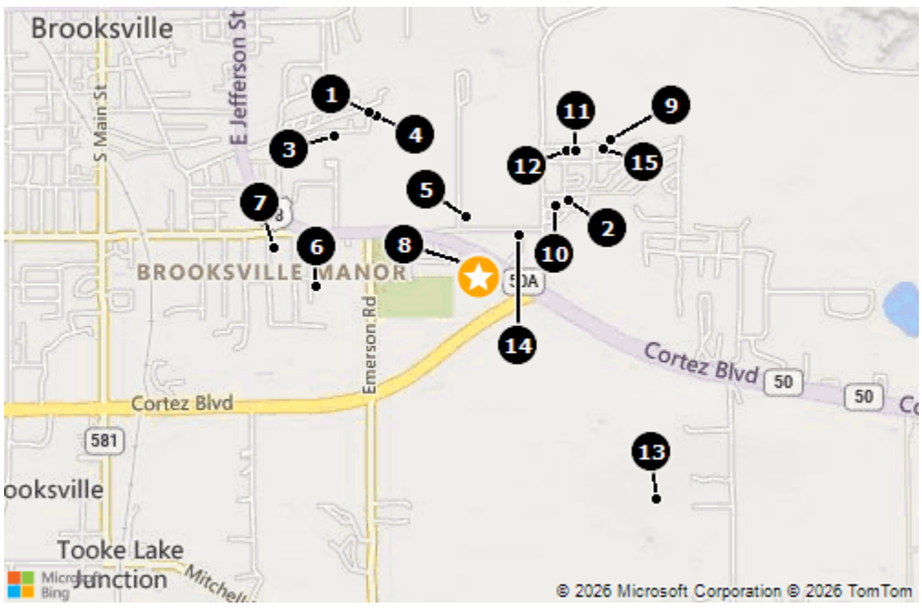
ICE SiteX Report

OrderID: 98671638

SiteX Property Information Report



Subject Property Location

1842 E JEFFERSON ST, BROOKSVILLE, FL 34601-2763

County:	**HERNANDO FL**	Census Tract:	120530404.002090
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R26-422-19-0000-0400-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$197,000**	FSD:	40	Common Confidence Score:	17
Value Range:	$118,200 - $275,800	ICE Confidence Score:	60		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CW-ES
Assd Land Value:		Market Land Value:	$21,234	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$71,507	Total Taxable Value:	$349
Total Assessed Value:	$49,433	Total Assessor Market Value:	$92,741	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	E

Assessment Legal Description

Map Ref: MAP: 85B1 Sec/Twnship/Range: SEC 26 TWN 22S RNG 19E
Abbreviated Description: THAT PART OF SE1/4 OF NE1/4 ORB 57 PG 266 ORB 425 PG 1281 & A LOT IN SE1/4 OF NE1/4 ** CONTINUED **

Property Characteristics

Lot Size:	39,204 SF	Bedrooms:	2	Pool:	
Building Area:	1152 SF	Baths:	1	Fireplace:	
Year Built:	1959	Partial Baths:		Type Const:	Concrete
Number of Buildings:		Number of Rooms:	2	Ext Walls:	Block
Number of Units:	1	Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	01/13/2016	Loan Amount:	N/A
Document #:	2016002533 BK-PG 3324-1577	Loan Type:	FHA
TD Due Date:	03/01/2045	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	04/25/2003	Loan Amount:	N/A
Document #:	BK-PG 0000001657-0000001859	Loan Type:	FHA
TD Due Date:		Type Finance:	FIX

Legal Description:
Sec/Twnship/Range: SEC 26 TWN 022S RNG 019E
Abbreviated Description: BEG AT NE/6 COR SEC 26-22S-19E, S00*E ON E/4-1/4 LINE SEC 338.95' TO S R/W BDY SR 50, SELY ON 2* CUR

Prior Transfer

Recording Date:	09/20/1999	Sales Price:	$57,500
Document #:	BK-PG 01293-01733	Type of Sale:	Full Amount on Deed
Contract Date:	07/26/1999		
Document Type:			

Legal Description:
Sec/Twnship/Range: 2622S19E
Abbreviated Description: BEG NE 1/16 SEC 26-22-19, S0*E E/4 1/4 LINE SAID SEC 338.95' TO S R/W BDY SR 50, SELY 2* CUR CONCAVE

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Prior Transfer

Recording Date:	07/26/1999	Sales Price:	$57,500
Document #:	BK-PG 1293 -1733	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Map Ref: MAP: 85B1 Sec/Twnship/Range: SEC 26 TWN 22S RNG 19E
Abbreviated Description: THAT PART OF SE1/4 OF NE1/4 ORB 57 PG 266 ORB 425 PG 1281 & A LOT IN SE1/4 OF NE1/4 ** CONTINUED **

Prior Transfer

Recording Date:	06/30/1998	Sales Price:	$54,000
Document #:	BK-PG 01202-00925	Type of Sale:	Full Amount on Deed
Contract Date:	06/26/1998		
Document Type:			

Legal Description:
Sec/Twnship/Range: 2622S19E
Abbreviated Description: BEG NE 1/16 COR SEC 26-22-19, S0*E ON E 1/4 1/4 LINE SAID SEC 338.95' TO S R/W BDY SR 50', SELY ON 2

Prior Transfer

Recording Date:	06/26/1998	Sales Price:	$54,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,919,000	Median # of Bedrooms	2
Median Lot Size	8,712 SF	Median # of Baths	1
Median Living Area	980 SF	Median Year Built	1974
Price Range - 2 Yrs	$35,000 to $560,000	Age Range	23 years to 76 years
Median Value	$90,000	Median Age	52 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.56Mi.	**11 KINGS CIR** **BROOKSVILLE, FL 34601-3512**	06/12/2026	$78,000	$79	980	3/1/1	1974	4,356 SF	
		APN: R23-122-19-0530-0000-0380 Document #: 2026040072 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38 Subdivision: KINGSWOOD PARK MapRef: MB 13 PG 1 Abbreviated Description: Lot:38 Subdivision:KINGSWOOD PARK Map Ref:MB 13 PG 1								
2	.33Mi.	**22262 VICTORY DR** **BROOKSVILLE, FL 34601-2716**	05/01/2026	$100,000	$77	1293	3/2/2	1958	4,356 SF	
		APN: R25-122-19-0360-0040-0060 Document #: 2026028540 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 4 Subdivision: FLORIDA CONFERENCE WESLEYAN METHODIST CAMPGROUND MapRef: MB 6 PG 15 Abbreviated Description: Lot:6 Block:4 Subdivision:FLORIDA CONFERENCE WESLEYAN METHODIST CAMPGROUND Map Ref:MB 6 PG 15								
3	.57Mi.	**730 WOOD DR** **BROOKSVILLE, FL 34601-3508**	02/27/2026	$66,000	$82	798	5/2/1	1964	8,712 SF	
		APN: R23-122-19-0500-0000-0280 Document #: 2026012455 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27&28 Subdivision: KINGSWOOD PARK SUBDIVISION MapRef: MB 7 PG 33 Abbreviated Description: Lot:27&28 Subdivision:KINGSWOOD PARK SUBDIVISION Map Ref:MB 7 PG 33Abbreviated Description:PORTION LOT27								
4	.55Mi.	**8 KINGS CIR** **BROOKSVILLE, FL 34601-3550**	02/26/2026	$215,000	$190	1128	4/4/1	1974	8,712 SF	
		APN: R23-122-19-0530-0000-0400 Document #: 2026012031 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 40 Subdivision: KINGSWOOD PARK REPLAT OF SECOND SECTION MapRef: MB 13 PG 1 Abbreviated Description: Lot:40 Subdivision:KINGSWOOD PARK REPLAT OF SECOND SECTION Map Ref:MB 13 PG 1								
5	.18Mi.	**745 CHAMPION DR** **BROOKSVILLE, FL 34601-2746**	02/13/2026	$80,000	$98	816	4/2/1	1979	13,068 SF	
		APN: R26-122-19-0140-0010-0030 Document #: 2026009370 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: CHICACHATTA PARK Legal Unit: 2 MapRef: MB 6 PG 50 Abbreviated Description: Lot:3 Block:1 Subdivision:CHICACHATTA PARK Legal Unit:2 Map Ref:MB 6 PG 50								
6	.46Mi.	**851 EASY ST** **BROOKSVILLE, FL 34601-4002**	02/11/2026	$84,000	$87	960	5/3/1	1950	8,712 SF	
		APN: R26-122-19-0400-0000-0500 Document #: 2026008824 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 50 Subdivision: P H GRELLES SUBDIVISION MapRef: MB 5 PG 1 Abbreviated Description: Lot:50 Subdivision:P H GRELLES SUBDIVISION Map Ref:MB 5 PG 1								
7	.59Mi.	**805 SCHOOL ST** **BROOKSVILLE, FL 34601-4006**	10/15/2025	$90,000	$70	1276	4/2/1	1950	8,712 SF	
		APN: R26-122-19-0460-0000-0120 Document #: 2025071566 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: HORTONS ADDITION MapRef: MB 3 PG 33 Abbreviated Description: Lot:12 Subdivision:HORTONS ADDITION Map Ref:MB 3 PG 33								
8	.03Mi.	**1822 E JEFFERSON ST** **BROOKSVILLE, FL 34601-2763**	09/11/2025	$125,000	$150	828	3/2/1	1955	21,780 SF	
		APN: R26-422-19-0000-0210-0050 Document #: 2025063490 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
9	.54Mi.	**8263 ST MARK DR** **BROOKSVILLE, FL 34601-2796**	08/22/2025	$120,000	$96	1248	4/2/2	1983	4,356 SF	
		APN: R25-122-19-0360-00B0-0030 Document #: 2025058950 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 3 Block: B Subdivision: WESLEYAN BIBLE CONFERENCE ASSOCIATION MapRef: MB 16 PG 86 Abbreviated Description: Block:B Subdivision:WESLEYAN BIBLE CONFERENCE ASSOCIATION Map Ref:MB 16 PG 86Abbreviated Description:PORTION LOT3

10	.3Mi.	**22245 WILSON MEMORIAL DR** **BROOKSVILLE, FL 34601-2732**	08/07/2025	$120,000	$115	1037	2/2/2	1993	4,356 SF

APN: R25-122-19-0361-0000-0030 Document #: 2025055184
Document Type: Price Code: R
Land Use: Single Family Residential
Legal:

11	.45Mi.	**22250 WOODLAWN AVE** **BROOKSVILLE, FL 34601-2701**	07/28/2025	$81,000	$83	972	3/1/1	1978	8,712 SF

APN: R25-122-19-0360-0020-0080 Document #: 2025052686
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8&9 Block: 2 Subdivision: FLORIDA CONFERENCE WESLEYAN METHODIST CAMP GROUND MapRef: MB 6 PG 15 Abbreviated Description: Lot:8&9 Block:2 Subdivision:FLORIDA CONFERENCE WESLEYAN METHODIST CAMP GROUND Map Ref:MB 6 PG 15Abbreviated Description:PORTION LOT9

12	.44Mi.	**22242 WOODLAWN AVE** **BROOKSVILLE, FL 34601-2701**	07/23/2025	$100,000	$96	1040	4/2/2	1977	4,356 SF

APN: R25-122-19-0360-0020-0060 Document #: 2025051390
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 2 Subdivision: FLORIDA CONFERENCE WESLEYAN METHODIST CAMP GROUND MapRef: MB 6 PG 15 Abbreviated Description: Lot:5&6 Block:2 Subdivision:FLORIDA CONFERENCE WESLEYAN METHODIST CAMP GROUND Map Ref:MB 6 PG 15Abbreviated Description:PORTION LOT5

13	.88Mi.	**7189 GRIFFIN RD** **BROOKSVILLE, FL 34601-7783**	06/30/2025	$560,000	$402	1392	4/2/2	2003	361,549 SF

APN: R36-422-19-0000-0030-0090 Document #: 2025045298
Document Type: Price Code: R
Land Use: Single Family Residential
Legal:

14	.16Mi.	**1288 OLMES RD** **BROOKSVILLE, FL 34601-2755**	06/03/2025	$35,000	$42	816	5/2/1	1957	13,068 SF

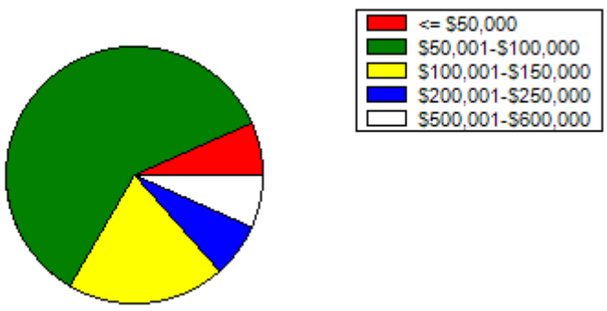
APN: R26-422-19-0000-0280-0000 Document #: 2025038600
Document Type: Price Code: R
Land Use: Single Family Residential
Legal:

15	.5Mi.	**22284 WOODLAWN AVE** **BROOKSVILLE, FL 34601-2703**	05/15/2025	$65,000	$108	600	3/2/1	1955	SF

APN: R25-122-19-0360-00D0-0050 Document #: 2025034656
Document Type: Price Code: R
Land Use: Single Family Residential
Legal:

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.	**1842 E JEFFERSON ST**	**07/26/1999**	$92,741	$49,433	1,152	2/2/1	1959	39,204 SF	
.03Mi.	**1822 E JEFFERSON ST**	**06/08/2006**	$77,721	$60,734	828	3/2/1	1955	21,780 SF	
.03Mi.	**845 SARDIS ST**	**05/18/2005**	$136,762	$57,511	1,862	5/2/2	1962	21,780 SF	
.03Mi.	**1862 E JEFFERSON ST**	**01/05/2011**	$85,333	$39,423	848	6/2/1	1965	17,424 SF	
.08Mi.	**1851 E JEFFERSON ST**	**06/23/2008**	$103,859	$44,830	952	4/2/2	1961	8,712 SF	
.09Mi.	**1871 E JEFFERSON ST**	**05/30/2017**	$170,899	$95,742	1,620	6/3/2	1981	8,712 SF	
.09Mi.	**834 LIVE OAK DR**	**04/19/2018**	$99,763	$99,763	832	4/2/1	1961	13,068 SF	
.1Mi.	**1166 GLADYS ST**	**01/01/1986**	$132,379	$49,771	1,856	6/3/1	1964	13,068 SF	
.11Mi.	**1238 OLMES RD**	**07/15/2009**	$91,315	$41,066	1,056	5/2/1	1958	13,068 SF	
.11Mi.	**1248 OLMES RD**	**12/09/2022**	$99,565	$99,565	1,248	4/2/1	1958	17,424 SF	
.11Mi.	**1228 OLMES RD**	**06/21/2025**	$89,395	$89,395	1,056	3/2/1	1958	13,068 SF	
.12Mi.	**1218 OLMES RD**	**04/09/2025**	$82,381	$82,381	902	5/2/1	1960	13,068 SF	
.12Mi.	**1268 OLMES RD**	**04/16/1998**	$91,160	$37,470	1,144	5/2/1	1957	1 SF	
.12Mi.	**819 LIVE OAK DR**	**10/01/1988**	$142,629	$120,900	1,416	4/2/2	1961	39,204 SF	
.13Mi.	**1258 OLMES RD**	**09/12/1997**	$113,469	$43,251	1,176	5/3/2	1958	13,068 SF	
.14Mi.	**812 LIVE OAK DR**	**11/22/2002**	$128,472	$56,356	1,000	3/3/1	1993	21,780 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	49.6 years old	Households:	11,040
Median Household Income:	$52,912	Households w/Family:	61%
Household Income Per Capita:	$31,406	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

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
1.74Mi.	**Hernando Virtual Instruction** Number of Students: NA Student-Teacher Ratio: NA	C	Public	KG - 12
1.74Mi.	**Hernando Eschool Virtual Franchise** Number of Students: 46 Student-Teacher Ratio: 7.67	B+	Public	1 - 12
4.20Mi.	**D. S. Parrott Middle School** Number of Students: 745 Student-Teacher Ratio: 19.61	D+	Public	6 - 8
1.74Mi.	**Hernando Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	1 - 12
0.86Mi.	**Moton Elementary School** Number of Students: 671 Student-Teacher Ratio: 17.21	C-	Public	PK - 5
1.55Mi.	**Hernando High School** Number of Students: 1,299 Student-Teacher Ratio: 21.65 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **1842 E JEFFERSON ST, BROOKSVILLE, FL 34601-2763** 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	123%	HIGHER
BURGLARY	166%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	131%	NOTABLY HIGHER
FORCIBLE ROBBERY	138%	NOTABLY HIGHER
AGGRAVATED ASSAULT	139%	NOTABLY HIGHER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	145%	NOTABLY HIGHER
OVERALL	149%	NOTABLY HIGHER

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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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