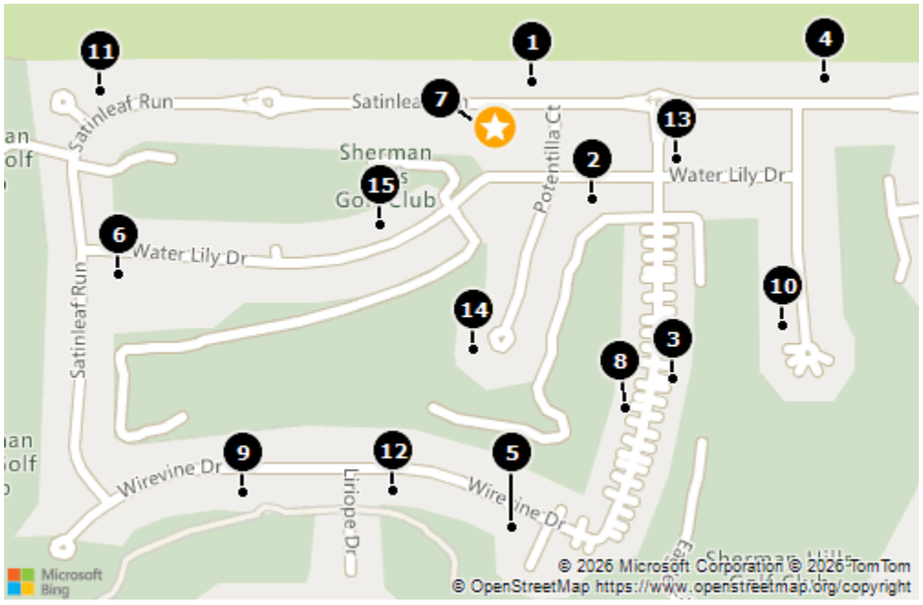
ICE SiteX Report

OrderID: 98738809

SiteX Property Information Report



Subject Property Location

31018 SATINLEAF RUN, BROOKSVILLE, FL 34602-7717

County:	**HERNANDO FL**	Census Tract:	120530401.011186
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R32-122-21-1219-0100-0060	Thomas Bros Pg-Grid:	

Valuation

Value:	**$233,000**	FSD:	4	Common Confidence Score:	97
Value Range:	$223,680 - $242,320	ICE Confidence Score:	96		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CW-ES
Assd Land Value:	$34,503	Market Land Value:	$34,503	Tax Year:	2025
Assd Improvement:	$227,994	Market Improvment Value:	$227,994	Total Taxable Value:	$3,747
Total Assessed Value:	$262,497	Total Assessor Market Value:	$262,497	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 10 Section: 3 Subdivision: SHERMAN HILLS SEC 3 Map Ref: MAP: 116D Sec/Twnship/Range: SEC 32 TWN 22S RNG 21E
Abbreviated Description: SHERMAN HILLS SEC 3 BLK 10 LOT 6

Property Characteristics

Lot Size:	4,356 SF	Bedrooms:	3	Pool:	
Building Area:	1629 SF	Baths:	2	Fireplace:	
Year Built:	2016	Partial Baths:		Type Const:	Concrete
Number of Buildings:		Number of Rooms:	3	Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Garage	Heating:	Yes
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/23/2026	Sales Price:	$317,784
Document #:	2026003915 BK-PG 4477-920	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/08/2024	Sales Price:	N/A
Document #:	2024061955 BK-PG 4477-918	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/26/2024		
Document Type:			
Legal Description:			

Lot: 6 Block: 10 Subdivision: SHERMAN HILLS SECTION 3 Map Ref: MB 39 PG 31-33

Prior Transfer

Recording Date:	09/24/2024	Sales Price:	N/A
Document #:	2024059166 BK-PG 4336-570	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/26/2024	Sales Price:	N/A
Document #:	BK-PG 4477 -918	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 6 Block: 10 Section: 3 Subdivision: SHERMAN HILLS SEC 3 Map Ref: MAP: 116D Sec/Twnship/Range: SEC 32 TWN 22S RNG 21E
Abbreviated Description: SHERMAN HILLS SEC 3 BLK 10 LOT 6

Prior Transfer

Recording Date:	09/27/2023	Sales Price:	N/A
Document #:	2023061356 BK-PG 4124-1893	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/31/2023	Loan Amount:	N/A
Document #:	2023054308 BK-PG 4336-570	Loan Type:	VA
TD Due Date:	09/01/2053	Type Finance:	

Legal Description:
Lot: 6 Block: 10 Subdivision: SHERMAN HILLS SECTION 3

Prior Transfer

Recording Date:	02/18/2022	Sales Price:	N/A
Document #:	2022013312 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/08/2022	Loan Amount:	N/A
Document #:	2022010564 BK-PG 4124-1893	Loan Type:	VA
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Lot: 6 Block: 10 Subdivision: SHERMAN HILLS SECTION 3

Mortgage Record

Recording Date:	11/05/2020	Loan Amount:	N/A
Document #:	2020069647 BK-PG 3909-84	Loan Type:	VA
TD Due Date:	11/01/2050	Type Finance:	

Legal Description:
Lot: 6 Block: 10 Subdivision: SHERMAN HILLS SECTION 3

Prior Transfer

Recording Date:	01/23/2017	Sales Price:	$175,000
Document #:	2017003694 BK-PG 3432-1064	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/13/2017		
Document Type:			

Legal Description:
Lot: 6 Block: 10 Section: 3 Subdivision: SHERMAN HILLS Map Ref: MB39 PG31-33

Prior Transfer

Recording Date:	01/13/2017	Sales Price:	$175,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$4,240,500	Median # of Bedrooms	3
Median Lot Size	8,712 SF	Median # of Baths	2
Median Living Area	1,546 SF	Median Year Built	2014
Price Range - 2 Yrs	$170,000 to $401,500	Age Range	9 years to 22 years
Median Value	$280,000	Median Age	12 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**31045 SATINLEAF RUN BROOKSVILLE, FL 34602-7709**	06/26/2026	$250,000	$187	1335	3/3/2	2014	4,356 SF	
		APN: R32-122-21-1218-0040-0490 Document #: 2026043551 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 49 Block: 4 Subdivision: SHERMAN HILLS SECTION 2 MapRef: MB 37 PG 30 Abbreviated Description: Lot:49 Block:4 Subdivision:SHERMAN HILLS SECTION 2 Map Ref:MB 37 PG 30								
2	.09Mi.	**31076 WATER LILY DR BROOKSVILLE, FL 34602-7725**	06/26/2026	$280,000	$159	1754	6/4/2	2015	13,068 SF	
		APN: R32-122-21-1218-0110-0030 Document #: 2026043559 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 11 Subdivision: SHERMAN HILLS SECTION 2 MapRef: MB 37 PG 30-33 Abbreviated Description: Lot:3 Block:11 Subdivision:SHERMAN HILLS SECTION 2 Map Ref:MB 37 PG 30-33								
3	.22Mi.	**7088 WIREVINE DR BROOKSVILLE, FL 34602-7569**	06/19/2026	$190,000	$142	1335	3/3/2	2014	4,356 SF	
		APN: R32-122-21-1218-0130-0120 Document #: 2026041958 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 13 Subdivision: SHERMAN HILLS SECTION 2 MapRef: MB 37 PG 30 Abbreviated Description: Lot:12 Block:13 Subdivision:SHERMAN HILLS SECTION 2 Map Ref:MB 37 PG 30								
4	.24Mi.	**31249 SATINLEAF RUN BROOKSVILLE, FL 34602-7719**	06/15/2026	$340,000	$133	2546	6/4/2	2005	8,712 SF	
		APN: R32-122-21-1216-0040-0310 Document #: 2026040291 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 31 Block: 4 Subdivision: SHERMAN HILLS SECTION 1 MapRef: MB 32 PG 30 Abbreviated Description: Lot:31 Block:4 Subdivision:SHERMAN HILLS SECTION 1 Map Ref:MB 32 PG 30								

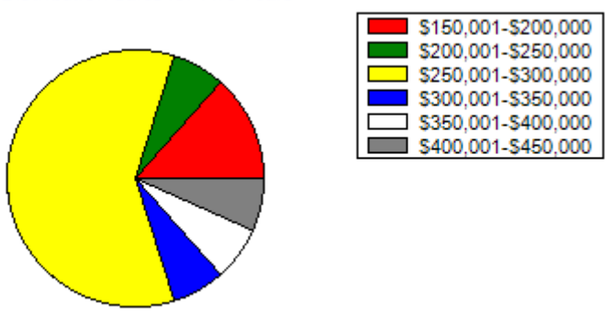
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5	.29Mi.	**6902 WIREVINE DR** **BROOKSVILLE, FL 34602-7555**	06/15/2026	$265,000	$202	1306	3/3/2	2010	8,712 SF	
	APN: R32-122-21-1218-0130-0310 Document #: 2026040534 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Block: 13 Subdivision: SHERMAN HILLS SECTION 2 MapRef: MB 37 PG 30 Abbreviated Description: Lot:31 Block:13 Subdivision:SHERMAN HILLS SECTION 2 Map Ref:MB 37 PG 30									
6	.29Mi.	**30726 WATER LILY DR** **BROOKSVILLE, FL 34602-7735**	06/04/2026	$290,000	$157	1847	3/4/2	2014	4,356 SF	
	APN: R32-122-21-1219-0110-0500 Document #: 2026037830 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 50 Block: 11 Subdivision: SHERMAN HILLS SECTION 3 MapRef: MB 39 PG 31-33 Abbreviated Description: Lot:50 Block:11 Subdivision:SHERMAN HILLS SECTION 3 Map Ref:MB 39 PG 31-33									
7	0Mi.	**31008 SATINLEAF RUN** **BROOKSVILLE, FL 34602-7717**	04/10/2026	$278,000	$179	1546	3/3/2	2016	4,356 SF	
	APN: R32-122-21-1219-0100-0070 Document #: 2026024338 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 10 Subdivision: SHERMAN HILLS SECTION 3 MapRef: MB 39 PG 31-33 Abbreviated Description: Lot:7 Block:10 Subdivision:SHERMAN HILLS SECTION 3 Map Ref:MB 39 PG 31-33									
8	.22Mi.	**7059 WIREVINE DR** **BROOKSVILLE, FL 34602-7556**	03/04/2026	$289,000	$155	1860	3/3/2	2007	4,356 SF	
	APN: R32-122-21-1218-0120-0140 Document #: 2026014320 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 12 Subdivision: SHERMAN HILLS SECTION 2 MapRef: MB 37 PG 30 Abbreviated Description: Lot:14 Block:12 Subdivision:SHERMAN HILLS SECTION 2 Map Ref:MB 37 PG 30									
9	.31Mi.	**6698 WIREVINE DR** **BROOKSVILLE, FL 34602-7581**	02/24/2026	$275,000	$177	1546	3/3/2	2017	8,712 SF	
	APN: R32-122-21-1219-0130-0430 Document #: 2026011336 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 43 Block: 13 Subdivision: SHERMAN HILLS SECTION 3 MapRef: MB 39 PG 31-33 Abbreviated Description: Lot:43 Block:13 Subdivision:SHERMAN HILLS SECTION 3 Map Ref:MB 39 PG 31-33									
10	.25Mi.	**7201 PERIWINKLE CT** **BROOKSVILLE, FL 34602-7715**	02/20/2026	$295,000	$160	1836	3/3/3	2004	8,712 SF	
	APN: R32-122-21-1216-0060-0240 Document #: 2026010881 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Block: 6 Subdivision: SHERMAN HILLS SECTION 1 MapRef: MB 32 PG 30-35 Abbreviated Description: Lot:24 Block:6 Subdivision:SHERMAN HILLS SECTION 1 Map Ref:MB 32 PG 30-35									
11	.28Mi.	**30745 SATINLEAF RUN** **BROOKSVILLE, FL 34602-7729**	01/22/2026	$283,000	$184	1537	3/3/2	2014	8,712 SF	
	APN: R32-122-21-1219-0040-0790 Document #: 2026003773 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 79 Block: 4 Subdivision: SHERMAN HILLS SECTION 3 MapRef: MB 39 PG 31 Abbreviated Description: Lot:79 Block:4 Subdivision:SHERMAN HILLS SECTION 3 Map Ref:MB 39 PG 31									
12	.27Mi.	**6806 WIREVINE DR** **BROOKSVILLE, FL 34602-7576**	12/18/2025	$374,000	$153	2442	3/3/3	2017	8,712 SF	
	APN: R32-122-21-1218-0130-0370 Document #: 2025086930 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 37 Block: 13 Subdivision: SHERMAN HILLS SECTION 2 MapRef: MB 37 PG 30 Abbreviated Description: Lot:37 Block:13 Subdivision:SHERMAN HILLS SECTION 2 Map Ref:MB 37 PG 30									
13	.13Mi.	**31143 WATER LILY DR** **BROOKSVILLE, FL 34602-7724**	12/05/2025	$170,000	$127	1335	3/3/2	2008	8,712 SF	
	APN: R32-122-21-1218-0080-0010 Document #: 2025084084 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 8 Subdivision: SHERMAN HILLS SECTION 2 MapRef: MB 37 PG 30-33 Abbreviated Description: Lot:1 Block:8 Subdivision:SHERMAN HILLS SECTION 2 Map Ref:MB 37 PG 30-33									
14	.16Mi.	**7097 POTENTILLA CT** **BROOKSVILLE, FL 34602-6240**	12/03/2025	$401,500	$163	2449	3/3/3	2007	17,424 SF	Yes
	APN: R32-122-21-1218-0110-0130 Document #: 2025082999 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 11 Subdivision: SHERMAN HILLS SECTION 2 MapRef: MB 37 PG 30 Abbreviated Description: Lot:13 Block:11 Subdivision:SHERMAN HILLS SECTION 2 Map Ref:MB 37 PG 30									
15	.11Mi.	**30919 WATER LILY DR** **BROOKSVILLE, FL 34602-7740**	11/24/2025	$260,000	$168	1546	3/3/2	2017	4,356 SF	
	APN: R32-122-21-1219-0100-0580 Document #: 2025080750 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 58 Block: 10 Subdivision: SHERMAN HILLS SECTION 3 MapRef: MB 39 PG 31-33 Abbreviated Description: Lot:58 Block:10 Subdivision:SHERMAN HILLS SECTION 3 Map Ref:MB 39 PG 31-33									

Comparable Sales Chart

% Distribution Sales for Two Years



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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.	**31018 SATINLEAF RUN**	**08/26/2024**	$262,497	$262,497	1,629	3/3/2	2016	4,356 SF	
.01Mi.	**31008 SATINLEAF RUN**	**07/11/2016**	$257,854	$257,854	1,546	3/3/2	2016	4,356 SF	
.01Mi.	**31026 SATINLEAF RUN**	**02/15/2007**	$314,204	$135,294			2007	4,356 SF	
.01Mi.	**31026 SATINLEAF RUN**	**02/15/2007**	$314,204	$135,294	1,860	3/3/2	2007	4,356 SF	Yes
.02Mi.	**30998 SATINLEAF RUN**	**09/10/2023**	$213,862	$171,554	1,404	3/3/2	2016	4,356 SF	
.02Mi.	**31009 WATER LILY DR**	**04/26/2019**	$263,205	$201,918	1,858	3/3/2	2016	13,068 SF	
.02Mi.	**31019 WATER LILY DR**	**10/13/2017**	$223,840	$223,840	1,404	3/3/2	2017	4,356 SF	
.03Mi.	**30990 SATINLEAF RUN**	**04/19/2022**	$246,356	$246,356	1,546	3/3/2	2016	4,356 SF	
.03Mi.	**31033 WATER LILY DR**	**11/20/2017**	$223,840	$142,131	1,404	3/3/2	2017	4,356 SF	
.03Mi.	**31017 SATINLEAF RUN**	**06/30/2016**	$223,840	$139,893	1,404	3/3/2	2016	4,356 SF	
.03Mi.	**31025 SATINLEAF RUN**	**03/21/2007**	$292,568	$116,830	1,860	3/3/2	2007	4,356 SF	
.04Mi.	**31007 SATINLEAF RUN**	**05/10/2022**	$253,764	$253,764	1,629	3/3/2	2016	4,356 SF	
.04Mi.	**31041 WATER LILY DR**	**02/19/2020**	$273,931	$273,931	1,623	5/3/2	2012	4,356 SF	Yes
.04Mi.	**31033 SATINLEAF RUN**	**01/03/2019**	$306,108	$203,891	1,860	3/3/2	2007	4,356 SF	Yes
.04Mi.	**30980 SATINLEAF RUN**	**07/08/2022**	$278,828	$278,828	1,839	3/4/2	2016	4,356 SF	
.04Mi.	**30999 SATINLEAF RUN**	**03/31/2016**	$264,223	$193,147	1,841	3/4/2	2016	4,356 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	48.1 years old	Households:	4,324
Median Household Income:	$68,098	Households w/Family:	76%
Household Income Per Capita:	$34,740	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Hernando County School District	Students:	23,734
Number of Schools:	32	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.35Mi.	**Hernando High School** Number of Students: 1,299 Student-Teacher Ratio: 21.65 Advanced Placement: Yes	D+	Public	9 - 12
3.75Mi.	**Eastside Elementary School** Number of Students: 754 Student-Teacher Ratio: 15.08	D+	Public	KG - 5
9.11Mi.	**Hernando Virtual Instruction** Number of Students: NA Student-Teacher Ratio: NA	C	Public	KG - 12
9.11Mi.	**Hernando Eschool Virtual Franchise** Number of Students: 46 Student-Teacher Ratio: 7.67	B+	Public	1 - 12
11.73Mi.	**D. S. Parrott Middle School** Number of Students: 745 Student-Teacher Ratio: 19.61	D+	Public	6 - 8
9.11Mi.	**Hernando Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	1 - 12

Flood Report

The Subject Property of **31018 SATINLEAF RUN, BROOKSVILLE, FL 34602-7717** 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	42%	SIGNIFICANTLY LOWER
BURGLARY	82%	LOWER
MOTOR VEHICLE THEFT	60%	NOTABLY LOWER
FORCIBLE ROBBERY	162%	NOTABLY HIGHER
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	145%	NOTABLY HIGHER
MURDER	93%	SIMILAR
OVERALL	99%	SIMILAR

Disaster Alerts

No alerts noted

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