ICE SiteX Report

OrderID: 98264868

SiteX Property Information Report



Subject Property Location

22303 AUGUSTA AVE, PORT CHARLOTTE, FL 33952-5514

County:	**CHARLOTTE FL**	Census Tract:	120150208.001049
Property Use:	Single Family Residential	Zoning:	RSF3.5
Parcel Number:	40-22-14-328-012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$193,000**	FSD:	10	Common Confidence Score:	64
Value Range:	$173,700 - $212,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	106
Assd Land Value:		Market Land Value:	$21,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$61,969	Total Taxable Value:	$1,041
Total Assessed Value:	$113,985	Total Assessor Market Value:	$82,969	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DB

Assessment Legal Description

Lot: 26 Block: 2770 Section: 3 Subdivision: PORT CHARLOTTE Sec/Twnship/Range: SEC 14 TWN 40S RNG 22E
Abbreviated Description: PCH 033 2770 0026 PORT CHARLOTTE SEC33 BLK2770 LT 26 135/149 DC705/280 728/310 763/2120 998/546 1007/

Property Characteristics

Lot Size:	7,500 SF	Bedrooms:	2	Pool:	
Building Area:	1169 SF	Baths:	1	Fireplace:	
Year Built:	1962	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:		Ext Walls:	Block
Number of Units:	1	Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	Built-up
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/13/2026	Sales Price:	$142,373
Document #:	3613821 BK-PG 4642-585	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/27/2025	Sales Price:	N/A
Document #:	3509674 BK-PG 4642-585	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/01/2023	Loan Amount:	N/A
Document #:	3297989 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2050	Type Finance:	
Legal Description:			

Lot: 26 Section: 33 Subdivision: PORT CHARLOTTE SUBDIVISION

Prior Transfer

Recording Date:	10/06/2020	Sales Price:	$145,000
Document #:	2858950 BK-PG 4642-583	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/05/2020		
Document Type:			

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Legal Description:
Lot: 26 Block: 2770 Section: 33 Subdivision: PORT CHARLOTTE SUBDIVISION Map Ref: MB 5 PG 35A-35F

Prior Transfer

Recording Date:	10/05/2020	Sales Price:	$145,000
Document #:	2858950 BK-PG 4642 -583	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 26 Block: 2770 Section: 3 Subdivision: PORT CHARLOTTE Sec/Twnship/Range: SEC 14 TWN 40S RNG 22E
Abbreviated Description: PCH 033 2770 0026 PORT CHARLOTTE SEC33 BLK2770 LT 26 135/149 DC705/280 728/310 763/2120 998/546 1007/

Prior Transfer

Recording Date:	03/15/2005	Sales Price:	$135,000
Document #:	1351586 BK-PG 2657-0517	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/14/2005		
Document Type:			

Legal Description:
Lot: 26 Block: 2770 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION 33 Map Ref: MB5 PG35A-F

Prior Transfer

Recording Date:	03/14/2005	Sales Price:	$135,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/11/1994	Sales Price:	$46,000
Document #:	BK-PG 01336-00980	Type of Sale:	Full Amount on Deed
Contract Date:	04/04/1994		
Document Type:			

Legal Description:
Lot: 26 Block: 2770 Subdivision: PORT CHARLOTTE SECTION 33 Map Ref: PB 5 35
Abbreviated Description: LT 26 BLK 2770$PB 5/35$

Area Sales Analysis

Total Area Sales	$2,636,809	Median # of Bedrooms	2
Median Lot Size	7,500 SF	Median # of Baths	1
Median Living Area	1,056 SF	Median Year Built	1962
Price Range - 2 Yrs	$86,000 to $265,000	Age Range	15 years to 65 years
Median Value	$195,500	Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**22201 BEVERLY AVE** **PORT CHARLOTTE, FL 33952-5518**	08/04/2026	$180,000	$170	1056	4/2/1	1962	7,499 SF	
		APN: 40-22-14-329-012 Document #: 3670580 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Block: 2771 Section: 33 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 35A-35F Abbreviated Description: Lot:26 Block:2771 Section:33 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 35A-35F								
2	.18Mi.	**2167 GERARD CT** **PORT CHARLOTTE, FL 33952-4607**	06/11/2026	$199,900	$187	1065	4/2/1	1961	9,865 SF	
		APN: 40-22-14-178-013 Document #: 3653597 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 2761 Section: 33 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 35A-35F Abbreviated Description: Lot:18 Block:2761 Section:33 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 35A-35F								
3	.15Mi.	**2368 STARLITE LN** **PORT CHARLOTTE, FL 33952-5532**	03/25/2026	$240,000	$202	1188	5/2/1.5	1965	11,000 SF	Yes
		APN: 40-22-14-331-014 Document #: 3626699 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 2773 Section: 33 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 35 Abbreviated Description: Lot:14 Block:2773 Section:33 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 35								
4	.15Mi.	**22267 CATHERINE AVE** **PORT CHARLOTTE, FL 33952-5551**	02/18/2026	$160,000	$196	816	5/2/1	1962	7,499 SF	
		APN: 40-22-14-183-006 Document #: 3615016 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Block: 2766 Section: 33 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 35 Abbreviated Description: Lot:27 Block:2766 Section:33 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 35								
5	.07Mi.	**22214 FELTON AVE** **PORT CHARLOTTE, FL 33952-5553**	02/17/2026	$209,990	$196	1066	4/2/1.5	1962	7,500 SF	
		APN: 40-22-14-329-035 Document #: 3614815 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 2771 Section: 33 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 35 Abbreviated Description: Lot:16 Block:2771 Section:33 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 35								
6	.11Mi.	**22275 HERNANDO AVE** **PORT CHARLOTTE, FL 33952-5522**	01/16/2026	$107,919	$129	836	/2/1	1961	7,500 SF	
		APN: 40-22-14-188-008 Document #: 3605647 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Block: 2768 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION THIRTYTHREE MapRef: MB 5 PG 35 Abbreviated Description: Lot:25 Block:2768 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION THIRTYTHREE Map Ref:MB 5 PG 35								
7	.1Mi.	**22247 AUGUSTA AVE** **PORT CHARLOTTE, FL 33952-5514**	01/06/2026	$185,000	$187	988	4/2/1	1962	7,500 SF	
		APN: 40-22-14-328-005 Document #: 3602228 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 33 Block: 2770 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION THIRTYTHREE MapRef: MB 5 PG 35 Abbreviated Description: Lot:33 Block:2770 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION THIRTYTHREE Map Ref:MB 5 PG 35

8	.19Mi.	**22167 MARSHALL AVE** **PORT CHARLOTTE, FL 33952-5511**	10/30/2025	$195,000	$174	1118	/2/2	2011	7,500 SF	

APN: 40-22-14-177-002 Document #: 3583141
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Block: 2762 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION THIRTY THREE MapRef: MB 5 PG 35A-35F Abbreviated Description: Lot:16 Block:2762 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION THIRTY THREE Map Ref:MB 5 PG 35A-35F

9	.12Mi.	**2401 STARLITE LN** **PORT CHARLOTTE, FL 33952-5533**	09/02/2025	$182,000	$216	840	4/2/1	1962	7,499 SF	

APN: 40-22-14-330-026 Document #: 3563686
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 2772 Section: 33 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 35 Abbreviated Description: Lot:10 Block:2772 Section:33 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 35

10	.17Mi.	**22219 CATHERINE AVE** **PORT CHARLOTTE, FL 33952-5503**	08/22/2025	$196,000	$243	806	4/2/1	1962	7,500 SF	

APN: 40-22-14-158-006 Document #: 3560515
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 33 Block: 2766 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION THIRTY THREE MapRef: MB 5 PG 35 Abbreviated Description: Lot:33 Block:2766 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION THIRTY THREE Map Ref:MB 5 PG 35

11	.17Mi.	**22299 CATHERINE AVE** **PORT CHARLOTTE, FL 33952-5551**	08/08/2025	$225,000	$203	1106	/2/2	2009	10,679 SF	

APN: 40-22-14-183-010 Document #: 3555937
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Block: 2766 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION THIRTY THREE MapRef: MB 5 PG 35A-35F Abbreviated Description: Lot:23 Block:2766 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION THIRTY THREE Map Ref:MB 5 PG 35A-35F

12	.09Mi.	**22275 BELINDA AVE** **PORT CHARLOTTE, FL 33952-5516**	06/27/2025	$205,000	$194	1056	4/2/1	1962	10,914 SF	

APN: 40-22-14-189-005 Document #: 3542249
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Block: 2769 Section: 33 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 35 Abbreviated Description: Lot:22 Block:2769 Section:33 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 35

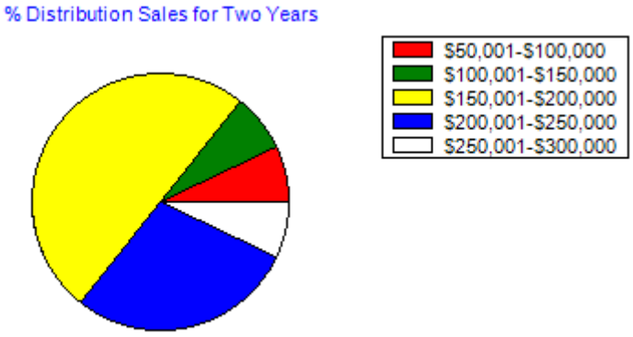
13	.09Mi.	**22202 BELINDA AVE** **PORT CHARLOTTE, FL 33952-5500**	06/09/2025	$86,000	$81	1056	4/2/1	1962	7,499 SF	

APN: 40-22-14-326-008 Document #: 3535749
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Block: 2768 Subdivision: PORT CHARLOTTE SUBDIVISION SECTION THIRTY THREE MapRef: MB 5 PG 35 Abbreviated Description: Lot:13 Block:2768 Subdivision:PORT CHARLOTTE SUBDIVISION SECTION THIRTY THREE Map Ref:MB 5 PG 35

14	.15Mi.	**2408 STARLITE LN** **PORT CHARLOTTE, FL 33952-5532**	04/30/2025	$265,000	$242	1092	5/3/2	1966	9,375 SF	Yes

APN: 40-22-14-331-009 Document #: 3521712
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 2773 Section: 33 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 5 PG 35A-35F Abbreviated Description: Lot:9 Block:2773 Section:33 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 5 PG 35A-35F

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.	**22303 AUGUSTA AVE**	**10/05/2020**	$82,969	$113,985	1,169	/2/1	1962	7,500 SF	
.01Mi.	**22311 AUGUSTA AVE**	**03/17/2023**	$57,819	$120,408	808	4/2/1	1962	7,499 SF	
.01Mi.	**22295 AUGUSTA AVE**	**03/19/2015**	$92,853	$160,207	1,146	4/2/1	1962	7,500 SF	
.02Mi.	**22216 BEVERLY AVE**	**10/04/2023**	$80,842	$168,353	1,056	4/2/1	1962	7,500 SF	
.02Mi.	**22208 BEVERLY AVE**	**12/30/2022**	$81,330	$169,370	1,066	4/2/1	1962	7,499 SF	
.03Mi.	**22224 BEVERLY AVE**	**10/25/2021**	$127,851	$208,139	1,414	5/3/2	1962	7,500 SF	
.03Mi.	**22319 AUGUSTA AVE**	**11/19/2019**	$126,321	$43,253	883	/2/1	1962	7,500 SF	
.03Mi.	**22287 AUGUSTA AVE**	**01/19/2022**	$136,107	$237,166	840	4/2/1	1962	7,499 SF	Yes
.03Mi.	**22310 AUGUSTA AVE**	**02/13/2013**	$78,636	$54,859	840	4/2/1	1962	7,500 SF	
.03Mi.	**22302 AUGUSTA AVE**	**11/12/2014**	$78,330	$38,569	1,248	4/3/1	1962	7,500 SF	
.03Mi.	**22200 BEVERLY AVE**	**09/12/2023**	$51,466	$120,302	840	/2/1	1962	7,500 SF	
.03Mi.	**22318 AUGUSTA AVE**	**12/29/2003**	$67,809	$80,334	850	4/2/1	1962	7,499 SF	
.04Mi.	**22294 AUGUSTA AVE**	**04/15/2016**	$65,965	$73,594	956	4/2/1	1962	7,499 SF	
.04Mi.	**22232 BEVERLY AVE**	**05/31/2024**	$90,957	$158,493	735	/2/1	1962	7,499 SF	
.04Mi.	**22327 AUGUSTA AVE**	**01/22/2016**	$61,483	$96,033	840	4/2/1	1962	7,500 SF	
.04Mi.	**22279 AUGUSTA AVE**	**09/28/2018**	$72,260	$92,305	862	5/2/1	1962	7,499 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	53.5 years old	Households:	16,512
Median Household Income:	$53,149	Households w/Family:	61%
Household Income Per Capita:	$32,047	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Charlotte County School District	Students:	16,997
Number of Schools:	25	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.62Mi.	**Port Charlotte Middle School** Number of Students: 858 Student-Teacher Ratio: 19.07	B+	Public	6 - 8
5.47Mi.	**Charlotte High School** Number of Students: 1,872 Student-Teacher Ratio: 20.57 Advanced Placement: Yes	C	Public	9 - 12
0.62Mi.	**Neil Armstrong Elementary School** Number of Students: 763 Student-Teacher Ratio: 15.26	C-	Public	PK - 5

Flood Report

The Subject Property of **22303 AUGUSTA AVE, PORT CHARLOTTE, FL 33952-5514** is in **Zone D** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS.
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	133%	NOTABLY HIGHER
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	78%	LOWER
FORCIBLE RAPE	106%	SIMILAR
MURDER	119%	HIGHER
OVERALL	95%	SIMILAR

Disaster Alerts

9/23/2024 - Hurricane Helene 9/23/2024 - Tropical Storm Helene 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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