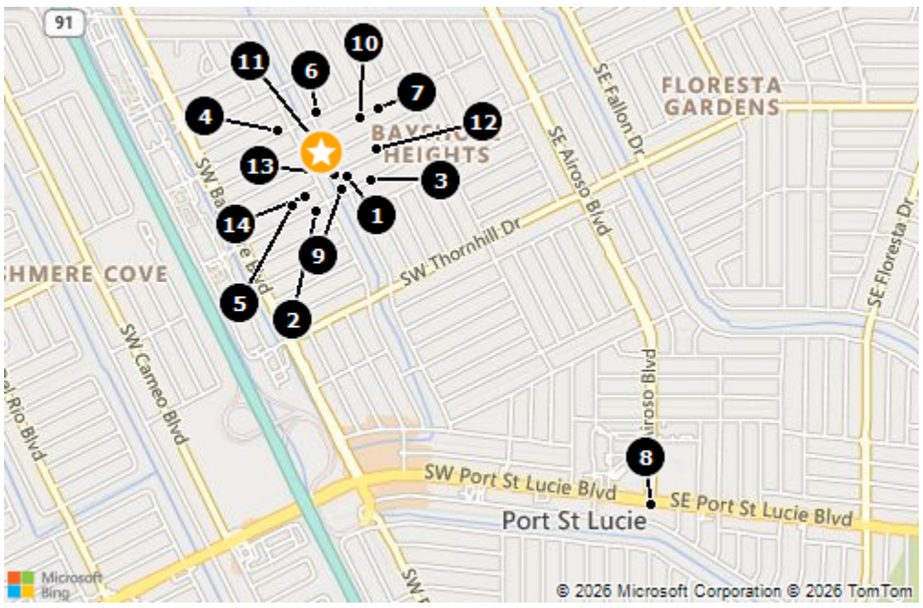
ICE SiteX Report

OrderID: 97974281

SiteX Property Information Report



Subject Property Location

1790 SW BRISBANE ST, PORT SAINT LUCIE, FL 34984-3517

County:	**ST LUCIE FL**	Census Tract:	121113820.072040
Property Use:	Single Family Residential	Zoning:	RS-2 PSL
Parcel Number:	3420-560-3640-000-9	Thomas Bros Pg-Grid:	

Valuation

Value:	**$211,000**	FSD:	10	Common Confidence Score:	65
Value Range:	$189,900 - $232,100	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0011
Assd Land Value:		Market Land Value:	$138,000	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$153,600	Total Taxable Value:	$5,570
Total Assessed Value:	$270,404	Total Assessor Market Value:	$291,600	Delinquent Year:	
				Tax Account ID:	61185
				Homeowner's Exemption:	
				Tax Exemptions:	E

Assessment Legal Description

Lot: 23 Block: 775 Section: 13 Subdivision: PORT ST LUCIE SECTION 13 Map Ref: MAP 44/05N Sec/Twnship/Range: SEC 05 TWN 37S RNG 40E
Abbreviated Description: PORT ST LUCIE-SECTION 13- BLK 775 LOT 23 (MAP 44/05N)
City/Muni/Twp: PORT SAINT LUCIE

Property Characteristics

Lot Size:	10,000 SF	Bedrooms:	3	Pool:	
Building Area:	1382 SF	Baths:	2	Fireplace:	
Year Built:	2002	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Stucco
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	K
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/25/2024	Sales Price:	$227,797
Document #:	766 BK-PG 4552-1546	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/09/2021	Sales Price:	$232,000
Document #:	4816048 BK-PG 4552-1544	Type of Sale:	Full Amount on Deed
Contract Date:	01/29/2021		
Document Type:			

Legal Description:
Lot: 23 Block: 775 Subdivision: PORT ST LUCIE SECTION THIRTEEN Map Ref: MB 13 PG 4&4A-4M

Prior Transfer

Recording Date:	01/27/2021	Sales Price:	$232,000
Document #:	BK-PG 4552 -1544	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 23 Block: 775 Section: 13 Subdivision: PORT ST LUCIE SECTION 13 Map Ref: MAP 44/05N Sec/Twnship/Range: SEC 05 TWN 37S RNG 40E
Abbreviated Description: PORT ST LUCIE-SECTION 13- BLK 775 LOT 23 (MAP 44/05N)
City/Muni/Twp: PORT SAINT LUCIE

ICE SiteX Report

OrderID: 97974281

Prior Transfer

Recording Date:	11/04/2002	Sales Price:	$112,900
Document #:	BK-PG 01606-00753	Type of Sale:	Full Amount on Deed
Contract Date:	11/01/2002		
Document Type:			

Legal Description:
Lot: 23 Block: 775 Subdivision: PORT ST LUCIE SECTION 13 (CONTAINS BLOCKS 206 242 Map Ref: PB 13 4
Abbreviated Description: LT 23 BLK 775 PB 13/4

Prior Transfer

Recording Date:	11/01/2002	Sales Price:	$112,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$5,247,990	Median # of Bedrooms	3
Median Lot Size	10,000 SF	Median # of Baths	2
Median Living Area	1,564 SF	Median Year Built	1990
Price Range - 2 Yrs	$250,000 to $500,000	Age Range	1 years to 44 years
Median Value	$393,500	Median Age	36 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**270 SW PARISH TER** **PORT SAINT LUCIE, FL 34984-3638**	06/05/2026	$429,990	$255	1680	8/3/2	2007	13,125 SF	
		APN: 3420-560-3299-000-3 Document #: 5629287 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Block: 663 Subdivision: PORT ST LUCIE SECTION THIRTEEN MapRef: MB 13 PG 4 Abbreviated Description: Lot:36 Block:663 Subdivision:PORT ST LUCIE SECTION THIRTEEN Map Ref:MB 13 PG 4								
2	.18Mi.	**332 SW VOLTAIR TER** **PORT SAINT LUCIE, FL 34984-3536**	05/08/2026	$263,000	$233	1128	8/3/2	1988	10,000 SF	
		APN: 3420-560-2632-000-3 Document #: 5618433 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 638 Subdivision: PORT ST LUCIE SECTION THIRTEEN MapRef: MB 13 PG 4 Abbreviated Description: Lot:16 Block:638 Subdivision:PORT ST LUCIE SECTION THIRTEEN Map Ref:MB 13 PG 4								
3	.15Mi.	**257 SW VOLTAIR TER** **PORT SAINT LUCIE, FL 34984-3629**	04/28/2026	$422,000	$198	2124	/4/2	2022	10,000 SF	
		APN: 3420-560-3267-000-0 Document #: 5612776 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 663 Subdivision: PORT ST LUCIE SECTION THIRTEEN MapRef: MB 13 PG 4 Abbreviated Description: Lot:4 Block:663 Subdivision:PORT ST LUCIE SECTION THIRTEEN Map Ref:MB 13 PG 4								
4	.14Mi.	**407 SW MOLLOY ST** **PORT SAINT LUCIE, FL 34984-3548**	02/26/2026	$340,000	$294	1154	8/3/2	1991	10,000 SF	
		APN: 3420-560-2793-000-9 Document #: 5588381 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Block: 643 Subdivision: PORT ST LUCIE SECTION THIRTEEN MapRef: MB 13 PG 4 Abbreviated Description: Lot:13 Block:643 Subdivision:PORT ST LUCIE SECTION THIRTEEN Map Ref:MB 13 PG 4								
5	.18Mi.	**432 SW PARISH TER** **PORT SAINT LUCIE, FL 34984-3534**	02/20/2026	$430,000	$214	2008	/3/2	2017	10,000 SF	
		APN: 3420-560-2668-000-4 Document #: 5585666 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Block: 639 Subdivision: PORT ST LUCIE SECTION THIRTEEN MapRef: MB 13 PG 4 Abbreviated Description: Lot:20 Block:639 Subdivision:PORT ST LUCIE SECTION THIRTEEN Map Ref:MB 13 PG 4								
6	.12Mi.	**1741 SW BRISBANE ST** **PORT SAINT LUCIE, FL 34984-3510**	01/23/2026	$397,000	$225	1764	9/3/2	1986	15,000 SF	Yes
		APN: 3420-560-3413-000-9 Document #: 5575332 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 667 Subdivision: PORT ST LUCIE SECTION THIRTEEN MapRef: MB 13 PG 4 Abbreviated Description: Lot:6 Block:667 Subdivision:PORT ST LUCIE SECTION THIRTEEN Map Ref:MB 13 PG 4								
7	.21Mi.	**273 SW NATIVITY TER** **PORT SAINT LUCIE, FL 34984-3633**	01/12/2026	$405,000	$317	1275	8/3/2	1989	10,000 SF	
		APN: 3420-560-3383-000-9 Document #: 5571024 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 666 Subdivision: PORT ST LUCIE SECTION THIRTEEN MapRef: MB 13 PG 4&4A-4M Abbreviated Description: Lot:12 Block:666 Subdivision:PORT ST LUCIE SECTION THIRTEEN Map Ref:MB 13 PG 4&4A-4M								
8	.09Mi.	**392 SW MOLLOY ST** **PORT SAINT LUCIE, FL 34984-3571**	10/01/2025	$434,000	$232	1864	8/3/2	1982	13,750 SF	Yes
		APN: 3420-560-3618-000-6 Document #: 5534336 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 775 Subdivision: PORT ST LUCIE SECTION THIRTEEN MapRef: MB 13 PG 4 Abbreviated Description: Lot:1 Block:775 Subdivision:PORT ST LUCIE SECTION THIRTEEN Map Ref:MB 13 PG 4								
9	.12Mi.	**1886 SW BRISBANE ST** **PORT SAINT LUCIE, FL 34984-3507**	09/03/2025	$250,000	$204	1222	7/2/2	1983	13,750 SF	
		APN: 3420-560-3632-000-0 Document #: 5523312 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 775 Subdivision: PORT ST LUCIE SECTION THIRTEEN MapRef: MB 13 PG 4 Abbreviated Description: Lot:15 Block:775 Subdivision:PORT ST LUCIE SECTION THIRTEEN Map Ref:MB 13 PG 4								
10	.15Mi.	**313 SW NATIVITY TER** **PORT SAINT LUCIE, FL 34984-3653**	08/27/2025	$390,000	$216	1801	/4/2	2025	10,000 SF	
		APN: 3420-560-3379-000-8 Document #: 5521254 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 97974281

Legal: Lot: 8 Block: 666 Subdivision: PORT ST LUCIE SECTION THIRTEEN MapRef: MB 13 PG 4 Abbreviated Description: Lot:8 Block:666
Subdivision:PORT ST LUCIE SECTION THIRTEEN Map Ref:MB 13 PG 4

11	.02Mi.	**1782 SW BRISBANE ST** **PORT SAINT LUCIE, FL 34984-3517**	08/25/2025	$315,000	$226	1392	8/3/2	2003	10,000 SF	

APN: 3420-560-3641-000-6 Document #: 5519700
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24 Block: 775 Subdivision: PORT ST LUCIE SECTION THIRTEEN MapRef: MB 13 PG 4&4A-4M Abbreviated Description: Lot:24 Block:775
Subdivision:PORT ST LUCIE SECTION THIRTEEN Map Ref:MB 13 PG 4&4A-4M

12	.16Mi.	**241 SW PARISH TER** **PORT SAINT LUCIE, FL 34984-3637**	08/21/2025	$500,000	$238	2094	/4/3	2025	10,000 SF	

APN: 3420-560-3307-000-3 Document #: 5519213
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Block: 664 Subdivision: PORT ST LUCIE SECTION THIRTEEN MapRef: MB 13 PG 4&4A-4M Abbreviated Description: Lot:8 Block:664
Subdivision:PORT ST LUCIE SECTION THIRTEEN Map Ref:MB 13 PG 4&4A-4M

13	.08Mi.	**1844 SW BRISBANE ST** **PORT SAINT LUCIE, FL 34984-3507**	07/14/2025	$357,000	$246	1448	8/3/2	1990	10,000 SF	

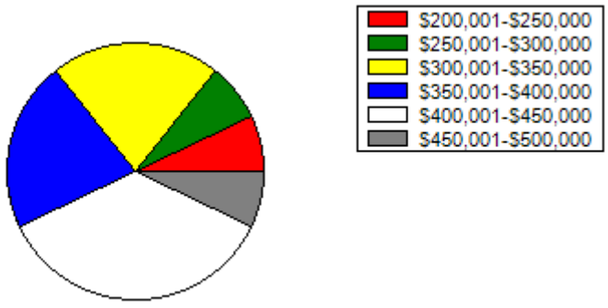
APN: 3420-560-3635-000-1 Document #: 5503631
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Block: 775 Subdivision: PORT ST LUCIE SECTION THIRTEEN MapRef: MB 13 PG 4 Abbreviated Description: Lot:18 Block:775
Subdivision:PORT ST LUCIE SECTION THIRTEEN Map Ref:MB 13 PG 4

14	.14Mi.	**414 SW PARISH TER** **PORT SAINT LUCIE, FL 34984-3534**	05/28/2025	$315,000	$264	1192	7/2/2	1982	10,000 SF	Yes

APN: 3420-560-2665-000-3 Document #: 5485412
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Block: 639 Subdivision: PORT ST LUCIE SECTION THIRTEEN MapRef: MB 13 PG 4 Abbreviated Description: Lot:17 Block:639
Subdivision:PORT ST LUCIE SECTION THIRTEEN Map Ref:MB 13 PG 4

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.	**1790 SW BRISBANE ST**	**01/27/2021**	$291,600	$270,404	1,382	7/3/2	2002	10,000 SF	
.02Mi.	**1782 SW BRISBANE ST**	**08/19/2025**	$290,900	$227,845	1,392	8/3/2	2003	10,000 SF	
.02Mi.	**1798 SW BRISBANE ST**	**07/20/2017**	$311,200	$190,044	1,607	7/3/2	2005	10,000 SF	
.03Mi.	**1774 SW BRISBANE ST**	**03/08/2023**	$292,400	$95,351	1,392	8/3/2	2003	10,000 SF	
.03Mi.	**1802 SW BRISBANE ST**	**01/23/2007**	$422,800	$132,389	2,397	10/4/3	2006	10,000 SF	
.03Mi.	**1789 SW BURLINGTON ST**	**06/26/2015**	$417,600	$281,893	3,452	/4/2	2015	10,000 SF	
.03Mi.	**299 SW HOLDEN TER**	**06/22/2022**	$285,200	$206,244	1,544	9/4/2	1977	13,125 SF	Yes
.04Mi.	**1781 SW BURLINGTON ST**	**11/29/2005**	$326,400	$117,943	1,992	7/3/2	2000	10,000 SF	
.04Mi.	**1797 SW BURLINGTON ST**	**05/19/2004**	$436,200	$177,392	2,099	7/3/2	2005	10,000 SF	Yes
.04Mi.	**1775 SW BRISBANE ST**	**01/17/2017**	$279,100	$256,231	1,446	8/3/2	1989	13,125 SF	
.04Mi.	**1773 SW BURLINGTON ST**	**03/03/2020**	$243,100	$163,376	1,188	7/2/2	1985	10,000 SF	
.04Mi.	**1801 SW BURLINGTON ST**	**08/27/2021**	$262,500	$138,033	1,354	7/2/2	1988	10,000 SF	
.05Mi.	**1766 SW BRISBANE ST**	**12/07/2012**	$236,200	$132,435	925	7/2/2	1985	10,000 SF	
.05Mi.	**1816 SW BRISBANE ST**	**07/26/2021**	$402,800	$402,800	2,331	/4/3	2017	10,000 SF	
.05Mi.	**295 SW HOLDEN TER**	**05/31/2019**	$235,300	$235,300	1,280	8/3/2	1977	10,000 SF	
.05Mi.	**298 SW HOLDEN TER**	**11/06/2018**	$247,400	$150,043	1,008	7/2/2	1981	13,125 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	43.7 years old	Households:	7,582
Median Household Income:	$82,054	Households w/Family:	78%
Household Income Per Capita:	$39,276	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

ICE SiteX Report

OrderID: 97974281

School District

School District Zone:	St. Lucie County School District	Students:	49,308
Number of Schools:	56	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.41Mi.	**Savanna Ridge Elementary School** Number of Students: 512 Student-Teacher Ratio: 17.02	C-	Public	PK - 5
5.52Mi.	**Mariposa Elementary School** Number of Students: 792 Student-Teacher Ratio: 18	C-	Public	PK - 5
4.21Mi.	**Parkway Elementary School** Number of Students: 553 Student-Teacher Ratio: 17.84	B-	Public	PK - 5
4.73Mi.	**Port St. Lucie High School** Number of Students: 1,793 Student-Teacher Ratio: 23.38 Advanced Placement: Yes	C-	Public	9 - 12
4.40Mi.	**Village Green Elementary School** Number of Students: 586 Student-Teacher Ratio: 17.76	B	Public	PK - 5
3.72Mi.	**Southport Middle School** Number of Students: 872 Student-Teacher Ratio: 19.38	B+	Public	6 - 8
5.13Mi.	**Rivers Edge Elementary School** Number of Students: 778 Student-Teacher Ratio: 18.98	A-	Public	KG - 5
2.55Mi.	**Northport K-8 School** Number of Students: 1,206 Student-Teacher Ratio: 15.08	C+	Public	PK - 8
3.95Mi.	**Morningside Elementary School** Number of Students: 653 Student-Teacher Ratio: 15.55	A	Public	PK - 5
5.08Mi.	**Southern Oaks Middle School** Number of Students: 833 Student-Teacher Ratio: 19.37	C-	Public	6 - 8
2.04Mi.	**Floresta Elementary School** Number of Students: 659 Student-Teacher Ratio: 15.33	C-	Public	PK - 5

Flood Report

The Subject Property of **1790 SW BRISBANE ST, PORT SAINT LUCIE, FL 34984-3517** 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	86%	LOWER
BURGLARY	61%	NOTABLY LOWER
MOTOR VEHICLE THEFT	75%	NOTABLY LOWER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	40%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	77%	NOTABLY LOWER
OVERALL	70%	NOTABLY LOWER

Disaster Alerts

10/5/2024 - Hurricane Milton 10/5/2024 - urricane Milton

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: 97974281

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