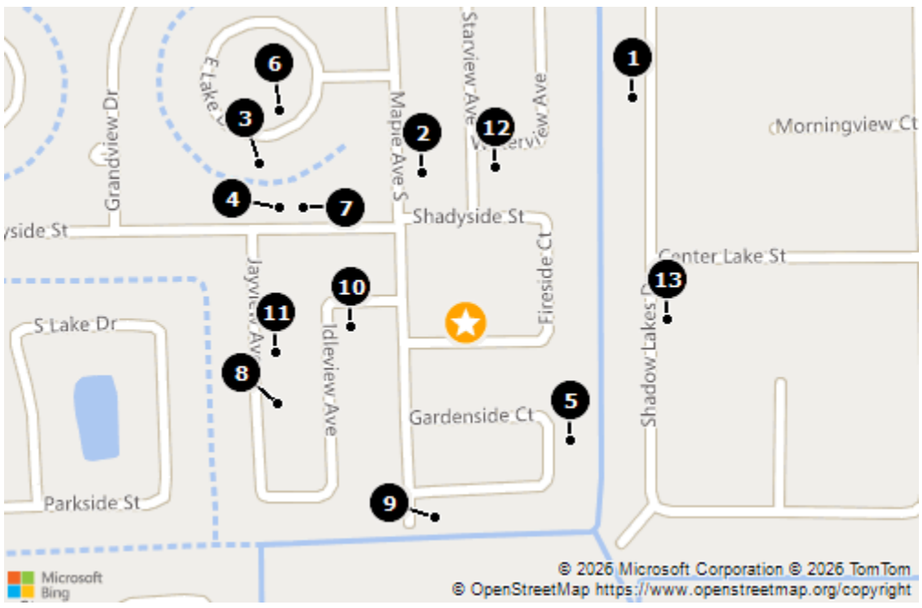
ICE SiteX Report

OrderID: 98738625

SiteX Property Information Report



Subject Property Location

218 FIRESIDE CT, LEHIGH ACRES, FL 33936-7004

County:	**LEE FL**	Census Tract:	120710403.162012
Property Use:	Single Family Residential	Zoning:	RS-1
Parcel Number:	04-45-27-L2-07028.0100	Thomas Bros Pg-Grid:	

Valuation

Value:	**$235,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$216,200 - $253,800	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	048
Assd Land Value:		Market Land Value:	$25,840	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$175,348	Total Taxable Value:	$1,712
Total Assessed Value:	$187,616	Total Assessor Market Value:	$201,188	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 10 Block: 28 Subdivision: LEHIGH WILLOW LAKE ESTATES Legal Unit: 7 Sec/Twnship/Range: SEC 04 TWN 45S RNG 27E
Abbreviated Description: WILLOW LAKE ADD 1 UNIT 7 BLK 28 PB 18 PG 162 LOT 10

Property Characteristics

Lot Size:	9,900 SF	Bedrooms:	2	Pool:	
Building Area:	1394 SF	Baths:	2	Fireplace:	
Year Built:	1969	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:	1	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/10/2026	Sales Price:	$243,409
Document #:	2026000060903 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/28/2023	Sales Price:	$111,000
Document #:	2023000224608 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/15/2023	Sales Price:	$247,900
Document #:	2023000210492 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/08/2023		
Document Type:			
Legal Description:			

Lot: 10 Block: 28 Subdivision: UNIT 7 WILLOW LAKE ADDITION 1 Map Ref: MB 18 PG 162 Sec/Twnship/Range: S04T45SR27E

Prior Transfer

Recording Date:	06/08/2023	Sales Price:	$247,900
Document #:	2023000210492 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 10 Block: 28 Subdivision: LEHIGH WILLOW LAKE ESTATES Legal Unit: 7 Sec/Twnship/Range: SEC 04 TWN 45S RNG 27E
Abbreviated Description: WILLOW LAKE ADD 1 UNIT 7 BLK 28 PB 18 PG 162 LOT 10

Prior Transfer

Recording Date:	06/18/2018	Sales Price:	$139,500
Document #:	2018000146420 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/11/2018	Sales Price:	N/A
Document #:	2018000140933 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/26/2018		
Document Type:			
Legal Description:			

Lot: 10 Block: 28 Subdivision: WILLOW LAKE ADDITION I Legal Unit: 7 Map Ref: MB18 PG162 Sec/Twnship/Range: S04T45SR27E

Prior Transfer

Recording Date:	02/08/2007	Sales Price:	$155,000
Document #:	2007000043157 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/07/2007		
Document Type:			
Legal Description:			

Lot: 10 Block: 28 Subdivision: UNIT 7 WILLOW LAKE ADDITION 1 Map Ref: MB18 PG162 Sec/Twnship/Range: S04T45SR27E

Prior Transfer

Recording Date:	02/07/2007	Sales Price:	$155,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/05/1995	Sales Price:	N/A
Document #:	BK-PG 02656-03409	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/15/1995		
Document Type:			
Legal Description:			

Lot: 10 Block: 28 Subdivision: WILLOW LAKE 1ST ADDITION (1184) Map Ref: PB 18 155
Abbreviated Description: LT 10 BLK 28 UNIT 7 WILLOW LAKE ADD 1 SEC 4-45-27 PB 18/162

Area Sales Analysis

Total Area Sales	$3,317,900	Median # of Bedrooms	2
Median Lot Size	10,230 SF	Median # of Baths	2
Median Living Area	1,403 SF	Median Year Built	1972
Price Range - 2 Yrs	$130,000 to $320,000	Age Range	9 years to 57 years
Median Value	$259,900	Median Age	54 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**443 SHADOW LAKES DR** **LEHIGH ACRES, FL 33974-0827**	09/23/2026	$225,000	$146	1540	/3/2	2017	9,026 SF	
		APN: 03-45-27-L1-01000.0870 Document #: 2026000246866 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 87 Subdivision: SHADOW LAKES MapRef: DOC 2006000171800 Abbreviated Description: Lot:87 Subdivision:SHADOW LAKES Map Ref:DOC 2006000171800								
2	.11Mi.	**119 MAPLE AVE S** **LEHIGH ACRES, FL 33936-7027**	09/22/2026	$275,000	$195	1404	/3/2	1970	9,900 SF	
		APN: 04-45-27-L2-04015.0100 Document #: 2026000245867 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 15 Subdivision: WILLOW LAKE ADDITION 1 Legal Unit: 4 MapRef: MB 18 PG 159 Sec/Twnship/Range: S04T45SR27E Abbreviated Description: Lot:10 Block:15 Subdivision:WILLOW LAKE ADDITION 1 Legal Unit:4 Map Ref:MB 18 PG 159Sec/Twnship/Range:S04T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
3	.19Mi.	**113 E LAKE DR** **LEHIGH ACRES, FL 33936-6907**	07/13/2026	$320,000	$186	1712	/3/2	1971	10,340 SF	Yes
		APN: 04-45-27-L2-03012.0050 Document #: 2026000184378 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 12 Subdivision: WILLOW LAKE ADDITION 1 Legal Unit: 3 MapRef: MB 18 PG 155-162 Sec/Twnship/Range: S04T45SR27E Abbreviated Description: Lot:5 Block:12 Subdivision:WILLOW LAKE ADDITION 1 Legal Unit:3 Map Ref:MB 18 PG 155-162Sec/Twnship/Range:S04T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
4	.16Mi.	**715 SHADYSIDE ST** **LEHIGH ACRES, FL 33936-7035**	05/12/2026	$290,000	$187	1546	/3/2	1969	10,440 SF	Yes
		APN: 04-45-27-L2-03014.0070 Document #: 2026000126546 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 14 Subdivision: WILLOW LAKE ADDITION 1 Legal Unit: 3 MapRef: MB 18 PG 155 Abbreviated Description: Lot:7 Block:14 Subdivision:WILLOW LAKE ADDITION 1 Legal Unit:3 Map Ref:MB 18 PG 155								
5	.12Mi.	**818 GARDENSIDE CT** **LEHIGH ACRES, FL 33936-7008**	04/14/2026	$242,000	$205	1176	/2/2	1977	10,120 SF	
		APN: 04-45-27-L2-07029.0190 Document #: 2026000096287 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 29 Subdivision: WILLOW LAKE ADDITION I Legal Unit: 7 MapRef: MB 18 PG 162 Sec/Twnship/Range: S04T45SR27E Abbreviated Description: Lot:19 Block:29 Subdivision:WILLOW LAKE ADDITION I Legal Unit:7 Map Ref:MB 18 PG 162Sec/Twnship/Range:S04T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES								
6	.2Mi.	**106 E LAKE DR**	04/01/2026	$130,000	$110	1176	/2/2	1972	9,900 SF	

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LEHIGH ACRES, FL 33936-6908
APN: 04-45-27-L2-03013.0020 Document #: 2026000081421
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 13 Subdivision: WILLOW LAKE ADDITION Legal Unit: 3 MapRef: MB 18 PG 58 Sec/Twnship/Range: S04T45SR27E Abbreviated Description: Lot:2 Block:13 Subdivision:WILLOW LAKE ADDITION Legal Unit:3 Map Ref:MB 18 PG 58Sec/Twnship/Range:S04T45SR27E

7	.14Mi.	**717 SHADYSIDE ST**	03/26/2026	$259,900	$224	1156	/2/2	1971	11,592 SF	Yes

LEHIGH ACRES, FL 33936-7035
APN: 04-45-27-L2-03014.0080 Document #: 2026000077620
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 14 Subdivision: WILLOW LAKE ADDITION 1 Legal Unit: 3 MapRef: MB 18 PG 158 Sec/Twnship/Range: S04T45SR27E Abbreviated Description: Lot:8 Block:14 Subdivision:WILLOW LAKE ADDITION 1 Legal Unit:3 Map Ref:MB 18 PG 158Sec/Twnship/Range:S04T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

8	.15Mi.	**213 JAYVIEW AVE**	02/24/2026	$255,000	$148	1714	/2/1.5	1973	10,230 SF	

LEHIGH ACRES, FL 33936-7017
APN: 04-45-27-L2-07027.0110 Document #: 2026000047135
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 27 Subdivision: WILLOW LAKE ADDITION 1 Legal Unit: 7 MapRef: MB 18 PG 155 Sec/Twnship/Range: S04T45SR27E Abbreviated Description: Lot:11 Block:27 Subdivision:WILLOW LAKE ADDITION 1 Legal Unit:7 Map Ref:MB 18 PG 155Sec/Twnship/Range:S04T45SR27E

9	.14Mi.	**834 GARDENSIDE CT**	11/05/2025	$300,000	$226	1324	/3/2	1989	12,100 SF	

LEHIGH ACRES, FL 33936-7000
APN: 04-45-27-L2-07029.0270 Document #: 2025000296136
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27 Block: 29 Subdivision: WILLOW LAKE ADDITION 1 Legal Unit: 7 MapRef: MB 18 PG 155-162 Sec/Twnship/Range: S04T45SR27E Abbreviated Description: Lot:27 Block:29 Subdivision:WILLOW LAKE ADDITION 1 Legal Unit:7 Map Ref:MB 18 PG 155-162Sec/Twnship/Range:S04T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

10	.08Mi.	**201 IDLEVIEW AVE**	10/23/2025	$270,000	$181	1486	/2/2	1971	12,760 SF	

LEHIGH ACRES, FL 33936-7013
APN: 04-45-27-L2-07026.0240 Document #: 2025000284445
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Block: 26 Subdivision: WILLOW LAKE ADDITION 1 Legal Unit: 7 MapRef: MB 18 PG 155-162 Sec/Twnship/Range: S04T45SR27E Abbreviated Description: Lot:24 Block:26 Subdivision:WILLOW LAKE ADDITION 1 Legal Unit:7 Map Ref:MB 18 PG 155-162Sec/Twnship/Range:S04T45SR27E

11	.14Mi.	**209 JAYVIEW AVE**	08/27/2025	$245,000	$174	1403	/2/2	1973	10,230 SF	

LEHIGH ACRES, FL 33936-7017
APN: 04-45-27-L2-07027.0090 Document #: 2025000230417
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 27 Subdivision: WILLOW LAKE ADDITION 1 Legal Unit: 7 MapRef: MB 18 PG 155-162 Sec/Twnship/Range: S04T45SR27E Abbreviated Description: Lot:9 Block:27 Subdivision:WILLOW LAKE ADDITION 1 Legal Unit:7 Map Ref:MB 18 PG 155-162Sec/Twnship/Range:S04T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

12	.11Mi.	**123 WATERVIEW AVE**	08/12/2025	$236,000	$194	1213	/2/2	1969	12,100 SF	

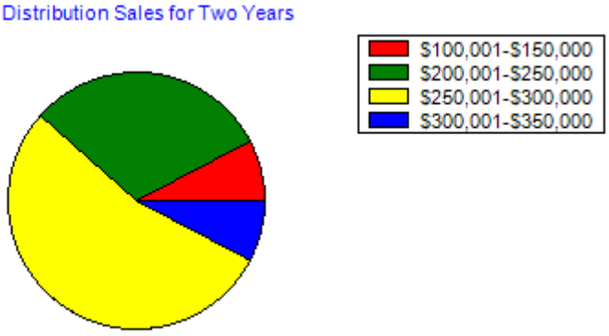
LEHIGH ACRES, FL 33936-7043
APN: 04-45-27-L2-04017.0190 Document #: 2025000216147
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19 Block: 17 Subdivision: WILLOW LAKE ADDITION 1 Legal Unit: 4 MapRef: MB 18 PG 155-162 Sec/Twnship/Range: S04T45SR27E Abbreviated Description: Lot:19 Block:17 Subdivision:WILLOW LAKE ADDITION 1 Legal Unit:4 Map Ref:MB 18 PG 155-162Sec/Twnship/Range:S04T45SR27E City/Muni/Twp:LEHIGH ACRES City/Muni/Twp: LEHIGH ACRES

13	.15Mi.	**390 SHADOW LAKES DR**	08/06/2025	$270,000	$193	1394	/3/2	2016	6,826 SF	

LEHIGH ACRES, FL 33974-0807
APN: 03-45-27-L1-01000.1990 Document #: 2025000212070
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 199 Subdivision: SHADOW LAKES MapRef: DOC 2006000171800 Abbreviated Description: Lot:199 Subdivision:SHADOW LAKES Map Ref:DOC 2006000171800

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.	**218 FIRESIDE CT**	**06/08/2023**	$201,188	$187,616	1,394	/2/2	1969	9,900 SF	
.02Mi.	**216 FIRESIDE CT**	**06/28/2019**	$281,368	$191,503	2,078	/3/2	1970	9,900 SF	
.02Mi.	**220 FIRESIDE CT**	**08/10/2001**	$242,732	$88,484	1,816	/4/2	1972	12,100 SF	
.03Mi.	**205 MAPLE AVE S**	**02/08/2016**	$266,005	$225,782	1,626	/2/2	1972	13,310 SF	
.03Mi.	**217 FIRESIDE CT**	**01/27/2014**	$143,019	$70,547	1,176	/2/2	1972	9,900 SF	
.03Mi.	**219 FIRESIDE CT**	**12/01/1995**	$144,013	$45,911	1,176	/2/2	1971	9,900 SF	
.04Mi.	**214 FIRESIDE CT**	**07/20/2017**	$246,067	$130,896	1,320	/3/2	1971	11,880 SF	
.04Mi.	**203 MAPLE AVE S**	**03/17/2021**	$195,780	$45,419	1,216	/2/2	1972	9,900 SF	
.04Mi.	**215 FIRESIDE CT**	**06/28/2021**	$147,095	$147,095	1,325	/3/2	1972	9,900 SF	
.04Mi.	**221 FIRESIDE CT**	**08/14/2003**	$191,205	$83,065	1,241	/2/2	1970	12,100 SF	
.05Mi.	**204 FIRESIDE CT**	**04/23/2003**	$356,332	$80,505	2,274	/4/2	1972	12,870 SF	
.05Mi.	**202 FIRESIDE CT**	**07/18/2023**	$296,995	$296,995	1,656	/3/2	1970	9,900 SF	Yes
.05Mi.	**808 GARDENSIDE CT**	**07/30/1999**	$152,739	$57,340	1,326	/2/2	1972	9,900 SF	
.05Mi.	**806 GARDENSIDE CT**	**09/15/2023**	$248,061	$248,061	1,862	/3/2	1972	9,900 SF	
.05Mi.	**213 FIRESIDE CT**	**10/30/2015**	$221,377	$221,377	1,659	/2/2	1972	9,900 SF	
.06Mi.	**201 MAPLE AVE S**	**12/17/2012**	$253,535	$63,476	1,341	/3/2	1969	12,210 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	40.5 years old	Households:	10,557
Median Household Income:	$44,810	Households w/Family:	66%
Household Income Per Capita:	$22,801	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

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
5.63Mi.	**Harns Marsh Elementary School** Number of Students: 1,103 Student-Teacher Ratio: 19.49	D	Public	KG - 5
5.76Mi.	**Harns Marsh Middle School** Number of Students: 905 Student-Teacher Ratio: 18.1	C-	Public	6 - 8
6.79Mi.	**Lehigh Senior High School** Number of Students: 2,550 Student-Teacher Ratio: 22.97 Advanced Placement: Yes	D+	Public	9 - 12
1.21Mi.	**Lehigh Elementary School** Number of Students: 1,207 Student-Teacher Ratio: 19.47	D	Public	KG - 5
2.68Mi.	**East Lee County High School** Number of Students: 2,129 Student-Teacher Ratio: 24.47 Advanced Placement: Yes	D-	Public	9 - 12
12.08Mi.	**Manatee Elementary School** Number of Students: 728 Student-Teacher Ratio: 17.33	D	Public	KG - 5
4.86Mi.	**Sunshine Elementary School** Number of Students: 1,456 Student-Teacher Ratio: 19.68	D-	Public	KG - 5
1.18Mi.	**Veterans Park Academy for the Arts** Number of Students: 1,937 Student-Teacher Ratio: 18.99	C-	Public	KG - 8
0.23Mi.	**Lehigh Acres Middle School** Number of Students: 1,509 Student-Teacher Ratio: 21.63	C-	Public	6 - 8
6.77Mi.	**Tortuga Preserve Elementary School** Number of Students: 1,172 Student-Teacher Ratio: 24.42	D	Public	KG - 5
9.43Mi.	**River Hall Elementary School** Number of Students: 913 Student-Teacher Ratio: 20.11	C-	Public	KG - 5
13.77Mi.	**Dunbar High School** Number of Students: 1,734 Student-Teacher Ratio: 22.02 Advanced Placement: Yes	D-	Public	9 - 12

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10.52Mi. **Treeline Elementary School** Number of Students: 1,057 Student-Teacher Ratio: 17.33	C-	Public	KG - 5
12.03Mi. **Oak Hammock Middle School** Number of Students: 1,242 Student-Teacher Ratio: 19.81	D+	Public	6 - 8
7.52Mi. **Gateway Elementary School** Number of Students: 839 Student-Teacher Ratio: 19.51	C+	Public	KG - 5
7.08Mi. **Varsity Lakes Middle School** Number of Students: 1,009 Student-Teacher Ratio: 21.96	D	Public	6 - 8
10.22Mi. **Riverdale High School** Number of Students: 1,916 Student-Teacher Ratio: 24.95 Advanced Placement: Yes	C-	Public	9 - 12
8.43Mi. **The Alva School** Number of Students: 1,203 Student-Teacher Ratio: 19.1	B	Public	KG - 8
1.79Mi. **Mirror Lakes Elementary School** Number of Students: 1,237 Student-Teacher Ratio: 17.28	C	Public	KG - 5
2.27Mi. **G. Weaver Hipps Elementary School** Number of Students: 960 Student-Teacher Ratio: 24	D+	Public	KG - 5

Flood Report

The Subject Property of **218 FIRESIDE CT, LEHIGH ACRES, FL 33936-7004** 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	128%	HIGHER
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	111%	HIGHER
OVERALL	104%	SIMILAR

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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