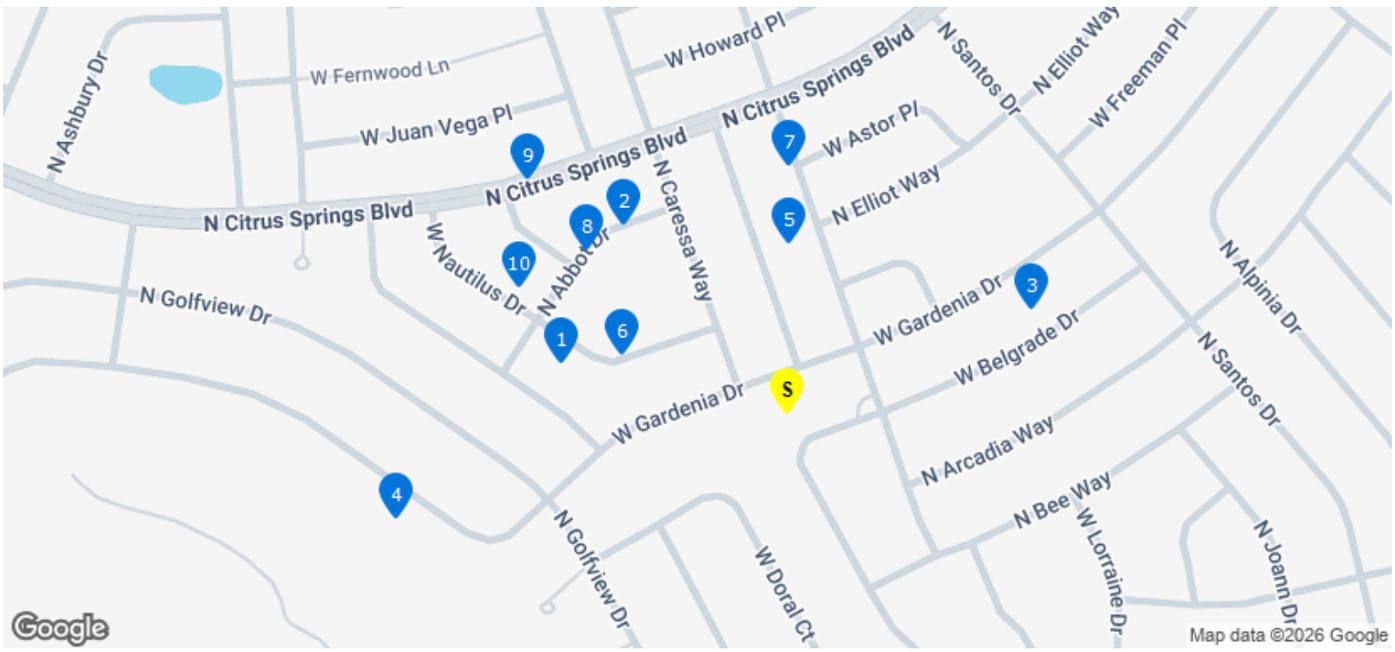
ICE SiteX Report

OrderID: 98788884

SiteX Property Information Report



Subject Property Location

2174 W GARDENIA DR, CITRUS SPRINGS, FL 34434-4961

County:	**CITRUS FL**	Census Tract:	4503.09
Property Use:	Single Family Residential	Zoning:	PDR PLANNED DEVELOPMENT(S
Parcel Number:	18E-17S-10-0020-01910-010.0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$241,000**	FSD:	23	Common Confidence Score:	31
Value Range:	$185,570 - $296,430	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	00CS
Assd Land Value:	$13,040	Market Land Value:	$13,040	Tax Year:	2025
Assd Improvement:	$182,065	Market Improvment Value:	$182,065	Total Taxable Value:	$2,525
Total Assessed Value:	$195,105	Total Assessor Market Value:	$195,105	Delinquent Year:	
				Tax Account ID:	1245176
				Homeowner's Exemption:	
				Tax Exemptions:	DS

Assessment Legal Description

Lot: 10 Block: 191 Subdivision: CITRUS SPRINGS UNIT 02 Legal Unit: 2 Sec/Twnship/Range: SEC 15 TWN 17S RNG 18E

Abbreviated Description:	CITRUS SPRINGS UNIT 2 PB 5 PG 114 LOT 10 BLK 191
City/Muni/Twp:	WITHLACOOCHEE RIVER BASIN

Property Characteristics

Lot Size:	9,183 SF	Bedrooms:	3	Pool:	Pool (yes)
Building Area:	1386 SF	Baths:	2	Fireplace:	Yes
Year Built:	1972	Partial Baths:		Type Const:	Concrete Block
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:	4	A/C:	Yes
Style:	Other	Basement:		Roof Cover:	Fiberglass Roof
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/26/2025	Sales Price:	N/A
Document #:	2025071770 BK-PG 3519-1955	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	12/13/2024	Sales Price:	N/A
Document #:	2024073466 BK-PG 3428-67	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	11/22/2024	Loan Amount:	N/A
Document #:	2024069648 BK-PG 3519-1955	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/16/2024		
TD Due Date:	12/01/2054	Type Finance:	
Legal Description:			

Block: 191 Subdivision: CITRUS SPRINGS UNIT 2 Map Ref: 0

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Prior Transfer

Recording Date:	12/21/2023	Sales Price:	N/A
Document #:	2023073278 BK-PG 3331-1972	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	11/29/2023	Loan Amount:	N/A
Document #:	3428/67 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/21/2023		
TD Due Date:	12/01/2053	Type Finance:	

Legal Description:
Block: 191 Subdivision: CITRUS SPRINGS UNIT 2 Map Ref: MB 5 PG 108-115

Prior Transfer

Recording Date:	11/29/2023	Sales Price:	$250,000
Document #:	2023068741 BK-PG 3428-65	Type of Sale:	Arms-Length Transfer
Contract Date:	11/21/2023		
Document Type:	Deed		

Legal Description:
Block: 191 Subdivision: CITRUS SPRINGS UNIT 2 Map Ref: MB 5 PG 108-115

Prior Transfer

Recording Date:	11/15/2022	Sales Price:	N/A
Document #:	2022076407 BK-PG 2824-1489	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/31/2022	Loan Amount:	N/A
Document #:	2022074120 BK-PG 3331-1972	Loan Type:	Conventional
Contract Date:	10/26/2022		
TD Due Date:	11/01/2032	Type Finance:	

Legal Description:
Block: 191 Subdivision: CITRUS SPRINGS UNIT 2 Map Ref: 0

Prior Transfer

Recording Date:	05/11/2017	Sales Price:	N/A
Document #:	2017022244 BK-PG 2180-0434	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/25/2017	Loan Amount:	N/A
Document #:	2017018943 BK-PG 2824-1489	Loan Type:	Conventional
Contract Date:	04/18/2017		
TD Due Date:	05/01/2032	Type Finance:	

Legal Description:
Block: 191 Subdivision: CITRUS SPRINGS Legal Unit: 2 Map Ref: 0
City/Muni/Twp: CITRUS SPRINGS

Mortgage Record

Recording Date:	12/10/2007	Loan Amount:	N/A
Document #:	2007069086 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	09/05/2007		
TD Due Date:	12/01/2037	Type Finance:	

Legal Description:
Block: 191 Subdivision: CITRUS SPRINGS UNIT 2 Map Ref: MB5 PG108-115

Prior Transfer

Recording Date:	12/10/2007	Sales Price:	N/A
Document #:	2007069085 BK-PG 2180-0433	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/05/2007		
Document Type:	Deed		

Legal Description:
Block: 191 Subdivision: CITRUS SPRINGS UNIT 2 Map Ref: MB5 PG108-115

Area Sales Analysis

Total Area Sales	$2,176,500	Median # of Bedrooms	3
Median Lot Size	8,130 SF	Median # of Baths	2
Median Living Area	1,396 SF	Median Year Built	1972
Price Range - 2 Yrs	$174,000 to $270,000	Age Range	52 years to 55 years
Median Value	$220,000	Median Age	54 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**9010 N GRECO TER** **CITRUS SPRINGS, FL 34434-4966**	06/26/2026	$334,990			//		11,181 SF	
2	.13Mi.	**8947 N SALINA DR** **CITRUS SPRINGS, FL 34434-5172**	07/01/2026	$288,000			//		12,487 SF	

APN: 18E-17S-10-0040-04140-011.0 Document #: 2026038133
Document Type: Special Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 11 Block: 414 Subdivision: CITRUS SPRINGS UNIT 4 MapRef: MB 5 PG 133-152 Abbreviated Description: Lot:11 Block:414 Subdivision:CITRUS SPRINGS UNIT 4 Map Ref:MB 5 PG 133-152

APN: 18E-17S-10-0040-04160-002.0 Document #: 2026039121
Document Type: Special Warranty Deed Price Code: A

ICE SiteX Report

OrderID: 98788884

Land Use: Residential - Vacant Land
Legal: Lot: 2 Block: 416 Subdivision: CITRUS SPRINGS Legal Unit: 4 MapRef: MB 5 PG 133-152 Abbreviated Description: Lot:2 Block:416 Subdivision:CITRUS SPRINGS Legal Unit:4 Map Ref:MB 5 PG 133-152

3	.14Mi.	**2305 W NAUTILUS DR** **CITRUS SPRINGS, FL 34434-4087**	04/17/2026	$229,500	$136	1686	/2/2	1972	13,285 SF

APN: 18E-17S-10-0020-01860-001.0 Document #: 2026022375
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 186 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108-115 Abbreviated Description: Lot:1 Block:186 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108-115

4	.19Mi.	**9214 N ABBOT DR** **CITRUS SPRINGS, FL 34434-4004**	04/06/2026	$200,000	$143	1398	/3/2	1971	8,638 SF

APN: 18E-17S-10-0020-01870-010.0 Document #: 2026019397
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 187 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108-115 Abbreviated Description: Lot:10 Block:187 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108-115

5	.2Mi.	**9202 N ABBOT DR** **CITRUS SPRINGS, FL 34434-4004**	10/01/2026	$174,000	$99	1762	/3/2	1972	12,918 SF

APN: 18E-17S-10-0020-01870-012.0 Document #: 2026058945
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 12 Block: 187 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108-115 Abbreviated Description: Lot:12 Block:187 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108-115

6	.23Mi.	**8985 N BEE WAY** **CITRUS SPRINGS, FL 34434-4923**	10/20/2026	$17,000			//		10,067 SF

APN: 18E-17S-10-0040-04110-003.0 Document #: 2026062835
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 3 Block: 411 Subdivision: CITRUS SPRINGS UNIT 4 MapRef: MB 5 PG 133-152 Abbreviated Description: Lot:3 Block:411 Subdivision:CITRUS SPRINGS UNIT 4 Map Ref:MB 5 PG 133-152

7	.23Mi.	**9072 N ARCADIA WAY** **CITRUS SPRINGS, FL 34434-4907**	06/19/2026	$280,000			//		10,003 SF

APN: 18E-17S-10-0040-04130-021.0 Document #: 2026036368
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 21 Block: 413 Subdivision: CITRUS SPRINGS UNIT 4 MapRef: MB 5 PG 133-152 Abbreviated Description: Lot:21 Block:413 Subdivision:CITRUS SPRINGS UNIT 4 Map Ref:MB 5 PG 133-152

8	.26Mi.	**1916 W BELGRADE DR** **CITRUS SPRINGS, FL 34434-4925**	10/05/2026	$259,000			//		10,184 SF

APN: 18E-17S-10-0040-04130-012.0 Document #: 2026059507
Document Type: Special Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 12 Block: 413 Subdivision: CITRUS SPRINGS Legal Unit: 4 MapRef: MB 5 PG 133 Abbreviated Description: Lot:12 Block:413 Subdivision:CITRUS SPRINGS Legal Unit:4 Map Ref:MB 5 PG 133

9	.26Mi.	**2240 W HOWARD PL** **CITRUS SPRINGS, FL 34434-3952**	06/30/2026	$171,000	$114	1494	/2/2	1973	7,500 SF

APN: 18E-17S-10-0020-01640-002.0 Document #: 2026038846
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: 164 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108-115 Abbreviated Description: Lot:2 Block:164 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108-115

10	.26Mi.	**8830 N SALINA DR** **CITRUS SPRINGS, FL 34434-5171**	05/18/2026	$245,000			//		13,189 SF

APN: 18E-17S-10-0040-04170-025.0 Document #: 2026028908
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 25 Block: 417 Subdivision: CITRUS SPRINGS UNIT 4 MapRef: MB 5 PG 133-152 Abbreviated Description: Lot:25 Block:417 Subdivision:CITRUS SPRINGS UNIT 4 Map Ref:MB 5 PG 133-152

11	.28Mi.	**9376 N CITRUS SPRINGS BLVD** **CITRUS SPRINGS, FL 34434-4023**	05/08/2026	$199,000	$179	1110	/2/2	1972	7,602 SF

APN: 18E-17S-10-0020-01650-022.0 Document #: 2026027151
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 165 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108-115 Abbreviated Description: Lot:22 Block:165 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108-115

12	.35Mi.	**1952 W BEACH PLUM DR** **CITRUS SPRINGS, FL 34434-5106**	05/26/2026	$260,000			//		10,045 SF

APN: 18E-17S-10-0040-01910-040.0 Document #: 2026030658
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 40 Block: 191 Subdivision: CITRUS SPRINGS UNIT 4 MapRef: MB 5 PG 133-152 Abbreviated Description: Lot:40 Block:191 Subdivision:CITRUS SPRINGS UNIT 4 Map Ref:MB 5 PG 133-152

13	.37Mi.	**2398 W DEVON DR** **CITRUS SPRINGS, FL 34434-3922**	09/28/2026	$237,900			//		7,639 SF

APN: 18E-17S-10-0020-01570-010.0 Document #: 2026057997
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 10 Block: 157 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108 Abbreviated Description: Lot:10 Block:157 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108

14	.38Mi.	**9138 N ALPINIA DR** **CITRUS SPRINGS, FL 34434-4904**	04/10/2026	$249,900			//		10,000 SF

APN: 18E-17S-10-0010-00460-030.0 Document #: 2026020448
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 30 Block: 46 Subdivision: CITRUS SPRINGS UNIT 1 MapRef: MB 5 PG 89-106 Abbreviated Description: Lot:30 Block:46 Subdivision:CITRUS SPRINGS UNIT 1 Map Ref:MB 5 PG 89-106

15	.39Mi.	**2164 W DEVON DR** **CITRUS SPRINGS, FL 34434-3928**	10/07/2026	$198,000	$225	880	/2/1	1979	7,762 SF

APN: 18E-17S-10-0020-01670-004.0 Document #: 2026060229
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Block: 167 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108-315 Abbreviated Description: Lot:4 Block:167 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108-315

16	.39Mi.	**2245 W DEVON DR** **CITRUS SPRINGS, FL 34434-3917**	07/17/2026	$198,000	$141	1408	/3/1	1977	7,500 SF

APN: 18E-17S-10-0020-01610-007.0 Document #: 2026042285

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Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Block: 161 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108 Abbreviated Description: Lot:7 Block:161 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108

17	.41Mi.	**9262 N ALPINIA DR** **CITRUS SPRINGS, FL 34434-4905**	07/28/2026	$295,000	$134	2205	/3/2	2024	10,052 SF

APN: 18E-17S-10-0010-00450-008.0 Document #: 2026044806
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Block: 45 Subdivision: CITRUS SPRINGS Legal Unit: 1 MapRef: MB 5 PG 89-106 Abbreviated Description: Lot:8 Block:45 Subdivision:CITRUS SPRINGS Legal Unit:1 Map Ref:MB 5 PG 89-106

18	.43Mi.	**9119 N ALPINIA DR** **CITRUS SPRINGS, FL 34434-4902**	09/15/2026	$46,000			//		20,001 SF

APN: 18E-17S-10-0010-00470-004.0 Document #: 2026055380
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 4&5 Block: 47 Subdivision: CITRUS SPRINGS UNIT 1 MapRef: MB 5 PG 89 Abbreviated Description: Lot:4&5 Block:47 Subdivision:CITRUS SPRINGS UNIT 1 Map Ref:MB 5 PG 89

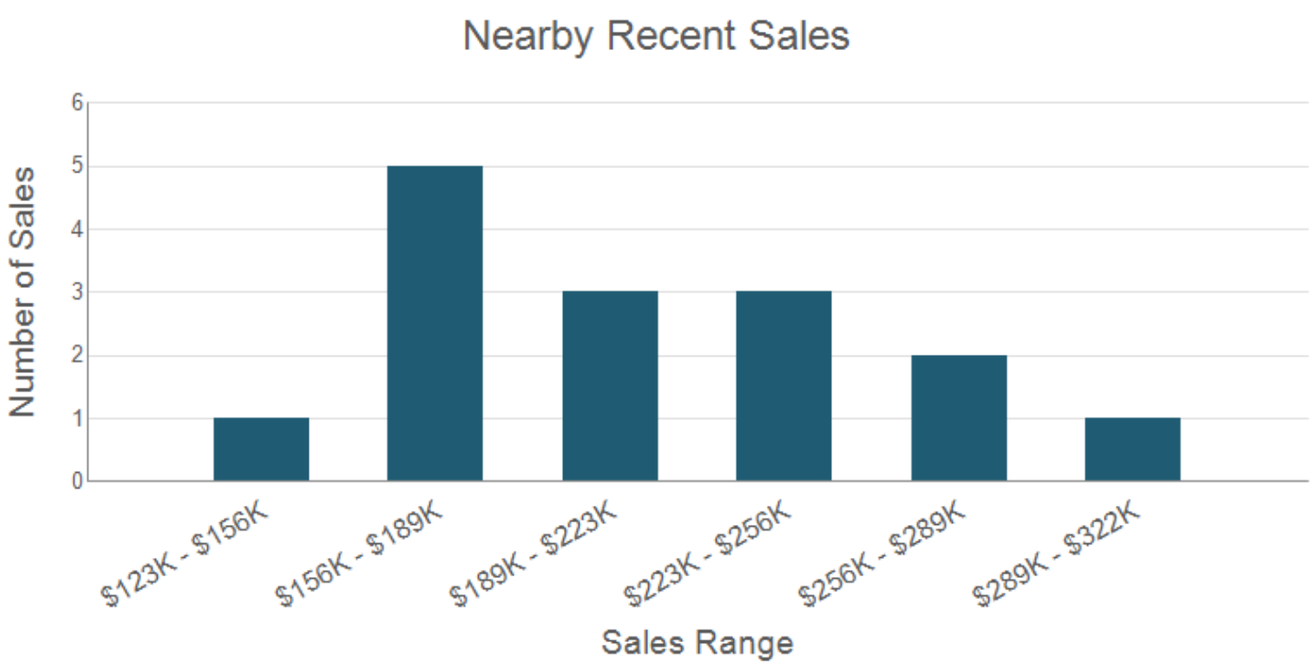
19	.46Mi.	**9179 N HAMMOND WAY** **CITRUS SPRINGS, FL 34434-4968**	04/17/2026	$20,500			//		10,001 SF

APN: 18E-17S-10-0010-00480-002.0 Document #: 2026022222
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 2 Block: 48 Subdivision: CITRUS SPGS UNIT 1 MapRef: MB 5 PG 89 Abbreviated Description: Lot:2 Block:48 Subdivision:CITRUS SPGS UNIT 1 Map Ref:MB 5 PG 89

20	.47Mi.	**9252 N ARCADIA WAY** **CITRUS SPRINGS, FL 34434-4909**	09/11/2026	$18,500			//		10,002 SF

APN: 18E-17S-10-0010-00440-017.0 Document #: 2026054863
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 17 Block: 44 Subdivision: CITRUS SPRINGS UNIT 1 MapRef: MB 5 PG 89-106 Abbreviated Description: Lot:17 Block:44 Subdivision:CITRUS SPRINGS UNIT 1 Map Ref:MB 5 PG 89-106

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.

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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.	**2174 W GARDENIA DR**	**11/21/2023**	$195,105	$195,105	1,386	/3/2	1972	9,183 SF	P
.02Mi.	**2186 W GARDENIA DR**	**08/01/2003**	$158,043	$158,043	1,394	/2/1	1972	8,150 SF	
.02Mi.	**2156 W GARDENIA DR**	**12/01/1990**	$140,208	$140,208	1,104	/3/1	1972	7,914 SF	
.02Mi.	**2170 W BEACH PLUM DR**	**05/01/2008**	$147,243	$147,243	1,276	/3/2	1980	16,744 SF	
.03Mi.	**2200 W GARDENIA DR**	**12/01/1994**	$150,964	$150,964	1,375	/2/2	1977	8,502 SF	
.03Mi.	**2175 W GARDENIA DR**	**10/09/2020**	$152,843	$152,843	1,104	/2/1	1971	11,366 SF	
.03Mi.	**2140 W GARDENIA DR**	**02/14/2025**	$115,865	$115,865	860	/2/1	1972	7,502 SF	
.04Mi.	**9114 N LENNOX TER**	**05/12/2015**	$173,690	$173,690	1,412	/3/2	1972	11,366 SF	
.04Mi.	**2216 W GARDENIA DR**	**08/16/2023**	$123,875	$123,875	1,135	/2/1	1980	8,853 SF	
.05Mi.	**2205 W GARDENIA DR**	**09/15/2021**	$163,557	$163,557	1,350	/2/2	1971	9,405 SF	
.05Mi.	**2188 W BEACH PLUM DR**	**02/28/2022**	$188,343	$188,343	1,555	/3/2	2006	10,000 SF	
.05Mi.	**2126 W GARDENIA DR**	**08/07/2020**	$137,826	$137,826	1,025	/2/2	1977	7,503 SF	
.05Mi.	**9115 N CARESSA WAY**	**11/16/2023**	$187,496	$187,496	1,372	/3/1	1971	7,500 SF	
.05Mi.	**9126 N LENNOX TER**	**02/04/2020**	$162,277	$162,277	1,218	/2/1	1971	7,500 SF	
.05Mi.	**9113 N LENNOX TER**	**08/24/2018**	$166,379	$166,379	1,406	/3/2	1970	10,366 SF	
.06Mi.	**2230 W GARDENIA DR**	**11/01/2004**	$156,192	$156,192	1,290	/3/2	1980	9,204 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	48.9 years old	Households:	4,461
Median Household Income:	$58,744	Households w/Family:	71%
Household Income Per Capita:	$32,567	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Citrus County School District	Students:	15,531
Number of Schools:	26	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.79Mi.	**Citrus Springs Middle School** Number of Students: 752 Student-Teacher Ratio: 17.69	B	Public	6 - 8
11.94Mi.	**Lecanto High School** Number of Students: 1,735 Student-Teacher Ratio: 19.72 Advanced Placement: Yes	C	Public	9 - 12
1.73Mi.	**Citrus Springs Elementary School** Number of Students: 877 Student-Teacher Ratio: 19.03	C-	Public	PK - 5
13.47Mi.	**Citrus Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	117%	HIGHER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	116%	HIGHER
OVERALL	102%	SIMILAR

Disaster Alerts

10/6/2026 - Hurricane Isaias

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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