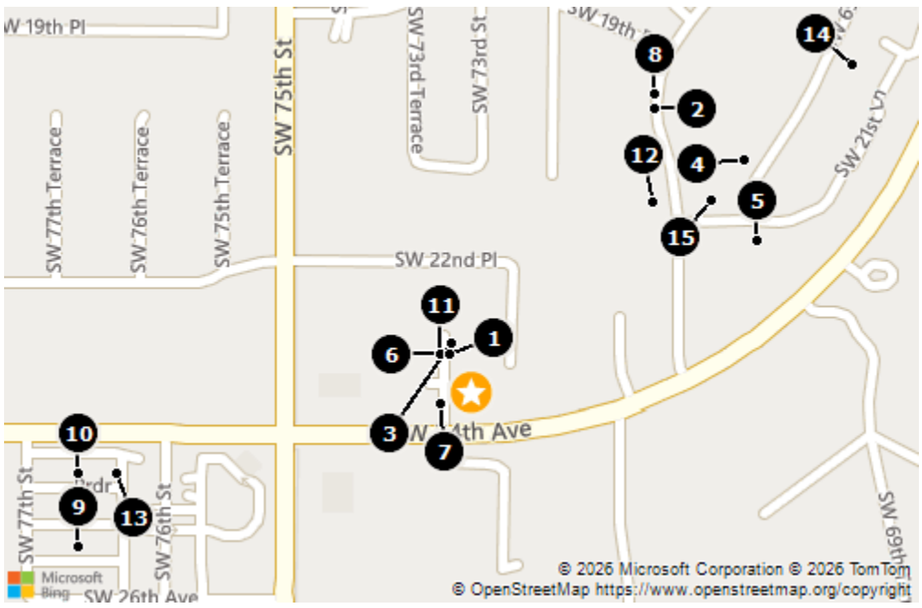
ICE SiteX Report

OrderID: 98472237

SiteX Property Information Report



Subject Property Location

2337 SW 73RD TER, GAINESVILLE, FL 32607-3780

County:	**ALACHUA FL**	Census Tract:	120010022.181017
Property Use:	Zero Lot Line (Residential)	Zoning:	PD
Parcel Number:	06677-020-005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$147,000**	FSD:	9	Common Confidence Score:	66
Value Range:	$133,770 - $160,230	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0400
Assd Land Value:		Market Land Value:	$53,000	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$98,044	Total Taxable Value:	$2,534
Total Assessed Value:	$148,320	Total Assessor Market Value:	$151,044	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Lot: 5 Subdivision: CARRIAGE HOUSE LANE Sec/Twnship/Range: SEC 09 TWN 10S RNG 19E
Abbreviated Description: CARRIAGE HOUSE LANE PB M-1 LOT 5 OR 4969/0742
City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	871 SF	Bedrooms:	2	Pool:	
Building Area:	1132 SF	Baths:	1.5	Fireplace:	Yes
Year Built:	1983	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	3	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/24/2025	Loan Amount:	N/A
Document #:	3614048 BK-PG 5205-310	Loan Type:	FHA
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Lot: 5 Subdivision: CARRIAGE HOUSE LANE
City/Muni/Twp: GAINESVILLE

Prior Transfer

Recording Date:	01/23/2025	Sales Price:	N/A
Document #:	3602785 BK-PG 4969-744	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/18/2022	Sales Price:	$152,800
Document #:	3392625 BK-PG 4969-742	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/14/2022		
Document Type:			

Legal Description:
Lot: 5 Subdivision: CARRIAGE HOUSE LANE Map Ref: MB M PG 1

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Prior Transfer

Recording Date:	01/14/2022	Sales Price:	$152,800
Document #:	BK-PG 4969 -742	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 5 Subdivision: CARRIAGE HOUSE LANE Sec/Twnship/Range: SEC 09 TWN 10S RNG 19E
Abbreviated Description: CARRIAGE HOUSE LANE PB M-1 LOT 5 OR 4969/0742
City/Muni/Twp: UNINCORPORATED

Prior Transfer

Recording Date:	10/06/2021	Sales Price:	$70,000
Document #:	3370871 BK-PG 4938-276	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/30/2021		
Document Type:			

Legal Description:
Lot: 5 Subdivision: CARRIAGE HOUSE LANE Map Ref: MB M PG 1

Prior Transfer

Recording Date:	09/30/2021	Sales Price:	$70,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/25/2016	Sales Price:	$91,200
Document #:	3006409 BK-PG 3154-0104	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/06/2016	Sales Price:	$77,500
Document #:	3003304 BK-PG 4443-2259	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/06/2016		
Document Type:			

Legal Description:
Lot: 5 Subdivision: CARRIAGE HOUSE LANE Map Ref: MB M PG1

Prior Transfer

Recording Date:	06/03/2009	Sales Price:	$22,800
Document #:	2506253 BK-PG 3154-0127	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/14/2005	Sales Price:	$39,260
Document #:	2152076 BK-PG 2864-541	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/24/2005	Loan Amount:	N/A
Document #:	2146260 BK-PG 3154-0127	Loan Type:	Stand Alone Second
TD Due Date:	06/29/2025	Type Finance:	

Legal Description:
Subdivision: UNIT FIVE OF CARRIAGE HOUSE LANE

Mortgage Record

Recording Date:	06/24/2005	Loan Amount:	N/A
Document #:	2146259 BK-PG 3154-0104	Loan Type:	Unknown
TD Due Date:	07/01/2035	Type Finance:	ADJ

Legal Description:
Subdivision: UNIT FIVE OF CARRIAGE HOUSE LANE

Prior Transfer

Recording Date:	06/24/2005	Sales Price:	$114,000
Document #:	2146258 BK-PG 3154-0102	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/24/2005		
Document Type:			

Legal Description:
Subdivision: CARRIAGE HOUSE LANE Legal Unit: 5 Map Ref: MB M PG1

Mortgage Record

Recording Date:	03/01/2004	Loan Amount:	N/A
Document #:	BK-PG 2864-541	Loan Type:	FHA
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 5 Subdivision: CARRIAGE HOUSE LANE
Abbreviated Description: LT 5 CARRIAGE HOUSE LN PB M/1

Area Sales Analysis

Total Area Sales	$2,620,900	Median # of Bedrooms	2
Median Lot Size	2,614 SF	Median # of Baths	1.5
Median Living Area	1,030 SF	Median Year Built	1984
Price Range - 2 Yrs	$45,000 to $296,000	Age Range	12 years to 43 years
Median Value	$155,000	Median Age	42 years

ICE SiteX Report

OrderID: 98472237

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**2305 SW 73RD TER** **GAINESVILLE, FL 32607-3779**	09/15/2026	$144,900	$126	1148	/2/1.5	1984	871 SF	
		APN: 06677-020-015 Document #: 3712941 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 15 MapRef: MB M PG 1 Abbreviated Description: Lot:15 Map Ref:MB M PG 1								
2	.23Mi.	**2022 SW 70TH TER** **GAINESVILLE, FL 32607-3743**	08/11/2026	$175,000	$179	976	/3/2	1985	3,920 SF	
		APN: 06678-022-025 Document #: 3707151 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 25 Subdivision: TOWER OAKS MANOR Legal Unit: 2 MapRef: MB M PG 15 Abbreviated Description: Lot:25 Subdivision:TOWER OAKS MANOR Legal Unit:2 Map Ref:MB M PG 15								
3	.07Mi.	**2224 SW 73RD TER** **GAINESVILLE, FL 32607-3722**	07/22/2026	$120,000	$103	1160	/2/1.5	1984	1,307 SF	Pool/ Spa
		APN: 06677-020-022 Document #: 3703396 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 22 Subdivision: CARRIAGE HOUSE LANE MapRef: MB M PG 1 Abbreviated Description: Lot:22 Subdivision:CARRIAGE HOUSE LANE Map Ref:MB M PG 1								
4	.25Mi.	**2110 SW 69TH DR** **GAINESVILLE, FL 32607-3786**	07/21/2026	$147,000	$114	1280	/3/2.5	1984	2,178 SF	
		APN: 06678-021-003 Document #: 3703008 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 103 Subdivision: TOWER OAKS MANOR MapRef: MB L PG 58 Abbreviated Description: Lot:103 Subdivision:TOWER OAKS MANOR Map Ref:MB L PG 58								
5	.23Mi.	**6945 SW 21ST LN** **GAINESVILLE, FL 32607-3740**	06/08/2026	$125,000	$136	918	/2/2	1984	3,049 SF	
		APN: 06678-020-045 Document #: 3694916 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 45 Subdivision: TOWER OAKS MANOR REPLAT NO 2 MapRef: MB M PG 16 Abbreviated Description: Lot:45 Subdivision:TOWER OAKS MANOR REPLAT NO 2 Map Ref:MB M PG 16								
6	.06Mi.	**2302 SW 73RD TER** **GAINESVILLE, FL 32607-3722**	06/08/2026	$145,000	$142	1016	/2/1.5	1984	1,742 SF	
		APN: 06677-020-025 Document #: 3694910 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 25 Subdivision: CARRIAGE HOUSE LANE MapRef: MB M PG 1 Abbreviated Description: Lot:25 Subdivision:CARRIAGE HOUSE LANE Map Ref:MB M PG 1								
7	.04Mi.	**2338 SW 73RD TER** **GAINESVILLE, FL 32607-3778**	03/30/2026	$172,000	$166	1030	/2/1.5	1985	1,742 SF	
		APN: 06677-020-037 Document #: 3681884 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 37 Subdivision: CARRIAGE HOUSE LANE MapRef: MB M PG 1 Abbreviated Description: Lot:37 Subdivision:CARRIAGE HOUSE LANE Map Ref:MB M PG 1								
8	.25Mi.	**2014 SW 70TH TER** **GAINESVILLE, FL 32607-3743**	03/16/2026	$163,000	$170	958	/3/2	1984	4,356 SF	
		APN: 06678-022-027 Document #: 3679335 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 27 Subdivision: TOWER OAKS MANOR UNIT 2 MapRef: MB M PG 15 Abbreviated Description: Lot:27 Subdivision:TOWER OAKS MANOR UNIT 2 Map Ref:MB M PG 15								
9	.3Mi.	**7663 SW 25TH AVE** **GAINESVILLE, FL 32608-0324**	03/09/2026	$265,000	$182	1455	/2/2	2009	2,614 SF	
		APN: 06850-028-024 Document #: 3677999 Document Type: Price Code: D Land Use: Zero Lot Line (Residential) Legal: Lot: 24 Subdivision: TOWER24 MapRef: MB 27 PG 65 Abbreviated Description: Lot:24 Subdivision:TOWER24 Map Ref:MB 27 PG 65								
10	.28Mi.	**7665 SW 24TH LN** **GAINESVILLE, FL 32608-0328**	02/10/2026	$286,000	$196	1455	/2/2	2013	2,614 SF	
		APN: 06850-028-044 Document #: 3673369 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 44 Subdivision: TOWER24 MapRef: MB 27 PG 65 Abbreviated Description: Lot:44 Subdivision:TOWER24 Map Ref:MB 27 PG 65								
11	.06Mi.	**2304 SW 73RD TER** **GAINESVILLE, FL 32607-3722**	01/09/2026	$155,000	$133	1160	/2/1.5	1984	1,307 SF	
		APN: 06677-020-026 Document #: 3667932 Document Type: Price Code: D Land Use: Zero Lot Line (Residential) Legal: Lot: 26 Subdivision: CARRIAGE HOUSE LANE MapRef: MB M PG 1 Abbreviated Description: Lot:26 Subdivision:CARRIAGE HOUSE LANE Map Ref:MB M PG 1								
12	.18Mi.	**2124 SW 70TH TER** **GAINESVILLE, FL 32607-3773**	12/30/2025	$243,000	$307	790	/2/1	1984	4,792 SF	
		APN: 06678-022-013 Document #: 3665969 Document Type: Price Code: R Land Use: Zero Lot Line (Residential) Legal: Lot: 13&14 Subdivision: TOWER OAKS MANOR UNIT 2 MapRef: MB M PG 15 Abbreviated Description: Lot:13&14 Subdivision:TOWER OAKS MANOR UNIT 2 Map Ref:MB M PG 15								
13	.26Mi.	**7625 SW 24TH LN** **GAINESVILLE, FL 32608-0328**	12/11/2025	$296,000	$201	1471	/2/2	2014	2,614 SF	
		APN: 06850-028-039 Document #: 3663420 Document Type: Price Code: D Land Use: Zero Lot Line (Residential) Legal: Lot: 39 Subdivision: TOWER24 A PLANNED DEVELOPMENT MapRef: MB 27 PG 65 Abbreviated Description: Lot:39 Subdivision:TOWER24 A PLANNED DEVELOPMENT Map Ref:MB 27 PG 65								
14	.35Mi.	**1973 SW 69TH DR** **GAINESVILLE, FL 32607-3783**	10/31/2025	$45,000	$57	788	/2/1	1983	2,178 SF	
		APN: 06678-020-019 Document #: 3655748 Document Type: Price Code: R								

ICE SiteX Report

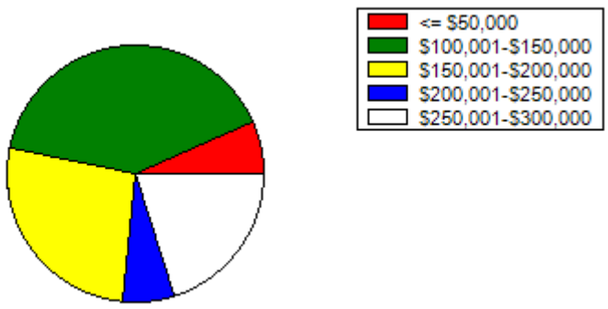
OrderID: 98472237

Land Use: Zero Lot Line (Residential)
Legal: Lot: 19 Subdivision: TOWER OAKS MANOR MapRef: MB L PG 58 Abbreviated Description: Lot:19 Subdivision:TOWER OAKS MANOR Map Ref:MB L PG 58

15 .22Mi. **7006 SW 21ST LN** 10/14/2025 $139,000 $175 790 /2/1 1983 3,920 SF
GAINESVILLE, FL 32607-3799
APN: 06678-020-094 Document #: 3652502
Document Type: Price Code: R
Land Use: Zero Lot Line (Residential)
Legal: Lot: 94 Subdivision: TOWER OAKS MANOR MapRef: MB L PG 58 Abbreviated Description: Lot:94 Subdivision:TOWER OAKS MANOR Map Ref:MB L PG 58

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.

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.	**2337 SW 73RD TER**	**01/14/2022**	$151,044	$148,320	1,132	/2/1.5	1983	871 SF	
0Mi.	**2335 SW 73RD TER**	**06/10/2024**	$141,330	$141,330	1,116	/2/1.5	1983	871 SF	
0Mi.	**2339 SW 73RD TER**	**01/01/1988**	$116,675	$116,675	806	/1/1	1983	1,742 SF	
.01Mi.	**2333 SW 73RD TER**	**05/10/2024**	$134,794	$134,794	806	/1/1	1983	1,742 SF	
.01Mi.	**2345 SW 73RD TER**	**05/06/2022**	$136,427	$136,427	1,061	/2/1.5	1983	1,307 SF	
.01Mi.	**2327 SW 73RD TER**	**12/27/2023**	$146,899	$146,899	1,118	/2/1.5	1983	1,307 SF	
.01Mi.	**2347 SW 73RD TER**	**11/07/2024**	$141,015	$141,015	1,144	/2/1.5	1984	871 SF	
.02Mi.	**2325 SW 73RD TER**	**10/07/2024**	$139,156	$139,156	1,118	/2/1.5	1983	871 SF	
.02Mi.	**2349 SW 73RD TER**	**11/10/2023**	$137,337	$137,337	1,012	/2/1.5	1984	2,178 SF	
.02Mi.	**2323 SW 73RD TER**	**05/02/2014**	$139,756	$65,108	1,118	/2/1.5	1983	1,742 SF	
.03Mi.	**2317 SW 73RD TER**	**02/17/2023**	$147,962	$147,108	1,212	/2/1.5	1984	1,307 SF	
.03Mi.	**2315 SW 73RD TER**	**01/22/2018**	$147,962	$147,962	1,212	/2/1.5	1984	1,307 SF	
.04Mi.	**2336 SW 73RD TER**	**12/27/2022**	$183,366	$183,366	1,130	/2/1.5	1985	871 SF	
.04Mi.	**2334 SW 73RD TER**	**03/23/2007**	$140,063	$140,063	1,130	/2/1.5	1985	871 SF	
.04Mi.	**2338 SW 73RD TER**	**03/15/2023**	$146,313	$146,313	1,030	/2/1.5	1985	1,742 SF	
.04Mi.	**2332 SW 73RD TER**	**04/26/2018**	$131,682	$89,496	1,030	/2/1.5	1985	1,742 SF	

Rent vs. Own

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

Demographics & Income

Median Age:	28.0 years old	Households:	15,383
Median Household Income:	$56,154	Households w/Family:	41%
Household Income Per Capita:	$33,319	Households w/Family Married:	27%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	18%

School District

School District Zone:	Alachua County School District	Students:	28,204
Number of Schools:	62	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.43Mi.	**Alachua Eschool (Virtual Franchise)**	C	Public	6 - 12
	Number of Students: 178			
	Student-Teacher Ratio: 118.67			
3.47Mi.	**F. W. Buchholz High School**	B+	Public	9 - 12
	Number of Students: 2,416			
	Student-Teacher Ratio: 27.52			
	Advanced Placement: Yes			
1.47Mi.	**Lawton M. Chiles Elementary School**	A	Public	KG - 5

ICE SiteX Report

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Number of Students: 692
Student-Teacher Ratio: 16.32

3.19Mi. **Fort Clarke Middle School** Number of Students: 840 Student-Teacher Ratio: 20	B	Public	6 - 8
8.12Mi. **Alachua Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
5.43Mi. **Alachua Virtual Instruction Program (District Provided)** Number of Students: 29 Student-Teacher Ratio: NA	B+	Public	KG - 5

Flood Report

The Subject Property of **2337 SW 73RD TER, GAINESVILLE, FL 32607-3780** 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	143%	NOTABLY HIGHER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	139%	NOTABLY HIGHER
FORCIBLE ROBBERY	125%	HIGHER
AGGRAVATED ASSAULT	98%	SIMILAR
FORCIBLE RAPE	99%	SIMILAR
MURDER	119%	HIGHER
OVERALL	110%	HIGHER

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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