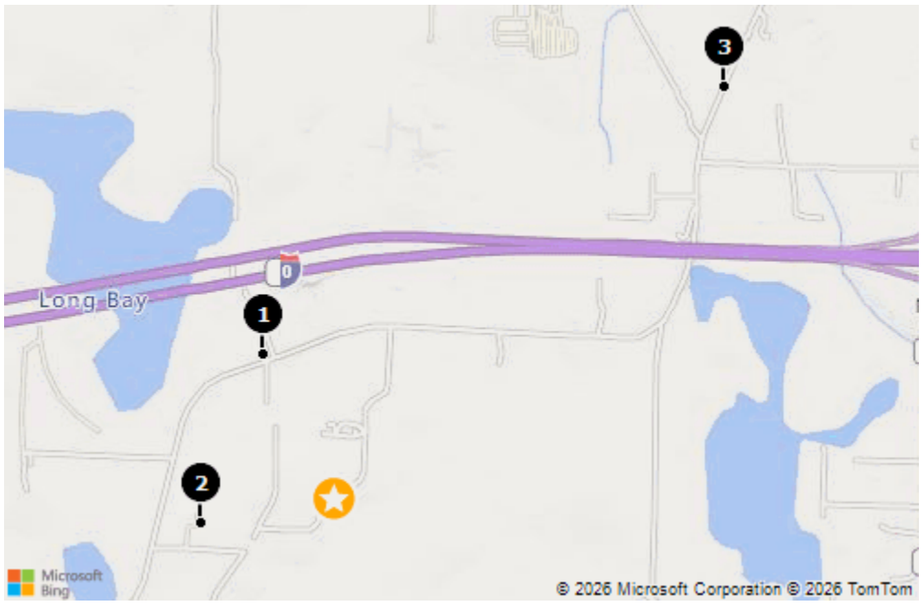
ICE SiteX Report

OrderID: 98738796

SiteX Property Information Report



Subject Property Location

2635 SPRINGHILL RD, BONIFAY, FL 32425-3313

County:	**HOLMES FL**	Census Tract:	120599604.031056
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	1014.00-000-000-016.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$194,000**	FSD:	12	Common Confidence Score:	59
Value Range:	$170,720 - $217,280	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:		Market Land Value:	$13,702	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$161,793	Total Taxable Value:	$1,229
Total Assessed Value:	$104,773	Total Assessor Market Value:	$175,495	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Sec/Twnship/Range: SEC 14 TWN 04S RNG 15W
Abbreviated Description: COM AT SE COR OF SE1/4 OF NW1/4 OF SEC 14 TH W 694.74 ALG S LINE OF SAID SE1/4 OF NW1/4 TO POB TH W 300.44 FT ALG LINE TO E

Property Characteristics

Lot Size:	2.030 AC	Bedrooms:		Pool:	
Building Area:	1624 SF	Baths:	2	Fireplace:	
Year Built:	1994	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	N
Style:	4	Basement:		Roof Cover:	Metal
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/19/2026	Sales Price:	N/A
Document #:	202630000613 BK-PG 670-220	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/29/2024	Sales Price:	N/A
Document #:	202430000903 BK-PG 673-401	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/28/2024		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/29/2024	Sales Price:	N/A
Document #:	BK-PG 673 -401	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Sec/Twnship/Range: SEC 14 TWN 04S RNG 15W
Abbreviated Description: COM AT SE COR OF SE1/4 OF NW1/4 OF SEC 14 TH W 694.74 ALG S LINE OF SAID SE1/4 OF NW1/4 TO POB TH W 300.44 FT ALG LINE TO E

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Prior Transfer

Recording Date:	12/15/2023	Sales Price:	$150,000
Document #:	202330005394 BK-PG 670-218	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/15/2023		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/13/2023	Sales Price:	$150,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/04/2022	Sales Price:	$110,000
Document #:	202230001616 BK-PG 640-16	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/30/2022		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/09/2020	Sales Price:	N/A
Document #:	202030004357 BK-PG 351-247	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/06/2020	Sales Price:	$40,000
Document #:	202030004345 BK-PG 612-215	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/06/2020		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/10/2010	Sales Price:	N/A
Document #:	201030009368 BK-PG 0467-0191	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/05/2010		
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/05/2004	Loan Amount:	N/A
Document #:	97718 BK-PG 0351-0247	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	02/01/2024	Type Finance:	
Legal Description:			

Abbreviated Description: PRIOR REF 2004000512 01/23/2004

Area Sales Analysis

Total Area Sales	$152,000	Median # of Bedrooms	
Median Lot Size	141,571 SF	Median # of Baths	2
Median Living Area	1,344 SF	Median Year Built	2013
Price Range - 2 Yrs	$45,000 to $57,000	Age Range	2 years to 24 years
Median Value	$50,000	Median Age	13 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.49Mi.	**2597 URMAN LN** **BONIFAY, FL 32425-3318**	10/08/2026	$57,000	$42	1344	//2	2024	451,719 SF	
2	.38Mi.	**2656 DOGWOOD LN** **BONIFAY, FL 32425-3310**	06/11/2026	$50,000	$32	1560	//2	2002	108,900 SF	
3	.28Mi.	**2013 SPRING HILL RD** **BONIFAY, FL 32425-**	10/17/2025	$45,000			//		141,571 SF	

APN: 1014.00-000-000-004.200 Document #: 202630004033
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Sec/Twnship/Range: S14T04NR15W Abbreviated Description: Sec/Twnship/Range:S14T04NR15W

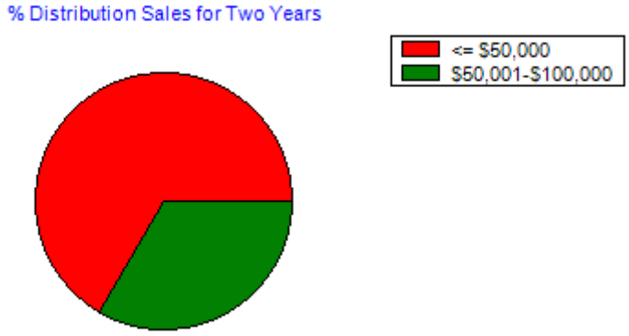
APN: 1015.00-000-000-007.000 Document #: 202630002354
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal:

APN: 1014.00-000-000-002.190 Document #: 202530004537
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 8 Subdivision: SPRING HILL SUBDIVISION Sec/Twnship/Range: NW4 S14T04NR15W Abbreviated Description: Lot:8 Subdivision:SPRING HILL SUBDIVISION Sec/Twnship/Range:NW4 S14T04NR15W

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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.	**2635 SPRINGHILL RD**	**02/29/2024**	$175,495	$104,773	1,624	//2	1994	2 SF	
.08Mi.	**2627 SPRINGHILL RD**	**07/06/2022**	$38,397	$27,260	924	//2	1995	4 SF	
.12Mi.	**2650 SPRINGHILL RD**	**04/06/2020**	$162,740	$132,247	1,800	//2	2021	2 SF	
.14Mi.	**2649 SPRINGHILL RD**	**04/23/1996**	$111,032	$83,164	1,440	//2	2001	5 SF	
.17Mi.	**2621 SPRINGHILL RD**	**12/30/2004**	$53,024	$38,683	1,344	//2	1996	2 SF	
.19Mi.	**2614 SPRINGHILL RD**	**02/23/2020**	$231,652	$231,652				6 SF	
.27Mi.	**2654 DOGWOOD LN**	**09/13/2005**	$30,692	$30,348				2 SF	
.28Mi.	**2013 SPRING HILL RD**	**10/15/2025**	$26,986	$26,986				3 SF	
.32Mi.	**2913 LEE RD**	**01/26/2024**	$278,037	$72,705	840	//2	2023	85 SF	
.32Mi.	**2613 PETTIS LN**	**12/07/2006**	$53,870	$34,023	1,620	//2	2006	1 SF	
.37Mi.	**2614 PETTIS LN**	**02/24/2017**	$32,131	$21,410	2,422	//1.5	1966	2 SF	
.37Mi.	**2611 HIGHWAY 173**	**04/29/1994**	$30,375	$26,828	960	//1	1950	5 SF	
.38Mi.	**2656 DOGWOOD LN**	**10/28/2022**	$52,788	$39,194	1,560	//2	2002	3 SF	
.39Mi.	**2895 LEE RD**	**01/04/2000**	$50,802	$36,296	1,646	//2	1950	3 SF	
.4Mi.	**2639 HIGHWAY 173**	**09/19/2012**	$70,187	$50,988	1,848	/3/2	1992	3 SF	
.46Mi.	**2596 HIGHWAY 173**	**07/12/2024**	$92,258	$92,258	1,680	//2	2002	3 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	43.8 years old	Households:	5,382
Median Household Income:	$44,357	Households w/Family:	61%
Household Income Per Capita:	$25,056	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Holmes County School District	Students:	3,013
Number of Schools:	10	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.99Mi.	**Holmes Virtual-District Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
14.61Mi.	**Ponce de Leon Elementary School** Number of Students: 272 Student-Teacher Ratio: 13.6	C-	Public	PK - 5
14.64Mi.	**Ponce de Leon High School** Number of Students: 298 Student-Teacher Ratio: 15.51	C	Public	6 - 12
12.03Mi.	**Bethlehem High School** Number of Students: 363 Student-Teacher Ratio: 13.96	C-	Public	PK - 12
3.99Mi.	**Holmes Virtual-Franchise Flvs** Number of Students: 20 Student-Teacher Ratio: NA	C+	Public	KG - 12
3.99Mi.	**Holmes Virtual-Vendor Instruction Program** Number of Students: NA	NA	Public	KG - 8

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Student-Teacher Ratio: NA			
2.53Mi. **Holmes County High School** Number of Students: 464 Student-Teacher Ratio: 16	C	Public	9 - 12
16.12Mi. **Poplar Springs High School** Number of Students: 415 Student-Teacher Ratio: 14.91	C	Public	PK - 12

Flood Report

The Subject Property of **2635 SPRINGHILL RD, BONIFAY, FL 32425-3313** 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	100%	SIMILAR
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	100%	SIMILAR
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	116%	HIGHER
OVERALL	110%	HIGHER

Disaster Alerts

10/6/2026 - Hurricane Isaias

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