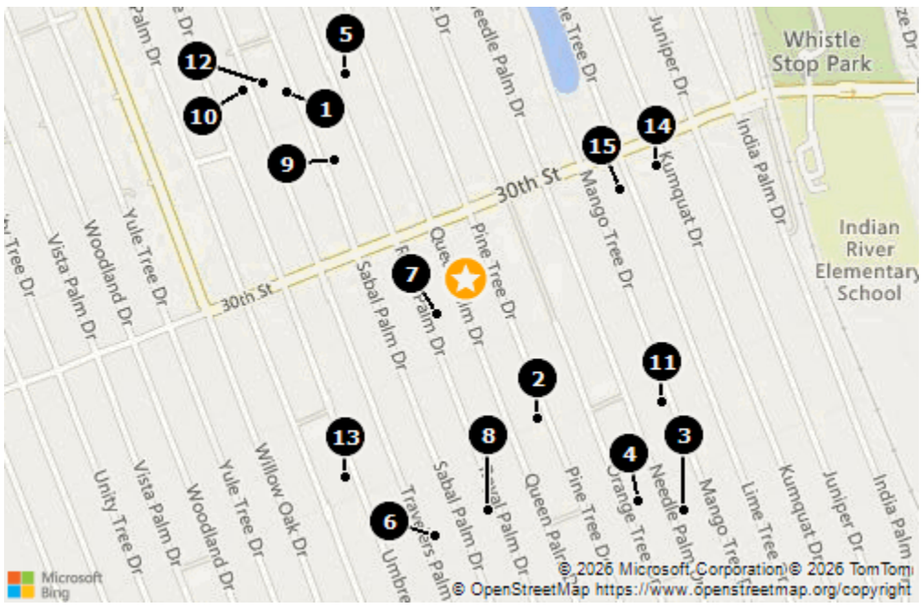
ICE SiteX Report

OrderID: 98671658

SiteX Property Information Report



Subject Property Location

3023 QUEEN PALM DR, EDGEWATER, FL 32141-6118

County:	**VOLUSIA FL**	Census Tract:	121270830.072009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	8402-01-10-7230	Thomas Bros Pg-Grid:	

Valuation

Value:	**$320,000**	FSD:	12	Common Confidence Score:	51
Value Range:	$281,600 - $358,400	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	604
Assd Land Value:	$54,000	Market Land Value:	$54,000	Tax Year:	2025
Assd Improvement:	$214,351	Market Improvment Value:	$214,351	Total Taxable Value:	$5,708
Total Assessed Value:	$268,351	Total Assessor Market Value:	$268,351	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 342 Subdivision: SHORES Legal Unit: 13 Sec/Twnship/Range: SEC 02 TWN 18S RNG 34E

Abbreviated Description:	LOTS 10723 & 10724 BLK 342 FLORIDA SHORES NO 13 MB 19 PG 214 PER OR 4392 PG 3876 PER OR 7074 PG 0321 PER OR 8441 PG 2615 PER
City/Muni/Twp:	EDGEWATER

Property Characteristics

Lot Size:	10,000 SF	Bedrooms:	3	Pool:	
Building Area:	1720 SF	Baths:	2	Fireplace:	
Year Built:	1985	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:	1	Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/09/2026	Sales Price:	N/A
Document #:	2026022699 BK-PG 8441-2616	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/03/2024	Sales Price:	N/A
Document #:	BK-PG 8655 -4492	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Block: 342 Subdivision: SHORES Legal Unit: 13 Sec/Twnship/Range: SEC 02 TWN 18S RNG 34E
Abbreviated Description: LOTS 10723 & 10724 BLK 342 FLORIDA SHORES NO 13 MB 19 PG 214 PER OR 4392 PG 3876 PER OR 7074 PG 0321 PER OR 8441 PG 2615 PER
City/Muni/Twp: EDGEWATER

Prior Transfer

Recording Date:	08/08/2023	Sales Price:	$134,518
Document #:	2023162792 BK-PG 7074-322	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

OrderID: 98671658

Prior Transfer

Recording Date:	08/02/2023	Sales Price:	$314,000
Document #:	2023158079 BK-PG 8441-2615	Type of Sale:	Full Amount on Deed
Contract Date:	07/19/2023		
Document Type:			

Legal Description:
Lot: 10723 Block: 342 Subdivision: FLORIDA SHORES NO 13 Map Ref: MB 19 PG 214
Abbreviated Description: LOT 10724

Prior Transfer

Recording Date:	01/16/2015	Sales Price:	$137,000
Document #:	2015-008378 BK-PG 7074-0321	Type of Sale:	Full Amount on Deed
Contract Date:	01/15/2015		
Document Type:			

Legal Description:
Lot: 10723 Block: 342 Subdivision: FLORIDA SHORES #13 Map Ref: MB19 PG214

Area Sales Analysis

Total Area Sales	$4,153,400	Median # of Bedrooms	3
Median Lot Size	10,000 SF	Median # of Baths	2
Median Living Area	1,392 SF	Median Year Built	1986
Price Range - 2 Yrs	$192,000 to $385,000	Age Range	5 years to 51 years
Median Value	$259,000	Median Age	40 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**2820 SABAL PALM DR** **EDGEWATER, FL 32141-5610**	09/16/2026	$238,000	$215	1106	/3/1	1975	10,000 SF	
		APN: 8402-01-12-6240 Document #: 2026169229 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12624 Block: 410 Subdivision: FLORIDA SHORES NO 19 REVISED MapRef: MB 19 PG 239 Abbreviated Description: Lot:12624 Block:410 Subdivision:FLORIDA SHORES NO 19 REVISED Map Ref:MB 19 PG 239Abbreviated Description:LOT 12625								
2	.22Mi.	**3132 PINE TREE DR** **EDGEWATER, FL 32141-6116**	08/11/2026	$242,500	$158	1534	/4/2	1978	10,000 SF	
		APN: 8402-01-10-6550 Document #: 2026146169 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10655 Block: 341 Subdivision: LORIDA SHORES NO 13 MapRef: MB 19 PG 214 Abbreviated Description: Lot:10655 Block:341 Subdivision:LORIDA SHORES NO 13 Map Ref:MB 19 PG 214Abbreviated Description:LOTS 10656								
3	.44Mi.	**3311 NEEDLE PALM DR** **EDGEWATER, FL 32141-6721**	07/30/2026	$310,000	$185	1671	/3/2	1988	10,000 SF	
		APN: 8402-01-08-7580 Document #: 2026137562 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8758&8759 Block: 276 Subdivision: FLORIDA SHORES Legal Unit: 9 MapRef: MB 23 PG 134 Abbreviated Description: Lot:8758&8759 Block:276 Subdivision:FLORIDA SHORES Legal Unit:9 Map Ref:MB 23 PG 134								
4	.39Mi.	**3303 ORANGE TREE DR** **EDGEWATER, FL 32141-6718**	07/09/2026	$245,000	$176	1392	/3/2	1988	10,000 SF	
		APN: 8402-01-08-8430 Document #: 2026123383 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8843&8844 Block: 282 Subdivision: FLORIDA SHORES UNIT NO 9 MapRef: MB 23 PG 134 Abbreviated Description: Lot:8843&8844 Block:282 Subdivision:FLORIDA SHORES UNIT NO 9 Map Ref:MB 23 PG 134								
5	.34Mi.	**2823 ROYAL PALM DR** **EDGEWATER, FL 32141-5620**	07/02/2026	$320,000	$195	1636	/2/2	1979	10,000 SF	Yes
		APN: 8402-01-10-4630 Document #: 2026119613 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10463 Block: 334 Subdivision: FLORIDA SHORES UNIT NO 12 MapRef: MB 19 PG 213 Abbreviated Description: Lot:10463 Block:334 Subdivision:FLORIDA SHORES UNIT NO 12 Map Ref:MB 19 PG 213Abbreviated Description:LOT 10464								
6	.37Mi.	**3223 TRAVELERS PALM DR** **EDGEWATER, FL 32141-6500**	06/26/2026	$320,000	$207	1542	/3/2	2002	10,000 SF	
		APN: 8402-01-13-7790 Document #: 2026116175 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13779 Block: 442 Subdivision: FLORIDA SHORES NO 22 REVISED MapRef: MB 19 PG 242 Abbreviated Description: Lot:13779 Block:442 Subdivision:FLORIDA SHORES NO 22 REVISED Map Ref:MB 19 PG 242Abbreviated Description:LOTS 13780								
7	.06Mi.	**3031 ROYAL PALM DR** **EDGEWATER, FL 32141-6120**	06/25/2026	$230,000	$202	1134	/3/2	1978	10,000 SF	
		APN: 8402-01-10-7990 Document #: 2026114923 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10799 Block: 344 Subdivision: FLORIDA SHORES NO 13 MapRef: MB 19 PG 214 Abbreviated Description: Lot:10799 Block:344 Subdivision:FLORIDA SHORES NO 13 Map Ref:MB 19 PG 214Abbreviated Description:LOT 10800								
8	.33Mi.	**3222 ROYAL PALM DR** **EDGEWATER, FL 32141-6608**	06/25/2026	$332,000	$239	1384	/3/2	2021	10,000 SF	
		APN: 8402-01-13-6440 Document #: 2026115336 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13644 Block: 439 Subdivision: FLORIDA SHORES NO 22 REVISED MapRef: MB 19 PG 242 Abbreviated Description: Lot:13644 Block:439 Subdivision:FLORIDA SHORES NO 22 REVISED Map Ref:MB 19 PG 242Abbreviated Description:LOTS 13645								
9	.25Mi.	**2917 SABAL PALM DR** **EDGEWATER, FL 32141-5623**	06/24/2026	$314,900	$255	1232	/2/2	1984	10,000 SF	
		APN: 8402-01-12-5460 Document #: 2026114000 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12546 Block: 406 Subdivision: FLORIDA SHORES NO 19 REVISED MapRef: MB 19 PG 239 Abbreviated Description: Lot:12546 Block:406 Subdivision:FLORIDA SHORES NO 19 REVISED Map Ref:MB 19 PG 239Abbreviated Description:LOT 12547								
10	.42Mi.	**2816 TRAVELERS PALM DR** **EDGEWATER, FL 32141-5608**	06/17/2026	$192,000	$156	1226	/3/2	1979	10,000 SF	
		APN: 8402-01-12-8030 Document #: 2026109967								

ICE SiteX Report

OrderID: 98671658

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12803 Block: 413 Subdivision: FLORIDA SHORES NO 20 REVISED MapRef: MB 19 PG 240 Abbreviated Description: Lot:12803 Block:413 Subdivision:FLORIDA SHORES NO 20 REVISED Map Ref:MB 19 PG 240

11	.33Mi.	**3208 MANGO TREE DR EDGEWATER, FL 32141-6707**	05/29/2026	$250,000	$152	1640	/3/2	2003	10,000 SF

APN: 8402-01-08-7330 Document #: 2026096422
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8733&8734 Block: 277 Subdivision: FLORIDA SHORES UNIT NO 9 MapRef: MB 23 PG 134 Abbreviated Description: Lot:8733&8734 Block:277 Subdivision:FLORIDA SHORES UNIT NO 9 Map Ref:MB 23 PG 134

12	.4Mi.	**2815 TRAVELERS PALM DR EDGEWATER, FL 32141-5624**	05/27/2026	$235,000	$186	1263	/3/2	1984	10,000 SF

APN: 8402-01-12-6910 Document #: 2026094724
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12691 Block: 410 Subdivision: FLORIDA SHORES NO 19 REVISED MapRef: MB 19 PG 239 Abbreviated Description: Lot:12691 Block:410 Subdivision:FLORIDA SHORES NO 19 REVISED Map Ref:MB 19 PG 239Abbreviated Description:LOT 12692

13	.33Mi.	**3126 UMBRELLA TREE DR EDGEWATER, FL 32141-6104**	05/19/2026	$385,000	$257	1496	/3/2	1992	10,000 SF

APN: 8402-01-13-9380 Document #: 2026090544
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13938 Block: 449 Subdivision: FLORIDA SHORES NO 23 MapRef: MB 19 PG 243 Abbreviated Description: Lot:13938 Block:449 Subdivision:FLORIDA SHORES NO 23 Map Ref:MB 19 PG 243Abbreviated Description:LOT 13939

14	.31Mi.	**3010 KUMQUAT DR EDGEWATER, FL 32141-6212**	05/05/2026	$280,000	$189	1480	/3/2	1986	10,000 SF

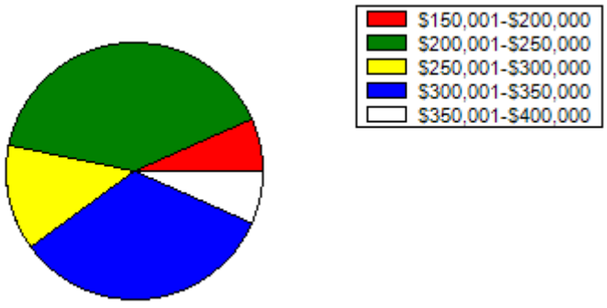
APN: 8402-01-07-9460 Document #: 2026080886
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7946&7947 Block: 266 Subdivision: FLORIDA SHORES UNIT NO 8 REVISED PLAT MapRef: MB 23 PG 132 Abbreviated Description: Lot:7946&7947 Block:266 Subdivision:FLORIDA SHORES UNIT NO 8 REVISED PLAT Map Ref:MB 23 PG 132

15	.25Mi.	**3012 LIME TREE DR EDGEWATER, FL 32141-6218**	05/05/2026	$259,000	$215	1204	/3/2	2000	10,000 SF

APN: 8402-01-08-0730 Document #: 2026080718
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8073&8074 Block: 273 Subdivision: FLORIDA SHORES UNIT NO 8 MapRef: MB 23 PG 132 Abbreviated Description: Lot:8073&8074 Block:273 Subdivision:FLORIDA SHORES UNIT NO 8 Map Ref:MB 23 PG 132

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.	**3023 QUEEN PALM DR**	**02/03/2024**	$268,351	$268,351	1,720	/3/2	1985	10,000 SF	
.01Mi.	**3027 QUEEN PALM DR**	**06/10/2022**	$310,922	$146,245	1,755	/3/2	1986	10,000 SF	Yes
.01Mi.	**3027 QUEEN PALM DR**	**06/10/2022**	$310,922	$146,245	1,755	/3/2	1986	10,000 SF	Yes
.02Mi.	**3019 QUEEN PALM DR**	**09/15/1998**	$243,049	$78,612	1,320	/3/2	1990	10,000 SF	
.02Mi.	**3026 PINE TREE DR**	**11/22/2019**	$268,538	$185,628	1,200	/3/2	1987	10,000 SF	
.02Mi.	**3022 PINE TREE DR**	**11/17/2021**	$259,294	$142,066	1,292	/3/2	1985	10,000 SF	
.03Mi.	**3031 QUEEN PALM DR**	**07/11/2019**	$232,560	$232,560	1,632	/4/2	1985	10,000 SF	
.03Mi.	**3015 QUEEN PALM DR**	**05/16/2025**	$289,576	$106,083	1,837	/4/2	2001	10,000 SF	Yes
.03Mi.	**3030 PINE TREE DR**	**06/30/2014**	$233,763	$109,516	1,332	/2/1	1985	10,000 SF	
.03Mi.	**3018 PINE TREE DR**	**12/30/2014**	$311,984	$311,984	1,489	/3/2	2019	10,000 SF	
.03Mi.	**3026 QUEEN PALM DR**	**09/30/2016**	$255,322	$171,607	1,550	/3/2	1990	10,000 SF	
.03Mi.	**3022 QUEEN PALM DR**	**05/15/1997**	$242,412	$80,901	1,270	/3/2	1996	10,000 SF	
.04Mi.	**3030 QUEEN PALM DR**	**03/07/2024**	$258,213	$92,598	1,859	/3/2	1989	10,000 SF	
.04Mi.	**3016 QUEEN PALM DR**	**11/16/2006**	$307,950	$111,619	1,916	/3/2	1987	15,000 SF	Yes
.04Mi.	**3034 PINE TREE DR**	**06/16/2021**	$292,204	$152,309	1,550	/3/2	1994	10,000 SF	
.04Mi.	**3014 PINE TREE DR**	**08/22/2014**	$243,597	$110,834	1,376	/2/1	1986	10,000 SF	

ICE SiteX Report

OrderID: 98671658

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	51.5 years old	Households:	8,608
Median Household Income:	$64,358	Households w/Family:	64%
Household Income Per Capita:	$35,203	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Volusia County School District	Students:	61,724
Number of Schools:	87	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.52Mi.	**New Smyrna Beach High School** Number of Students: 1,687 Student-Teacher Ratio: 23.76 Advanced Placement: Yes	C+	Public	9 - 12
0.56Mi.	**Indian River Elementary School** Number of Students: 614 Student-Teacher Ratio: 13.95	B-	Public	PK - 5
4.47Mi.	**New Smyrna Beach Middle School** Number of Students: 1,036 Student-Teacher Ratio: 19.19	C+	Public	6 - 8
23.55Mi.	**Volusia County Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	D	Public	KG - 12

Flood Report

The Subject Property of **3023 QUEEN PALM DR, EDGEWATER, FL 32141-6118** 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	89%	LOWER
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	64%	NOTABLY LOWER
FORCIBLE ROBBERY	47%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	13%	SIGNIFICANTLY LOWER
MURDER	73%	NOTABLY LOWER
OVERALL	72%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 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 © 2026 Intercontinental Exchange, Inc. All Rights Reserved.