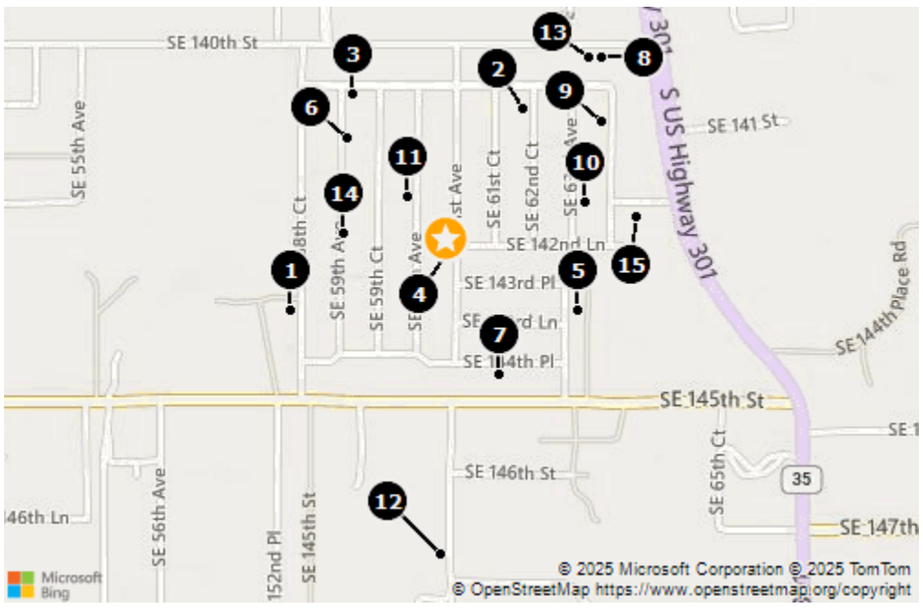
ICE SiteX Report

OrderID: 96015503

SiteX Property Information Report



Subject Property Location

14274 SE 61ST AVE, SUMMERFIELD, FL 34491-7798

County:	**MARION FL**	Census Tract:	120830009.041031
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	R4
Parcel Number:	4760-020-006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$218,000**	FSD:	8
Value Range:	$200,560 - $235,440	Confidence Score:	92

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	9001
Assd Land Value:	$22,000	Market Land Value:	$22,000	Tax Year:	2024
Assd Improvement:	$113,557	Market Improvment Value:	$164,828	Total Taxable Value:	$2,744
Total Assessed Value:	$135,557	Total Assessor Market Value:	$186,828	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 20 Subdivision: BELLEVIEW HILLS ESTATES Map Ref: MAP: 238 Sec/Twnship/Range: SEC 18 TWN 17S RNG 23E
Abbreviated Description: SEC 18 TWP 17 RGE 23

Property Characteristics

Lot Size:	14,810 SF	Bedrooms:	4	Pool:	
Building Area:	2052 SF	Baths:	2	Fireplace:	1
Year Built:	2002	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	K
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/01/2023	Loan Amount:	N/A
Document #:	2023113064 BK-PG 8136-1326	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:
Lot: 6 Block: 20 Subdivision: BELLEVIEW HILLS ESTATES

Prior Transfer

Recording Date:	01/03/2020	Sales Price:	$36,480
Document #:	2020000656 BK-PG 5919-0784	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/26/2019	Sales Price:	$119,500
Document #:	2019135143 BK-PG 7103-0851	Type of Sale:	Full Amount on Deed
Contract Date:	12/20/2019		
Document Type:	Warranty Deed		

Legal Description:
Lot: 6 Block: 20 Subdivision: BELLEVIEW HILLS ESTATES Map Ref: MB G PG 31&31A

Prior Transfer

Recording Date:	12/00/2019	Sales Price:	$119,500

ICE SiteX Report

OrderID: 96015503

Document #:	BK-PG 7103 -851	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Block: 20 Subdivision: BELLEVIEW HILLS ESTATES Map Ref: MAP: 238 Sec/Twnship/Range: SEC 18 TWN 17S RNG 23E
Abbreviated Description: SEC 18 TWP 17 RGE 23

Prior Transfer

Recording Date:	04/18/2017	Sales Price:	$50,000
Document #:	2017035038 BK-PG 6379-0298	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/21/2016	Sales Price:	$70,000
Document #:	2016037027 BK-PG 6379-0297	Type of Sale:	Full Amount on Deed
Contract Date:	04/11/2016		
Document Type:	Warranty Deed		

Legal Description:

Prior Transfer

Recording Date:	11/08/2013	Sales Price:	$84,900
Document #:	2013115031 BK-PG 5954-1504	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/06/2013		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 6 Block: 20 Subdivision: BELLEVIEW HILLS ESTATES Map Ref: MB G PG31&31A

Prior Transfer

Recording Date:	08/29/2013	Sales Price:	$38,400
Document #:	2013089600 BK-PG 5919-0782	Type of Sale:	Price Unconfirmed
Contract Date:	08/26/2013		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 6 Block: 20 Subdivision: BELLEVIEW HILLS ESTATES Map Ref: MB G PG31&31A

Prior Transfer

Recording Date:	08/20/2013	Sales Price:	$18,800
Document #:	2013085532 BK-PG 5913-0960	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/19/2013		
Document Type:	Trustee's Deed (Certificate of Title)		

Legal Description:
Lot: 6 Block: 20 Subdivision: BELLEVIEW HILLS ESTATES Map Ref: MB G PG31&31A

Prior Transfer

Recording Date:	08/01/2013	Sales Price:	$18,800
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/18/2011	Sales Price:	$91,563
Document #:	2011066903 BK-PG 4713-1317	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/04/2009	Loan Amount:	N/A
Document #:	2009047085 BK-PG 5206-1670	Loan Type:	FHA
TD Due Date:	03/01/2037	Type Finance:	

Legal Description:
Lot: 6 Block: 20 Subdivision: BELLEVIEW HILLS ESTATES

Prior Transfer

Recording Date:	02/22/2007	Sales Price:	$40,000
Document #:	2007026109 BK-PG 3946-1827	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/16/2007	Sales Price:	$93,000
Document #:	2007023561 BK-PG 4713-1316	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/14/2007		
Document Type:	Warranty Deed		

Legal Description:
Lot: 6 Block: 20 Subdivision: BELLEVIEW HILLS ESTATES Map Ref: MB G PG31&31A

Prior Transfer

Recording Date:	02/10/2005	Sales Price:	$60,000
Document #:	2005022186 BK-PG 3946-1825	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/26/2005		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 6 Block: 20 Subdivision: BELLEVIEW HILLS ESTATES Map Ref: MB G PG31&31A

Mortgage Record

Recording Date:	02/19/2003	Loan Amount:	N/A
Document #:	2003-019648 BK-PG 3347-0843	Loan Type:	Unknown

ICE SiteX Report

OrderID: 96015503

TD Due Date:	10/01/2032	Type Finance:	

Legal Description:
Lot: 6 Block: 20 Subdivision: BELLEVIEW HILLS ESTATES

Mortgage Record

Recording Date:	10/02/2002	Loan Amount:	N/A
Document #:	2002-110202 BK-PG 3249-0890	Loan Type:	Unknown
TD Due Date:	10/01/2032	Type Finance:	

Legal Description:
Lot: 6 Block: 20 Subdivision: BELLEVIEW HILLS ESTATES

Prior Transfer

Recording Date:	08/29/2002	Sales Price:	$16,200
Document #:	2002-096597 BK-PG 3227-1134	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/14/2002		
Document Type:	Warranty Deed		

Legal Description:
Lot: 6 Block: 20 Subdivision: BELLEVIEW HILLS ESTATES Map Ref: MB G PG31&31A

Prior Transfer

Recording Date:	03/15/2002	Sales Price:	N/A
Document #:	2002-029468 BK-PG 3126-1418	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/04/2002		
Document Type:	Trustee's Deed (Certificate of Title)		

Legal Description:
Lot: 6 Block: 20 Subdivision: BELLEVIEW HILLS ESTATES Map Ref: MB G PG31&31A
Abbreviated Description: LOT6 N25.00 FT

Area Sales Analysis

Total Area Sales	$2,258,800	Median # of Bedrooms	3
Median Lot Size	13,068 SF	Median # of Baths	2
Median Living Area	1,512 SF	Median Year Built	2003
Price Range - 2 Yrs	$40,000 to $245,000	Age Range	4 years to 39 years
Median Value	$178,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**14374 SE 58TH CT** **SUMMERFIELD, FL 34491-7701**	10/28/2025	$130,000	$89	1456	/3/2	1991	13,068 SF	
		APN: 4760-032-020 Document #: 2025143503 Document Type: Warranty Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 20 Block: 32 Subdivision: BELLEVIEW HILLS ESTATES MapRef: MB G PG 31 Abbreviated Description: Lot:20 Block:32 Subdivision:BELLEVIEW HILLS ESTATES Map Ref:MB G PG 31								
2	.21Mi.	**14090 SE 62ND CT** **SUMMERFIELD, FL 34491-7730**	10/01/2025	$40,000			//1		12,197 SF	
		APN: 4760-014-011 Document #: 2025131343 Document Type: Warranty Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 11 Block: 14 Subdivision: BELLEVIEW HILLS ESTATES MapRef: MB G PG 31 Abbreviated Description: Lot:11 Block:14 Subdivision:BELLEVIEW HILLS ESTATES Map Ref:MB G PG 31								
3	.24Mi.	**14071 SE 59TH AVE** **SUMMERFIELD, FL 34491-7792**	09/02/2025	$85,000	$91	924	/3/2	1991	12,197 SF	
		APN: 4760-026-001 Document #: 2025117081 Document Type: Warranty Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 1 Block: 26 Subdivision: BELIEVIEW HILLS ESTATES MapRef: MB G PG 31 Abbreviated Description: Lot:1 Block:26 Subdivision:BELIEVIEW HILLS ESTATES Map Ref:MB G PG 31								
4	.02Mi.	**14276 SE 61ST AVE** **SUMMERFIELD, FL 34491-7798**	08/22/2025	$228,000	$111	2052	/3/2	2005	14,810 SF	
		APN: 4760-021-016 Document #: 2025112895 Document Type: Warranty Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 16 Block: 21 Subdivision: BELLEVIEW HILLS ESTATES MapRef: MB G PG 31&31A Abbreviated Description: Lot:16 Block:21 Subdivision:BELLEVIEW HILLS ESTATES Map Ref:MB G PG 31&31A								
5	.21Mi.	**14365 SE 63RD AVE** **SUMMERFIELD, FL 34491-7738**	08/20/2025	$90,000	$39	2278	/4/2	2006	12,632 SF	
		APN: 4760-007-008 Document #: 2025111673 Document Type: Warranty Deed Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 8 Block: 7 Subdivision: BELLEVIEW HILLS ESTATES MapRef: MB G PG 31-31A Abbreviated Description: Lot:8 Block:7 Subdivision:BELLEVIEW HILLS ESTATES Map Ref:MB G PG 31-31A								
6	.2Mi.	**14131 SE 59TH AVE** **SUMMERFIELD, FL 34491-7707**	08/19/2025	$49,900	$47	1056	/3/2	2003	12,197 SF	
		APN: 4760-026-004 Document #: 2025111074 Document Type: Warranty Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 4 Block: 26 Subdivision: BELLEVIEW HILLS ESTATES MapRef: MB G PG 31&31A Abbreviated Description: Lot:4 Block:26 Subdivision:BELLEVIEW HILLS ESTATES Map Ref:MB G PG 31&31A								
7	.21Mi.	**6140 SE 144TH PL** **SUMMERFIELD, FL 34491-7773**	08/13/2025	$62,000	$49	1248	/3/2	2005	13,068 SF	
		APN: 4760-008-005 Document #: 2025108685 Document Type: Warranty Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 5 Block: 8 Subdivision: BELLEVIEW HILLS ESTATES MapRef: MB G PG 31 Abbreviated Description: Lot:5 Block:8 Subdivision:BELLEVIEW HILLS ESTATES Map Ref:MB G PG 31								
8	.34Mi.	**6340 SE 140TH ST** **SUMMERFIELD, FL 34491-7782**	08/07/2025	$180,000	$101	1782	/4/2	1995	13,939 SF	
		APN: 4760-004-001 Document #: 2025105718 Document Type: Warranty Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership)								

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Legal: Lot: 1 Block: 4 Subdivision: BELLEVIEW HILLS ESTATES MapRef: MB G PG 31 Abbreviated Description: Lot:1 Block:4 Subdivision:BELLEVIEW HILLS ESTATES Map Ref:MB G PG 31

9	.27Mi.	**14100 SE 63RD TER** **SUMMERFIELD, FL 34491-7750**	07/21/2025	$178,000	$155	1144	/3/2	2021	12,197 SF

APN: 4760-005-010 Document #: 2025097204
Document Type: Warranty Deed Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 10 Block: 5 Subdivision: BELLEVIEW HILLS ESTATES MapRef: MB G PG 31&31A Abbreviated Description: Lot:10 Block:5 Subdivision:BELLEVIEW HILLS ESTATES Map Ref:MB G PG 31&31A

10	.2Mi.	**14219 SE 63RD AVE** **SUMMERFIELD, FL 34491-7796**	07/07/2025	$245,000	$117	2092	/3/2	2003	24,394 SF

APN: 4760-006-002 Document #: 2025090197
Document Type: Warranty Deed Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 2&3 Block: 6 Subdivision: BELLEVIEW HILLS ESTATES MapRef: MB G PG 31 Abbreviated Description: Lot:2&3 Block:6 Subdivision:BELLEVIEW HILLS ESTATES Map Ref:MB G PG 31

11	.08Mi.	**14210 SE 60TH AVE** **SUMMERFIELD, FL 34491-1909**	06/13/2025	$206,000	$87	2356	/4/2	2004	13,504 SF

APN: 4760-024-009 Document #: 2025080050
Document Type: Warranty Deed Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 9 Block: 24 Subdivision: BELLEVIEW HILLS ESTATES MapRef: MB G PG 31&31A Abbreviated Description: Lot:9 Block:24 Subdivision:BELLEVIEW HILLS ESTATES Map Ref:MB G PG 31&31A

12	.25Mi.	**6090 SE 145TH ST** **SUMMERFIELD, FL 34491-4803**	05/01/2025	$215,000	$121	1768	/3/2	1998	87,120 SF

APN: 4754-008-000 Document #: 2025057541
Document Type: Warranty Deed Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 8 Subdivision: QUAIL LAKE Sec/Twnship/Range: SW4 S18T17SR23E Abbreviated Description: Lot:8 Subdivision:QUAIL LAKE Sec/Twnship/Range:SW4 S18T17SR23E

13	.33Mi.	**6320 SE 140TH ST** **SUMMERFIELD, FL 34491-7782**	03/12/2025	$195,000	$203	960	/3/2	1996	13,504 SF

APN: 4760-004-002 Document #: 2025032722
Document Type: Warranty Deed Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 2 Block: 4 Subdivision: BELLEVIEW HILLS ESTATES MapRef: MB G PG 31&31A Abbreviated Description: Lot:2 Block:4 Subdivision:BELLEVIEW HILLS ESTATES Map Ref:MB G PG 31&31A

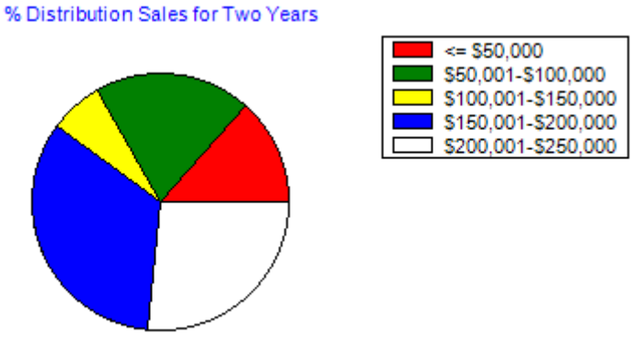
14	.16Mi.	**14272 SE 59TH AVE** **SUMMERFIELD, FL 34491-7706**	02/13/2025	$179,900	$118	1512	/3/2	1986	14,810 SF

APN: 4760-030-006 Document #: 2025020038
Document Type: Warranty Deed Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 6 Block: 30 Subdivision: BELLEVEIW HILLS ESTATES MapRef: MB G PG 31 Abbreviated Description: Lot:6 Block:30 Subdivision:BELLEVEIW HILLS ESTATES Map Ref:MB G PG 31

15	.27Mi.	**6390 SE 142ND PL** **SUMMERFIELD, FL 34491-7765**	02/04/2025	$175,000	$85	2052	/4/2	2005	13,068 SF

APN: 4760-001-003 Document #: 2025014565
Document Type: Warranty Deed Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 3 Block: 1 Subdivision: BELLEVIEW HILLS ESTATES MapRef: MB G PG 31 Abbreviated Description: Lot:3 Block:1 Subdivision:BELLEVIEW HILLS ESTATES Map Ref:MB G PG 31

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.

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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.	**14274 SE 61ST AVE**	**12/00/2019**	$186,828	$135,557	2,052	/4/2	2002	14,810 SF	
.02Mi.	**14250 SE 61ST AVE**	**10/00/2005**	$122,639	$82,968	1,350	/3/2	2001	12,197 SF	
.02Mi.	**14271 SE 60TH AVE**	**11/00/2020**	$23,481	$17,435	1,296	/3/1	2000	14,810 SF	
.02Mi.	**14276 SE 61ST AVE**	**02/00/2020**	$189,492	$169,772	2,052	/3/2	2005	14,810 SF	
.03Mi.	**14245 SE 60TH AVE**	**01/00/2020**	$170,250	$148,210	1,728	/3/2	2008	12,197 SF	
.03Mi.	**6111 SE 142ND LN**	**10/00/2020**	$141,554	$69,383	1,701	/4/2	1997	12,197 SF	
.03Mi.	**14299 SE 60TH AVE**	**04/00/2005**	$156,681	$117,682	2,036	/3/2	2000	14,810 SF	
.04Mi.	**14251 SE 61ST AVE**	**04/00/2011**	$86,867	$33,082	864	/3/2	2005	12,197 SF	
.04Mi.	**14220 SE 61ST AVE**	**02/00/2022**	$103,272	$40,464	1,104	/3/2	1998	12,197 SF	
.04Mi.	**6120 SE 142ND LN**	**03/00/1998**	$104,531	$41,763	1,152	/3/2	1998	13,068 SF	
.04Mi.	**14320 SE 61ST AVE**	**01/00/2020**	$258,130	$205,912	2,052	/4/2	2020	12,197 SF	
.05Mi.	**14239 SE 60TH AVE**	**11/00/2013**	$131,201	$96,373	1,488	/3/2	1999	12,197 SF	
.05Mi.	**14315 SE 60TH AVE**	**04/00/2024**	$105,340	$75,493	1,152	/3/2	1999	12,197 SF	
.05Mi.	**14221 SE 61ST AVE**	**05/00/2018**	$91,751	$63,026	960	/2/2	2002	12,197 SF	
.06Mi.	**14272 SE 61ST CT**	**08/00/2003**	$117,024	$87,769	1,296	/3/2	1998	12,197 SF	
.06Mi.	**14260 SE 61ST CT**	**07/00/2017**	$137,149	$102,677	1,620	/3/2	1998	12,197 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	54.9 years old	Households:	16,132
Median Household Income:	$63,551	Households w/Family:	67%
Household Income Per Capita:	$35,861	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	17%

School District

School District Zone:	Marion County School District	Students:	41,177
Number of Schools:	62	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.71Mi.	**Belleview High School** Number of Students: 1,645 Student-Teacher Ratio: 23.5	C-	Public	9 - 12
12.34Mi.	**Marion Virtual Franchise** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
4.40Mi.	**Belleview Middle School** Number of Students: 1,432 Student-Teacher Ratio: 20.75	C	Public	6 - 8
12.38Mi.	**Marion Elearning** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 5
2.22Mi.	**Harbour View Elementary School** Number of Students: 745 Student-Teacher Ratio: 14.61	D	Public	PK - 5

Flood Report

The Subject Property of **14274 SE 61ST AVE, SUMMERFIELD, FL 34491-7798** 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	79%	LOWER
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	81%	LOWER
FORCIBLE ROBBERY	74%	NOTABLY LOWER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	68%	NOTABLY LOWER
MURDER	75%	NOTABLY LOWER
OVERALL	88%	LOWER

Disaster Alerts

8/1/2024 - Hurricane Debby 8/1/2024 - Tropical Storm Debby 9/23/2024 - Hurricane Helene 9/23/2024 - Tropical Storm Helene 10/5/2024 - Hurricane Milton 10/5/2024 - urricane Milton

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