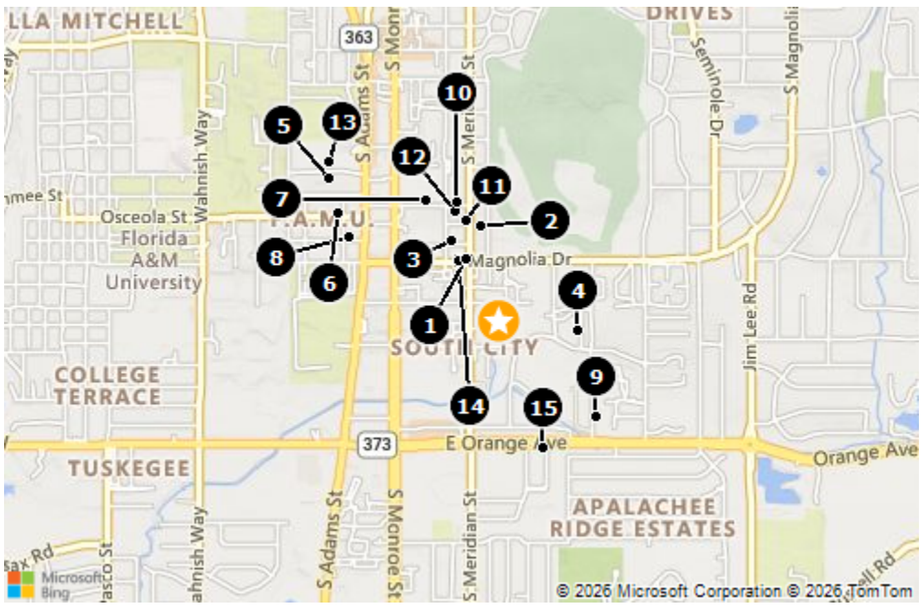
ICE SiteX Report

OrderID: 98019184

SiteX Property Information Report



Subject Property Location

2313 LOIS LN, TALLAHASSEE, FL 32301-6406

County:	**LEON FL**	Census Tract:	120730010.011003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	31-07-80- B-004-0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$157,000**	FSD:	25	Common Confidence Score:	26
Value Range:	$117,750 - $196,250	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CITY
Assd Land Value:	$12,000	Market Land Value:	$12,000	Tax Year:	2025
Assd Improvement:	$100,486	Market Improvment Value:	$100,486	Total Taxable Value:	$2,160
Total Assessed Value:	$112,486	Total Assessor Market Value:	$112,486	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Block: B Subdivision: MERIDIAN MANOR Sec/Twnship/Range: SEC 07 TWN 01S RNG 01E
Abbreviated Description: MERIDIAN MANOR LOT 4 BLOCK B OR 1129/2332 1131/44 1229/1097 OR 1245/1538 1287/465

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:	3	Pool:	
Building Area:	1140 SF	Baths:	1	Fireplace:	
Year Built:	1964	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Block
Number of Units:	1	Garage Type:		Heating:	None
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/21/2025	Sales Price:	$156,695
Document #:	20250002890 BK-PG 5746-800	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/13/2024	Sales Price:	N/A
Document #:	20240066713 BK-PG 5746-800	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/27/2024	Sales Price:	N/A
Document #:	20240015912 BK-PG 5746-800	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/16/2022	Loan Amount:	N/A
Document #:	20220040542 BK-PG 5746-813	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	
Legal Description:			

Lot: 4 Block: B Subdivision: MERIDIAN MANOR

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Prior Transfer

Recording Date:	06/16/2022	Sales Price:	$160,000
Document #:	20220040540 BK-PG 5746-799	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/14/2022		
Document Type:			

Legal Description:
Lot: 4 Block: B Subdivision: MERIDIAN MANOR Map Ref: MB 3 PG 211

Prior Transfer

Recording Date:	06/14/2022	Sales Price:	$160,000
Document #:	BK-PG 5746 -799	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Block: B Subdivision: MERIDIAN MANOR Sec/Twnship/Range: SEC 07 TWN 01S RNG 01E
Abbreviated Description: MERIDIAN MANOR LOT 4 BLOCK B OR 1129/2332 1131/44 1229/1097 OR 1245/1538 1287/465

Prior Transfer

Recording Date:	04/27/2017	Sales Price:	$25,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,368,400	Median # of Bedrooms	3
Median Lot Size	7,405 SF	Median # of Baths	1
Median Living Area	1,196 SF	Median Year Built	1945
Price Range - 2 Yrs	$51,100 to $275,000	Age Range	58 years to 96 years
Median Value	$167,000	Median Age	81 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**416 E MAGNOLIA DR** **TALLAHASSEE, FL 32301-5546**	06/18/2026	$167,000	$157	1061	//	1945	6,534 SF	
		APN: 41-01-52- C-010-0 Document #: 20260034470 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: C Subdivision: RESUBDIVISION OF MENLO PARK MapRef: MB 2 PG 108 Abbreviated Description: Lot:10 Block:C Subdivision:RESUBDIVISION OF MENLO PARK Map Ref:MB 2 PG 108								
2	.27Mi.	**2020 GOLF TERRACE DR** **TALLAHASSEE, FL 32301-5609**	06/09/2026	$275,000	$115	2380	/3/2	1940	25,700 SF	
		APN: 31-06-50- E-008-0 Document #: 20260032453 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8&9 Block: E Subdivision: GOLF TERRACE UNIT NO 1 MapRef: MB 1 PG 27 Abbreviated Description: Lot:8&9 Block:E Subdivision:GOLF TERRACE UNIT NO 1 Map Ref:MB 1 PG 27								
3	.26Mi.	**400 LEWIS ST** **TALLAHASSEE, FL 32301-5517**	05/21/2026	$169,000	$131	1283	/3/2	1940	6,970 SF	
		APN: 41-01-52- B-006-0 Document #: 20260028655 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: B Subdivision: MENLO PARK MapRef: MB 2 PG 108 Abbreviated Description: Lot:6 Block:B Subdivision:MENLO PARK Map Ref:MB 2 PG 108								
4	.22Mi.	**2438 KING ST** **TALLAHASSEE, FL 32301-6411**	05/07/2026	$75,000	$65	1143	/3/1	1959	11,326 SF	
		APN: 31-07-60-000-006-0 Document #: 20260025709 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6&7 Subdivision: HILL TERRACE MapRef: MB 130 PG 113 Sec/Twnship/Range: NE4NW4 S07T01SR01E Abbreviated Description: Lot:6&7 Subdivision:HILL TERRACE Map Ref:MB 130 PG 113Sec/Twnship/Range:NE4NW4 S07T01SR01E								
5	.61Mi.	**213 BARBOURVILLE DR** **TALLAHASSEE, FL 32301-4212**	04/02/2026	$240,000	$138	1736	/3/2	1956	10,890 SF	
		APN: 41-01-46-000-015-0 Document #: 20260018541 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15&16 Subdivision: FLORIDA A AND M SUBDIVISION Legal Unit: 3 MapRef: MB 75 PG 210 Abbreviated Description: Lot:15&16 Subdivision:FLORIDA A AND M SUBDIVISION Legal Unit:3 Map Ref:MB 75 PG 210Abbreviated Description:PORTION LOT16								
6	.54Mi.	**204 RUDY HUBBARD WAY** **TALLAHASSEE, FL 32301-5424**	03/17/2026	$275,000	$112	2443	/4/2	1968	15,682 SF	
		APN: 41-01-44- I-007-0 Document #: 20260014843 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7&8 Block: I Subdivision: ADDITION TO FLORIDA A AND M SUBDIVISION MapRef: MB 2 PG 67 Abbreviated Description: Lot:7&8 Block:I Subdivision:ADDITION TO FLORIDA A AND M SUBDIVISION Map Ref:MB 2 PG 67								
7	.39Mi.	**306 PERKINS ST** **TALLAHASSEE, FL 32301-5542**	02/24/2026	$187,500	$169	1104	/3/1	1930	7,405 SF	
		APN: 41-01-50- K-006-0 Document #: 20260010323 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: K Subdivision: GOLF TERRACE Legal Unit: 3 MapRef: MB 2 PG 64 Abbreviated Description: Lot:6 Block:K Subdivision:GOLF TERRACE Legal Unit:3 Map Ref:MB 2 PG 64								
8	.48Mi.	**110 LINCOLN ST** **TALLAHASSEE, FL 32301-5417**	02/24/2026	$137,600	$56	2442	/3/2	1949	6,970 SF	
		APN: 41-01-44- K-010-0 Document #: 20260010176 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11&12 Block: K Subdivision: ADDITION TO FLORIDA A & M SUBDIVISON MapRef: MB 2 PG 67 Abbreviated Description: Block:K Subdivision:ADDITION TO FLORIDA A & M SUBDIVISON Map Ref:MB 2 PG 67Abbreviated Description:PORTION LOTS 11&12								
9	.39Mi.	**2617 BRIGHTON RD** **TALLAHASSEE, FL 32301-6531**	02/06/2026	$51,100	$76	672	//	1952	6,970 SF	
		APN: 31-07-20-327-000-0 Document #: 20260006788 Document Type: Price Code: R Land Use: Single Family Residential								

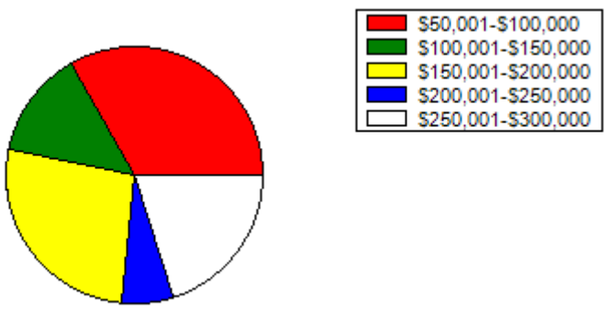
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	Legal:								
10	.36Mi.	**408 PERKINS ST** **TALLAHASSEE, FL 32301-5544**	02/02/2026	$90,000	$104	864	/2/1	1966	7,405 SF
	APN: 41-01-50- J-003-0 Document #: 20260005605 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3&4 Block: J Subdivision: GOLF TERRACE UNIT NO 3 MapRef: MB 2 PG 54 Abbreviated Description: Block:J Subdivision:GOLF TERRACE UNIT NO 3 Map Ref:MB 2 PG 54Abbreviated Description:PORTION LOTS3&4								
11	.29Mi.	**416 FLAGLER ST** **TALLAHASSEE, FL 32301-5502**	01/22/2026	$105,000	$84	1248	/2/1	1941	6,970 SF
	APN: 41-01-52- A-010-0 Document #: 20260003794 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: A Subdivision: MENLO PARK MapRef: MB 2 PG 108 Abbreviated Description: Lot:10 Block:A Subdivision:MENLO PARK Map Ref:MB 2 PG 108								
12	.33Mi.	**405 PERKINS ST** **TALLAHASSEE, FL 32301-5543**	01/05/2026	$180,000	$168	1070	/3/1	1940	6,970 SF
	APN: 41-01-52- A-004-0 Document #: 20260000318 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: A Subdivision: MENLO PARK MapRef: MB 2 PG 108 Abbreviated Description: Lot:4 Block:A Subdivision:MENLO PARK Map Ref:MB 2 PG 108								
13	.65Mi.	**212 BARBOURVILLE DR** **TALLAHASSEE, FL 32301-4213**	09/26/2025	$266,200	$100	2637	//	1938	19,166 SF
	APN: 41-01-20-452-000-0 Document #: 20250053040 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Sec/Twnship/Range: W2SE4 S01T01SR01W Abbreviated Description: Lot:11 Sec/Twnship/Range:W2SE4 S01T01SR01W								
14	.21Mi.	**408 E MAGNOLIA DR** **TALLAHASSEE, FL 32301-5546**	07/08/2025	$85,000	$71	1196	/4/1	1940	6,970 SF
	APN: 41-01-52- C-008-0 Document #: 20250036204 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: C Subdivision: MENLO PARK MapRef: MB 2 PG 108 Abbreviated Description: Lot:8 Block:C Subdivision:MENLO PARK Map Ref:MB 2 PG 108								
15	.38Mi.	**2802 SOUTHWOOD DR** **TALLAHASSEE, FL 32301-7052**	06/30/2025	$65,000	$76	850	//	1955	10,454 SF
	APN: 31-07-75- D-017-0 Document #: 20250034625 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Block: D Subdivision: LYNNDALE MapRef: MB 3 PG 122 Abbreviated Description: Lot:17 Block:D Subdivision:LYNNDALE Map Ref:MB 3 PG 122								

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.	**2313 LOIS LN**	**06/14/2022**	$112,486	$112,486	1,140	/3/1	1964	7,841 SF	
.01Mi.	**526 NORMA ST**	**05/20/2019**	$86,998	$86,998	959	/3/1	1968	7,841 SF	
.01Mi.	**2309 LOIS LN**	**09/03/2014**	$100,494	$100,494	1,140	/3/1	1964	8,276 SF	
.02Mi.	**2305 LOIS LN**	**09/22/2011**	$97,722	$97,722	1,076	/4/2	1964	7,405 SF	
.03Mi.	**512 NORMA ST**	**02/24/2025**	$109,085	$109,085	1,076	/4/2	1964	8,276 SF	
.03Mi.	**517 WALLIS ST**	**09/29/2025**	$52,048	$52,048	960	/3/1	1953	22,216 SF	
.04Mi.	**2301 LOIS LN**	**09/29/2025**	$94,109	$94,109	1,073	/3/1	1964	8,712 SF	
.04Mi.	**2310 LOIS LN**	**08/21/2025**	$101,147	$101,147	1,076	/3/1	1964	7,841 SF	
.04Mi.	**508 NORMA ST**	**01/01/1987**	$104,847	$104,847	1,102	/3/1	1963	8,712 SF	
.04Mi.	**2306 LOIS LN**	**09/29/2025**	$86,989	$86,989	1,076		1964	8,276 SF	
.05Mi.	**517 NORMA ST**	**09/08/2006**	$91,004	$91,004	1,076	/3/1	1964	8,276 SF	
.05Mi.	**2302 LOIS LN**	**06/28/2005**	$111,083	$111,083	1,342	/4/2	1964	9,148 SF	
.05Mi.	**513 NORMA ST**	**03/01/2022**	$90,304	$90,304	1,076	/3/1	1964	8,276 SF	
.06Mi.	**509 NORMA ST**	**06/29/2010**	$93,329	$93,329	1,076	/3/1	1964	6,970 SF	
.06Mi.	**504 NORMA ST**	**01/01/1978**	$105,218	$105,218	1,076		1964	16,988 SF	
.06Mi.	**512 WALLIS ST**	**07/06/2021**	$64,259	$64,259	825		1960	4,356 SF	

Rent vs. Own

Households Occupied by Renters:	63%	Households Occupied by Owners:	24%

Demographics & Income

Median Age:	31.5 years old	Households:	13,691
Median Household Income:	$51,559	Households w/Family:	41%
Household Income Per Capita:	$33,145	Households w/Family Married:	18%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	20%

School District

School District Zone:	Leon County School District	Students:	31,645
Number of Schools:	55	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.08Mi.	**Bond Elementary School** Number of Students: 611 Student-Teacher Ratio: 16.97	C+	Public	PK - 5
2.43Mi.	**Cobb Middle School** Number of Students: 675 Student-Teacher Ratio: 18.83	B-	Public	6 - 8
1.05Mi.	**James S. Rickards High School** Number of Students: 1,718 Student-Teacher Ratio: 26.19 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **2313 LOIS LN, TALLAHASSEE, FL 32301-6406** 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	146%	NOTABLY HIGHER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	147%	NOTABLY HIGHER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	78%	LOWER
MURDER	142%	NOTABLY HIGHER
OVERALL	143%	NOTABLY HIGHER

Disaster Alerts

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

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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