 Document #: 3640488 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 2063 Section: 24 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 16 Abbreviated Description: Lot:6 Block:2063 Section:24 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 16								
7	.55Mi.	**432 EPPINGER DR** **PORT CHARLOTTE, FL 33953-1822**	04/23/2026	$310,000	$197	1570	6/2/2	1988	10,000 SF	Yes
		APN: 40-21-04-456-003 Document #: 3636882 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 53 Block: 2035 Subdivision: PORT CHARLOTTE SECTION TWENTY FOUR MapRef: MB 5 PG 16-A-16-E Abbreviated Description: Lot:53 Block:2035 Subdivision:PORT CHARLOTTE SECTION TWENTY FOUR Map Ref:MB 5 PG 16-A-16-E								
8	.31Mi.	**14009 DANIELS AVE** **PORT CHARLOTTE, FL 33953-2414**	04/20/2026	$350,000	$233	1502	//	2025	9,998 SF	
		APN: 40-21-04-356-001 Document #: 3635283 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Block: 2059 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION TWENTY FOUR MapRef: MB 5 PG 16A-16E Abbreviated Description: Lot:19 Block:2059 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION TWENTY FOUR Map Ref:MB 5 PG 16A-16E								
9	.13Mi.	**14136 HUGHES AVE** **PORT CHARLOTTE, FL 33953-3844**	12/22/2025	$485,000	$263	1841	5/3/2	2007	29,999 SF	Yes
		APN: 40-21-09-108-012 Document #: 3598541 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8,9&21 Block: 2664 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION FORTY EIGHT MapRef: MB 5 PG 62A-62E Abbreviated Description: Lot:8,9&21 Block:2664 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION FORTY EIGHT Map Ref:MB 5 PG 62A-62E								
10	.57Mi.	**1311 FRIAR ST** **PORT CHARLOTTE, FL 33953-2517**	12/15/2025	$515,000	$155	3314	//	2025	40,000 SF	
		APN: 40-21-09-301-006 Document #: 3596668 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11-14 Block: 2674 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION FORTY EIGHT MapRef: MB 5 PG 62 Abbreviated Description: Lot:11-14 Block:2674 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION FORTY EIGHT Map Ref:MB 5 PG 62								
11	.24Mi.	**14135 CARRIE AVE** **PORT CHARLOTTE, FL 33953-4311**	08/27/2025	$440,000	$238	1846	//	2025	10,000 SF	
		APN: 40-21-09-177-001 Document #: 3561729 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 2668 Section: 48 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 62 Abbreviated Description: Lot:3 Block:2668 Section:48 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 62								
12	.62Mi.	**376 MCCABE ST** **PORT CHARLOTTE, FL 33953-3637**	08/20/2025	$320,000	$310	1032	5/2/2	1983	21,500 SF	Yes
		APN: 40-21-05-430-009 Document #: 3559461 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25&26 Block: 2335 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION THIRTY EIGHT MapRef: MB 5 PG 42-A&42-H Abbreviated Description: Lot:25&26 Block:2335 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION THIRTY EIGHT Map Ref:MB 5 PG 42-A&42-H								
13	.5Mi.	**472 EPPINGER DR**	07/31/2025	$600,000	$303	1976	5/3/2	1986	20,000 SF	Yes

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PORT CHARLOTTE, FL 33953-1822
APN: 40-21-04-456-008 Document #: 3553453
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 57&58 Block: 2035 Subdivision: CHARLOTTO SUBDIVISION SECTION TWENTY FOUR MapRef: MB 5 PG 16A-16E Abbreviated Description: Lot:57&58 Block:2035 Subdivision:CHARLOTTO SUBDIVISION SECTION TWENTY FOUR Map Ref:MB 5 PG 16A-16E

14	.39Mi.	**368 MANLY ST**	07/10/2025	$331,500	$193	1712	//	2025	10,004 SF	

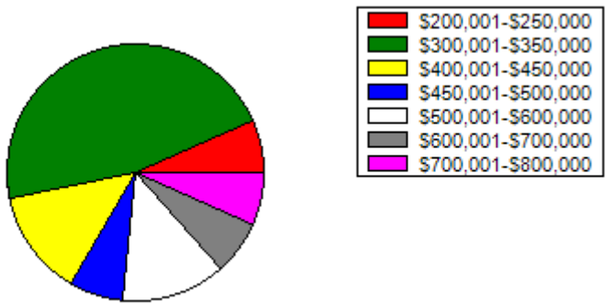
PORT CHARLOTTE, FL 33953-1443
APN: 40-21-04-331-004 Document #: 3546382
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: 2049 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 16-A-16-E Abbreviated Description: Lot:19 Block:2049 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 16-A-16-E

15	.16Mi.	**909 BISCAYNE DR**	07/01/2025	$333,950	$190	1754	8/4/2	2024	15,490 SF	

PORT CHARLOTTE, FL 33953-4310
APN: 40-21-09-108-001 Document #: 3543380
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Block: 2664 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION FORTYEIGHT MapRef: MB 5 PG 62 Abbreviated Description: Lot:14 Block:2664 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION FORTYEIGHT Map Ref:MB 5 PG 62

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.	**14141 CAIN AVE**	**09/09/2014**	$267,948	$267,356	1,655	6/3/2	2006	10,000 SF	Yes
.02Mi.	**14149 CAIN AVE**	**04/30/2019**	$248,135	$222,427	1,367	/3/2	2017	9,999 SF	
.03Mi.	**14157 CAIN AVE**	**10/08/2021**	$248,135	$173,181	1,367	/3/2	2017	10,000 SF	
.03Mi.	**14125 CAIN AVE**	**02/26/2024**	$295,750	$255,082	1,563	6/3/2	2021	10,000 SF	
.03Mi.	**14140 CAIN AVE**	**07/07/2006**	$318,924	$129,976	2,112	7/3/2	2004	19,999 SF	Yes
.04Mi.	**14124 CAIN AVE**	**08/26/2016**	$181,415	$126,693	1,112	5/3/2	2016	9,999 SF	
.07Mi.	**14108 MARY JO AVE**	**01/22/2024**	$324,068	$279,134	1,821	6/4/2	2023	10,000 SF	
.09Mi.	**14189 CAIN AVE**	**09/17/2021**	$255,920	$140,058	1,820	6/3/2	2013	11,740 SF	
.13Mi.	**14136 HUGHES AVE**	**08/28/2020**	$367,141	$235,305	1,841	5/3/2	2007	29,999 SF	Yes
.13Mi.	**908 BISCAYNE DR**	**06/28/2018**	$214,610	$193,364	1,474	7/3/2	2003	11,744 SF	
.14Mi.	**14214 CAIN AVE**	**10/29/2021**	$478,921	$401,457	2,348	8/3/3	2024	21,740 SF	
.14Mi.	**1072 ELLINGTON ST**	**09/24/2024**	$369,722	$151,490	1,620	5/3/2	2018	22,835 SF	Yes
.15Mi.	**14060 MARY JO AVE**	**04/01/2009**	$326,737	$327,717	1,852	6/3/2	2006	22,365 SF	Yes
.16Mi.	**917 BISCAYNE DR**	**12/13/2024**	$430,274	$363,689	2,324	11/4/2	2024	29,999 SF	
.16Mi.	**909 BISCAYNE DR**	**06/12/2025**	$314,772	$266,013	1,754	8/4/2	2024	15,490 SF	
.17Mi.	**14070 CHAMBERLAIN BLVD**	**12/31/2024**	$196,313	$165,898	1,112	5/3/2	2024	12,981 SF	

Rent vs. Own

Households Occupied by Renters:	7%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	53.3 years old	Households:	4,232
Median Household Income:	$76,270	Households w/Family:	79%
Household Income Per Capita:	$45,794	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	18%

School District

School District Zone:	Charlotte County School District	Students:	16,997
Number of Schools:	25	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade

ICE SiteX Report

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3.53Mi. **Murdock Middle School** Number of Students: 656 Student-Teacher Ratio: 19.29		C+	Public	6 - 8
4.22Mi. **Port Charlotte High School** Number of Students: 1,730 Student-Teacher Ratio: 21.1 Advanced Placement: Yes		C-	Public	9 - 12
6.48Mi. **Liberty Elementary School** Number of Students: 764 Student-Teacher Ratio: 15.92		B	Public	PK - 5

Flood Report

The Subject Property of **14141 CAIN AVE, PORT CHARLOTTE, FL 33953-2412** is in **Zone D** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.
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	101%	SIMILAR
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	67%	NOTABLY LOWER
FORCIBLE RAPE	118%	HIGHER
MURDER	86%	LOWER
OVERALL	77%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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