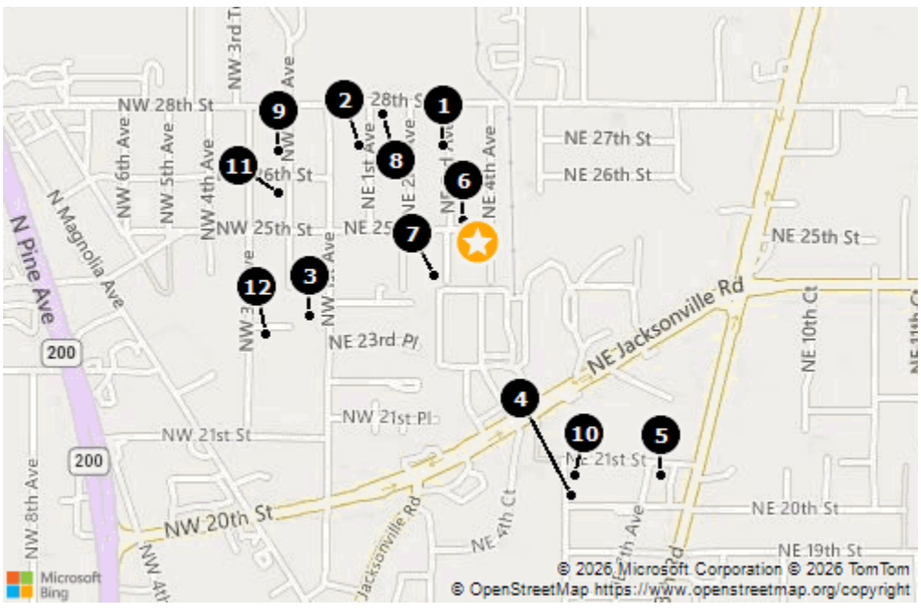
ICE SiteX Report

OrderID: 98729877

SiteX Property Information Report



Subject Property Location

2432 NE 4TH AVE, OCALA, FL 34470-3547

County:	**MARION FL**	Census Tract:	120830014.013003
Property Use:	Single Family Residential	Zoning:	R1;R1
Parcel Number:	24948-000-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$166,000**	FSD:	37	Common Confidence Score:	18
Value Range:	$104,580 - $227,420	ICE Confidence Score:	63		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1001
Assd Land Value:	$16,479	Market Land Value:	$16,479	Tax Year:	2025
Assd Improvement:	$99,954	Market Improvment Value:	$99,954	Total Taxable Value:	$2,309
Total Assessed Value:	$116,433	Total Assessor Market Value:	$116,433	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: F Map Ref: MAP: 178 Sec/Twnship/Range: SEC 05 TWN 15S RNG 22E
Abbreviated Description: SEC 05 TWP 15 RGE 22 PLAT BOOK G PAGE 050 MIRA MAR SUB BLK F LOT 6

Property Characteristics

Lot Size:	16,553 SF	Bedrooms:	3	Pool:	
Building Area:	1500 SF	Baths:	1	Fireplace:	
Year Built:	1964	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Block
Number of Units:	1	Garage Type:		Heating:	Heat Pump
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/00/2022	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: F Map Ref: MAP: 178 Sec/Twnship/Range: SEC 05 TWN 15S RNG 22E
Abbreviated Description: SEC 05 TWP 15 RGE 22 PLAT BOOK G PAGE 050 MIRA MAR SUB BLK F LOT 6

Prior Transfer

Recording Date:	12/30/2016	Sales Price:	N/A
Document #:	2016120810 BK-PG 05481-1576	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/07/2011	Sales Price:	$46,223
Document #:	2011019203 BK-PG 3459-1037	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/22/2011	Loan Amount:	N/A
Document #:	2011014568 BK-PG 5481-1576	Loan Type:	VA
TD Due Date:	03/01/2041	Type Finance:	

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Legal Description:
Lot: 6 Block: F Subdivision: MIRA MAR

Mortgage Record

Recording Date:	09/21/2007	Loan Amount:	N/A
Document #:	2007125050 BK-PG 4893-1510	Loan Type:	Credit Line (Revolving)
TD Due Date:	07/30/2037	Type Finance:	FIX

Legal Description:
Lot: 6 Block: F Subdivision: MIRA MAR

Prior Transfer

Recording Date:	09/20/2007	Sales Price:	$50,000
Document #:	2007124631 BK-PG 4782-1216	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/29/2007	Sales Price:	$35,000
Document #:	2007073295 BK-PG 4219-1216	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/03/2007	Loan Amount:	N/A
Document #:	2007061909 BK-PG 4782-1216	Loan Type:	Credit Line (Revolving)
TD Due Date:	05/01/2027	Type Finance:	VAR

Legal Description:
Lot: 6 Block: F Subdivision: MIRA MAR

Prior Transfer

Recording Date:	06/12/2006	Sales Price:	N/A
Document #:	2006094270 BK-PG 4467-0459	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/18/2006		
Document Type:			

Legal Description:
Lot: 6 Block: F Subdivision: MIRA MAR Map Ref: MB G PG50

Prior Transfer

Recording Date:	11/02/2005	Sales Price:	$31,700
Document #:	2005197459 BK-PG 3308-0212	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/25/2005	Loan Amount:	N/A
Document #:	2005191001 BK-PG 4219-1216	Loan Type:	Stand Alone Second
TD Due Date:	11/01/2020	Type Finance:	

Legal Description:
Lot: 6 Block: F Subdivision: MIRA MAR SUB Sec/Twnship/Range: S05T15R22

Mortgage Record

Recording Date:	07/09/2003	Loan Amount:	N/A
Document #:	2003-085371 BK-PG 3459-1037	Loan Type:	VA
TD Due Date:	07/01/2033	Type Finance:	

Legal Description:
Lot: 6 Block: F Subdivision: MIRA MAR

Mortgage Record

Recording Date:	12/24/2002	Loan Amount:	N/A
Document #:	2002-145137 BK-PG 3308-0212	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	OTH

Legal Description:
Lot: 6 Block: F Subdivision: MIRA MAR SUBDIVISION
City/Muni/Twp: OCALA

Area Sales Analysis

Total Area Sales	$1,801,000	Median # of Bedrooms	3
Median Lot Size	15,682 SF	Median # of Baths	1
Median Living Area	1,061 SF	Median Year Built	1964
Price Range - 2 Yrs	$65,000 to $192,500	Age Range	43 years to 78 years
Median Value	$162,500	Median Age	62 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**2624 NE 3RD AVE OCALA, FL 34470-3519**	10/14/2026	$65,000	$61	1056	/3/2	1965	13,939 SF	
		APN: 24911-000-00 Document #: 2026134843 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: C Subdivision: MIRA MAR SUBDIVISION MapRef: MB G PG 50 Abbreviated Description: Lot:14 Block:C Subdivision:MIRA MAR SUBDIVISION Map Ref:MB G PG 50								
2	.22Mi.	**2622 NE 1ST AVE OCALA, FL 34470-3549**	10/07/2026	$168,000	$206	814	/2/1	1964	13,939 SF	
		APN: 24876-000-00 Document #: 2026132215 Document Type: Price Code: R Land Use: Single Family Residential								

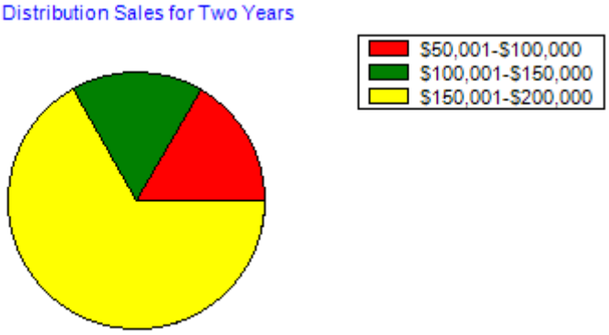
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	Legal: Lot: 3 Block: A Subdivision: MIRA MAR MapRef: MB G PG 50 Abbreviated Description: Lot:3 Block:A Subdivision:MIRA MAR Map Ref:MB G PG 50								
3	.26Mi.	**2242 NW 1ST AVE** **OCALA, FL 34475-9136**	08/25/2026	$100,000	$100	996	/2/1	1948	41,382 SF
	APN: 25291-000-00 Document #: 2026111187 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
4	.38Mi.	**605 NE 20TH ST** **OCALA, FL 34470-3652**	08/25/2026	$140,000	$218	640	/1/1	1948	11,326 SF
	APN: 2590-002-015 Document #: 2026111806 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: B Subdivision: GRAPELAND TERRACE MapRef: MB D PG 10 Abbreviated Description: Lot:15 Block:B Subdivision:GRAPELAND TERRACE Map Ref:MB D PG 10								
5	.42Mi.	**2023 NE 7TH AVE** **OCALA, FL 34470-3633**	08/14/2026	$165,000	$172	958	/2/1	1950	19,602 SF
	APN: 2590-001-001 Document #: 2026106423 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Block: A Subdivision: GRAPELAND TERRACE REVISED MapRef: MB D PG 53 Abbreviated Description: Lot:1&2 Block:A Subdivision:GRAPELAND TERRACE REVISED Map Ref:MB D PG 53								
6	.04Mi.	**2509 NE 3RD AVE** **OCALA, FL 34470-3518**	06/11/2026	$192,500	$124	1545	/3/2	1964	13,939 SF
	APN: 24922-000-00 Document #: 2026075721 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: D Subdivision: MIRA MAR MapRef: MB G PG 50 Abbreviated Description: Lot:8 Block:D Subdivision:MIRA MAR Map Ref:MB G PG 50								
7	.08Mi.	**2410 NE 3RD AVE** **OCALA, FL 34470-3521**	05/21/2026	$167,600	$148	1132	/3/2	1965	16,988 SF
	APN: 24952-000-00 Document #: 2026065741 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: G Subdivision: MIRA MAR MapRef: MB G PG 50 Abbreviated Description: Lot:4 Block:G Subdivision:MIRA MAR Map Ref:MB G PG 50								
8	.23Mi.	**2715 NE 1ST AVE** **OCALA, FL 34470-3548**	05/07/2026	$119,900	$64	1868	/3/2	1965	15,246 SF
	APN: 24882-000-00 Document #: 2026058726 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: B Subdivision: MIRA MAR MapRef: MB G PG 50 Abbreviated Description: Lot:1 Block:B Subdivision:MIRA MAR Map Ref:MB G PG 50								
9	.31Mi.	**2620 NW 2ND AVE** **OCALA, FL 34475-9306**	03/20/2026	$160,000	$109	1456	/3/1	1962	12,632 SF
	APN: 25168-000-00 Document #: 2026035315 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15-18 Block: L Subdivision: MARIMERE MapRef: MB C PG 29 Abbreviated Description: Lot:15-18 Block:L Subdivision:MARIMERE Map Ref:MB C PG 29								
10	.36Mi.	**608 NE 21ST ST** **OCALA, FL 34470-3651**	03/17/2026	$190,000	$146	1296	/3/2	1983	16,117 SF
	APN: 2590-002-001 Document #: 2026033301 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Block: B Subdivision: GRAPELAND TERRACE REVISED MapRef: MB D PG 53 Abbreviated Description: Lot:1&2 Block:B Subdivision:GRAPELAND TERRACE REVISED Map Ref:MB D PG 53								
11	.29Mi.	**208 NW 26TH ST** **OCALA, FL 34475-9336**	02/04/2026	$160,000	$155	1032	/3/1	1961	21,780 SF
	APN: 25183-000-00 Document #: 2026014004 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6-12 Subdivision: MARIMERE MapRef: MB C PG 29 Abbreviated Description: Lot:6-12 Subdivision:MARIMERE Map Ref:MB C PG 29								
12	.33Mi.	**2233 NW 3RD AVE** **OCALA, FL 34475-9202**	02/03/2026	$173,000	$162	1066	/2/1	1974	16,117 SF
	APN: 25312-001-00 Document #: 2026013233 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Subdivision: UBUILD HOMESITES MapRef: MB D PG 101 Abbreviated Description: Subdivision:UBUILD HOMESITES Map Ref:MB D PG 101Abbreviated Description:WEST160FT LOT17								

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.	**2432 NE 4TH AVE**	**07/00/2022**	$116,433	$116,433	1,500	/3/1	1964	16,553 SF	
.02Mi.	**2422 NE 4TH AVE**	**02/00/1994**	$154,980	$53,582	1,582	/3/2	1965	16,553 SF	
.03Mi.	**2431 NE 3RD AVE**	**04/00/2024**	$154,081	$67,846	1,424	/3/1	1965	16,553 SF	Yes
.03Mi.	**2510 NE 4TH AVE**	**11/00/1991**	$112,672	$44,146	1,395	/3/1	1964	13,939 SF	
.04Mi.	**2419 NE 3RD AVE**	**04/00/1999**	$117,648	$50,870	1,600	/3/2	1965	16,553 SF	
.04Mi.	**2509 NE 3RD AVE**	**05/00/2024**	$149,598	$149,598	1,545	/3/2	1964	13,939 SF	
.04Mi.	**2431 NE 4TH AVE**	**03/00/2018**	$145,336	$82,750	1,248	/3/2	1980	16,553 SF	Yes
.04Mi.	**2435 NE 4TH AVE**	**04/00/2010**	$138,429	$59,333	1,440	/4/2	1967	16,553 SF	Yes
.05Mi.	**2410 NE 4TH AVE**	**05/00/2003**	$133,790	$57,044	1,444	/3/2	1966	17,424 SF	
.05Mi.	**2421 NE 4TH AVE**	**05/00/2016**	$129,618	$55,381	1,248	/3/2	1980	16,553 SF	
.05Mi.	**2505 NE 4TH AVE**	**06/00/2001**	$123,892	$53,160	1,092	/3/1	1972	16,553 SF	
.05Mi.	**2520 NE 4TH AVE**	**07/00/2014**	$153,634	$88,394	1,447	/3/1	1964	13,939 SF	
.05Mi.	**2409 NE 3RD AVE**	**02/00/2022**	$156,624	$101,580	1,571	/3/2	1965	16,988 SF	
.06Mi.	**2519 NE 3RD AVE**	**07/00/2008**	$177,889	$115,705	1,496	/3/2	1963	13,939 SF	Yes
.06Mi.	**2407 NE 4TH AVE**	**01/00/2020**	$110,844	$43,305	952	/3/1	1962	16,553 SF	
.06Mi.	**2517 NE 4TH AVE**	**08/00/2025**	$118,351	$118,351	1,113	/3/1	1965	16,988 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	40.0 years old	Households:	10,700
Median Household Income:	$52,358	Households w/Family:	56%
Household Income Per Capita:	$29,082	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Marion County School District	Students:	46,352
Number of Schools:	62	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.34Mi.	**Vanguard High School** Number of Students: 1,684 Student-Teacher Ratio: 22.16 Advanced Placement: Yes	C	Public	9 - 12
1.55Mi.	**Howard Middle School** Number of Students: 917 Student-Teacher Ratio: 18.71	C+	Public	6 - 8
2.20Mi.	**Marion Virtual Franchise** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
0.60Mi.	**Oakcrest Elementary School** Number of Students: 631 Student-Teacher Ratio: 19.72	D-	Public	PK - 5
2.20Mi.	**Marion Elearning** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 5

Flood Report

The Subject Property of **2432 NE 4TH AVE, OCALA, FL 34470-3547** 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	165%	NOTABLY HIGHER
BURGLARY	133%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	162%	NOTABLY HIGHER
FORCIBLE ROBBERY	151%	NOTABLY HIGHER
AGGRAVATED ASSAULT	132%	NOTABLY HIGHER
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	155%	NOTABLY HIGHER
OVERALL	141%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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