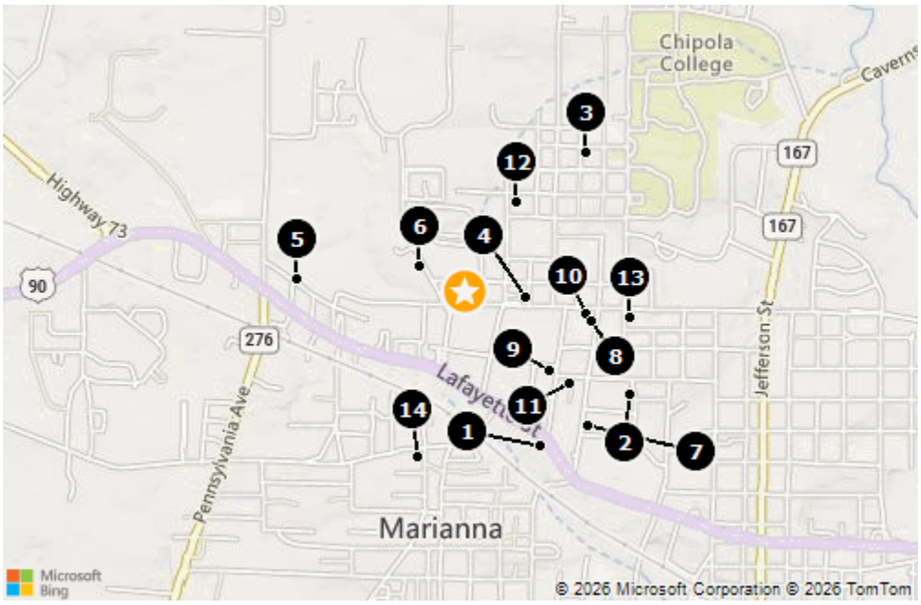
ICE SiteX Report

OrderID: 98671623

SiteX Property Information Report



Subject Property Location

3006 8TH ST, MARIANNA, FL 32446-1901

County:	**JACKSON FL**	Census Tract:	120632105.002044
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	33-5N-10-0304-0260-0100	Thomas Bros Pg-Grid:	

Valuation

Value:	**$156,000**	FSD:	14	Common Confidence Score:	52
Value Range:	$134,160 - $177,840	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	010
Assd Land Value:	$18,000	Market Land Value:	$18,000	Tax Year:	2025
Assd Improvement:	$100,533	Market Improvment Value:	$100,533	Total Taxable Value:	
Total Assessed Value:	$118,533	Total Assessor Market Value:	$118,533	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DBV

Assessment Legal Description

Lot: 7-10 Block: 26 Subdivision: NORTH HIGHLANDS Sec/Twnship/Range: SEC 33 TWN 05N RNG 10W
Abbreviated Description: OR 197 P 943 NORTH 10 FT OF W 12.5 FT OF LOT 7 & N 10 FT OF LOTS 8 & 9 AND ALL OF LOT 10 BLK 26 NORTH HIGHLANDS... OR 309 P 9

Property Characteristics

Lot Size:	8,973 SF	Bedrooms:	3	Pool:	
Building Area:	1066 SF	Baths:	1	Fireplace:	
Year Built:	1948	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	5
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/28/2023	Sales Price:	$175,000
Document #:	202332008774 BK-PG 1803-535	Type of Sale:	Full Amount on Deed
Contract Date:	08/25/2023		
Document Type:			

Legal Description:
Lot: 7-10 Block: 26 Subdivision: NORTH HIGHLANDS SUBDIVISION
Abbreviated Description: PORTION LOTS7-9
City/Muni/Twp: MARIANNA

Prior Transfer

Recording Date:	08/28/2023	Sales Price:	N/A
Document #:	202332008773 BK-PG 1803-533	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/22/2023		
Document Type:			

Legal Description:
Lot: 7-10 Block: 26 Subdivision: NORTH HIGHLANDS SUBDIVISION
Abbreviated Description: PORTION LOTS7-10; PRIOR REF: 202132012676
City/Muni/Twp: MARIANNA

Prior Transfer

Recording Date:	08/24/2023	Sales Price:	$175,000
Document #:	BK-PG 1803 -535	Type of Sale:	Qualified Sale
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 7-10 Block: 26 Subdivision: NORTH HIGHLANDS Sec/Twnship/Range: SEC 33 TWN 05N RNG 10W
Abbreviated Description: OR 197 P 943 NORTH 10 FT OF W 12.5 FT OF LOT 7 & N 10 FT OF LOTS 8 & 9 AND ALL OF LOT 10 BLK 26 NORTH HIGHLANDS... OR 309 P 9

Prior Transfer

Recording Date:	10/13/2021	Sales Price:	$10,000
Document #:	202132012676 BK-PG 1719-197	Type of Sale:	Full Amount on Deed
Contract Date:	10/11/2021		
Document Type:			

Legal Description:
Lot: 7-10 Block: 26 Section: 33 Subdivision: NORTH HIGHLANDS Map Ref: OG 197 PG 943
Abbreviated Description: PORTION LOTS7-9

Prior Transfer

Recording Date:	08/09/2021	Sales Price:	N/A
Document #:	202132009841 BK-PG 914-338	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/02/2021	Sales Price:	$36,500
Document #:	202132009528 BK-PG 1708-916	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/02/2021		
Document Type:			

Legal Description:
Lot: 7-10 Block: 26 Subdivision: NORTH HIGHLANDS SUBDIVISION
Abbreviated Description: PORTION LOTS7-10
City/Muni/Twp: MARIANNA

Prior Transfer

Recording Date:	03/11/2019	Sales Price:	N/A
Document #:	201932003260 BK-PG 1074-0581	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/22/2006	Loan Amount:	N/A
Document #:	2006005229 BK-PG 1074-0581	Loan Type:	Unknown
TD Due Date:	04/06/2021	Type Finance:	

Legal Description:
Lot: 7-10 Block: 26 Subdivision: SUBDIVISION NORTH HIGHLANDS
City/Muni/Twp: MARIANNA

Mortgage Record

Recording Date:	05/27/2003	Loan Amount:	N/A
Document #:	2003007487 BK-PG 0914-0338	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 7-10 Block: 26 Subdivision: NORTH HIGHLANDS SUBDIVISION
Abbreviated Description: NORTH10 FT W12 1/2 FT LOT7 & N10 FT LOTS8&9
City/Muni/Twp: MARIANNA

Prior Transfer

Recording Date:	11/22/2000	Sales Price:	N/A
Document #:	00015840 BK-PG 0796-0079	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/22/2000		
Document Type:			

Legal Description:
Lot: 7-10 Block: 26 Subdivision: NORTH HIGHLANDS SUBDIVISION Sec/Twnship/Range: SEC 33 TWN 5N RNG 10W
Abbreviated Description: OR 197 P 943 NORTH 10 FT OF W
City/Muni/Twp: MARIANNA

Area Sales Analysis

Total Area Sales	$2,215,000	Median # of Bedrooms	
Median Lot Size	15,291 SF	Median # of Baths	2
Median Living Area	1,588 SF	Median Year Built	1940
Price Range - 2 Yrs	$72,000 to $271,500	Age Range	57 years to 121 years
Median Value	$157,300	Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.49Mi.	**4309 LAFAYETTE ST** **MARIANNA, FL 32446-2982**	08/10/2026	$212,000	$71	2950	//3	1905	30,067 SF	
		APN: 04-4N-10-0000-0190-0000 Document #: 202632009510 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
2	.53Mi.	**2955 SYLVIA DR** **MARIANNA, FL 32446-2993**	08/06/2026	$120,000	$92	1302	6/3/2	1932	20,207 SF	
		APN: 04-4N-10-0451-00A0-0260 Document #: 202632009369 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28&29 Block: A Subdivision: WEST PARK SUBDIVISION MapRef: MB A PG 28 Abbreviated Description: Lot:28&29 Block:A Subdivision:WEST PARK SUBDIVISION Map Ref:MB A PG 28								
3	.51Mi.	**4327 8TH AVE** **MARIANNA, FL 32446-2044**	07/16/2026	$170,000	$96	1756	/2/2	1955	22,477 SF	
		APN: 33-5N-10-0421-00J0-0070 Document #: 202632008426								

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7-9 Block: J Section: 33 Subdivision: WALTER R DAVIS SUBDIVISION Abbreviated Description: Lot:7-9 Block:J Section:33 Subdivision:WALTER R DAVIS SUBDIVISION City/Muni/Twp:MARIANNA City/Muni/Twp: MARIANNA

4	.17Mi.	**3007 5TH ST** **MARIANNA, FL 32446-2134**	07/01/2026	$155,000	$140	1100	6/3/1	1942	4,836 SF

APN: 33-5N-10-0304-0280-0042 Document #: 202632007819
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4&5 Block: 28 Subdivision: NORTH HIGHLANDS SUBDIVISION MapRef: MB 32-A PG 2 Abbreviated Description: Lot:4&5 Block:28 Subdivision:NORTH HIGHLANDS SUBDIVISION Map Ref:MB 32-A PG 2

5	.47Mi.	**4166 BALTZELL ST** **MARIANNA, FL 32446-8217**	05/26/2026	$106,000	$90	1169	//1	1910	12,986 SF

APN: 05-4N-10-0022-00F0-0040 Document #: 202632006123
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1,2,15&16 Subdivision: BALTZELL ADDITION Abbreviated Description: Lot:1,2,15&16 Subdivision:BALTZELL ADDITION City/Muni/Twp:MARIANNA City/Muni/Twp: MARIANNA

6	.16Mi.	**3021 CARTERS MILL RD** **MARIANNA, FL 32446-1902**	05/08/2026	$72,000	$78	912	//1	1944	17,792 SF

APN: 33-5N-10-0025-0000-0120 Document #: 202632005299
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12-14 Subdivision: BALTZELL COLORED ADDITION Abbreviated Description: Lot:12-14 Subdivision:BALTZELL COLORED ADDITION City/Muni/Twp:MARIANNA City/Muni/Twp: MARIANNA

7	.51Mi.	**2936 RUSS ST** **MARIANNA, FL 32446-2960**	04/20/2026	$265,000	$132	1999	//2	1940	20,212 SF

APN: 04-4N-10-0343-0000-0205 Document #: 202632004233
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

8	.35Mi.	**2995 RUSS ST** **MARIANNA, FL 32446-2965**	04/10/2026	$271,500	$170	1592	//2	1936	16,648 SF

APN: 04-4N-10-0334-0000-0030 Document #: 202632003892
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: PHILLIPS ADDITION MapRef: MB 1680 PG 414 Abbreviated Description: Lot:3 Subdivision:PHILLIPS ADDITION Map Ref:MB 1680 PG 414

9	.32Mi.	**4309 LIDDON ST** **MARIANNA, FL 32446-2923**	03/25/2026	$75,000	$33	2221	//2	1940	13,933 SF

APN: 04-4N-10-0064-00A0-0011 Document #: 202632003238
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: A Subdivision: CAROLINE HILTON SUBDIVISION Abbreviated Description: Lot:1 Block:A Subdivision:CAROLINE HILTON SUBDIVISION

10	.34Mi.	**4327 KELSON AVE** **MARIANNA, FL 32446-2975**	02/26/2026	$125,000	$118	1057	//1	1940	12,534 SF

APN: 04-4N-10-0334-0000-0042 Document #: 202632002091
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

11	.38Mi.	**4319 WILTON ST** **MARIANNA, FL 32446-2976**	02/20/2026	$159,600	$94	1686	/3/2	1940	6,273 SF

APN: 04-4N-10-0262-00B0-0270 Document #: 202632001861
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27 Block: B Subdivision: LIDDON ADDITION Abbreviated Description: Lot:27 Block:B Subdivision:LIDDON ADDITION City/Muni/Twp:MARIANNA City/Muni/Twp: MARIANNA

12	.29Mi.	**4291 6TH AVE** **MARIANNA, FL 32446-2030**	02/19/2026	$198,900	$125	1584	/3/2	1957	28,425 SF

APN: 33-5N-10-0310-00A0-0050 Document #: 202632001789
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: A Subdivision: NORWOOD Sec/Twnship/Range: SE4NE4SW4 S33T05NR10 Abbreviated Description: Lot:5&6 Block:A Subdivision:NORWOOD Sec/Twnship/Range:SE4NE4SW4 S33T05NR10

13	.46Mi.	**2996 STALEY ST** **MARIANNA, FL 32446-3019**	02/12/2026	$125,000	$105	1186	/3/1	1958	8,219 SF

APN: 04-4N-10-0235-0090-0072 Document #: 202632001537
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7&8 Block: 9 Subdivision: KELLYS ADDITION TO MARIANNA FLA MapRef: MB A4 PG 55-A Abbreviated Description: Lot:7&8 Block:9 Subdivision:KELLYS ADDITION TO MARIANNA FLA Map Ref:MB A4 PG 55-A

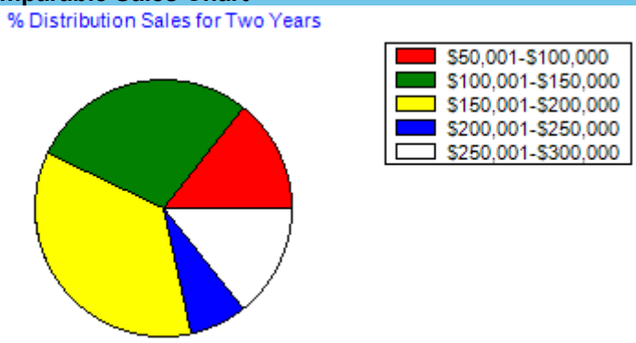
14	.48Mi.	**4235 OLD COTTONDALE RD** **MARIANNA, FL 32448-2836**	09/30/2025	$160,000	$69	2303	//1	1969	13,553 SF

APN: 04-4N-10-0283-0000-0085 Document #: 202532011155
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

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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.	**3006 8TH ST**	**08/24/2023**	$118,533	$118,533	1,066	/3/1	1948	8,973 SF	
.01Mi.	**3008 8TH ST**	**11/14/2022**	$108,203	$108,203	1,200	/3/2	1950	7,492 SF	
.02Mi.	**4262 KELSON AVE**	**04/26/2022**	$35,816	$35,816	832	/2/1	1935	4,332 SF	
.02Mi.	**4259 2ND AVE**	**05/03/2022**	$79,735	$79,735	1,179	//1	1959	7,492 SF	
.02Mi.	**4264 KELSON AVE**	**04/26/2022**	$37,807	$37,807	728	/2/1	1944	10,105 SF	
.03Mi.	**3009 7TH ST**	**09/23/2005**	$144,808	$144,808	2,052	/3/2.5	1950	7,492 SF	
.03Mi.	**4266 KELSON AVE**	**05/11/2022**	$56,876	$56,876	1,028	/1/1	1950	25,023 SF	
.03Mi.	**4256 KELSON AVE**		$43,487	$43,487	720	//1	1966	6,708 SF	
.03Mi.	**3011 7TH ST**	**03/26/2024**	$88,852	$78,459	1,110	//1	1948	7,492 SF	
.04Mi.	**3009 8TH ST**	**09/25/2023**	$108,682	$108,682	2,340	//2	1940	12,720 SF	
.04Mi.	**4254 KELSON AVE**	**04/26/2022**	$40,146	$40,146	1,064	//1	1940	7,797 SF	
.04Mi.	**3011 8TH ST**	**06/01/1976**	$115,583	$60,971	1,600	//1	1948	9,714 SF	
.05Mi.	**4252 KELSON AVE**	**04/26/2022**	$42,181	$42,181	1,064	//1	1937	7,013 SF	
.06Mi.	**4274 KELSON AVE**	**05/26/2022**	$105,819	$105,819	862	/3/1	1945	7,492 SF	
.06Mi.	**4261 KELSON AVE**	**06/10/2022**	$45,432	$45,432	792	/2/1	1942	8,936 SF	
.06Mi.	**4259 KELSON AVE**	**06/10/2022**	$46,891	$46,891	759	/2/1	1942	8,652 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **3006 8TH ST, MARIANNA, FL 32446-1901** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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