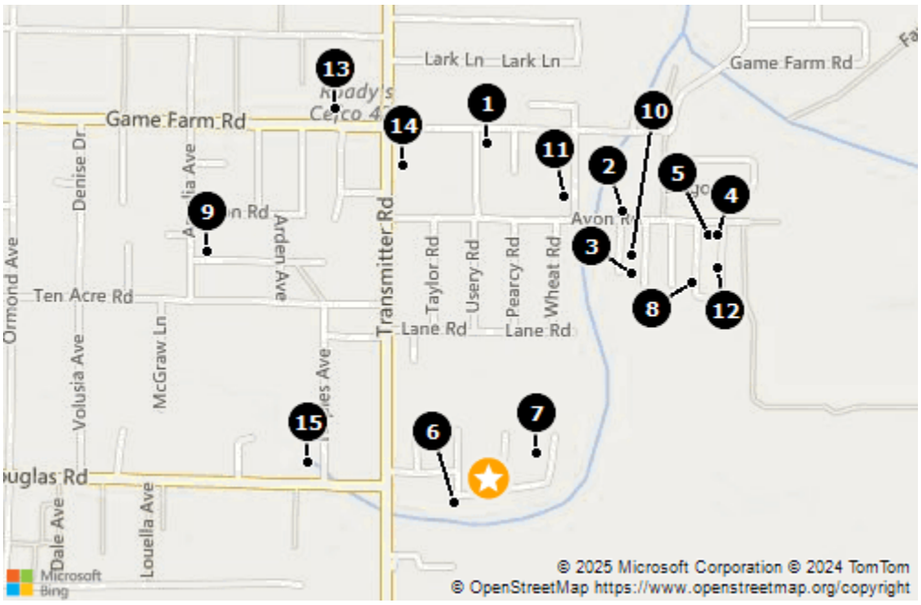
ICE SiteX Report

OrderID: 93595866

SiteX Property Information Report



Subject Property Location

2403 OAKTREE CT, PANAMA CITY, FL 32404-3057

County:	**BAY FL**	Census Tract:	120050013.022019
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	11954-951-040	Thomas Bros Pg-Grid:	

Valuation

Value:	**$288,000**	FSD:	7
Value Range:	$267,840 - $308,160	Confidence Score:	93

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	020
Assd Land Value:	$47,760	Market Land Value:	$47,760	Tax Year:	2024
Assd Improvement:	$172,750	Market Improvment Value:	$172,750	Total Taxable Value:	$3,760
Total Assessed Value:	$220,510	Total Assessor Market Value:	$220,510	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 31 Subdivision: BRENTWOODS PHASE II Phase No: 2 Sec/Twnship/Range: SEC 25 TWN 03S RNG 14W
Abbreviated Description: BRENTWOODS PHASE II LOT 31 ORB 4281 P 818

Property Characteristics

Lot Size:	9,445 SF	Bedrooms:	3	Pool:	
Building Area:	1683 SF	Baths:	2	Fireplace:	1
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/28/2023	Sales Price:	N/A
Document #:	2023001359 BK-PG 4281-820	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/31/2020	Sales Price:	$205,000
Document #:	2020050170 BK-PG 4281-818	Type of Sale:	Full Amount on Deed
Contract Date:	07/30/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 31 Subdivision: BRENTWOODS PHASE TWO Map Ref: MB 20 PG 24

Prior Transfer

Recording Date:	07/30/2020	Sales Price:	$205,000
Document #:	BK-PG 4281 -818	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 31 Subdivision: BRENTWOODS PHASE II Phase No: 2 Sec/Twnship/Range: SEC 25 TWN 03S RNG 14W
Abbreviated Description: BRENTWOODS PHASE II LOT 31 ORB 4281 P 818

Prior Transfer

Recording Date:	02/12/2010	Sales Price:	$142,500

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Document #:	2010007301 BK-PG 2706-1783	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/29/2005	Sales Price:	$190,800
Document #:	2005-093118 BK-PG 2706-1781	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/15/2005		
Document Type:	Corporation deed		
Legal Description:			

Lot: 31 Subdivision: BRENTWOODS PHASE TWO Map Ref: MB20 PG24&25
Abbreviated Description: REPLAT POR LOTS103 105 106 119&120 ST ANDREWS BAY DEVELOPMENT

Prior Transfer

Recording Date:	11/15/2005	Sales Price:	$190,800
Document #:		Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$3,932,300	Median # of Bedrooms	3
Median Lot Size	8,494 SF	Median # of Baths	2
Median Living Area	1,578 SF	Median Year Built	2006
Price Range - 2 Yrs	$145,000 to $369,900	Age Range	4 years to 68 years
Median Value	$253,000	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.47Mi.	**3606 GAME FARM RD** **PANAMA CITY, FL 32404-2039**	12/17/2024	$315,000	$131	2390	/3/2	1979	14,854 SF	
		APN: 11921-040-000 Document #: 2024072754 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 55&56 Subdivision: THE ST ANDREWS BAY DEVELOPMENT COMPANYS SUBDIVISIO MapRef: MB 6 PG 17 Sec/Twnship/ Range: S25T03SR14W Abbreviated Description: Lot:55&56 Subdivision:THE ST ANDREWS BAY DEVELOPMENT COMPANYS SUBDIVISIO Map Ref:MB 6 PG 17Sec/Twnship/Range:S25T03SR14W								
2	.42Mi.	**3731 AVON RD** **PANAMA CITY, FL 32404-3104**	11/13/2024	$325,000	$189	1715	/3/2	2021	7,187 SF	
		APN: 11953-015-000 Document #: 2024066322 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal:								
3	.35Mi.	**2600 WILLOW BROOK DR** **PANAMA CITY, FL 32404-3070**	10/15/2024	$240,000	$186	1288	/3/2.5	2005	7,541 SF	
		APN: 11954-960-109 Document #: 2024060458 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: AVONDALE ESTATES MapRef: MB 20 PG 47 Abbreviated Description: Lot:5 Subdivision:AVONDALE ESTATES Map Ref:MB 20 PG 47								
4	.47Mi.	**2645 AVONDALE CT** **PANAMA CITY, FL 32404-3090**	09/13/2024	$235,000	$177	1325	/4/2	2021	3,500 SF	
		APN: 11954-960-182 Document #: 2024054525 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Subdivision: AVONDALE ESTTAES MapRef: MB 20 PG 47 Abbreviated Description: Subdivision:AVONDALE ESTTAES Map Ref:MB 20 PG 47Abbreviated Description:SOUTH2 LOT41								
5	.46Mi.	**2603 AVONDALE CT** **PANAMA CITY, FL 32404-3090**	09/13/2024	$225,000	$197	1140	/3/2	2007	3,500 SF	
		APN: 11954-960-179 Document #: 2024054374 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 40 Subdivision: AVONDALE ESTATES MapRef: MB 20 PG 47 Abbreviated Description: Subdivision:AVONDALE ESTATES Map Ref:MB 20 PG 47Abbreviated Description:SOUTH2 LOT40								
6	.08Mi.	**3512 BRENTWOOD PL** **PANAMA CITY, FL 32404-3045**	09/11/2024	$369,000	$206	1783	/3/2	2005	17,646 SF	
		APN: 11954-951-270 Document #: 2024053981 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 76 Subdivision: BRENTWOODS PHASE TWO MapRef: MB 20 PG 24&25 Abbreviated Description: Lot:76 Subdivision:BRENTWOODS PHASE TWO Map Ref:MB 20 PG 24&25								
7	.07Mi.	**3547 BRENTWOOD PL** **PANAMA CITY, FL 32404-3045**	08/05/2024	$300,000	$180	1666	/3/2	2009	8,585 SF	
		APN: 11954-951-425 Document #: 2024046137 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 50 Subdivision: BRENTWOODS PHASE THREE MapRef: MB 21 PG 19&20 Abbreviated Description: Lot:50 Subdivision:BRENTWOODS PHASE THREE Map Ref:MB 21 PG 19&20								
8	.4Mi.	**2616 AVONDALE CT** **PANAMA CITY, FL 32404-3090**	06/17/2024	$269,900	$174	1549	/4/2.5	2006	3,500 SF	
		APN: 11954-960-165 Document #: 2024035509 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Subdivision: AVONDALE ESTATES MapRef: MB 20 PG 47 Abbreviated Description: Subdivision:AVONDALE ESTATES Map Ref:MB 20 PG 47Abbreviated Description:PORTION LOT33								
9	.51Mi.	**2622 AMELIA AVE** **PANAMA CITY, FL 32405-7060**	06/07/2024	$192,500	$176	1092	/3/1	1960	14,985 SF	
		APN: 12460-000-000 Document #: 2024033429 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Block: 21 Subdivision: HIGHLAND CITY Abbreviated Description: Lot:13 Block:21 Subdivision:HIGHLAND CITY								
10	.37Mi.	**2606 WILLOW BROOK DR** **PANAMA CITY, FL 32404-3070**	06/07/2024	$253,000	$160	1578	/4/2.5	2006	3,498 SF	

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APN: 11954-960-112 Document #: 2024033537
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: AVONDALE ESTATES MapRef: MB 20 PG 47 Abbreviated Description: Lot:6 Subdivision:AVONDALE ESTATES Map Ref:MB 20 PG 47

11	.41Mi.	**2731 BROOKWOOD AVE** **PANAMA CITY, FL 32404-3114**	05/01/2024	$200,000	$106	1870	/4/2.5	1988	12,720 SF

APN: 11950-010-000 Document #: 2024025421
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal:

12	.43Mi.	**2635 AVONDALE CT** **PANAMA CITY, FL 32404-3090**	04/03/2024	$265,000	$153	1730	/3/2	2009	7,000 SF

APN: 11954-960-187 Document #: 2024019138
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: AVONDALE ESTATES MapRef: MB 20 PG 47 Abbreviated Description: Subdivision:AVONDALE ESTATES Map Ref:MB 20 PG 47Abbreviated Description:PORTION LOT44

13	.56Mi.	**3423 GAME FARM RD** **PANAMA CITY, FL 32405-7038**	03/06/2024	$228,000	$116	1949	/3/1.5	1957	30,884 SF

APN: 12395-000-000 Document #: 2024012736
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Block: 20 Subdivision: HIGHLAND CITY Abbreviated Description: Block:20 Subdivision:HIGHLAND CITY Abbreviated Description:PORTION LOT16

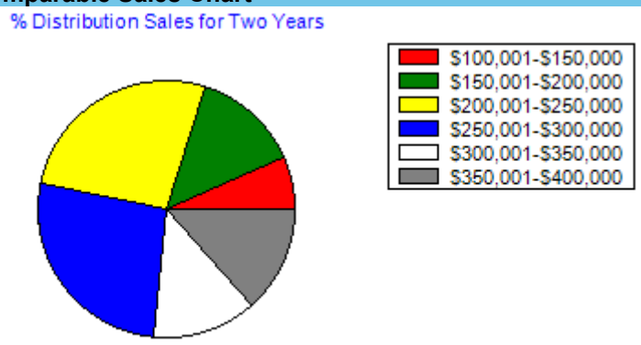
14	.45Mi.	**2722 TRANSMITTER RD** **PANAMA CITY, FL 32404-3161**	12/12/2023	$145,000	$93	1552	/4/2	1959	8,494 SF

APN: 11942-000-000 Document #: 2023076913
Document Type: Special Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: ANDREWS BAY DEVELOPMENT COMPANYS FLAT MapRef: MB 6 PG 17 Sec/Twnship/Range: S25T03SR14W Abbreviated Description: Lot:56 Subdivision:ANDREWS BAY DEVELOPMENT COMPANYS FLAT Map Ref:MB 6 PG 17Sec/Twnship/Range:S25T03SR14W

15	.25Mi.	**3415 DOUGLAS RD** **PANAMA CITY, FL 32405-7116**	12/12/2023	$369,900	$676	547	//	2008	44,780 SF

APN: 12761-000-000 Document #: 2023076911
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal:

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.

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.	**2403 OAKTREE CT**	**07/30/2020**	$220,510	$220,510	1,683	/3/2	2005	9,445 SF	
.01Mi.	**2405 OAKTREE CT**	**08/22/2024**	$236,677	$206,169	1,715	/3/2	2005	9,442 SF	
.01Mi.	**2401 OAKTREE CT**	**02/11/2005**	$213,421	$164,415	1,654	/3/2	2005	10,396 SF	
.02Mi.	**2407 OAKTREE CT**	**03/03/2022**	$247,928	$247,928	1,652	/3/2	2005	9,444 SF	
.03Mi.	**2400 MAPLE CT**	**05/14/2020**	$225,120	$225,120	1,563	/3/2	2004	8,059 SF	
.03Mi.	**3507 BRENTWOOD PL**	**09/02/2022**	$219,912	$172,536	1,627	/3/2	2004	8,330 SF	
.03Mi.	**2402 MAPLE CT**	**02/19/2021**	$230,749	$199,115	1,415	/3/2	2004	8,059 SF	
.03Mi.	**3509 BRENTWOOD PL**	**06/16/2020**	$222,749	$150,235	2,179	/3/2	2004	10,218 SF	
.04Mi.	**2409 OAKTREE CT**	**05/26/2021**	$293,200	$192,044	2,037	/4/2	2005	9,444 SF	Yes
.04Mi.	**2404 MAPLE CT**	**04/19/2022**	$256,178	$256,178	1,350	/3/2	2003	8,059 SF	Yes
.04Mi.	**2402 OAKTREE CT**	**05/23/2023**	$263,843	$263,843	1,856	/4/2	2005	9,539 SF	Yes
.04Mi.	**2404 OAKTREE CT**	**05/20/2005**	$286,016	$172,433	1,570	/3/2	2005	8,265 SF	
.04Mi.	**2406 OAKTREE CT**	**07/15/2005**	$235,752	$175,658	1,618	/3/2	2005	8,265 SF	Yes
.04Mi.	**3522 BRENTWOOD PL**	**01/28/2022**	$230,634	$230,634	1,547	/3/2	2005	6,803 SF	
.04Mi.	**3524 BRENTWOOD PL**	**02/20/2006**	$207,938	$154,555	1,684	/3/2	2006	6,798 SF	
.05Mi.	**3520 BRENTWOOD PL**	**05/08/2020**	$249,687	$218,405	1,837	/4/2	2005	6,808 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	63%

ICE SiteX Report

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Demographics & Income

Median Age:	40.2 years old	Households:	14,447
Median Household Income:	$66,740	Households w/Family:	73%
Household Income Per Capita:	$32,338	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Bay County School District	Students:	25,280
Number of Schools:	48	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.52Mi.	**Bay Virtual Franchise** Number of Students: 403 Student-Teacher Ratio: NA	B-	Public	KG - 12
4.52Mi.	**Bay Virtual Instruction (Course Offerings)** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
4.52Mi.	**Bay Virtual Instruction Program** Number of Students: 33 Student-Teacher Ratio: NA	NA	Public	KG - 11
1.54Mi.	**Cedar Grove Elementary School** Number of Students: 601 Student-Teacher Ratio: 14.66	F	Public	PK - 5
3.54Mi.	**Bay High School** Number of Students: 1,039 Student-Teacher Ratio: 22.94 Advanced Placement: Yes	B-	Public	9 - 12
4.37Mi.	**Merritt Brown Middle School** Number of Students: 621 Student-Teacher Ratio: 15.3	C-	Public	6 - 8

Flood Report

The Subject Property of **2403 OAKTREE CT, PANAMA CITY, FL 32404-3057** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	112%	HIGHER
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	49%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	116%	HIGHER
MURDER	100%	SIMILAR
OVERALL	67%	NOTABLY LOWER

Disaster Alerts

8/27/2023 - Hurricane Idalia 8/27/2023 - Tropical Storm Idalia 8/1/2024 - Hurricane Debby 8/1/2024 - Tropical Storm Debby 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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