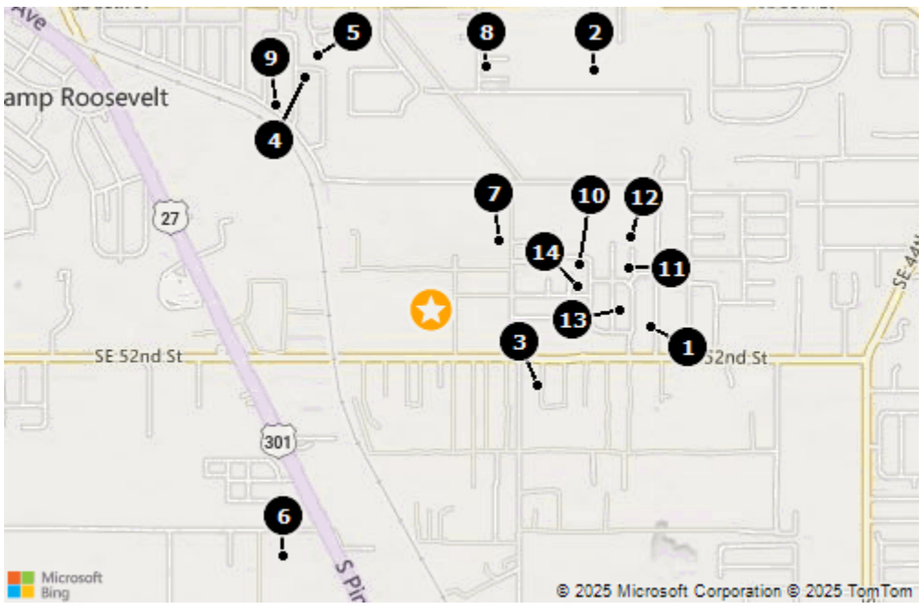
ICE SiteX Report

OrderID: 96256044

SiteX Property Information Report



Subject Property Location

2801 SE 50TH ST, OCALA, FL 34480-8498

County:	**MARION FL**	Census Tract:	120830023.023039
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	3142-227-004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$216,000**	FSD:	13
Value Range:	$187,920 - $244,080	Confidence Score:	87

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	9001
Assd Land Value:	$14,260	Market Land Value:	$14,260	Tax Year:	2024
Assd Improvement:	$155,865	Market Improvment Value:	$155,865	Total Taxable Value:	$2,960
Total Assessed Value:	$170,125	Total Assessor Market Value:	$170,125	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 227 Subdivision: FLORIDA ORANGE GROVE Map Ref: MAP: 197 Sec/Twnship/Range: SEC 34 TWN 15S RNG 22E
Abbreviated Description: SEC 34 TWP 15 RGE 22

Property Characteristics

Lot Size:	13,504 SF	Bedrooms:	5	Pool:	
Building Area:	1924 SF	Baths:	3	Fireplace:	
Year Built:	1962	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:		Heating:	Heat Pump
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	K
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	10/06/2023	Loan Amount:	N/A
Document #:	2023129423 BK-PG 8163-1250	Loan Type:	FHA
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:
Lot: 227 Subdivision: FLORIDA ORANGE GROVE CORPORATION
Abbreviated Description: PORTION LOT227

Prior Transfer

Recording Date:	08/22/2023	Sales Price:	N/A
Document #:	2023108550 BK-PG 7952-937	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/30/2022	Loan Amount:	N/A
Document #:	2022180176 BK-PG 7952-937	Loan Type:	FHA
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:
Lot: 227 Subdivision: FLORIDA ORANGE GROVE CORPORATION
Abbreviated Description: PORTION LOT227

Prior Transfer

Recording Date:	12/30/2022	Sales Price:	$257,000

ICE SiteX Report

OrderID: 96256044

Document #:	2022180175 BK-PG 7952-935	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/28/2022		
Document Type:			

Legal Description:
Lot: 227 Subdivision: FLORIDA ORANGE GROVE CORPORATION Map Ref: MB B PG 222
Abbreviated Description: PORTION LOT227

Prior Transfer

Recording Date:	12/01/2022	Sales Price:	$257,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/28/2022	Sales Price:	$156,000
Document #:	2022095003 BK-PG 7804-1418	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/13/2022	Sales Price:	$145,000
Document #:	2022086654 BK-PG 7804-1416	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/27/2022		
Document Type:			

Legal Description:
Lot: 227 Subdivision: FLORIDA ORANGE GROVE CORPORATION Map Ref: MB B PG 222
Abbreviated Description: PORTION LOT227

Prior Transfer

Recording Date:	05/00/2022	Sales Price:	$145,000
Document #:	BK-PG 7952 -935	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 227 Subdivision: FLORIDA ORANGE GROVE Map Ref: MAP: 197 Sec/Twnship/Range: SEC 34 TWN 15S RNG 22E
Abbreviated Description: SEC 34 TWP 15 RGE 22

Prior Transfer

Recording Date:	04/29/2015	Sales Price:	$75,000
Document #:	2015039586 BK-PG 6204-0072	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/27/2015		
Document Type:			

Legal Description:
Lot: 227 Subdivision: FLORIDA ORANGE GROVE CORPORATION Map Ref: MB B PG222

Prior Transfer

Recording Date:	01/30/2009	Sales Price:	$84,900
Document #:	2009008240 BK-PG 5150-1824	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/28/2009		
Document Type:			

Legal Description:
Lot: 227 Subdivision: FLORIDA ORANGE GROVE CORPORATION Map Ref: MB B PG222

Prior Transfer

Recording Date:	04/30/2008	Sales Price:	$55,000
Document #:	2008044558 BK-PG 5026-1233	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/24/2008		
Document Type:			

Legal Description:
Lot: 227 Subdivision: FLORIDA ORANGE GROVE CORPORATION Map Ref: MB B PG222
Abbreviated Description: WEST103.4 FT N2 LOT27 AKA LOT4 RIDGE VIEW

Prior Transfer

Recording Date:	06/20/2005	Sales Price:	$132,000
Document #:	2005105935 BK-PG 4075-0710	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/02/2005		
Document Type:			

Legal Description:
Lot: 227 Subdivision: FLORIDA ORANGE GROVE CORPORATION Map Ref: MB B PG222
Abbreviated Description: WEST103.4 FT N2 LOT227

Prior Transfer

Recording Date:	07/07/2004	Sales Price:	$44,000
Document #:	2004094037 BK-PG 3761-0104	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/18/2004		
Document Type:			

Legal Description:
Lot: 227 Subdivision: FLORIDA ORANGE GROVE CORP Map Ref: MB B PG222
Abbreviated Description: WEST103.4 FT N2 LOT227 AKA LOT4 RIDGE VIEW

Prior Transfer

Recording Date:	03/15/2004	Sales Price:	$29,900
Document #:	2004033064 BK-PG 3663-0005	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/12/2004		
Document Type:			

Legal Description:
Lot: 227 Subdivision: FLORIDA ORANGE GROVE CORPORATION Map Ref: MB B PG222
Abbreviated Description: WEST103.4 FT N2 LOT227 AKA LOT4 RIDGE VIEW

ICE SiteX Report

OrderID: 96256044

Prior Transfer

Recording Date:	07/01/2003	Sales Price:	$4,610
Document #:	2003-082224 BK-PG 3454-0579	Type of Sale:	Full Amount on Deed
Contract Date:	06/25/2003		
Document Type:			

Legal Description:
Lot: 227 Map Ref: MB B PG222 Sec/Twnship/Range: S34T15R22
Abbreviated Description: WEST103.4 FT N2 LOT227

Area Sales Analysis

Total Area Sales	$4,526,900	Median # of Bedrooms	3
Median Lot Size	20,909 SF	Median # of Baths	2
Median Living Area	1,852 SF	Median Year Built	1984
Price Range - 2 Yrs	$77,500 to $753,000	Age Range	7 years to 64 years
Median Value	$287,500	Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.62Mi.	**5060 SE 35TH AVE** **OCALA, FL 34480-8417**	12/02/2025	$109,500	$73	1496	/3/2	1985	20,909 SF	Yes
		APN: 31311-004-04 Document #: 2025158639 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: D Subdivision: SILVER OAKS ESTATES MapRef: MB V PG 77 Abbreviated Description: Lot:4 Block:D Subdivision:SILVER OAKS ESTATES Map Ref:MB V PG 77								
2	.82Mi.	**3261 SE 41ST PL** **OCALA, FL 34480-5786**	10/20/2025	$470,000	$140	3349	/4/3	1980	108,900 SF	Yes
		APN: 3142-036-000 Document #: 2025139628 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Subdivision: FLORIDA ORANGE GROVE CORPORATION MapRef: MB B PG 222 Abbreviated Description: Lot:36 Subdivision:FLORIDA ORANGE GROVE CORPORATION Map Ref:MB B PG 222								
3	.36Mi.	**5224 SE 31ST AVE** **OCALA, FL 34480-7656**	10/20/2025	$77,500	$60	1280	/2/1	1961	20,909 SF	
		APN: 3582-122-019 Document #: 2025140101 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19-21 Subdivision: HIGH VIEW SUBDIVISION MapRef: MB F PG 71 Abbreviated Description: Lot:19-21 Subdivision:HIGH VIEW SUBDIVISION Map Ref:MB F PG 71								
4	.75Mi.	**4085 SE 23RD TER** **OCALA, FL 34480-7163**	08/27/2025	$450,000	$182	2466	/5/3	1984	27,007 SF	Yes
		APN: 3125-003-007 Document #: 2025115160 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: C Subdivision: SHADOW WOODS FIRST ADDITION MapRef: MB T PG 83&84 Abbreviated Description: Lot:7 Block:C Subdivision:SHADOW WOODS FIRST ADDITION Map Ref:MB T PG 83&84								
5	.79Mi.	**3974 SE 24TH CT** **OCALA, FL 34480-8822**	08/18/2025	$380,000	$209	1818	/3/2	1996	16,988 SF	Yes
		APN: 3123-008-000 Document #: 2025110041 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Subdivision: SHADY GLYNN MapRef: MB 2 PG 163&164 Abbreviated Description: Lot:8 Subdivision:SHADY GLYNN Map Ref:MB 2 PG 163&164								
6	.81Mi.	**5995 SE 22ND AVE** **OCALA, FL 34480-6127**	07/25/2025	$753,000	$308	2438	/3/3	2018	96,268 SF	Yes
		APN: 35983-000-01 Document #: 2025100061 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
7	.27Mi.	**4710 SE 30TH CT** **OCALA, FL 34480-7271**	07/18/2025	$427,000	$212	2011	/3/2	1976	53,143 SF	Yes
		APN: 3142-096-000 Document #: 2025096538 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 96 Subdivision: FLORIDA ORANGE GROVE CORPORATION MapRef: MB B PG 222 Abbreviated Description: Lot:96 Subdivision:FLORIDA ORANGE GROVE CORPORATION Map Ref:MB B PG 222								
8	.71Mi.	**2970 SE 40TH ST** **OCALA, FL 34480-8432**	05/30/2025	$285,000	$151	1885	/3/2	1990	13,068 SF	Yes
		APN: 31290-002-08 Document #: 2025072288 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: B Subdivision: HAWKS II MapRef: MB 1 PG 55&56 Abbreviated Description: Lot:8 Block:B Subdivision:HAWKS II Map Ref:MB 1 PG 55&56								
9	.73Mi.	**2323 SE 40TH STREET RD** **OCALA, FL 34480-7130**	05/13/2025	$279,900	$158	1771	/3/2	1983	27,878 SF	
		APN: 3125-002-001 Document #: 2025063661 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: B Subdivision: SHADOW WOODS FIRST ADDITION Abbreviated Description: Lot:1 Block:B Subdivision:SHADOW WOODS FIRST ADDITION								
10	.44Mi.	**4780 SE 33RD AVE** **OCALA, FL 34480-8436**	05/05/2025	$325,000	$207	1565	/3/1	1991	13,939 SF	Yes
		APN: 31309-002-00 Document #: 2025059565 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: SOUTH OAK FOREST MapRef: MB 2 PG 43&44 Abbreviated Description: Lot:2 Subdivision:SOUTH OAK FOREST Map Ref:MB 2 PG 43&44								
11	.57Mi.	**4830 SE 34TH TER** **OCALA, FL 34480-9332**	04/29/2025	$205,000	$105	1940	/3/2	1998	12,632 SF	
		APN: 31310-001-00 Document #: 2025056068 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 96256044

Legal: Lot: 1 Subdivision: OAK CENTRE MapRef: MB 2 PG 102&103 Abbreviated Description: Lot:1 Subdivision:OAK CENTRE Map Ref:MB 2 PG 102&103

12	.62Mi.	**3400 SE 45TH ST** **OCALA, FL 34480-9311**	04/21/2025	$240,000	$89	2673	/3/3	1982	97,139 SF	

APN: 31310-005-00 Document #: 2025051440
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: OAK CENTRE MapRef: MB 2 PG 102 Abbreviated Description: Lot:5 Subdivision:OAK CENTRE Map Ref:MB 2 PG 102

13	.53Mi.	**5005 SE 33RD TER** **OCALA, FL 34480-8427**	02/21/2025	$290,000	$208	1388	/3/2	1985	10,890 SF	Yes

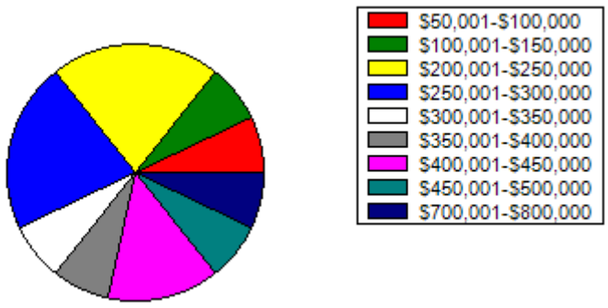
APN: 3131-003-004 Document #: 2025024167
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: C Subdivision: SOUTH OAK MapRef: MB U PG 89 Abbreviated Description: Lot:4 Block:C Subdivision:SOUTH OAK Map Ref:MB U PG 89

14	.42Mi.	**4913 SE 32ND CT** **OCALA, FL 34480-8410**	01/13/2025	$235,000	$176	1328	/3/2	1984	10,890 SF	

APN: 3131-006-019 Document #: 2025004760
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: F Subdivision: SOUTH OAK Abbreviated Description: Lot:19 Block:F Subdivision:SOUTH OAK

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.	**2801 SE 50TH ST**	**05/00/2022**	$170,125	$170,125	1,924	/5/3	1962	13,504 SF	
.02Mi.	**2811 SE 50TH ST**	**05/00/2023**	$83,453	$83,453	960	/2/2	1955	13,504 SF	
.04Mi.	**4960 SE 28TH CT**	**09/00/2003**	$177,393	$75,661	1,507	/3/2	1983	1 SF	
.04Mi.	**2833 SE 50TH ST**	**09/00/2008**	$226,177	$130,284	1,657	/3/2	2006	13,504 SF	
.06Mi.	**2855 SE 50TH ST**	**07/00/2008**	$133,010	$109,143	1,456	/3/2	1982	13,504 SF	
.06Mi.	**4930 SE 28TH CT**	**02/00/2023**	$210,535	$210,535	1,508	/3/2	1981	1 SF	Yes
.06Mi.	**2787 SE 52ND ST**	**03/00/2020**	$272,955	$189,963	2,042	/3/2	1982	1 SF	
.06Mi.	**2780 SE 48TH ST**	**02/00/2020**	$461,821	$343,196	2,024	/3/2	1978	5 SF	
.07Mi.	**5090 SE 28TH CT**	**06/00/2019**	$291,446	$183,343	1,953	/3/2	1977	3 SF	Yes
.08Mi.	**2742 SE 48TH ST**	**01/00/2019**	$399,769	$231,994	2,630	/3/2	2013	1 SF	Yes
.09Mi.	**2850 SE 48TH ST**	**06/00/2007**	$256,519	$104,125	2,368	/3/2	1965	2 SF	
.09Mi.	**2751 SE 52ND ST**	**04/00/2018**	$254,336	$96,278	1,442	/2/1	1983	3 SF	
.1Mi.	**4880 SE 28TH CT**	**06/00/2007**	$227,272	$126,546	1,676	/3/2	1997	35,719 SF	
.11Mi.	**2781 SE 52ND ST**	**07/00/1988**	$104,206	$45,861	1,069	/2/1	1982	42,689 SF	
.11Mi.	**2701 SE 52ND ST**	**11/00/2022**	$195,424	$90,595	748	/2/1	1989	3 SF	
.11Mi.	**2720 SE 48TH ST**	**04/00/1984**	$292,248	$128,644	2,283	/3/2	1984	1 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	41.9 years old	Households:	9,344
Median Household Income:	$75,341	Households w/Family:	72%
Household Income Per Capita:	$39,677	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Marion County School District	Students:	41,177
Number of Schools:	62	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade

ICE SiteX Report

OrderID: 96256044

3.37Mi. **Marion Virtual Franchise** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
3.41Mi. **Marion Elearning** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 5
2.28Mi. **Shady Hill Elementary School** Number of Students: 553 Student-Teacher Ratio: 14.55	B	Public	PK - 5
3.72Mi. **Osceola Middle School** Number of Students: 975 Student-Teacher Ratio: 21.2	A-	Public	6 - 8
1.99Mi. **Forest High School** Number of Students: 2,282 Student-Teacher Ratio: 25.08 Advanced Placement: Yes	C+	Public	9 - 12

Flood Report

The Subject Property of **2801 SE 50TH ST, OCALA, FL 34480-8498** 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	105%	SIMILAR
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	54%	NOTABLY LOWER
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	97%	SIMILAR
OVERALL	74%	NOTABLY LOWER

Disaster Alerts

8/1/2024 - Hurricane Debby 8/1/2024 - Tropical Storm Debby 9/23/2024 - Hurricane Helene 9/23/2024 - Tropical Storm Helene 10/5/2024 - Hurricane Milton 10/5/2024 - urricane Milton

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2025 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2025 Intercontinental Exchange, Inc. All Rights Reserved.