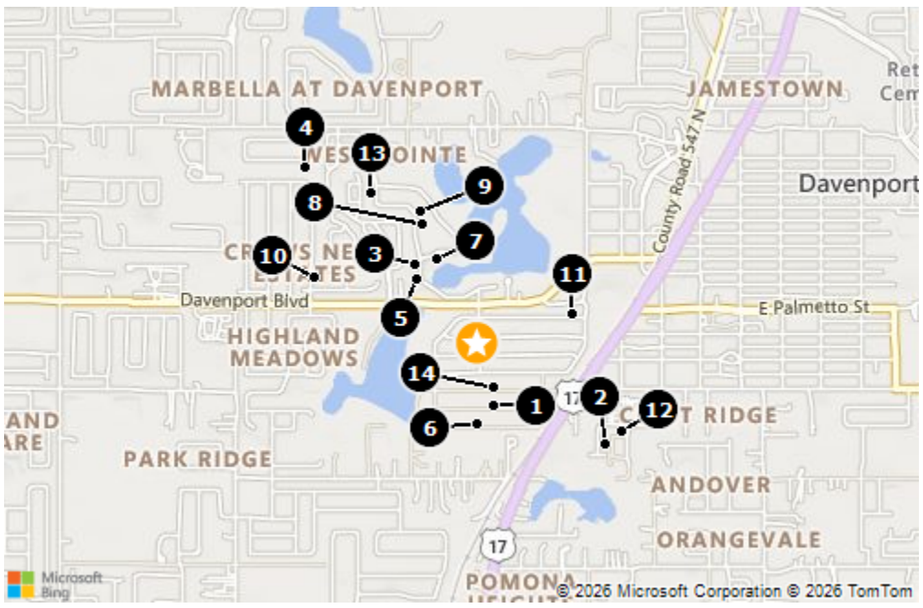
ICE SiteX Report

OrderID: 98655722

SiteX Property Information Report



Subject Property Location

1524 FLEUR DR, DAVENPORT, FL 33837-4220

County:	**POLK FL**	Census Tract:	121050125.151037
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	272709729510002480	Thomas Bros Pg-Grid:	

Valuation

Value:	**$335,000**	FSD:	17	Common Confidence Score:	44
Value Range:	$278,050 - $391,950	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	90430
Assd Land Value:	$48,000	Market Land Value:	$48,000	Tax Year:	2025
Assd Improvement:	$238,493	Market Improvment Value:	$238,493	Total Taxable Value:	$5,449
Total Assessed Value:	$286,493	Total Assessor Market Value:	$286,493	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 248 Phase No: 1 Sec/Twnship/Range: SEC 09 TWN 27S RNG 27E
Abbreviated Description: GENEVA LANDINGS PHASE 1 PB 188 PGS 37-43 LOT 248

Property Characteristics

Lot Size:	6,451 SF	Bedrooms:	4	Pool:	
Building Area:	1802 SF	Baths:	2	Fireplace:	
Year Built:	2023	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Garage	Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/22/2026	Sales Price:	$347,885
Document #:	2026016996 BK-PG 12598-1483	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/01/2023	Sales Price:	$347,900
Document #:	2023048018 BK-PG 12598-1481	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/21/2023		
Document Type:			

Legal Description:
Lot: 248 Subdivision: GENEVA LANDINGS PHASE 1 Map Ref: MB 188 PG 37-43

Prior Transfer

Recording Date:	02/21/2023	Sales Price:	$347,900
Document #:	BK-PG 12598 -1481	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 248 Phase No: 1 Sec/Twnship/Range: SEC 09 TWN 27S RNG 27E
Abbreviated Description: GENEVA LANDINGS PHASE 1 PB 188 PGS 37-43 LOT 248

Prior Transfer

Recording Date:	09/14/2022	Sales Price:	$359,200

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Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$4,755,900	Median # of Bedrooms	3
Median Lot Size	7,164 SF	Median # of Baths	2
Median Living Area	1,864 SF	Median Year Built	2015
Price Range - 2 Yrs	$275,000 to $375,900	Age Range	2 years to 19 years
Median Value	$337,000	Median Age	11 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**2459 MATTERHORN TRL** **DAVENPORT, FL 33837-4224**	10/07/2026	$335,000	$180	1855	/4/2	2024	5,484 SF	
		APN: 272709729510001090 Document #: 2026241682 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 109 Subdivision: GENEVA LANDINGS PHASE 1 MapRef: MB 188 PG 37-43 Abbreviated Description: Lot:109 Subdivision:GENEVA LANDINGS PHASE 1 Map Ref:MB 188 PG 37-43								
2	.46Mi.	**313 FIDDLEWOOD CT** **DAVENPORT, FL 33837-9530**	10/05/2026	$354,000	$158	2232	/4/2	2021	7,549 SF	
		APN: 272710733519000330 Document #: 2026238743 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 33 Subdivision: SOUTHERN CROSSING MapRef: MB 177 PG 5&6 Abbreviated Description: Lot:33 Subdivision:SOUTHERN CROSSING Map Ref:MB 177 PG 5&6								
3	.29Mi.	**457 BRIDGEFORD CROSSING BLVD** **DAVENPORT, FL 33837-7517**	10/01/2026	$329,000	$176	1864	/3/2	2014	10,084 SF	
		APN: 272704725005000060 Document #: 2026236517 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: BRIDGEFORD CROSSING MapRef: MB 140 PG 10&11 Abbreviated Description: Lot:6 Subdivision:BRIDGEFORD CROSSING Map Ref:MB 140 PG 10&11								
4	.7Mi.	**640 CADIZ LOOP** **DAVENPORT, FL 33837-1410**	08/14/2026	$375,900	$160	2345	/5/3	2007	7,379 SF	Yes
		APN: 272704725006001790 Document #: 2026196691 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 179 Subdivision: MARBELLA AT DAVENPORT MapRef: MB 142 PG 29&30 Abbreviated Description: Lot:179 Subdivision:MARBELLA AT DAVENPORT Map Ref:MB 142 PG 29&30								
5	.25Mi.	**417 BRIDGEFORD CROSSING BLVD** **DAVENPORT, FL 33837-7517**	08/14/2026	$298,000	$198	1504	/3/2	2015	8,777 SF	
		APN: 272704725005000020 Document #: 2026196678 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: BRIDGEFORD CROSSING MapRef: MB 140 PG 10 Abbreviated Description: Lot:2 Subdivision:BRIDGEFORD CROSSING Map Ref:MB 140 PG 10								
6	.23Mi.	**1288 MOUNTAIN FLOWER LN** **DAVENPORT, FL 33837-4230**	07/17/2026	$335,000	$180	1855	/3/2	2024	5,759 SF	
		APN: 272709729510000520 Document #: 2026170919 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 52 Subdivision: GENEVA LANDINGS PHASE 1 MapRef: MB 188 PG 37-43 Abbreviated Description: Lot:52 Subdivision:GENEVA LANDINGS PHASE 1 Map Ref:MB 188 PG 37-43								
7	.27Mi.	**133 LAKESHORE DR** **DAVENPORT, FL 33837-7520**	07/02/2026	$335,000	$176	1898	/3/2	2014	7,579 SF	
		APN: 272704725005000870 Document #: 2026158591 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 87 Subdivision: BRIDGEFORD CROSSING MapRef: MB 140 PG 10&11 Abbreviated Description: Lot:87 Subdivision:BRIDGEFORD CROSSING Map Ref:MB 140 PG 10&11								
8	.38Mi.	**620 BRIDGEFORD CROSSING BLVD** **DAVENPORT, FL 33837-7536**	06/30/2026	$275,000	$147	1864	/3/2	2014	7,218 SF	
		APN: 272704725005001020 Document #: 2026155542 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 102 Subdivision: BRIDGEFORD CROSSING MapRef: MB 140 PG 10 Abbreviated Description: Lot:102 Subdivision:BRIDGEFORD CROSSING Map Ref:MB 140 PG 10								
9	.41Mi.	**650 BRIDGEFORD CROSSING BLVD** **DAVENPORT, FL 33837-7536**	06/29/2026	$374,000	$200	1864	/3/2	2014	7,579 SF	Yes
		APN: 272704725005001050 Document #: 2026154373 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 105 Subdivision: BRIDGEFORD CROSSING MapRef: MB 140 PG 10-11 Abbreviated Description: Lot:105 Subdivision:BRIDGEFORD CROSSING Map Ref:MB 140 PG 10-11								
10	.5Mi.	**245 CAPTAIN HOOK WAY** **DAVENPORT, FL 33837-7504**	06/25/2026	$305,000	$177	1715	/4/2	2016	6,874 SF	
		APN: 272704725007000530 Document #: 2026152628 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 53 Subdivision: CROWS NEST ESTATES MapRef: MB 144 PG 5 Abbreviated Description: Lot:53 Subdivision:CROWS NEST ESTATES Map Ref:MB 144 PG 5								
11	.29Mi.	**1017 MOUNTAIN FLOWER LN** **DAVENPORT, FL 33837-4248**	06/19/2026	$351,000	$215	1626	/3/2	2024	5,475 SF	
		APN: 272709729511002880 Document #: 2026147211 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 288 Subdivision: GENEVA LANDINGS PHASE 2 MapRef: MB 204 PG 20 Abbreviated Description: Lot:288 Subdivision:GENEVA LANDINGS PHASE 2 Map Ref:MB 204 PG 20								
12	.48Mi.	**277 FIDDLEWOOD CT** **DAVENPORT, FL 33837-9528**	06/19/2026	$375,000	$220	1703	/4/2	2021	6,996 SF	Yes
		APN: 272710733519000250 Document #: 2026147217 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: SOUTHERN CROSSING MapRef: MB 177 PG 5&6 Abbreviated Description: Lot:25 Subdivision:SOUTHERN CROSSING Map Ref:MB 177 PG 5&6

13	.53Mi.	**947 BRIDGEFORD CROSSING BLVD DAVENPORT, FL 33837-7544**	05/12/2026	$375,000	$191	1962	/4/3	2007	7,109 SF	Yes

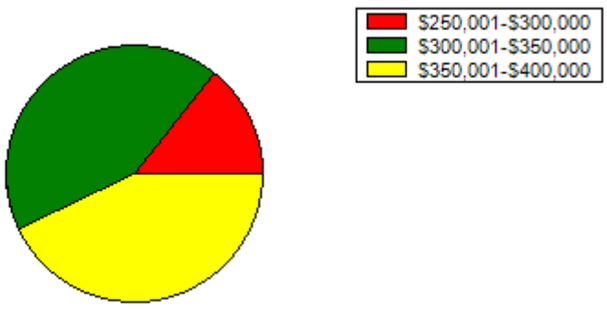
APN: 272704725005000330 Document #: 2026112835
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: BRIDGEFORD CROSSING MapRef: MB 140 PG 10&11 Abbreviated Description: Lot:33 Subdivision:BRIDGEFORD CROSSING Map Ref:MB 140 PG 10&11

14	.13Mi.	**2259 SUNSET WAY DAVENPORT, FL 33837-4238**	04/24/2026	$339,000	$162	2092	/3/2	2024	5,484 SF

APN: 272709729510001710 Document #: 2026097488
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 171 Subdivision: GENEVA LANDINGS PHASE 1 MapRef: MB 188 PG 37-43 Abbreviated Description: Lot:171 Subdivision:GENEVA LANDINGS PHASE 1 Map Ref:MB 188 PG 37-43

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.	**1524 FLEUR DR**	**02/21/2023**	$286,493	$286,493	1,802	/4/2	2023	6,451 SF	
.01Mi.	**1528 FLEUR DR**	**02/14/2023**	$260,848	$226,482	1,523	/3/2	2023	5,484 SF	
.02Mi.	**1532 FLEUR DR**	**03/20/2023**	$276,981	$216,190	1,698	/4/2	2023	5,484 SF	
.02Mi.	**1721 ASTRID RD**	**02/22/2023**	$276,981	$276,981	1,698	/4/2	2023	6,456 SF	
.02Mi.	**1725 ASTRID RD**	**05/31/2023**	$260,848	$260,848	1,523	/3/2	2023	5,484 SF	
.03Mi.	**1729 ASTRID RD**	**04/05/2023**	$254,134	$254,134	1,509	/3/2	2023	5,484 SF	
.03Mi.	**1536 FLEUR DR**	**11/01/2022**	$305,464	$305,464	2,032	/4/2	2022	5,484 SF	
.03Mi.	**1525 FLEUR DR**	**11/15/2023**	$308,002	$308,002	1,990	/3/2	2023	7,640 SF	
.03Mi.	**1529 FLEUR DR**	**06/28/2024**	$303,395	$303,395	2,041	/3/2	2024	6,482 SF	
.04Mi.	**1733 ASTRID RD**	**08/17/2022**	$260,848	$260,848	1,523	/3/2	2022	5,484 SF	
.04Mi.	**1533 FLEUR DR**	**02/05/2024**	$278,981	$278,981	1,698	/3/2	2024	6,482 SF	
.04Mi.	**1540 FLEUR DR**	**01/25/2023**	$253,175	$253,175	1,509	/3/2	2023	5,484 SF	
.04Mi.	**1537 FLEUR DR**	**12/18/2023**	$305,546	$212,157	2,032	/4/2	2023	6,482 SF	
.04Mi.	**1737 ASTRID RD**	**12/08/2022**	$286,493	$286,493	1,802	/4/2	2022	5,484 SF	
.05Mi.	**1544 FLEUR DR**	**02/16/2023**	$260,848	$260,848	1,523	/3/2	2023	5,484 SF	
.05Mi.	**1541 FLEUR DR**	**01/06/2023**	$305,546	$305,546	2,032	/4/2	2022	6,482 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

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Flood Report

The Subject Property of **1524 FLEUR DR, DAVENPORT, FL 33837-4220** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

No alerts noted

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