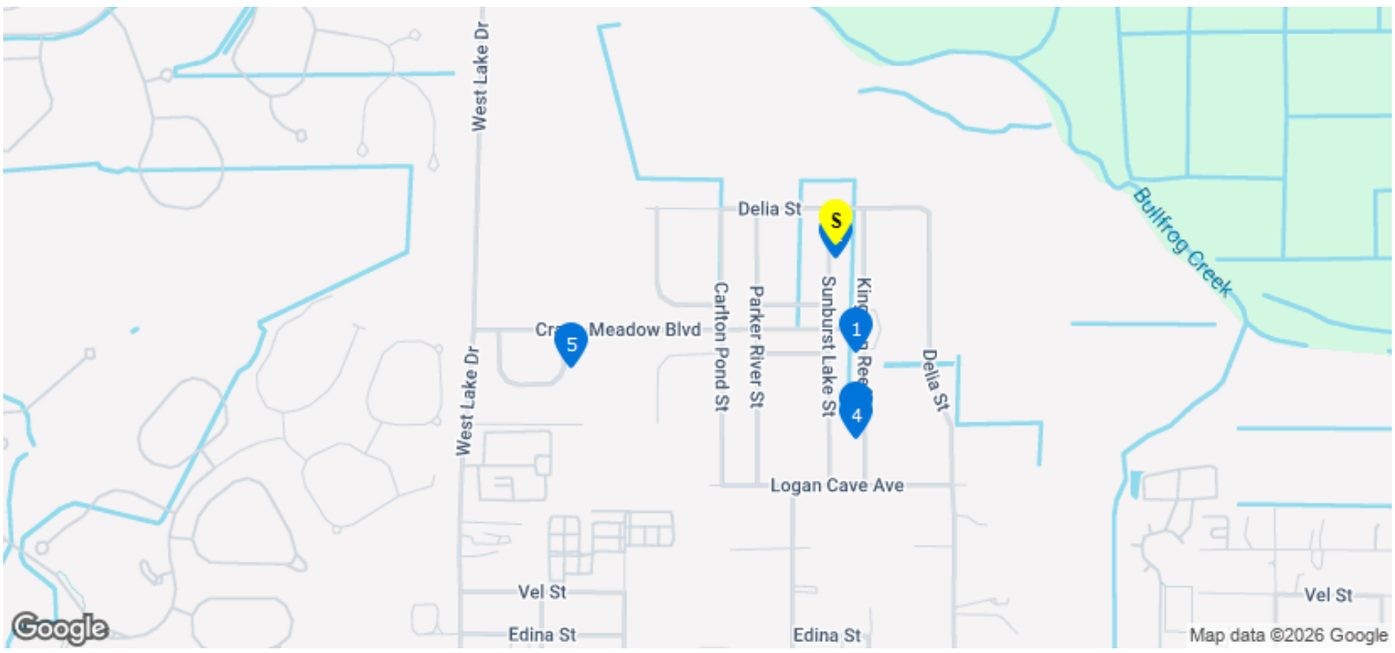
ICE SiteX Report

OrderID: 98768558

SiteX Property Information Report



Subject Property Location

16621 SUNBURST LAKE ST, WIMAUMA, FL 33598-5566

County:	**HILLSBOROUGH FL**	Census Tract:	0139.13
Property Use:	Single Family Residential	Zoning:	PD
Parcel Number:	U043220C35000000000920	Thomas Bros Pg-Grid:	

Valuation

Value:	**$264,000**	FSD:	24	Common Confidence Score:	27
Value Range:	$200,640 - $327,360	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	U
Assd Land Value:	$77,677	Market Land Value:	$77,677	Tax Year:	2026
Assd Improvement:	$189,322	Market Improvment Value:	$189,322	Total Taxable Value:	$8,651
Total Assessed Value:	$266,999	Total Assessor Market Value:	$266,999	Delinquent Year:	
				Tax Account ID:	0780100904
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 92 Subdivision: CREEK PRESERVE PHASES 2 3 AND 4 Phase No: 44961 Map Ref: BK 139 PG 60 Sec/Twnship/Range: SEC 04 TWN 32S RNG 20E

Abbreviated Description:	CREEK PRESERVE PHASES 2 3 AND 4 LOT 92
City/Muni/Twp:	UNINCORPORATED COUNTY

Property Characteristics

Lot Size:	8,449 SF	Bedrooms:	4	Pool:	
Building Area:	1841 SF	Baths:	2	Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Contemporary	Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/03/2025	Sales Price:	$80,100
Document #:	2025509125 BK-PG -	Type of Sale:	Forced Sale
Contract Date:	12/01/2025		
Document Type:	Deed		

Legal Description:
Subdivision: CREEK PRESERVE PHASES 2 3 AND 4 Map Ref: MB 139 PG 60

Prior Transfer

Recording Date:	05/23/2025	Sales Price:	$270,229
Document #:	2025225152 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	04/30/2024	Sales Price:	N/A
Document #:	2024173753 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/05/2024		
Document Type:	Deed		

Legal Description:
Subdivision: CREEK PRESERVE PHASES 2 Map Ref: MB 139 PG 60

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Mortgage Record

Recording Date:	02/05/2024	Loan Amount:	N/A
Document #:	2024048652 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/29/2024		
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Subdivision: CREEK PRESERVE PHASES 2 3 AND 4 Map Ref: 0

Mortgage Record

Recording Date:	07/20/2023	Loan Amount:	N/A
Document #:	2023318220 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/10/2023		
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Subdivision: CREEK PRESERVE PHASES 2 3 AND 4 Map Ref: 0

Mortgage Record

Recording Date:	10/13/2022	Loan Amount:	N/A
Document #:	2022489002 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/01/2022		
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Subdivision: CREEK PRESERVE PHASES 2 3 AND 4 Map Ref: 0

Mortgage Record

Recording Date:	07/27/2021	Loan Amount:	N/A
Document #:	2021374251 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/23/2021		
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Subdivision: CREEK PRESERVE PHASES 2 3 AND 4 Map Ref: MB 139 PG 60

Prior Transfer

Recording Date:	07/27/2021	Sales Price:	$275,300
Document #:	2021374250 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/23/2021		
Document Type:	Deed		

Legal Description:
Subdivision: CREEK PRESERVE PHASES 2 3 AND 4 Map Ref: MB 139 PG 60

Area Sales Analysis

Total Area Sales	$1,642,400	Median # of Bedrooms	4
Median Lot Size	6,000 SF	Median # of Baths	2
Median Living Area	1,846 SF	Median Year Built	2021
Price Range - 2 Yrs	$285,000 to $369,400	Age Range	4 years to 5 years
Median Value	$338,000	Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**16630 KINGMAN REEF ST WIMAUMA, FL 33598-3350**	10/05/2026	$330,000	$146	2264	/5/2.5	2021	4,800 SF	
		APN: U043220C35000000001780 Document #: 2026389282 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 178 Subdivision: CREEK PRESERVE PHASES 2 3 AND 4 MapRef: MB 139 PG 60 Abbreviated Description: Lot:178 Subdivision:CREEK PRESERVE PHASES 2 3 AND 4 Map Ref:MB 139 PG 60								
2	.1Mi.	**5478 GRAYS HARBOR CT WIMAUMA, FL 33598-3348**	06/24/2026	$339,000	$129	2635	/4/2.5	2022	6,000 SF	
		APN: U043220C35000000001020 Document #: 2026242864 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 102 Subdivision: CREEK PRESERVE PHASES 2 3 AND 4 MapRef: MB 139 PG 60-73 Abbreviated Description: Lot:102 Subdivision:CREEK PRESERVE PHASES 2 3 AND 4 Map Ref:MB 139 PG 60-73								
3	.13Mi.	**16719 DELIA ST WIMAUMA, FL 33598-3345**	07/02/2025	$350,000	$183	1914	/4/2.5	2021	4,800 SF	
		APN: U043220C35000000001870 Document #: 2025288473 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 187 Subdivision: CREEK PRESERVE PHASES 2 3 AND 4 MapRef: MB 139 PG 60-73 Abbreviated Description: Lot:187 Subdivision:CREEK PRESERVE PHASES 2 3 AND 4 Map Ref:MB 139 PG 60-73								
4	.14Mi.	**5463 GRAYS HARBOR CT WIMAUMA, FL 33598-3349**	12/19/2025	$315,000	$107	2949	/5/2.5	2022	6,000 SF	
		APN: U043220C35000000001250 Document #: 2025537294 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 125 Subdivision: CREEK PRESERVE PHASES 2 3 AND 4 MapRef: MB 139 PG 60 Abbreviated Description: Lot:125 Subdivision:CREEK PRESERVE PHASES 2 3 AND 4 Map Ref:MB 139 PG 60								
5	.19Mi.	**5420 SALT PLAINS CT WIMAUMA, FL 33598-2451**	04/11/2025	$320,000	$173	1846	/4/2	2021	6,000 SF	
		APN: U043220C34000000003380 Document #: 2025160013 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 338 Subdivision: CREEK PRESERVES PHASES 1 6 7 AND 8 MapRef: MB 139 PG 44-59 Abbreviated Description: Lot:338 Subdivision:CREEK PRESERVES PHASES 1 6 7 AND 8 Map Ref:MB 139 PG 44-59								
6	.19Mi.	**16675 CARLTON POND ST WIMAUMA, FL 33598-2443**	02/14/2025	$360,000	$159	2270	/4/2	2021	7,200 SF	
		APN: U043220C35000000000360 Document #: 2025064768 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential								

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Legal: Lot: 36 Subdivision: CREEK PRESERVE PHASES 2 3 AND 4 MapRef: MB 139 PG 60-73 Abbreviated Description: Lot:36 Subdivision:CREEK PRESERVE PHASES 2 3 AND 4 Map Ref:MB 139 PG 60-73

7 .2Mi. **16568 DELIA ST** 06/12/2026 $467,000 $183 2557 /4/3 2022 8,968 SF P
WIMAUMA, FL 33598-3339
APN: U043220C35000000004430 Document #: 2026225781
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 443 Subdivision: CREEK PRESERVE PHASES 2 3 AND 4 MapRef: MB 139 PG 60 Abbreviated Description: Lot:443 Subdivision:CREEK PRESERVE PHASES 2 3 AND 4 Map Ref:MB 139 PG 60

8 .21Mi. **16719 KINGMAN REEF ST** 02/25/2025 $328,500 $217 1516 /3/2 2021 4,800 SF
WIMAUMA, FL 33598-3537
APN: U043220C34000000002820 Document #: 2025080126
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 282 Subdivision: CREEK PRESERVE PHASES 1 6 7 AND 8 MapRef: MB 139 PG 44-59 Abbreviated Description: Lot:282 Subdivision:CREEK PRESERVE PHASES 1 6 7 AND 8 Map Ref:MB 139 PG 44-59

9 .23Mi. **16542 DELIA ST** 04/28/2025 $435,000 $170 2557 /4/3 2021 9,015 SF
WIMAUMA, FL 33598-3339
APN: U043220C35000000004400 Document #: 2025183518
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 440 Subdivision: CREEK PRESERVE PHASES 2 3 AND 4 MapRef: MB 139 PG 60 Abbreviated Description: Lot:440 Subdivision:CREEK PRESERVE PHASES 2 3 AND 4 Map Ref:MB 139 PG 60

10 .23Mi. **16543 DELIA ST** 01/27/2025 $420,000 $164 2557 /4/3 2021 7,200 SF
WIMAUMA, FL 33598-3341
APN: U043220C35000000000220 Document #: 2025032292
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: CREEK PRESERVE PHASES 2 3 AND 4 MapRef: MB 139 PG 60 Abbreviated Description: Lot:22 Subdivision:CREEK PRESERVE PHASES 2 3 AND 4 Map Ref:MB 139 PG 60

11 .24Mi. **16717 PARKER RIVER ST** 09/29/2026 $278,000 $187 1485 /4/2 2022 6,000 SF
WIMAUMA, FL 33598-2450
APN: U043220C34000000003940 Document #: 2026381751
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 394 Subdivision: CREEK PRESERVE PHASES 1 6 7 AND 8 MapRef: MB 139 PG 44-59 Abbreviated Description: Lot:394 Subdivision:CREEK PRESERVE PHASES 1 6 7 AND 8 Map Ref:MB 139 PG 44-59

12 .24Mi. **5474 LESLIE CANYON DR** 07/19/2025 $440,000 $172 2557 /4/3 2021 7,676 SF
WIMAUMA, FL 33598-3539
APN: U043220C35000000000400 Document #: 2025313270
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: CREEK PRESERVE PHASES 2 3 AND 4 MapRef: MB 139 PG 60 Abbreviated Description: Lot:40 Subdivision:CREEK PRESERVE PHASES 2 3 AND 4 Map Ref:MB 139 PG 60

13 .26Mi. **5480 FLINT HILLS DR** 10/12/2026 $350,000 $131 2674 /5/3 2022 6,000 SF
WIMAUMA, FL 33598-2439
APN: U043220C3H000000006330 Document #: 2026398962
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 633 Subdivision: CREEK PRESERVE PHASE 5 MapRef: MB 139 PG 105-108 Abbreviated Description: Lot:633 Subdivision:CREEK PRESERVE PHASE 5 Map Ref:MB 139 PG 105-108

14 .26Mi. **16726 CARLTON POND ST** 05/29/2026 $299,900 $179 1676 /3/2 2022 6,000 SF
WIMAUMA, FL 33598-2436
APN: U043220C3H000000004290 Document #: 2026206823
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 429 Subdivision: CREEK PRESERVE Phase No: 5 MapRef: MB 139 PG 105&108 Abbreviated Description: Lot:429 Subdivision:CREEK PRESERVE Phase No:5 Map Ref:MB 139 PG 105&108

15 .26Mi. **16812 DELIA ST** 02/27/2026 $250,000 $165 1516 /3/2 2022 5,981 SF
WIMAUMA, FL 33598-3346
APN: U043220C34000000005120 Document #: 2026076206
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 512 Subdivision: CREEK PRESERVE PHASES 1 6 7&8 MapRef: MB 139 PG 44 Abbreviated Description: Lot:512 Subdivision:CREEK PRESERVE PHASES 1 6 7&8 Map Ref:MB 139 PG 44

16 .27Mi. **5474 FLINT HILLS DR** 10/29/2025 $334,000 $181 1846 /4/2 2022 6,000 SF
WIMAUMA, FL 33598-2439
APN: U043220C3H000000006320 Document #: 2025464892
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 632 Subdivision: CREEK PRESERVE PHASE 5 MapRef: MB 139 PG 105-108 Abbreviated Description: Lot:632 Subdivision:CREEK PRESERVE PHASE 5 Map Ref:MB 139 PG 105-108

17 .29Mi. **16750 SUNBURST LAKE ST** 07/07/2025 $338,000 $183 1846 /4/2 2021 6,000 SF
WIMAUMA, FL 33598-5567
APN: U043220C34000000003170 Document #: 2025292607
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 317 Subdivision: CREEK PRESERVE PHASES 1 6 7 AND 8 MapRef: MB 139 PG 44-59 Abbreviated Description: Lot:317 Subdivision:CREEK PRESERVE PHASES 1 6 7 AND 8 Map Ref:MB 139 PG 44-59

18 .31Mi. **16838 DELIA ST** 10/14/2026 $255,000 $168 1516 /3/2 2022 5,726 SF
WIMAUMA, FL 33598-3346
APN: U043220C34000000005200 Document #: 2026403005
Document Type: Special Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 520 Subdivision: CREEK PRESERVE PHASES 1 6 7 AND 8 MapRef: MB 139 PG 44-59 Abbreviated Description: Lot:520 Subdivision:CREEK PRESERVE PHASES 1 6 7 AND 8 Map Ref:MB 139 PG 44-59

19 .31Mi. **16743 CARLTON POND ST** 05/21/2025 $420,000 $157 2674 /5/3 2022 6,000 SF
WIMAUMA, FL 33598-2437
APN: U043220C3H000000005970 Document #: 2025220147
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 597 Subdivision: CREEK PRESERVE PHASE 5 MapRef: MB 139 PG 105 Abbreviated Description: Lot:597 Subdivision:CREEK PRESERVE PHASE 5 Map Ref:MB 139 PG 105

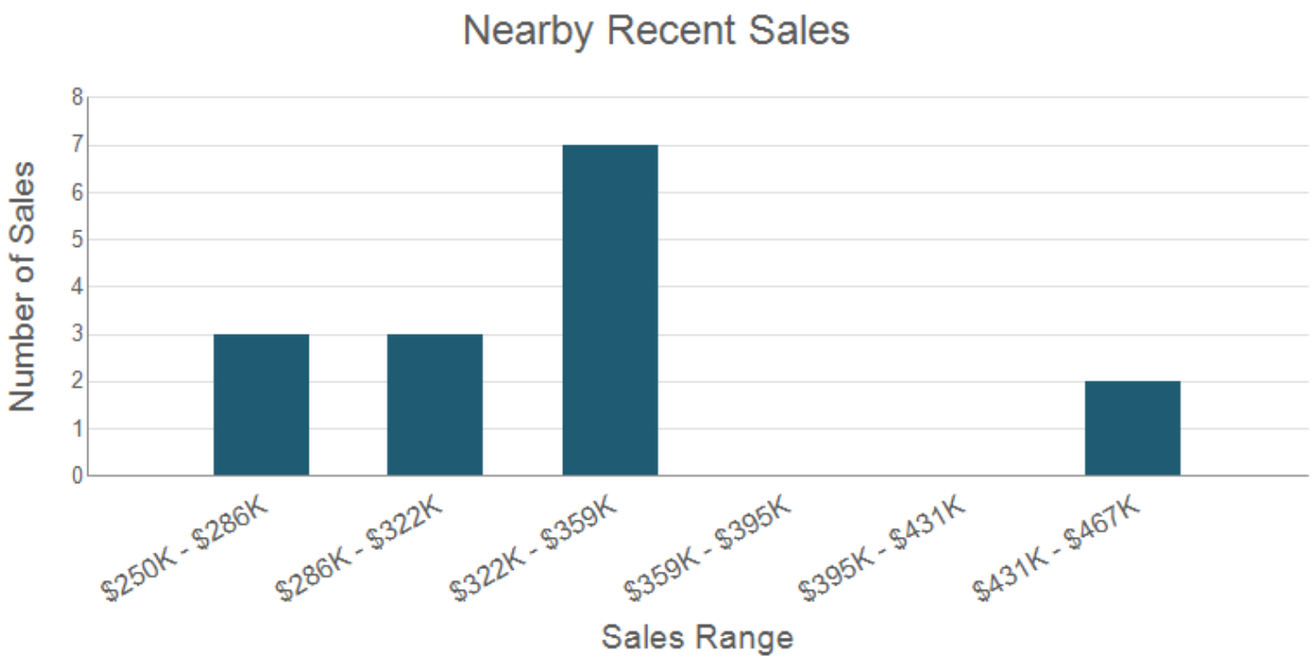
20 .31Mi. **16758 SUNBURST LAKE ST** 04/17/2025 $340,000 $184 1846 /4/2 2021 6,000 SF
WIMAUMA, FL 33598-5567
APN: U043220C34000000003150 Document #: 2025168065
Document Type: Warranty Deed Price Code: Q

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Land Use: Single Family Residential
Legal: Lot: 315 Subdivision: CREEK PRESERVE PHASES 1 6 7 AND 8 MapRef: MB 139 PG 44-59 Abbreviated Description: Lot:315 Subdivision:CREEK PRESERVE PHASES 1 6 7 AND 8 Map Ref:MB 139 PG 44-59

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.	**16621 SUNBURST LAKE ST**	**04/05/2024**	$266,999	$266,999	1,841	/4/2	2021	8,449 SF	
.01Mi.	**16627 SUNBURST LAKE ST**	**07/12/2021**	$281,747	$281,747	1,935	/4/2	2021	6,000 SF	
.02Mi.	**16671 DELIA ST**	**08/13/2021**	$286,817	$286,817	1,935	/4/2	2021	7,306 SF	
.02Mi.	**16665 DELIA ST**	**11/12/2021**	$242,719	$242,719	1,540	/3/2	2021	6,000 SF	
.02Mi.	**16633 SUNBURST LAKE ST**	**07/15/2025**	$258,483	$258,483	1,540	/3/2	2021	6,000 SF	
.02Mi.	**16661 DELIA ST**	**10/15/2021**	$317,416	$317,416	2,635	/4/2.5	2021	6,000 SF	
.03Mi.	**16639 SUNBURST LAKE ST**	**06/21/2021**	$281,747	$281,747	1,935	/4/2	2021	6,000 SF	
.03Mi.	**16657 DELIA ST**	**10/08/2021**	$364,054	$364,054	3,362	/6/3	2021	6,707 SF	
.03Mi.	**16681 DELIA ST**	**07/28/2021**	$283,817	$283,817	1,935	/4/2	2021	7,066 SF	
.03Mi.	**16620 SUNBURST LAKE ST**	**07/08/2021**	$269,829	$269,829	1,935	/4/2	2021	8,992 SF	
.03Mi.	**16626 SUNBURST LAKE ST**	**10/27/2023**	$274,233	$274,233	1,841	/4/2	2021	6,000 SF	
.04Mi.	**16632 SUNBURST LAKE ST**	**07/02/2021**	$270,497	$270,497	1,935	/4/2	2021	6,000 SF	
.04Mi.	**16653 DELIA ST**	**09/14/2021**	$258,352	$258,352	1,841	/4/2	2021	6,542 SF	
.04Mi.	**16645 SUNBURST LAKE ST**	**06/14/2021**	$275,572	$275,572	1,841	/4/2	2021	6,000 SF	
.04Mi.	**16685 DELIA ST**	**08/10/2021**	$242,719	$242,719	1,540	/3/2	2021	6,000 SF	
.04Mi.	**16638 SUNBURST LAKE ST**	**06/30/2021**	$242,719	$242,719	1,540	/3/2	2021	6,000 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	34.3 years old	Households:	8,877
Median Household Income:	$85,920	Households w/Family:	87%
Household Income Per Capita:	$38,472	Households w/Family Married:	72%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Hillsborough County School District	Students:	220,360
Number of Schools:	293	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.77Mi.	**Beth Shields Middle School**	D-	Public	6 - 8

Number of Students: 1,593

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Student-Teacher Ratio: 26.54

5.77Mi. **Earl J. Lennard High School** Number of Students: 2,553 Student-Teacher Ratio: 32.56	C-	Public	9 - 12
18.90Mi. **Patricia Sullivan Metropolitan Ministries Partnership School** Number of Students: 68 Student-Teacher Ratio: 9.71	B+	Public	KG - 5
19.15Mi. **Hillsborough Virtual Franchise High School** Number of Students: 3 Student-Teacher Ratio: NA	NA	Public	KG - 12
1.21Mi. **Wimauma Elementary School** Number of Students: 566 Student-Teacher Ratio: 15.42	F	Public	PK - 5
19.15Mi. **Hillsborough Virtual School** Number of Students: 491 Student-Teacher Ratio: 10.17 Advanced Placement: Yes	B	Public	KG - 12
19.15Mi. **Hillsborough Virt Instr Prgs** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12

Flood Report

The Subject Property of **16621 SUNBURST LAKE ST, WIMAUMA, FL 33598-5566** 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	37%	SIGNIFICANTLY LOWER
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	59%	NOTABLY LOWER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	54%	NOTABLY LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	108%	SIMILAR
OVERALL	113%	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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Data deemed reliable, but not guaranteed.
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