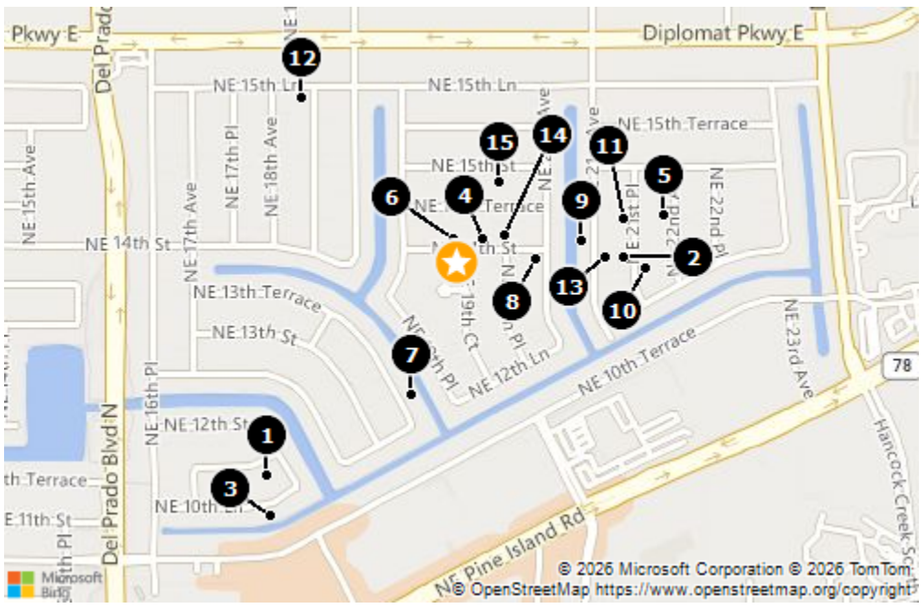
ICE SiteX Report

OrderID: 98738758

SiteX Property Information Report



Subject Property Location

1932 NE 14TH ST, CAPE CORAL, FL 33909-1643

County:	**LEE FL**	Census Tract:	120710102.033025
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	05-44-24-C1-03524.0350	Thomas Bros Pg-Grid:	

Valuation

Value:	**$294,000**	FSD:	34	Common Confidence Score:	20
Value Range:	$194,040 - $393,960	ICE Confidence Score:	66		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	057
Assd Land Value:	$33,108	Market Land Value:	$33,108	Tax Year:	2025
Assd Improvement:	$206,317	Market Improvment Value:	$206,317	Total Taxable Value:	$3,683
Total Assessed Value:	$239,425	Total Assessor Market Value:	$239,425	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 35,36 Block: 3524 Subdivision: CAPE CORAL UNITS 47 N OF PINE ISLAND RD Legal Unit: 47 Sec/Twnship/Range: SEC 05 TWN 44S RNG 24E
Abbreviated Description: CAPE CORAL UNIT 47 PT 2 BLK 3524 PB 23 PG 121 LOTS 35 + 36

Property Characteristics

Lot Size:	10,625 SF	Bedrooms:	3	Pool:	
Building Area:	1462 SF	Baths:	2	Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/20/2026	Sales Price:	$295,213
Document #:	2026000014289 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/20/2024	Sales Price:	N/A
Document #:	2024000141812 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/19/2024	Sales Price:	$289,000
Document #:	2024000111622 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/10/2024		
Document Type:			
Legal Description:			

Lot: 35&36 Block: 3524 Subdivision: CAPE CORAL SUBDIVISION UNIT 47 Map Ref: MB 23 PG 112-127

Prior Transfer

Recording Date:	04/10/2024	Sales Price:	$289,000
Document #:	2024000111622 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 35,36 Block: 3524 Subdivision: CAPE CORAL UNITS 47 N OF PINE ISLAND RD Legal Unit: 47 Sec/Twnship/Range: SEC 05 TWN 44S RNG 24E
Abbreviated Description: CAPE CORAL UNIT 47 PT 2 BLK 3524 PB 23 PG 121 LOTS 35 + 36

Prior Transfer

Recording Date:	08/17/2007	Sales Price:	$123,750
Document #:	2007000258901 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/25/2007	Sales Price:	$159,900
Document #:	2007000232077 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/19/2007		
Document Type:			

Legal Description:
Lot: 35&36 Block: 3524 Subdivision: UNIT 47 PART 2 CAPE CORAL SUBDIVISION Map Ref: MB23 PG112-127

Prior Transfer

Recording Date:	07/19/2007	Sales Price:	$159,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/17/2004	Sales Price:	$130,300
Document #:	6274690 BK-PG 4298-3277	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/02/2004		
Document Type:			

Legal Description:
Lot: 35&36 Block: 3524 Subdivision: PART 2 CAPE CORAL SUBDIVISION Legal Unit: 47 Map Ref: MB23 PG112-127

Prior Transfer

Recording Date:	02/21/2003	Sales Price:	$2,600
Document #:	BK-PG 03851-02645	Type of Sale:	Full Amount on Deed
Contract Date:	12/27/2002		
Document Type:			

Legal Description:
Lot: 35 Block: 3524 Subdivision: CAPE CORAL UNIT 47 PART 2 (1017) Map Ref: PB 23 112
Abbreviated Description: LT 35 & 36 BLK 3524 PB 23/112

Area Sales Analysis

Total Area Sales	$4,051,200	Median # of Bedrooms	3
Median Lot Size	10,000 SF	Median # of Baths	2
Median Living Area	1,551 SF	Median Year Built	2005
Price Range - 2 Yrs	$145,000 to $456,000	Age Range	2 years to 42 years
Median Value	$270,300	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**1722 NE 11TH ST** **CAPE CORAL, FL 33909-1738**	10/12/2026	$267,500	$189	1408	/3/2	2006	11,250 SF	
		APN: 05-44-24-C4-03544.0120 Document #: 2026000265932 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12&13 Block: 3544 Subdivision: CAPE CORAL Legal Unit: 47 MapRef: MB 23 PG 112-117 Abbreviated Description: Lot:12&13 Block:3544 Subdivision:CAPE CORAL Legal Unit:47 Map Ref:MB 23 PG 112-117								
2	.24Mi.	**1324 NE 21ST PL** **CAPE CORAL, FL 33909-1800**	10/09/2026	$145,000	$83	1733	/4/2	2005	10,625 SF	
		APN: 05-44-24-C2-03517.0430 Document #: 2026000263347 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 43&44 Block: 3517 Subdivision: CAPE CORAL UNIT 47 PART 2 MapRef: MB 23 PG 122-127 Abbreviated Description: Lot:43&44 Block:3517 Subdivision:CAPE CORAL UNIT 47 PART 2 Map Ref:MB 23 PG 122-127								
3	.46Mi.	**1726 NE 10TH LN** **CAPE CORAL, FL 33909-1737**	09/17/2026	$306,000	$203	1502	/3/2	2021	10,000 SF	
		APN: 05-44-24-C4-03542.0560 Document #: 2026000242762 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 56&57 Block: 3542 Subdivision: CAPE CORAL UNIT 47 PART 2 MapRef: MB 23 PG 112 Abbreviated Description: Lot:56&57 Block:3542 Subdivision:CAPE CORAL UNIT 47 PART 2 Map Ref:MB 23 PG 112								
4	.05Mi.	**1941 NE 14TH ST** **CAPE CORAL, FL 33909-1665**	07/14/2026	$229,900	$199	1154	/2/2	1985	10,000 SF	
		APN: 05-44-24-C2-03523.0360 Document #: 2026000185554 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36&37 Block: 3523 Subdivision: CAPE CORAL UNIT 47 PART 2 MapRef: MB 23 PG 112-127 Abbreviated Description: Lot:36&37 Block:3523 Subdivision:CAPE CORAL UNIT 47 PART 2 Map Ref:MB 23 PG 112-127								
5	.31Mi.	**1410 NE 22ND AVE** **CAPE CORAL, FL 33909-1710**	04/14/2026	$270,300	$174	1551	/3/2	2023	10,000 SF	
		APN: 05-44-24-C2-03516.0310 Document #: 2026000096427 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 31&32 Block: 3516 Subdivision: CAPE CORAL UNIT 47 PART 2 MapRef: MB 23 PG 112-127 Abbreviated Description: Lot:31&32 Block:3516 Subdivision:CAPE CORAL UNIT 47 PART 2 Map Ref:MB 23 PG 112-127								
6	.04Mi.	**1929 NE 14TH ST** **CAPE CORAL, FL 33909-1665**	04/08/2026	$456,000	$243	1869	/3/2	2024	10,000 SF	Yes
		APN: 05-44-24-C1-03523.0420 Document #: 2026000090038 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 42&43 Block: 3523 Subdivision: CAPE CORAL Legal Unit: 47 MapRef: MB 23 PG 112 Abbreviated Description: Lot:42&43 Block:3523 Subdivision:CAPE CORAL Legal Unit:47 Map Ref:MB 23 PG 112Abbreviated Description:PART 2

7	.2Mi.	**1203 NE 19TH AVE** **CAPE CORAL, FL 33909-1663**	03/24/2026	$275,000	$160	1712	/4/2	2006	10,000 SF	

APN: 05-44-24-C1-03538.0090 Document #: 2026000073771
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9&10 Block: 3538 Subdivision: CAPE CORAL Legal Unit: 47 MapRef: MB 23 PG 112-127 Abbreviated Description: Lot:9&10 Block:3538 Subdivision:CAPE CORAL Legal Unit:47 Map Ref:MB 23 PG 112-127

8	.11Mi.	**1332 NE 20TH AVE** **CAPE CORAL, FL 33909-1602**	03/16/2026	$200,000	$122	1636	/4/2	2004	10,625 SF	

APN: 05-44-24-C2-03526.0210 Document #: 2026000066681
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21&22 Block: 3526 Subdivision: CAPE CORAL Legal Unit: 47 MapRef: MB 23 PG 112 Abbreviated Description: Lot:21&22 Block:3526 Subdivision:CAPE CORAL Legal Unit:47 Map Ref:MB 23 PG 112

9	.18Mi.	**1402 NE 21ST AVE** **CAPE CORAL, FL 33909-1726**	01/09/2026	$270,000	$123	2190	/3/2	2006	10,000 SF	

APN: 05-44-24-C2-03518.0270 Document #: 2026000006167
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27&28 Block: 3518 Subdivision: CAPE CORAL UNITS 47 PART 2 MapRef: MB 23 PG 112-127 Abbreviated Description: Lot:27&28 Block:3518 Subdivision:CAPE CORAL UNITS 47 PART 2 Map Ref:MB 23 PG 112-127

10	.28Mi.	**1317 NE 21ST PL** **CAPE CORAL, FL 33909-1712**	11/20/2025	$164,000	$145	1126	/3/2	1988	10,625 SF	

APN: 05-44-24-C2-03516.0050 Document #: 2025000309573
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 3516 Subdivision: CAPE CORAL SUBDIVISION Legal Unit: 47 MapRef: MB 23 PG 122-127 Abbreviated Description: Lot:5&6 Block:3516 Subdivision:CAPE CORAL SUBDIVISION Legal Unit:47 Map Ref:MB 23 PG 122-127

11	.25Mi.	**1410 NE 21ST PL** **CAPE CORAL, FL 33909-1711**	11/06/2025	$300,000	$175	1712	/4/2	2005	10,000 SF	

APN: 05-44-24-C2-03517.0360 Document #: 2025000297269
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36&37 Block: 3517 Subdivision: CAPE CORAL UNIT 47 MapRef: MB 23 PG 112-127 Abbreviated Description: Lot:36&37 Block:3517 Subdivision:CAPE CORAL UNIT 47 Map Ref:MB 23 PG 112-127Abbreviated Description:PART 2

12	.33Mi.	**1524 NE 18TH PL** **CAPE CORAL, FL 33909-1623**	10/29/2025	$295,000	$165	1785	/3/2	2007	10,750 SF	Yes

APN: 05-44-24-C1-03532.0290 Document #: 2025000288666
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29&30 Block: 3532 Subdivision: CAPE CORAL SUBDIVISION Legal Unit: 47 MapRef: MB 23 PG 112-127 Abbreviated Description: Lot:29&30 Block:3532 Subdivision:CAPE CORAL SUBDIVISION Legal Unit:47 Map Ref:MB 23 PG 112-127

13	.22Mi.	**1329 NE 21ST AVE** **CAPE CORAL, FL 33909-1727**	10/28/2025	$237,500	$212	1116	/3/2	1984	10,625 SF	

APN: 05-44-24-C2-03517.0110 Document #: 2025000287409
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: 3517 Subdivision: CAPE CORAL UNITS 47 MapRef: MB 23 PG 112-127 Abbreviated Description: Lot:11&12 Block:3517 Subdivision:CAPE CORAL UNITS 47 Map Ref:MB 23 PG 112-127Abbreviated Description:PART 2

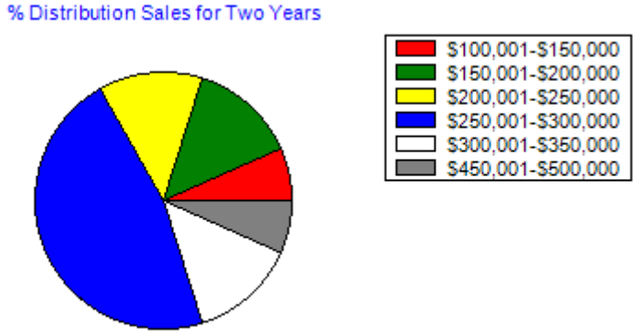
14	.08Mi.	**2001 NE 14TH ST** **CAPE CORAL, FL 33909-1688**	09/29/2025	$300,000	$212	1412	/3/2	1999	10,000 SF	Pool/ Spa

APN: 05-44-24-C2-03523.0320 Document #: 2025000260612
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 32&33 Block: 3523 Subdivision: CAPE CORAL SUBDIVISION Legal Unit: 47 MapRef: MB 23 PG 112-127 Abbreviated Description: Lot:32&33 Block:3523 Subdivision:CAPE CORAL SUBDIVISION Legal Unit:47 Map Ref:MB 23 PG 112-127

15	.13Mi.	**1950 NE 15TH ST** **CAPE CORAL, FL 33909-1648**	08/08/2025	$335,000	$260	1288	/3/2	2001	10,001 SF	Yes

APN: 05-44-24-C2-03522.0170 Document #: 2025000214398
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17&18 Block: 3522 Subdivision: CAPE CORAL UNIT 47 SUBDIVISION MapRef: MB 23 PG 112-117 Abbreviated Description: Lot:17&18 Block:3522 Subdivision:CAPE CORAL UNIT 47 SUBDIVISION Map Ref:MB 23 PG 112-117Abbreviated Description:PART 2

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.

ICE SiteX Report

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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.	**1932 NE 14TH ST**	**04/10/2024**	$239,425	$239,425	1,462	/3/2	2004	10,625 SF	
.02Mi.	**1928 NE 14TH ST**	**05/06/2021**	$757,964	$518,625	2,664	/4/3	2007	15,500 SF	Yes
.02Mi.	**1929 NE 13TH CT**	**10/14/2003**	$281,492	$92,651	1,967	/3/2	2004	11,238 SF	
.03Mi.	**1925 NE 13TH CT**	**11/16/2016**	$252,986	$178,969	1,777	/3/2	2004	11,151 SF	
.03Mi.	**1321 NE 19TH CT**	**06/10/2013**	$306,457	$170,212	2,236	/3/2	2003	10,000 SF	
.04Mi.	**1929 NE 14TH ST**	**11/20/2024**	$409,952	$409,952	1,869	/3/2	2024	10,000 SF	Yes
.04Mi.	**1933 NE 14TH ST**	**12/29/1999**	$220,783	$63,966	1,207	/3/2	1999	10,000 SF	
.04Mi.	**1922 NE 14TH ST**	**11/04/2011**	$205,267	$205,267	1,150	/3/2	1985	10,625 SF	
.05Mi.	**1921 NE 13TH CT**	**11/14/2003**	$446,394	$182,139	2,307	/4/3	2005	16,248 SF	Yes
.05Mi.	**1941 NE 14TH ST**	**09/30/2020**	$173,374	$117,507	1,154	/2/2	1985	10,000 SF	
.06Mi.	**1340 NE 20TH PL**	**02/27/2023**	$245,715	$245,715	1,574	/3/2	2004	10,625 SF	
.06Mi.	**1919 NE 14TH ST**	**05/09/2023**	$230,292	$230,292	1,458	/3/2	2006	10,625 SF	
.06Mi.	**1930 NE 14TH TER**	**07/20/2004**	$254,684	$82,240	1,574	/3/2	2004	10,000 SF	
.06Mi.	**1930 NE 13TH CT**	**08/27/2014**	$293,445	$198,815	1,479	/3/2	2004	11,238 SF	
.06Mi.	**1926 NE 14TH TER**	**05/19/2021**	$222,388	$222,388	1,418	/3/2	2004	10,625 SF	
.06Mi.	**1325 NE 19TH PL**	**01/23/2025**	$360,399	$360,399	1,736	/4/3	2024	15,000 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	41.1 years old	Households:	14,645
Median Household Income:	$70,727	Households w/Family:	71%
Household Income Per Capita:	$32,307	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Lee County School District	Students:	102,506
Number of Schools:	119	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.16Mi.	**Challenger Middle School** Number of Students: 999 Student-Teacher Ratio: 18.67	B	Public	6 - 8
6.97Mi.	**Pelican Elementary School** Number of Students: 963 Student-Teacher Ratio: 18.88	B-	Public	KG - 5
6.57Mi.	**Trafalgar Elementary School** Number of Students: 910 Student-Teacher Ratio: 17.91	B+	Public	KG - 5
7.80Mi.	**Gulf Elementary School** Number of Students: 1,193 Student-Teacher Ratio: 17.23	A-	Public	KG - 5
5.26Mi.	**Patriot Elementary School** Number of Students: 954 Student-Teacher Ratio: 19.08	C+	Public	KG - 5
1.07Mi.	**Diplomat Elementary School** Number of Students: 1,066 Student-Teacher Ratio: 17.19	A-	Public	KG - 5
1.66Mi.	**Dr. Carrie D. Robinson Littleton Elementary School** Number of Students: 640 Student-Teacher Ratio: 19.28	C	Public	KG - 5
2.69Mi.	**Hancock Creek Elementary School** Number of Students: 814 Student-Teacher Ratio: 18.84	C-	Public	KG - 5
1.14Mi.	**Diplomat Middle School** Number of Students: 1,097 Student-Teacher Ratio: 21.83	B-	Public	6 - 8
5.42Mi.	**Cape Coral High School** Number of Students: 2,008 Student-Teacher Ratio: 22.59 Advanced Placement: Yes	C+	Public	9 - 12
3.43Mi.	**Island Coast High School** Number of Students: 1,477 Student-Teacher Ratio: 23.88 Advanced Placement: Yes	D-	Public	9 - 12
6.47Mi.	**Trafalgar Middle School** Number of Students: 962 Student-Teacher Ratio: 18.68	B+	Public	6 - 8
7.67Mi.	**Cape Elementary School**	A-	Public	KG - 5

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Number of Students: 798
Student-Teacher Ratio: 19.95

2.81Mi. **J. Colin English Elementary School** Number of Students: 530 Student-Teacher Ratio: 18.28	D	Public	KG - 5
4.62Mi. **Mariner Middle School** Number of Students: 691 Student-Teacher Ratio: 21.26	C	Public	6 - 8
7.98Mi. **Gulf Middle School** Number of Students: 901 Student-Teacher Ratio: 19.52	B+	Public	6 - 8
8.08Mi. **Ida S. Baker High School** Number of Students: 2,191 Student-Teacher Ratio: 23.25 Advanced Placement: Yes	C	Public	9 - 12
4.49Mi. **Mariner High School** Number of Students: 1,865 Student-Teacher Ratio: 23.64 Advanced Placement: Yes	D+	Public	9 - 12
2.53Mi. **Caloosa Elementary School** Number of Students: 968 Student-Teacher Ratio: 16.58	B	Public	KG - 5
1.62Mi. **North Fort Myers High School** Number of Students: 1,938 Student-Teacher Ratio: 22.52 Advanced Placement: Yes	B	Public	9 - 12
1.39Mi. **Tropic Isles Elementary School** Number of Students: 804 Student-Teacher Ratio: 18.03	C-	Public	KG - 5
2.99Mi. **Hector A. Cafferata, Jr. Elementary School** Number of Students: 606 Student-Teacher Ratio: 17.82	C-	Public	KG - 5
5.45Mi. **Skyline Elementary School** Number of Students: 1,141 Student-Teacher Ratio: 18.7	C+	Public	KG - 5
2.43Mi. **Caloosa Middle School** Number of Students: 1,018 Student-Teacher Ratio: 20.78	C-	Public	6 - 8
3.82Mi. **North Fort Myers Academy for the Arts** Number of Students: 1,353 Student-Teacher Ratio: 19.27	C+	Public	KG - 8

Flood Report

The Subject Property of **1932 NE 14TH ST, CAPE CORAL, FL 33909-1643** 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	108%	SIMILAR
BURGLARY	81%	LOWER
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	38%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	89%	LOWER
MURDER	78%	LOWER
OVERALL	55%	NOTABLY LOWER

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

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Data deemed reliable, but not guaranteed.

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