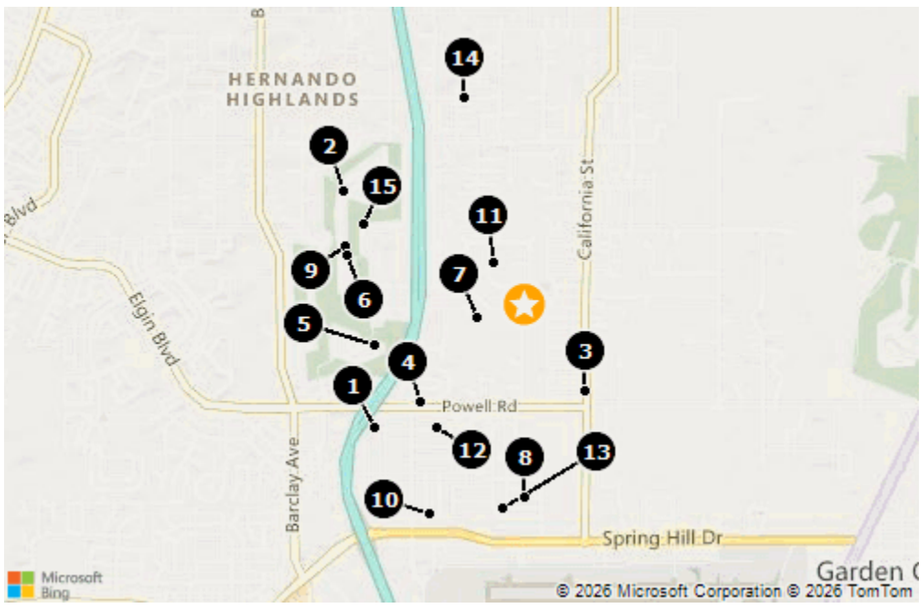
ICE SiteX Report

OrderID: 98738760

SiteX Property Information Report



Subject Property Location

15499 OAKCREST CIR, BROOKSVILLE, FL 34604-8209

County:	**HERNANDO FL**	Census Tract:	120530409.101046
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R11-223-18-1542-0000-0481	Thomas Bros Pg-Grid:	

Valuation

Value:	**$459,000**	FSD:	15	Common Confidence Score:	59
Value Range:	$390,150 - $527,850	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CW-ES
Assd Land Value:		Market Land Value:	$96,147	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$274,260	Total Taxable Value:	$2,149
Total Assessed Value:	$189,993	Total Assessor Market Value:	$370,407	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	E

Assessment Legal Description

Lot: 48 Subdivision: OAKWOOD ACRES Map Ref: MAP: 61D Sec/Twnship/Range: SEC 12 TWN 23S RNG 18E
Abbreviated Description: OAKWOOD ACRES LOT 48 LESS W145.2 FT & LESS N91.5 FT MOL ** CONTINUED **

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:	4	Pool:	Yes
Building Area:	2736 SF	Baths:	4	Fireplace:	
Year Built:	1980	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/02/2026	Sales Price:	$218,940
Document #:	2026012773 BK-PG 3912-1778	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/12/2024	Sales Price:	$218,940
Document #:	2024076842 BK-PG 3912-1778	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/21/2024	Loan Amount:	N/A
Document #:	2024073066 BK-PG 4495-482	Loan Type:	FHA
TD Due Date:	09/01/2054	Type Finance:	
Legal Description:			
Lot: 48 Subdivision: OAKWOOD ACRES			

Mortgage Record

Recording Date:	09/24/2024	Loan Amount:	N/A
Document #:	2024059047 BK-PG 4472-796	Loan Type:	FHA
TD Due Date:	09/01/2054	Type Finance:	

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Legal Description:
Lot: 48 Subdivision: OAKWOOD ACRES

Mortgage Record

Recording Date:	07/13/2023	Loan Amount:	N/A
Document #:	2023043094 BK-PG 4319-198	Loan Type:	FHA
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
Lot: 48 Subdivision: OAKWOOD ACRES
Abbreviated Description: PORTION LOT48

Prior Transfer

Recording Date:	12/09/2022	Sales Price:	N/A
Document #:	2022087211 BK-PG 3912-1778	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/16/2020	Loan Amount:	N/A
Document #:	2020071736 BK-PG 3912-1778	Loan Type:	FHA
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
Lot: 48 Subdivision: OAKWOODS ACRES

Prior Transfer

Recording Date:	11/04/2020	Sales Price:	N/A
Document #:	2020069106 BK-PG 3427-1473	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/19/2017	Sales Price:	N/A
Document #:	2017002999 BK-PG 1848-1414	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/04/2017	Sales Price:	$170,000
Document #:	2017000207 BK-PG 3427-1471	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/30/2016		
Document Type:			

Legal Description:
Lot: 48 Subdivision: OAKWOOD ACRES Map Ref: MB15 PG98-103

Prior Transfer

Recording Date:	12/30/2016	Sales Price:	$170,000
Document #:	BK-PG 3427 -1471	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 48 Subdivision: OAKWOOD ACRES Map Ref: MAP: 61D Sec/Twnship/Range: SEC 12 TWN 23S RNG 18E
Abbreviated Description: OAKWOOD ACRES LOT 48 LESS W145.2 FT & LESS N91.5 FT MOL ** CONTINUED **

Prior Transfer

Recording Date:	01/31/2006	Sales Price:	N/A
Document #:	2006008943 BK-PG 2192-1826	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/29/2006		
Document Type:			

Legal Description:
Lot: 48 Subdivision: OAKWOOD ACRES Map Ref: MB15 PG98-103 Sec/Twnship/Range: NE4 S11T23SR18E
Abbreviated Description: LESS W145.2 FT & LESS N91.20 FT THEREOF

Mortgage Record

Recording Date:	06/04/2004	Loan Amount:	N/A
Document #:	2004039747 BK-PG 1848-1414	Loan Type:	Unknown
TD Due Date:	07/01/2034	Type Finance:	ADJ

Legal Description:
Lot: 48 Subdivision: OAKWOOD ACRES
Abbreviated Description: LOT48 LESS W145.2 FT

Prior Transfer

Recording Date:	08/02/2000	Sales Price:	N/A
Document #:	BK-PG 01355-01724	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/08/1999		
Document Type:			

Legal Description:
Lot: 48 Subdivision: OAKWOOD ACRES Map Ref: PB 15 98
Abbreviated Description: LT 48 PB 15/98 LESS W 145.2'

Area Sales Analysis

Total Area Sales	$6,888,200	Median # of Bedrooms	3
Median Lot Size	17,424 SF	Median # of Baths	2
Median Living Area	2,064 SF	Median Year Built	2001
Price Range - 2 Yrs	$140,000 to $840,000	Age Range	20 years to 56 years
Median Value	$385,000	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

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1	1.1Mi.	**14478 COPELAND WAY** **BROOKSVILLE, FL 34604-8155**	06/19/2026	$368,000	$194	1889	7/3/2	2006	21,780 SF	
		APN: R14-223-18-3598-0000-0110 Document #: 2026042146 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: SPRINGWOOD ESTATES Legal Unit: 5 MapRef: MB 37 PG 25&26 Abbreviated Description: Lot:11 Subdivision:SPRINGWOOD ESTATES Legal Unit:5 Map Ref:MB 37 PG 25&26								
2	1.22Mi.	**5316 CHAMPIONSHIP CUP LN** **BROOKSVILLE, FL 34609-0360**	06/15/2026	$560,000	$201	2778	6/3/3	2001	17,424 SF	Yes
		APN: R02-223-18-3492-0000-1060 Document #: 2026040324 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 106 Subdivision: SILVERTHORN Phase No: 2A MapRef: MB 30 PG 41-43 Abbreviated Description: Lot:106 Subdivision:SILVERTHORN Phase No:2A Map Ref:MB 30 PG 41-43								
3	.6Mi.	**16172 CHANCAS ST** **BROOKSVILLE, FL 34604-8078**	06/11/2026	$140,000	$145	960	4/2/2	2001	8,712 SF	
		APN: R12-223-18-3660-00B0-0360 Document #: 2026039795 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Block: B Subdivision: TANGERINE ESTATES MapRef: MB 6 PG 70 Abbreviated Description: Lot:36 Block:B Subdivision:TANGERINE ESTATES Map Ref:MB 6 PG 70								
4	.81Mi.	**15148 DURANGO CIR** **BROOKSVILLE, FL 34604-5002**	06/05/2026	$294,000	$157	1861	4/4/2	2005	8,712 SF	
		APN: R11-223-18-3498-0000-0040 Document #: 2026038456 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: SILVER RIDGE MapRef: MB 36 PG 1 Abbreviated Description: Lot:4 Subdivision:SILVER RIDGE Map Ref:MB 36 PG 1								
5	.89Mi.	**15033 MIDDLE FAIRWAY DR** **BROOKSVILLE, FL 34609-0353**	05/26/2026	$295,000	$142	2064	5/3/2	1998	4,356 SF	
		APN: R11-223-18-3493-0000-0200 Document #: 2026035134 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Subdivision: SILVERTHORN Phase No: III MapRef: MB 29 PG 28-30 Abbreviated Description: Lot:20 Subdivision:SILVERTHORN Phase No:III Map Ref:MB 29 PG 28-30								
6	1.06Mi.	**5140 CHAMPIONSHIP CUP LN** **BROOKSVILLE, FL 34609-0358**	05/19/2026	$540,000	$188	2865	5/3/3	2002	17,424 SF	Yes
		APN: R02-223-18-3492-0000-0790 Document #: 2026033884 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 79 Subdivision: SILVERTHORN Phase No: 2A MapRef: MB 30 PG 41-43 Abbreviated Description: Lot:79 Subdivision:SILVERTHORN Phase No:2A Map Ref:MB 30 PG 41-43								
7	.28Mi.	**4444 HANSEN TRL** **BROOKSVILLE, FL 34604-8244**	05/19/2026	$840,000	$209	4019	6/4/3	2002	65,340 SF	Yes
		APN: R11-223-18-1542-0000-0430 Document #: 2026034005 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 43 Subdivision: OAKWOOD ACRES MapRef: MB 15 PG 98-103 Abbreviated Description: Subdivision:OAKWOOD ACRES Map Ref:MB 15 PG 98-103Abbreviated Description:PORTION LOT43								
8	1.09Mi.	**15455 CAMBRIA DR** **BROOKSVILLE, FL 34604-0725**	05/19/2026	$350,000	$185	1882	6/3/2	2004	8,712 SF	Yes
		APN: R13-223-18-3235-0006-0180 Document #: 2026033891 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 6 Subdivision: QUAIL MEADOWS PHASE I MapRef: MB 18 PG 77 Abbreviated Description: Lot:18 Block:6 Subdivision:QUAIL MEADOWS PHASE I Map Ref:MB 18 PG 77								
9	1.07Mi.	**5160 CHAMPIONSHIP CUP LN** **BROOKSVILLE, FL 34609-0358**	05/18/2026	$745,000	$220	3382	5/3/3	2002	13,068 SF	Yes
		APN: R02-223-18-3492-0000-0810 Document #: 2026033486 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 81 Subdivision: SILVERTHORN Phase No: 2A MapRef: MB 30 PG 41-43 Abbreviated Description: Lot:81 Subdivision:SILVERTHORN Phase No:2A Map Ref:MB 30 PG 41-43								
10	1.3Mi.	**15151 COPELAND WAY** **BROOKSVILLE, FL 34604-0606**	05/14/2026	$300,000	$195	1537	4/2/2	1991	30,492 SF	
		APN: R14-223-18-3592-0004-0010 Document #: 2026032588 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 4 Subdivision: SPRINGWOOD ESTATES Legal Unit: 1 MapRef: MB 17 PG 23-25 Abbreviated Description: Lot:1 Block:4 Subdivision:SPRINGWOOD ESTATES Legal Unit:1 Map Ref:MB 17 PG 23-25								
11	.3Mi.	**15405 VANESSA LN** **BROOKSVILLE, FL 34604-8251**	05/07/2026	$825,000	$232	3541	7/4/3	2003	60,984 SF	V
		APN: R11-223-18-1543-0000-067A Document #: 2026030721 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 68 Subdivision: OAKWOOD ACRES MapRef: MB 15 PG 98-103 Abbreviated Description: Subdivision:OAKWOOD ACRES Map Ref:MB 15 PG 98-103Abbreviated Description:PORTION LOT68								
12	.85Mi.	**15173 WOODBURY RD** **BROOKSVILLE, FL 34604-8154**	05/06/2026	$385,000	$214	1791	6/3/2	1994	26,136 SF	Yes
		APN: R14-223-18-3592-0009-0050 Document #: 2026030339 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 9 Subdivision: SPRINGWOOD ESTATES Legal Unit: 1 MapRef: MB 17 PG 23 Abbreviated Description: Lot:5 Block:9 Subdivision:SPRINGWOOD ESTATES Legal Unit:1 Map Ref:MB 17 PG 23								
13	1.16Mi.	**15273 BURBANK DR** **BROOKSVILLE, FL 34604-0615**	05/04/2026	$435,000	$198	2187	5/3/2	1994	13,068 SF	Yes
		APN: R13-223-18-3235-0008-0110 Document #: 2026029295 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: 8 Subdivision: QUAIL MEADOWS PHASE 1 MapRef: MB 18 PG 77-79 Abbreviated Description: Lot:11 Block:8 Subdivision:QUAIL MEADOWS PHASE 1 Map Ref:MB 18 PG 77-79								
14	1.24Mi.	**6120 SMILEY ST** **BROOKSVILLE, FL 34604-8513**	04/24/2026	$141,200	$111	1272	5/2/2	1970	95,832 SF	
		APN: R02-223-18-3160-00C0-0060 Document #: 2026026600 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: C Section: J-J-J Subdivision: POTTERFIELD GARDEN ACRES Tract No: 6 MapRef: MB 5 PG 81 Abbreviated Description: Lot:6 Block:C Section:J-J-J Subdivision:POTTERFIELD GARDEN ACRES Tract No:6 Map Ref:MB 5 PG 81								

ICE SiteX Report

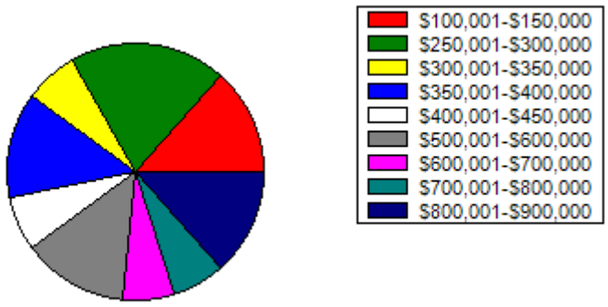
OrderID: 98738760

15	1.04Mi.	**5295 LEGEND HILLS LN** **BROOKSVILLE, FL 34609-0372**	04/17/2026	$670,000	$188	3560	7/3/3	1998	21,780 SF	Yes

APN: R02-223-18-3492-0000-0670 Document #: 2026025337
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: SILVERTHORN PHASE 2A MapRef: MB 30 PG 41-43 Abbreviated Description: Lot:67 Subdivision:SILVERTHORN PHASE 2A Map Ref:MB 30 PG 41-43

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.	**15499 OAKCREST CIR**	**12/30/2016**	$370,407	$189,993	2,736	6/4/4	1980	1 SF	Yes
.03Mi.	**15489 OAKCREST CIR**	**05/07/2019**	$583,007	$571,873	2,414	4/4/3	2020	1 SF	Yes
.04Mi.	**15545 OAKCREST CIR**	**02/24/2017**	$436,903	$213,911	2,584	5/3/2	2018	1 SF	
.05Mi.	**15492 OAKCREST CIR**	**04/02/2021**	$556,967	$486,464	600	1/3/3	2022	1 SF	Yes
.06Mi.	**15477 OAKCREST CIR**	**02/26/2002**	$340,428	$142,247	2,020	5/3/2	2002	1 SF	
.07Mi.	**5055 BONE LN**	**12/03/2020**	$677,992	$484,959	3,186	5/3/3	2014	1 SF	Yes
.07Mi.	**4451 GLOUCESTER RD**	**04/11/2016**	$855,318	$627,364	4,023	7/4/4	2017	1 SF	Yes
.07Mi.	**15522 OAKCREST CIR**	**12/30/2020**	$528,806	$513,050	2,592	5/4/3	2003	1 SF	
.07Mi.	**5041 BONE LN**	**04/10/2023**	$541,410	$246,194	720	1/4/2	2006	1 SF	Yes
.09Mi.	**15461 OAKCREST CIR**	**12/21/2021**	$441,269	$193,068	2,247	5/3/2	2004	1 SF	Yes
.09Mi.	**15478 OAKCREST CIR**	**04/25/2016**	$767,455	$430,306	3,449	5/4/3	2007	1 SF	Yes
.09Mi.	**4434 GLOUCESTER RD**	**04/16/2021**	$599,482	$417,318	2,017	3/3/2	2023	3 SF	
.1Mi.	**5085 BONE LN**	**06/06/2018**	$644,979	$644,979	576	1/4/3	1995	3 SF	
.1Mi.	**15560 OAKCREST CIR**	**02/12/2008**	$721,344	$304,976	2,706	4/4/3	2007	3 SF	Yes
.12Mi.	**15453 OAKCREST CIR**	**09/30/2002**	$384,878	$151,192	2,264	5/4/2	2005	1 SF	
.13Mi.	**5040 BONE LN**	**02/27/2008**	$575,878	$244,003	2,678	5/4/2	2005	1 SF	Yes

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	43.6 years old	Households:	5,110
Median Household Income:	$76,355	Households w/Family:	73%
Household Income Per Capita:	$38,350	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Hernando County School District	Students:	23,734
Number of Schools:	32	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.57Mi.	**Pine Grove Elementary School** Number of Students: 943 Student-Teacher Ratio: 15.46	C+	Public	PK - 5
7.25Mi.	**Hernando Virtual Instruction** Number of Students: NA Student-Teacher Ratio: NA	C	Public	KG - 12
7.25Mi.	**Hernando Eschool Virtual Franchise** Number of Students: 46 Student-Teacher Ratio: 7.67	B+	Public	1 - 12
7.25Mi.	**Hernando Virtual Instruction Program**	NA	Public	1 - 12

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Number of Students: NA
Student-Teacher Ratio: NA

4.60Mi. **West Hernando Middle School** C Public 6 - 8
Number of Students: 666
Student-Teacher Ratio: 17.53

0.87Mi. **Nature Coast Technical High School** C Public 9 - 12
Number of Students: 1,293
Student-Teacher Ratio: 20.52
Advanced Placement: Yes

Flood Report

The Subject Property of **15499 OAKCREST CIR, BROOKSVILLE, FL 34604-8209** 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	104%	SIMILAR
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	47%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	119%	HIGHER
MURDER	102%	SIMILAR
OVERALL	99%	SIMILAR

Disaster Alerts

No alerts noted

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