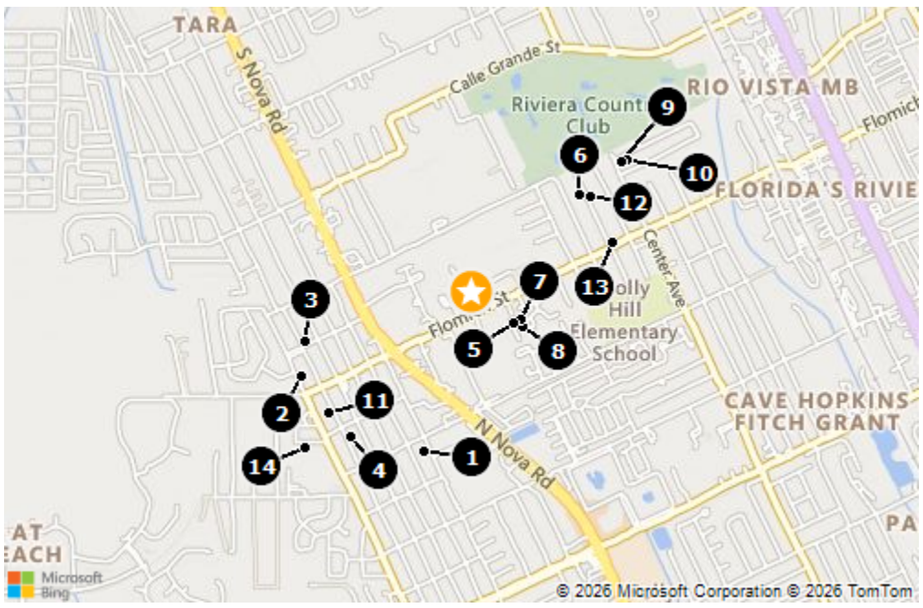
ICE SiteX Report

OrderID: 98665766

SiteX Property Information Report



Subject Property Location

1611 PRIMO CT, DAYTONA BEACH, FL 32117-1560

County:	**VOLUSIA FL**	Census Tract:	121270809.011002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	4242-0Y-00-1400	Thomas Bros Pg-Grid:	

Valuation

Value:	**$250,000**	FSD:	17	Common Confidence Score:	39
Value Range:	$207,500 - $292,500	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	203
Assd Land Value:	$30,000	Market Land Value:	$30,000	Tax Year:	2025
Assd Improvement:	$203,304	Market Improvment Value:	$203,304	Total Taxable Value:	$96
Total Assessed Value:	$233,304	Total Assessor Market Value:	$233,304	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	V

Assessment Legal Description

Lot: 140 Sec/Twnship/Range: SEC 42 TWN 14S RNG 32E

Abbreviated Description:	LOT 140 MIRAGE MB 54 PGS 61-70 INC PER OR 6577 PGS 4443-4456 INC PER OR 6976 PG 4532 PER OR 7592 PG 1545 PER OR 7811 PG 0814
City/Muni/Twp:	HOLLY HILL

Property Characteristics

Lot Size:	6,240 SF	Bedrooms:	3	Pool:	
Building Area:	1872 SF	Baths:	2	Fireplace:	
Year Built:	2019	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/30/2025	Sales Price:	N/A
Document #:	2025182716 BK-PG 8434-2269	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/21/2025	Sales Price:	N/A
Document #:	2025095950 BK-PG 8434-2269	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/05/2025	Sales Price:	N/A
Document #:	2025021520 BK-PG 8434-2269	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/18/2023	Sales Price:	$309,000
Document #:	2023146252 BK-PG 8434-2267	Type of Sale:	Full Amount on Deed
Contract Date:	07/14/2023		

ICE SiteX Report

OrderID: 98665766

Document Type:
Legal Description:
Lot: 140 Subdivision: MIRAGE Map Ref: MB 54 PG 61-70

Prior Transfer

Recording Date:	07/11/2023	Sales Price:	$309,000
Document #:	BK-PG 8434 -2267	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 140 Sec/Twnship/Range: SEC 42 TWN 14S RNG 32E
Abbreviated Description: LOT 140 MIRAGE MB 54 PGS 61-70 INC PER OR 6577 PGS 4443-4456 INC PER OR 6976 PG 4532 PER OR 7592 PG 1545 PER OR 7811 PG 0814
City/Muni/Twp: HOLLY HILL

Prior Transfer

Recording Date:	02/06/2020	Sales Price:	$185,991 Only portion of this parcel is conveyed
Document #:	2020-025950 BK-PG 7811-0814	Type of Sale:	Full Amount on Deed
Contract Date:	02/05/2020		
Document Type:			

Legal Description:
Lot: 140 Subdivision: MIRAGE Map Ref: MB 54 PG 61-70

Prior Transfer

Recording Date:	02/05/2020	Sales Price:	$186,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/30/2011	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2011-052085 BK-PG 6577-4443	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/29/2011		
Document Type:			

Legal Description:
Lot: 8&21-161 Subdivision: MIRAGE Tract No: A-K&M-P Map Ref: MB54 PG61-70

Area Sales Analysis

Total Area Sales	$2,714,999	Median # of Bedrooms	3
Median Lot Size	6,900 SF	Median # of Baths	2
Median Living Area	1,316 SF	Median Year Built	1971
Price Range - 2 Yrs	$24,000 to $306,500	Age Range	20 years to 84 years
Median Value	$199,000	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**1494 OLD KINGS RD** **DAYTONA BEACH, FL 32117-1940**	09/18/2026	$105,000	$77	1355	/2/2	1959	6,300 SF	
		APN: 4242-19-05-0180 Document #: 2026171137 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17&18 Block: 5 Subdivision: HIGHLAND PARK MapRef: MB 10 PG 64 Abbreviated Description: Lot:17&18 Block:5 Subdivision:HIGHLAND PARK Map Ref:MB 10 PG 64Abbreviated Description:SOUTH20FT LOT17&N40FT LOT18								
2	.53Mi.	**1615 DERBYSHIRE RD** **DAYTONA BEACH, FL 32117-1305**	08/24/2026	$198,000	$204	966	/3/1	1964	5,250 SF	
		APN: 4242-19-34-0080 Document #: 2026155038 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 34 Subdivision: HIGHLAND PARK MapRef: MB 10 PG 64 Abbreviated Description: Lot:8 Block:34 Subdivision:HIGHLAND PARK Map Ref:MB 10 PG 64								
3	.49Mi.	**1238 ALCAZAR ST** **DAYTONA BEACH, FL 32117-1449**	08/06/2026	$262,000	$205	1276	/3/2	2006	5,512 SF	
		APN: 4242-19-25-0030 Document #: 2026142855 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3&4 Block: 25 Subdivision: HIGHLAND PARK MapRef: MB 10 PG 64 Abbreviated Description: Lot:3&4 Block:25 Subdivision:HIGHLAND PARK Map Ref:MB 10 PG 64Abbreviated Description:WEST2.5FT LOT3								
4	.53Mi.	**1511 CARMEN AVE** **DAYTONA BEACH, FL 32117-1423**	07/31/2026	$199,999	$136	1463	/3/2	1963	7,875 SF	
		APN: 4242-19-28-0120 Document #: 2026138159 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11-12 Block: 28 Subdivision: HIGHLAND PARK MapRef: MB 10 PG 64 Abbreviated Description: Lot:11-12 Block:28 Subdivision:HIGHLAND PARK Map Ref:MB 10 PG 64								
5	.15Mi.	**1513 HERITAGE LN** **DAYTONA BEACH, FL 32117-2064**	07/21/2026	$183,500	$169	1081	/3/2	1987	SF	
		APN: 4242-98-00-0740 Document #: 2026131112 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 74 Subdivision: THE HERITAGE PHASE III MapRef: MB 40 PG 194 Abbreviated Description: Lot:74 Subdivision:THE HERITAGE PHASE III Map Ref:MB 40 PG 194								
6	.41Mi.	**1688 MONTGOMERY AVE** **DAYTONA BEACH, FL 32117-1526**	07/15/2026	$237,000	$215	1100	/2/2	1988	6,250 SF	
		APN: 4242-22-07-0180 Document #: 2026128104 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 7 Subdivision: FLOMICH GARDEN SECTION MapRef: MB 10 PG 93 Abbreviated Description: Lot:18 Block:7 Subdivision:FLOMICH GARDEN SECTION Map Ref:MB 10 PG 93								
7	.16Mi.	**1521 HERITAGE LN**	07/13/2026	$184,000	$170	1081	/3/2	1987	SF	

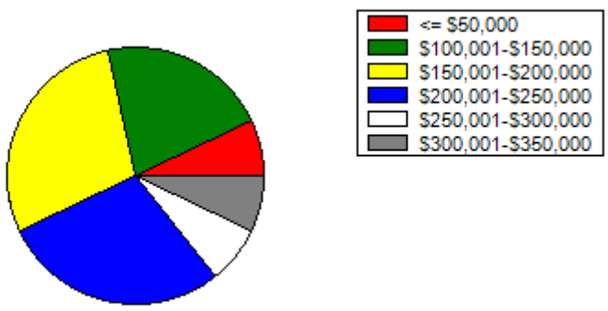
ICE SiteX Report

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		DAYTONA BEACH, FL 32117-2064								
	APN: 4242-98-00-0780 Document #: 2026125388 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 78 Subdivision: THE HERITAGE PHASE III MapRef: MB 40 PG 194 Abbreviated Description: Lot:78 Subdivision:THE HERITAGE PHASE III Map Ref:MB 40 PG 194									
8	.18Mi.	**1518 FRANKLIN CIR**	07/02/2026	$150,000	$138	1081	/3/2	1986	SF	
		DAYTONA BEACH, FL 32117-2057								
	APN: 4242-98-00-0580 Document #: 2026119507 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 58 Subdivision: THE HERITAGE Phase No: III MapRef: MB 40 PG 194 Abbreviated Description: Lot:58 Subdivision:THE HERITAGE Phase No:III Map Ref:MB 40 PG 194									
9	.56Mi.	**559 EAGLE DR**	06/25/2026	$306,500	$187	1637	/3/2	1964	10,000 SF	Yes
		DAYTONA BEACH, FL 32117-1604								
	APN: 4242-36-02-0010 Document #: 2026115286 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: GOLF CLUB ESTATES MapRef: MB 26 PG 79 Abbreviated Description: Lot:1 Block:2 Subdivision:GOLF CLUB ESTATES Map Ref:MB 26 PG 79									
10	.58Mi.	**555 EAGLE DR**	06/08/2026	$240,000	$165	1451	/3/2	1965	8,000 SF	
		DAYTONA BEACH, FL 32117-1604								
	APN: 4242-36-02-0020 Document #: 2026102576 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: GOLF CLUB ESTATES MapRef: MB 26 PG 79 Abbreviated Description: Lot:2 Block:2 Subdivision:GOLF CLUB ESTATES Map Ref:MB 26 PG 79									
11	.53Mi.	**1574 CARMEN AVE**	06/08/2026	$130,000	$161	806	/3/1	1977	7,560 SF	
		DAYTONA BEACH, FL 32117-1461								
	APN: 4242-19-35-0210 Document #: 2026102412 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21&22 Block: 35 Subdivision: HIGHLAND PARK MapRef: MB 10 PG 64 Abbreviated Description: Lot:21&22 Block:35 Subdivision:HIGHLAND PARK Map Ref:MB 10 PG 64									
12	.44Mi.	**1705 MONTGOMERY AVE**	05/29/2026	$245,000	$154	1587	/4/2	1980	7,500 SF	
		DAYTONA BEACH, FL 32117-1545								
	APN: 4242-22-06-0110 Document #: 2026096275 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11&12 Block: 6 Subdivision: FLOMICH GARDEN SECTION HOLLY HILL HEIGHTS MapRef: MB F PG 93 Abbreviated Description: Lot:11&12 Block:6 Subdivision:FLOMICH GARDEN SECTION HOLLY HILL HEIGHTS Map Ref:MB F PG 93Abbreviated Description:SOUTH30FT LOT11&N30FT LOT12									
13	.43Mi.	**618 FLOMICH ST**	05/26/2026	$24,000	$11	2124	/3/2	1952	9,375 SF	
		DAYTONA BEACH, FL 32117-1542								
	APN: 4242-22-17-0140 Document #: 2026093926 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13&14 Block: 17 Subdivision: FLOMICH GARDENS SECTION OF HOLLY HILL HEIGHTS MapRef: MB 10 PG 93 Abbreviated Description: Lot:13&14 Block:17 Subdivision:FLOMICH GARDENS SECTION OF HOLLY HILL HEIGHTS Map Ref:MB 10 PG 93Abbreviated Description:WEST2 LOT13									
14	.64Mi.	**1432 RICHMOND AVE**	05/22/2026	$250,000	$93	2688	/3/2	1942	8,450 SF	
		DAYTONA BEACH, FL 32117-1840								
	APN: 4233-02-00-0140 Document #: 2026093203 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: WESTWOOD HEIGHTS SECOND ADDITION MapRef: MB 26 PG 5 Abbreviated Description: Lot:14 Subdivision:WESTWOOD HEIGHTS SECOND ADDITION Map Ref:MB 26 PG 5									

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.

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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.	**1611 PRIMO CT**	**07/11/2023**	$233,304	$233,304	1,872	/3/2	2019	6,240 SF	
.02Mi.	**1609 PRIMO CT**	**04/29/2020**	$233,304	$233,304	1,872	/3/2	2019	6,240 SF	
.03Mi.	**1621 PRIMO CT**	**08/09/2024**	$233,304	$233,304	1,872	/3/2	2019	5,355 SF	
.03Mi.	**1614 PRIMO CT**	**11/15/2019**	$233,304	$179,577	1,872	/3/2	2019	6,375 SF	
.03Mi.	**1616 PRIMO CT**	**12/18/2019**	$233,304	$233,304	1,872	/3/2	2019	6,375 SF	
.04Mi.	**1608 PRIMO CT**	**04/10/2020**	$240,014	$240,014	1,872	/3/2	2019	6,375 SF	
.04Mi.	**1623 PRIMO CT**	**01/03/2020**	$233,304	$233,304	1,872	/3/2	2019	5,355 SF	
.04Mi.	**1606 PRIMO CT**	**03/20/2020**	$233,304	$202,368	1,872	/3/2	2019	6,375 SF	
.04Mi.	**1622 PRIMO CT**	**09/25/2019**	$233,304	$233,304	1,872	/3/2	2019	6,375 SF	
.05Mi.	**1601 PRIMO CT**	**03/30/2020**	$233,304	$233,304	1,872	/3/2	2019	5,145 SF	
.05Mi.	**1624 PRIMO CT**	**06/27/2024**	$233,304	$233,304	1,872	/3/2	2019	6,375 SF	
.06Mi.	**1600 PRIMO CT**	**01/31/2020**	$233,304	$233,304	1,872	/3/2	2019	6,250 SF	
.07Mi.	**1633 PRIMO CT**	**06/27/2024**	$233,304	$233,304	1,872	/3/2	2019	5,355 SF	
.07Mi.	**1630 PRIMO CT**	**06/24/2025**	$233,304	$233,304	1,872	/3/2	2019	10,504 SF	
.1Mi.	**1021 FLOMICH ST**	**11/15/2000**	$176,977	$80,891	1,215	/3/2	1987	11,550 SF	
.1Mi.	**1100 FLOMICH ST**	**03/02/2022**	$123,950	$123,950	912	/3/1	1946	23,100 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	43.9 years old	Households:	14,578
Median Household Income:	$51,516	Households w/Family:	57%
Household Income Per Capita:	$30,295	Households w/Family Married:	29%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Volusia County School District	Students:	61,724
Number of Schools:	87	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
28.14Mi.	**Volusia County Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	D	Public	KG - 12
3.66Mi.	**Mainland High School** Number of Students: 1,964 Student-Teacher Ratio: 23.66 Advanced Placement: Yes	C-	Public	9 - 12
0.51Mi.	**Holly Hill School** Number of Students: 601 Student-Teacher Ratio: 14.31	D-	Public	KG - 5

Flood Report

The Subject Property of **1611 PRIMO CT, DAYTONA BEACH, FL 32117-1560** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	148%	NOTABLY HIGHER
BURGLARY	131%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	146%	NOTABLY HIGHER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	109%	SIMILAR
MURDER	136%	NOTABLY HIGHER
OVERALL	131%	NOTABLY HIGHER

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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ICE SiteX Report

OrderID: 98665766

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