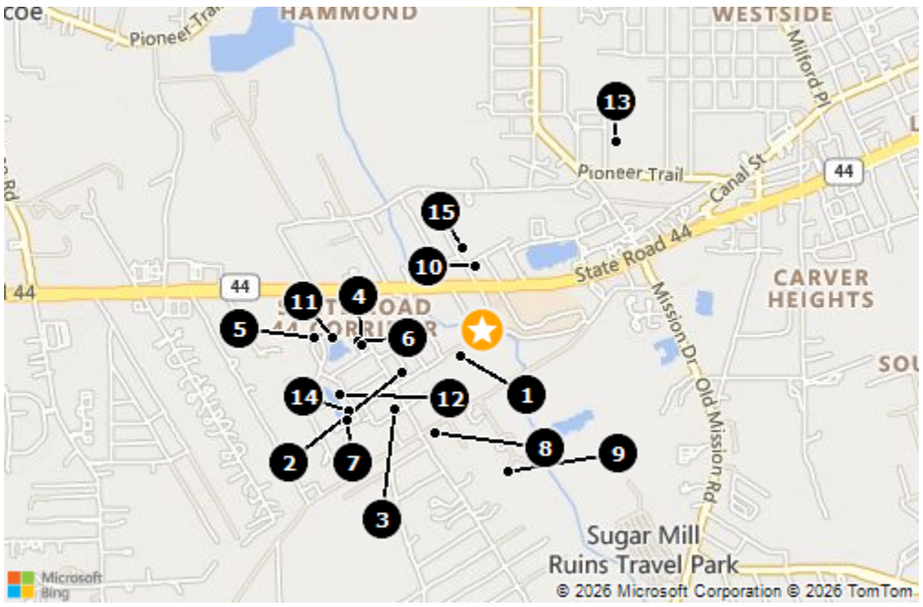
ICE SiteX Report

OrderID: 98345318

SiteX Property Information Report



Subject Property Location

1990 BURMA RD, NEW SMYRNA BEACH, FL 32168-9713

County:	**VOLUSIA FL**	Census Tract:	121270829.023001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	7343-06-00-0712	Thomas Bros Pg-Grid:	

Valuation

Value:	**$263,000**	FSD:	20	Common Confidence Score:	33
Value Range:	$210,400 - $315,600	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	600
Assd Land Value:		Market Land Value:	$54,720	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$218,434	Total Taxable Value:	$3,747
Total Assessed Value:	$229,840	Total Assessor Market Value:	$273,154	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DZ

Assessment Legal Description

Lot: 71 Sec/Twnship/Range: SEC 43 TWN 17S RNG 33E

Abbreviated Description:	43-17-33 N 161.6 FT OF S 336.6 FT ON W/L & N 10 FT OF S 185 FT ON E/L OF E 140 FT OF W 1/2 OF LOT 71 S OF TURNBULL CANAL
City/Muni/Twp:	UNINCORPORATED AREA

Property Characteristics

Lot Size:	15,682 SF	Bedrooms:	2	Pool:	
Building Area:	1287 SF	Baths:	2	Fireplace:	
Year Built:	1987	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:	1	Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/01/2024	Loan Amount:	N/A
Document #:	2024191632 BK-PG 8615-3256	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:
Lot: 71 Subdivision: DOUGHERTYS SUBDIVISION Sec/Twnship/Range: S43&S44&S53 T17SR33E
Abbreviated Description: WEST2 LOT71

Prior Transfer

Recording Date:	06/21/2024	Sales Price:	$309,294
Document #:	2024120669 BK-PG 8308-2912	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/07/2022	Sales Price:	$315,000
Document #:	2022208761 BK-PG 8308-2909	Type of Sale:	Full Amount on Deed
Contract Date:	09/02/2022		
Document Type:			

Legal Description:
Lot: 71 Subdivision: DOUGHERTYS SUBDIVISION Map Ref: MB 2 PG 42 Sec/Twnship/Range: S43&S44&S53 T17R33&34E

ICE SiteX Report

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Prior Transfer

Recording Date:	09/01/2022	Sales Price:	$315,000
Document #:	BK-PG 8308 -2909	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 71 Sec/Twnship/Range: SEC 43 TWN 17S RNG 33E
Abbreviated Description: 43-17-33 N 161.6 FT OF S 336.6 FT ON W/L & N 10 FT OF S 185 FT ON E/L OF E 140 FT OF W 1/2 OF LOT 71 S OF TURNBULL CANAL
City/Muni/Twp: UNINCORPORATED AREA

Prior Transfer

Recording Date:	04/04/2022	Sales Price:	$174,990
Document #:	2022078250 BK-PG 8231-2297	Type of Sale:	Full Amount on Deed
Contract Date:	04/01/2022		
Document Type:			

Legal Description:
Lot: 71 Subdivision: DOUGHERTYS SUBDIVISION Sec/Twnship/Range: S43&S44&S53 T17S R33&R34E
Abbreviated Description: PORTION LOT71

Prior Transfer

Recording Date:	04/04/2022	Sales Price:	$146,000
Document #:	2022078249 BK-PG 8231-2295	Type of Sale:	Full Amount on Deed
Contract Date:	04/01/2022		
Document Type:			

Legal Description:
Lot: 71 Subdivision: DOUGHTY SUBDIVISION Sec/Twnship/Range: S43&S44&S53 T17SR33
Abbreviated Description: PORTION LOT71

Prior Transfer

Recording Date:	04/01/2022	Sales Price:	$175,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/27/2020	Sales Price:	$55,000
Document #:	1739-6 BK-PG 5846-4112	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/20/2019	Sales Price:	N/A
Document #:	2019-228480 BK-PG 7776-2274	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/24/2019		
Document Type:			

Legal Description:
Lot: 71 Subdivision: DOUGHERTY S SUBDIVISION Sec/Twnship/Range: S43&S44&S53 T17SR33E
Abbreviated Description: PORTION LOT71; PRIOR REF: 7292/2617

Prior Transfer

Recording Date:	08/22/2016	Sales Price:	N/A
Document #:	2016-154497 BK-PG 7292-2617	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/17/2016		
Document Type:			

Legal Description:
Lot: 71 Subdivision: DOUGHERTYS SUBDIVISION Sec/Twnship/Range: S42&S44&S53T17SR33&34
Abbreviated Description: W2 LOT 71

Prior Transfer

Recording Date:	02/23/2016	Sales Price:	N/A
Document #:	2016-032397 BK-PG 7220-3229	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/16/2016		
Document Type:			

Legal Description:
Lot: 71 Subdivision: NAPIER & HULL GRANT

Prior Transfer

Recording Date:	08/08/2014	Sales Price:	$25,000
Document #:	2014-141468 BK-PG 5387-2710	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/15/2013	Sales Price:	$20,000
Document #:	2013-199430 BK-PG 6918-2879	Type of Sale:	Full Amount on Deed
Contract Date:	10/10/2013		
Document Type:			

Legal Description:
Lot: 71 Subdivision: DOUGHERTYS SUBDIVISION OF THE NAPIER Map Ref: MB2 PG42 Sec/Twnship/Range: S43 44&53T17SR33&34E

Prior Transfer

Recording Date:	10/15/2013	Sales Price:	N/A
Document #:	2013-199429 BK-PG 6918-2877	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/09/2013		
Document Type:			

Legal Description:
Lot: 71 Subdivision: DOUGHERTYS SUBDIVISION OF THE NAPIER Map Ref: MB2 PG42 Sec/Twnship/Range: S43 44&53T17SR33&34E

ICE SiteX Report

OrderID: 98345318

Prior Transfer

Recording Date:	10/15/2013	Sales Price:	N/A
Document #:	2013-199428 BK-PG 6918-2875	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/09/2013		
Document Type:			

Legal Description:
Lot: 71 Subdivision: DOUGHERTYS SUBDIVISION OF THE NAPIER Map Ref: MB2 PG42 Sec/Twnship/Range: S43 44&53T17SR33&34E

Prior Transfer

Recording Date:	11/02/2012	Sales Price:	$55,000
Document #:	2012-200116 BK-PG 5846-4112	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/08/2010	Sales Price:	$55,000
Document #:	2010-102316 BK-PG 5846-4112	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/07/2006	Loan Amount:	N/A
Document #:	2006-144945 BK-PG 5846-4112	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	06/01/2026	Type Finance:	

Legal Description:
Lot: 71 Subdivision: DOUGHERTYS SUBDIVISION Sec/Twnship/Range: S43 44&53T17SR33&34E
Abbreviated Description: S2 LOT71

Mortgage Record

Recording Date:	08/24/2004	Loan Amount:	N/A
Document #:	2004-212234 BK-PG 5387-2710	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 71 Subdivision: DOUGHERTYS SUBDIVISION Sec/Twnship/Range: S43 44&53T17SR33&34E
Abbreviated Description: W2 LOT71

Prior Transfer

Recording Date:	05/16/2001	Sales Price:	$82,000
Document #:	BK-PG 04686-00357	Type of Sale:	Full Amount on Deed
Contract Date:	05/14/2001		
Document Type:			

Legal Description:
Lot: 56 Subdivision: NAPIER & HULL GRANTS (*RESUB OF DB M/688, SAME Map Ref: PB 2 42
Abbreviated Description: PROP IN W/2 LT 71 DOUGHERTYS SUB NAPIER & N POR HULL GRANTS IN SEC 43,44 & 53-17-33 & 34 DESC: COM A

Area Sales Analysis

Total Area Sales	$4,059,400	Median # of Bedrooms	2
Median Lot Size	2,625 SF	Median # of Baths	2
Median Living Area	1,560 SF	Median Year Built	1987
Price Range - 2 Yrs	$92,000 to $620,000	Age Range	12 years to 70 years
Median Value	$252,000	Median Age	39 years

Comparable Sales Data

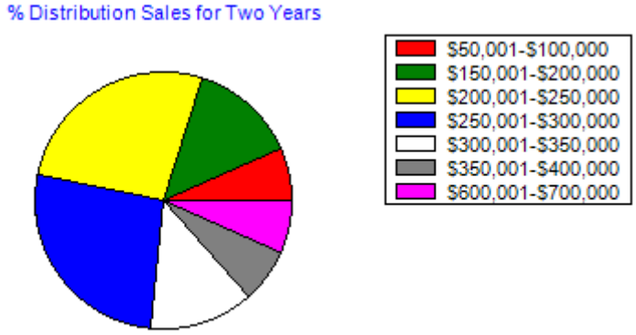
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**2072 BURMA RD** **NEW SMYRNA BEACH, FL 32168-8302**	07/02/2026	$360,000	$230	1560	/3/2	1983	11,326 SF	
		APN: 7343-06-00-0764 Document #: 2026119851 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 70 Subdivision: DOUGHERTYS SUBDIVISION MapRef: MB M PG 688 Abbreviated Description: Lot:70 Subdivision:DOUGHERTYS SUBDIVISION Map Ref:MB M PG 688								
2	.26Mi.	**480 CAROLYN ST** **NEW SMYRNA BEACH, FL 32168-8306**	06/25/2026	$270,000	$154	1742	/4/3	1959	8,276 SF	
		APN: 7343-05-00-0200 Document #: 2026114878 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Subdivision: ELLISON HOMES INC MapRef: MB 19 PG 235 Abbreviated Description: Lot:20 Subdivision:ELLISON HOMES INC Map Ref:MB 19 PG 235								
3	.34Mi.	**2286 HAWKS COVE CIR** **NEW SMYRNA BEACH, FL 32168-8494**	06/15/2026	$265,000	$192	1378	/2/2	2014	2,625 SF	
		APN: 7343-15-00-0260 Document #: 2026107861 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Subdivision: HAWKS COVE MapRef: MB 53 PG 46&47 Abbreviated Description: Lot:26 Subdivision:HAWKS COVE Map Ref:MB 53 PG 46&47								
4	.35Mi.	**341 WINDHAVEN LN** **NEW SMYRNA BEACH, FL 32168-8399**	06/02/2026	$310,000	$146	2119	/3/2	2004	SF	
		APN: 7343-13-23-0010 Document #: 2026098229 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 123 Subdivision: HIDDEN PINES Phase No: III MapRef: MB 42 PG 144&145 Abbreviated Description: Lot:1 Block:123 Subdivision:HIDDEN PINES Phase No:III Map Ref:MB 42 PG 144&145								
5	.48Mi.	**347 CASTLEWOOD LN** **NEW SMYRNA BEACH, FL 32168-8383**	05/13/2026	$230,000	$134	1706	/2/2	1987	2,625 SF	
		APN: 7343-12-01-0020 Document #: 2026086444 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 101 Subdivision: HIDDEN PINES Phase No: II MapRef: MB 40 PG 114&115 Abbreviated Description: Lot:2 Block:101 Subdivision:HIDDEN PINES Phase No:II Map Ref:MB 40 PG 114&115								

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6	.35Mi.	**337 WINDHAVEN LN** **NEW SMYRNA BEACH, FL 32168-8399**	04/01/2026	$330,000	$167	1976	/3/2	2004	SF	
	APN: 7343-13-22-0060 Document #: 2026057446 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 122 Subdivision: HIDDEN PINES PHASE III MapRef: MB 42 PG 144&145 Abbreviated Description: Lot:6 Block:122 Subdivision:HIDDEN PINES PHASE III Map Ref:MB 42 PG 144&145									
7	.46Mi.	**2271 BRANCHWOOD DR** **NEW SMYRNA BEACH, FL 32168-8388**	03/27/2026	$265,000	$155	1706	/2/2	1987	SF	
	APN: 7343-11-10-0010 Document #: 2026054503 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: HIDDEN PINES - PHASE I MapRef: MB 40 PG 23-25 Abbreviated Description: Subdivision:HIDDEN PINES - PHASE I Map Ref:MB 40 PG 23-25Abbreviated Description:BUILDING 110									
8	.32Mi.	**2124 PAIGE AVE** **NEW SMYRNA BEACH, FL 32168-8327**	03/25/2026	$92,000	$160	572	/2/1	1959	12,197 SF	
	APN: 7344-01-00-0011 Document #: 2026052458 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1&6 Subdivision: CORBIN PARK SUBDIVISION UNIT NO 1 MapRef: MB 8 PG 275 Abbreviated Description: Lot:1&6 Subdivision:CORBIN PARK SUBDIVISION UNIT NO 1 Map Ref:MB 8 PG 275									
9	.4Mi.	**760 TROPHY HUNTER TRL** **NEW SMYRNA BEACH, FL 32168-9717**	03/16/2026	$620,000	$209	2960	/3/3	1994	108,900 SF	Yes
	APN: 7343-06-00-0922 Document #: 2026046898 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: DAUGHERTY S SUBDIVISION MapRef: MB M PG 688 Sec/Twnship/Range: T17SR33E Abbreviated Description: Subdivision:DAUGHERTY S SUBDIVISION Map Ref:MB M PG 688Sec/Twnship/Range:T17SR33E Abbreviated Description:PORTION LOT92									
10	.18Mi.	**1990 LAKE DR** **NEW SMYRNA BEACH, FL 32168-8026**	02/12/2026	$188,400	$158	1188	/2/1	1956	8,050 SF	
	APN: 7343-03-00-0240 Document #: 2026025444 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: ELLISON ACRES 3 MapRef: MB 23 PG 84 Abbreviated Description: Lot:24 Subdivision:ELLISON ACRES 3 Map Ref:MB 23 PG 84									
11	.42Mi.	**2250 CANDLEWOOD LN E** **NEW SMYRNA BEACH, FL 32168-9721**	02/12/2026	$212,000	$210	1009	/2/2	1998	SF	
	APN: 7343-13-17-0060 Document #: 2026026345 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 117 Subdivision: HIDDEN PINES PHASE III MapRef: MB 42 PG 144 Abbreviated Description: Lot:6 Block:117 Subdivision:HIDDEN PINES PHASE III Map Ref:MB 42 PG 144									
12	.44Mi.	**448 SHOREWOOD LN** **NEW SMYRNA BEACH, FL 32168-8384**	12/03/2025	$220,000	$138	1589	/2/2	1985	SF	
	APN: 7343-11-08-0010 Document #: 2025224915 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 108 Subdivision: HIDDEN PINES PHASE I Legal Unit: 1 MapRef: MB 40 PG 23-25 Abbreviated Description: Subdivision:HIDDEN PINES PHASE I Map Ref:MB 40 PG 23-25Abbreviated Description:BUILDING 108									
13	.65Mi.	**265 TANNER ST** **NEW SMYRNA BEACH, FL 32168-8135**	12/01/2025	$200,000	$190	1052	/2/1	1960	19,500 SF	
	APN: 7324-01-00-0022 Document #: 2025223462 Document Type: Price Code: D Land Use: Single Family Residential Legal:									
14	.44Mi.	**488 SHOREWOOD LN** **NEW SMYRNA BEACH, FL 32168-8385**	09/24/2025	$245,000	$232	1054	/2/2	1987	SF	
	APN: 7343-11-09-0050 Document #: 2025178986 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 109 Subdivision: HIDDEN PINES PHASE I MapRef: MB 40 PG 23 Abbreviated Description: Lot:5 Block:109 Subdivision:HIDDEN PINES PHASE I Map Ref:MB 40 PG 23									
15	.24Mi.	**121 ELLISON AVE** **NEW SMYRNA BEACH, FL 32168-8008**	09/02/2025	$252,000	$207	1216	/3/2	1957	10,080 SF	
	APN: 7343-03-00-0200 Document #: 2025164689 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Subdivision: ELLISON ACRES 3 MapRef: MB 23 PG 84 Abbreviated Description: Lot:20 Subdivision:ELLISON ACRES 3 Map Ref:MB 23 PG 84									

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.

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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.	**1990 BURMA RD**	**09/01/2022**	$273,154	$229,840	1,287	/2/2	1987	15,682 SF	
.03Mi.	**2000 BURMA RD**	**02/07/2021**	$308,697	$184,915	1,288	/3/2	1989	39,204 SF	Yes
.04Mi.	**2025 BURMA RD**	**07/08/2008**	$341,289	$144,870	1,386	/3/2	1990	18,731 SF	Yes
.05Mi.	**2020 BURMA RD**	**08/23/2016**	$330,307	$193,625	1,400	/2/2	2003	11,326 SF	
.06Mi.	**2034 BURMA RD**	**06/15/1995**	$268,054	$107,066	1,458	/3/2	1986	11,326 SF	Spa Only
.07Mi.	**2045 BURMA RD**	**02/12/2013**	$315,854	$154,212	1,275	/2/2	1969	35,284 SF	
.09Mi.	**2059 BURMA RD**	**09/03/2003**	$356,899	$85,296	1,292	/3/2	1962	37,462 SF	
.1Mi.	**2060 BURMA RD**	**08/15/1988**	$216,829	$79,342	1,091	/2/1	1986	11,326 SF	Spa Only
.11Mi.	**2066 BURMA RD**	**04/06/2012**	$418,222	$418,222	1,893	/2/2	2006	11,326 SF	
.12Mi.	**375 S WALKER DR**	**12/16/2024**	$297,111	$155,792	1,418	/3/2	1974	12,197 SF	
.12Mi.	**355 S WALKER DR**	**12/06/2006**	$379,003	$147,055	1,508	/3/2	2006	11,326 SF	
.12Mi.	**275 S WALKER DR**	**09/15/1993**	$282,677	$94,076	1,153	/3/2	1987	15,682 SF	
.12Mi.	**2072 BURMA RD**	**04/28/2015**	$284,008	$181,476	1,560	/3/2	1983	11,326 SF	
.12Mi.	**285 S WALKER DR**	**02/15/1999**	$253,585	$76,819	1,106	/2/2	1987	11,326 SF	
.13Mi.	**265 S WALKER DR**	**10/15/1998**	$283,405	$105,523	1,143	/3/2	1987	14,810 SF	Yes
.14Mi.	**101 ELLISON AVE**	**01/31/2013**	$136,349	$136,349	1,096	/2/1	1956	8,470 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	53.5 years old	Households:	16,038
Median Household Income:	$71,730	Households w/Family:	64%
Household Income Per Capita:	$43,715	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	18%

School District

School District Zone:	Volusia County School District	Students:	61,724
Number of Schools:	87	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.78Mi.	**Read-Pattillo Elementary School** Number of Students: 369 Student-Teacher Ratio: 15.06	A-	Public	KG - 5
1.61Mi.	**New Smyrna Beach Middle School** Number of Students: 1,036 Student-Teacher Ratio: 19.19	B-	Public	6 - 8
21.94Mi.	**Volusia County Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
1.27Mi.	**New Smyrna Beach High School** Number of Students: 1,687 Student-Teacher Ratio: 23.76 Advanced Placement: Yes	C+	Public	9 - 12

Flood Report

The Subject Property of **1990 BURMA RD, NEW SMYRNA BEACH, FL 32168-9713** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH 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	79%	LOWER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	71%	NOTABLY LOWER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	92%	SIMILAR
MURDER	95%	SIMILAR
OVERALL	105%	SIMILAR

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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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