ICE SiteX Report

OrderID: 98738535

SiteX Property Information Report



Subject Property Location

1622 PINE TREE DR, EDGEWATER, FL 32132-3206

County:	**VOLUSIA FL**	Census Tract:	121270830.091046
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	8402-01-01-6870	Thomas Bros Pg-Grid:	

Valuation

Value:	**$307,000**	FSD:	20	Common Confidence Score:	32
Value Range:	$245,600 - $368,400	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$3,650
Total Assessed Value:		Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

City/Muni/Twp: EDGEWATER

Property Characteristics

Lot Size:	Bedrooms:	Pool:
Building Area:	Baths:	Fireplace:
Year Built:	Partial Baths:	Type Const:
Number of Buildings:	Number of Rooms:	Ext Walls:
Number of Units:	Garage Type:	Heating:
Number of Stories:	Number of Cars:	A/C:
Style:	Basement:	Roof Cover:
	Foundation:	Elevator:

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	02/29/2024	Loan Amount:	N/A
Document #:	2024039121 BK-PG 8523-2561	Loan Type:	FHA
TD Due Date:	03/01/2064	Type Finance:	

Legal Description:
Lot: 1687,1688 Block: 81 Subdivision: FLORIDA SHORES NO 3

Prior Transfer

Recording Date:	01/31/2024	Sales Price:	$270,019
Document #:	2024019320 BK-PG 8219-1165	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/15/2023	Loan Amount:	N/A
Document #:	2023123376 BK-PG 8421-514	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 1687&1688 Block: 81 Subdivision: FLORIDA SHORES NO 3

Prior Transfer

Recording Date:	03/15/2022	Sales Price:	$277,000
Document #:	2022059618 BK-PG 8219-1164	Type of Sale:	Full Amount on Deed
Contract Date:	03/02/2022		
Document Type:			

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Legal Description:
Lot: 1687&1688 Block: 81 Subdivision: FLORIDA SHORES NO 3 Map Ref: MB 23 PG 83

Prior Transfer

Recording Date:	12/07/2010	Sales Price:	$50,000
Document #:	2010-220326 BK-PG 6543-2556	Type of Sale:	Full Amount on Deed
Contract Date:	11/10/2010		
Document Type:			

Legal Description:
Lot: 1687&1688 Block: 81 Subdivision: FLORIDA SHORES #3 Map Ref: MB23 PG83

Prior Transfer

Recording Date:	07/20/2010	Sales Price:	N/A
Document #:	2010-129903 BK-PG 6496-2683	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/19/2010		
Document Type:			

Legal Description:
Lot: 1687&1688 Block: 81 Subdivision: FLORIDA SHORES #3 Map Ref: MB23 PG83

Prior Transfer

Recording Date:	12/16/2005	Sales Price:	$123,250
Document #:	2005-348458 BK-PG 5532-3018	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/09/2005	Loan Amount:	N/A
Document #:	2005-341500 BK-PG 5720-2956	Loan Type:	Unknown
TD Due Date:	12/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 1687&1688 Block: 81 Subdivision: FLORIDA SHORES #3

Mortgage Record

Recording Date:	04/14/2005	Loan Amount:	N/A
Document #:	2005-095828 BK-PG 5532-3018	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	04/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 1687&1688 Block: 81 Subdivision: FLORIDA SHORES SUBDIVISION UNIT 3

Prior Transfer

Recording Date:	01/07/2003	Sales Price:	$97,000
Document #:	BK-PG 04994-01895	Type of Sale:	Full Amount on Deed
Contract Date:	12/17/2002		
Document Type:			

Legal Description:
Lot: 1687 Block: 81 Subdivision: FLORIDA SHORES 3 (POST & SEARCH RESERVED AREAS AS Map Ref: PB 23 83
Abbreviated Description: LT 1687 & 1688 BLK 81 FL SHR SUB UNIT 3 PB 23/83

Prior Transfer

Recording Date:	08/06/1998	Sales Price:	N/A
Document #:	BK-PG 04334-00254	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/23/1998		
Document Type:			

Legal Description:
Lot: 1687 Block: 81 Subdivision: FLORIDA SHORES 3 (POST & SEARCH RESERVED AREAS AS Map Ref: PB 23 83
Abbreviated Description: LT 1687 & 1688 BLK 81 PB 23/83

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
City/Muni/Twp: EDGEWATER

Area Sales Analysis

Total Area Sales	$4,311,000	Median # of Bedrooms	3
Median Lot Size	10,000 SF	Median # of Baths	2
Median Living Area	1,480 SF	Median Year Built	1983
Price Range - 2 Yrs	$85,000 to $410,000	Age Range	24 years to 54 years
Median Value	$304,600	Median Age	43 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**1820 PINE TREE DR EDGEWATER, FL 32132-3225**	09/29/2026	$260,000	$176	1470	/3/2	1980	10,000 SF	

APN: 8402-01-01-6560 Document #: 2026177509
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1656&1657 Block: 79 Subdivision: FLORIDA SHORES NO 3 MapRef: MB 23 PG 83 Abbreviated Description: Lot:1656&1657 Block:79 Subdivision:FLORIDA SHORES NO 3 Map Ref:MB 23 PG 83

2	.27Mi.	**1709 UMBRELLA TREE DR EDGEWATER, FL 32132-3110**	09/08/2026	$295,000	$231	1277	/2/2	1979	15,000 SF	

APN: 8402-01-02-1080 Document #: 2026163710
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2108-2110 Block: 122 Subdivision: FLORIDA SHORES NO 3 MapRef: MB 23 PG 83 Abbreviated Description: Lot:2108-2110 Block:122 Subdivision:FLORIDA SHORES NO 3 Map Ref:MB 23 PG 83Abbreviated Description:LOTS 2109&2110

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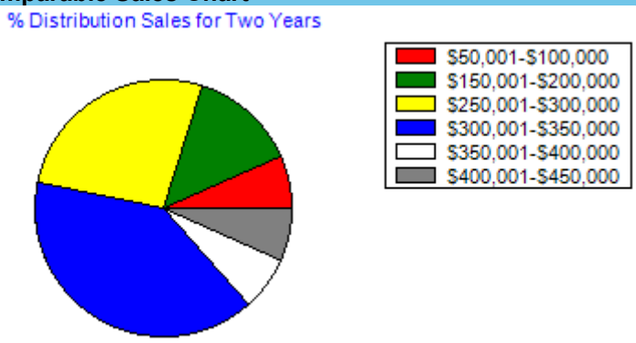
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3	.23Mi.	**1622 TRAVELERS PALM DR** **EDGEWATER, FL 32132-3105**	09/01/2026	$336,000	$166	2016	/3/2	1983	10,000 SF	
	APN: 8402-01-02-0710 Document #: 2026161235 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2071&2072 Block: 123 Subdivision: FLORIDA SHORES NO 3 MapRef: MB 23 PG 83 Abbreviated Description: Lot:2071&2072 Block:123 Subdivision:FLORIDA SHORES NO 3 Map Ref:MB 23 PG 83									
4	.19Mi.	**1712 SABAL PALM DR** **EDGEWATER, FL 32132-3220**	08/27/2026	$354,900	$229	1546	/3/2	2002	10,000 SF	Yes
	APN: 8402-01-01-9640 Document #: 2026158364 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1964&1965 Block: 111 Subdivision: FLORIDA SHORES NO 3 MapRef: MB 23 PG 83 Abbreviated Description: Lot:1964&1965 Block:111 Subdivision:FLORIDA SHORES NO 3 Map Ref:MB 23 PG 83									
5	.29Mi.	**1812 MANGO TREE DR** **EDGEWATER, FL 32132-3326**	08/13/2026	$175,000	$81	2140	/3/2	1972	20,000 SF	
	APN: 8402-01-01-3940 Document #: 2026147990 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1394-1397 Block: 50 Subdivision: FLORIDA SHORES UNIT NO 3 MapRef: MB 23 PG 83 Abbreviated Description: Lot:1394-1397 Block:50 Subdivision:FLORIDA SHORES UNIT NO 3 Map Ref:MB 23 PG 83									
6	.25Mi.	**1714 LIME TREE DR** **EDGEWATER, FL 32132-3300**	08/06/2026	$269,000	$236	1138	/3/2	1977	10,000 SF	
	APN: 8402-01-01-3340 Document #: 2026142672 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1334&1335 Block: 45 Subdivision: FLORIDA SHORES NO 3 MapRef: MB 23 PG 83 Abbreviated Description: Lot:1334&1335 Block:45 Subdivision:FLORIDA SHORES NO 3 Map Ref:MB 23 PG 83									
7	.25Mi.	**1426 QUEEN PALM DR** **EDGEWATER, FL 32132-2512**	07/22/2026	$190,000	$143	1324	/3/2	2000	10,000 SF	
	APN: 8402-01-02-4550 Document #: 2026131938 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2455&2456 Block: 93 Subdivision: FLORIDA SHORES NO 4 MapRef: MB 23 PG 104 Abbreviated Description: Lot:2455&2456 Block:93 Subdivision:FLORIDA SHORES NO 4 Map Ref:MB 23 PG 104									
8	.34Mi.	**1415 TRAVELERS PALM DR** **EDGEWATER, FL 32132-2405**	07/15/2026	$334,000	$292	1142	/2/2	1985	10,000 SF	Yes
	APN: 8402-01-02-7050 Document #: 2026127504 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2705&2706 Block: 114 Subdivision: FLORIDA SHORES UNIT NO 4 MapRef: MB 23 PG 104 Abbreviated Description: Lot:2705&2706 Block:114 Subdivision:FLORIDA SHORES UNIT NO 4 Map Ref:MB 23 PG 104									
9	.19Mi.	**1719 NEEDLE PALM DR** **EDGEWATER, FL 32132-3310**	07/10/2026	$304,600	$236	1290	/3/2	1994	10,000 SF	Yes
	APN: 8402-01-01-4490 Document #: 2026123515 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1449&1450 Block: 51 Subdivision: FLORIDA SHORES UNIT NO 3 MapRef: MB 23 PG 83 Abbreviated Description: Lot:1449&1450 Block:51 Subdivision:FLORIDA SHORES UNIT NO 3 Map Ref:MB 23 PG 83									
10	.29Mi.	**1822 ROYAL PALM DR** **EDGEWATER, FL 32132-3229**	07/01/2026	$85,000	$65	1300	/2/2	1982	10,000 SF	
	APN: 8402-01-01-8480 Document #: 2026118543 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1848&1849 Block: 99 Subdivision: FLORIDA SHORES NO 3 MapRef: MB 23 PG 83 Abbreviated Description: Lot:1848&1849 Block:99 Subdivision:FLORIDA SHORES NO 3 Map Ref:MB 23 PG 83									
11	.15Mi.	**1712 NEEDLE PALM DR** **EDGEWATER, FL 32132-3320**	06/25/2026	$332,500	$210	1581	/3/2	1986	10,000 SF	
	APN: 8402-01-01-4950 Document #: 2026115009 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1495&1496 Block: 60 Subdivision: FLORIDA SHORES NO 3 MapRef: MB 23 PG 83 Abbreviated Description: Lot:1495&1496 Block:60 Subdivision:FLORIDA SHORES NO 3 Map Ref:MB 23 PG 83									
12	.18Mi.	**1708 SABAL PALM DR** **EDGEWATER, FL 32132-3220**	06/25/2026	$345,000	$233	1480	/3/2	1984	10,000 SF	
	APN: 8402-01-01-9680 Document #: 2026115651 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1968&1969 Block: 111 Subdivision: FLORIDA SHORES NO 3 MapRef: MB 23 PG 83 Abbreviated Description: Lot:1968&1969 Block:111 Subdivision:FLORIDA SHORES NO 3 Map Ref:MB 23 PG 83									
13	.28Mi.	**1728 LIME TREE DR** **EDGEWATER, FL 32132-3300**	05/19/2026	$410,000	$232	1762	/4/2	1981	17,500 SF	
	APN: 8402-01-01-3250 Document #: 2026090172 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1325-1328 Block: 45 Subdivision: FLORIDA SHORES NO 3 MapRef: MB 23 PG 83 Abbreviated Description: Lot:1325-1328 Block:45 Subdivision:FLORIDA SHORES NO 3 Map Ref:MB 23 PG 83Abbreviated Description:NORTH2 LOT1325									
14	.31Mi.	**1815 TRAVELERS PALM DR** **EDGEWATER, FL 32132-3123**	05/12/2026	$325,000	$182	1776	/3/2	1989	10,000 SF	
	APN: 8402-01-01-9940 Document #: 2026085154 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1994&1995 Block: 110 Subdivision: FLORIDA SHORES NO 3 MapRef: MB 23 PG 83 Abbreviated Description: Lot:1994&1995 Block:110 Subdivision:FLORIDA SHORES NO 3 Map Ref:MB 23 PG 83									
15	.38Mi.	**1855 PINE TREE DR** **EDGEWATER, FL 32141-3801**	04/30/2026	$295,000	$191	1544	/3/3	1982	10,000 SF	
	APN: 8402-01-03-4140 Document #: 2026078333 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3414&3415 Block: 68 Subdivision: FLORIDA SHORES UNIT NO 5 MapRef: MB 23 PG 107&108 Abbreviated Description: Lot:3414&3415 Block:68 Subdivision:FLORIDA SHORES UNIT NO 5 Map Ref:MB 23 PG 107&108									

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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.

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.	**1622 PINE TREE DR**								
.02Mi.	**1630 PINE TREE DR**	**02/11/2004**	$166,889	$61,371	1,200	/2/1	1973	10,000 SF	
.02Mi.	**1623 QUEEN PALM DR**	**01/15/1978**	$217,860	$78,333	1,612	/3/2	1977	10,000 SF	
.03Mi.	**1614 PINE TREE DR**	**11/15/2000**	$295,580	$108,316	1,651	/3/2	1989	15,000 SF	
.03Mi.	**1619 PINE TREE DR**	**04/11/2013**	$284,487	$121,471	1,304	/3/2	2003	8,000 SF	
.03Mi.	**1632 PINE TREE DR**	**04/30/2024**	$177,244	$177,244	780	/2/1	1961	15,000 SF	
.03Mi.	**1632 PINE TREE DR**	**04/30/2024**	$177,244	$177,244	780	/2/1	1961	15,000 SF	
.03Mi.	**1632 PINE TREE DR**	**04/30/2024**	$177,244	$177,244	780	/2/1	1961	15,000 SF	
.03Mi.	**1617 QUEEN PALM DR**	**11/15/1978**	$223,103	$92,398	2,010	/3/1	1977	10,000 SF	
.03Mi.	**1627 QUEEN PALM DR**	**02/16/2021**	$350,413	$282,835	1,744	/4/2	2020	10,000 SF	
.03Mi.	**1623 PINE TREE DR**	**06/26/2024**	$284,941	$284,941	1,820	/4/2	2023	8,000 SF	
.04Mi.	**1615 PINE TREE DR**	**11/22/2024**	$235,105	$235,105	1,260	/3/1	1986	8,000 SF	
.04Mi.	**1611 QUEEN PALM DR**	**08/13/2024**	$277,928	$203,785	1,500	/3/2	1990	10,000 SF	Yes
.04Mi.	**1631 QUEEN PALM DR**	**04/20/2021**	$295,542	$295,542	1,826	/4/2	2021	10,000 SF	
.05Mi.	**1610 PINE TREE DR**	**02/21/2022**	$191,727	$137,065	1,242	/2/2	1979	10,000 SF	
.05Mi.	**1627 PINE TREE DR**	**02/25/2004**	$302,445	$95,322	1,481	/4/2	2004	15,000 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	56.4 years old	Households:	3,810
Median Household Income:	$48,536	Households w/Family:	52%
Household Income Per Capita:	$32,151	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	14%

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
2.47Mi.	**New Smyrna Beach High School** Number of Students: 1,687 Student-Teacher Ratio: 23.76 Advanced Placement: Yes	C+	Public	9 - 12
2.41Mi.	**New Smyrna Beach Middle School** Number of Students: 1,036 Student-Teacher Ratio: 19.19	C+	Public	6 - 8
23.23Mi.	**Volusia County Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	D	Public	KG - 12
0.94Mi.	**Edgewater Public Elementary School** Number of Students: 439 Student-Teacher Ratio: 13.89	B+	Public	PK - 5

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Flood Report

The Subject Property of **1622 PINE TREE DR, EDGEWATER, FL 32132-3206** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	133%	NOTABLY HIGHER
BURGLARY	128%	HIGHER
MOTOR VEHICLE THEFT	92%	SIMILAR
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	90%	LOWER
FORCIBLE RAPE	36%	SIGNIFICANTLY LOWER
MURDER	110%	HIGHER
OVERALL	110%	HIGHER

Disaster Alerts

No alerts noted

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