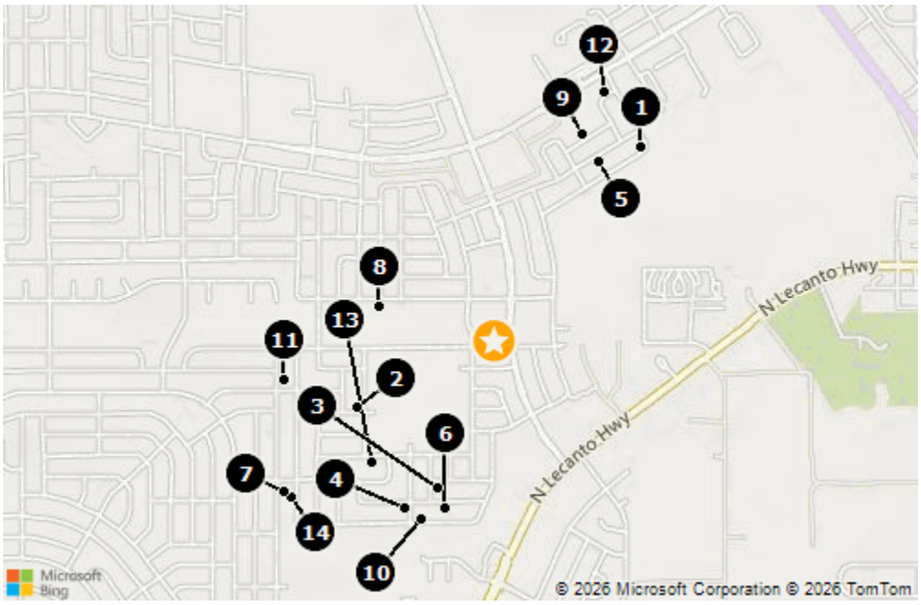
ICE SiteX Report

OrderID: 98671654

SiteX Property Information Report



Subject Property Location

317 W HOMEWAY LOOP, CITRUS SPRINGS, FL 34434-8012

County:	**CITRUS FL**	Census Tract:	120174503.072004
Property Use:	Single Family Residential	Zoning:	PDR PLANNED DEVELOPMENT(S
Parcel Number:	18E-17S-10-0160-09580-004.0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$307,000**	FSD:	8	Common Confidence Score:	71
Value Range:	$282,440 - $331,560	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	00CS
Assd Land Value:	$11,950	Market Land Value:	$11,950	Tax Year:	2025
Assd Improvement:	$207,719	Market Improvment Value:	$207,719	Total Taxable Value:	$2,889
Total Assessed Value:	$219,669	Total Assessor Market Value:	$219,669	Delinquent Year:	2011
				Tax Account ID:	1898871
				Homeowner's Exemption:	
				Tax Exemptions:	DS

Assessment Legal Description

Lot: 4 Block: 958 Subdivision: CITRUS SPRINGS UNIT 16 Legal Unit: 16 Sec/Twnship/Range: SEC 36 TWN 17S RNG 18E
Abbreviated Description: CITRUS SPGS UNIT 16 LOT 4 BLK 958
City/Muni/Twp: WITHLACOOCHEE RIVER BASIN

Property Characteristics

Lot Size:	10,014 SF	Bedrooms:	4	Pool:	
Building Area:	1677 SF	Baths:	2	Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:	5	A/C:	
Style:		Basement:		Roof Cover:	K
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/12/2025	Sales Price:	$200,000
Document #:	2025035789 BK-PG 3146-2192	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/02/2025	Sales Price:	$269,900
Document #:	2025033085 BK-PG 3571-1120	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/29/2025		
Document Type:			
Legal Description:			

Lot: 4 Block: 958 Subdivision: CITRUS SPRINGS UNIT 16 Map Ref: MB 6 PG 145-150

Prior Transfer

Recording Date:	05/29/2025	Sales Price:	$269,900
Document #:	BK-PG 3571 -1120	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 4 Block: 958 Subdivision: CITRUS SPRINGS UNIT 16 Legal Unit: 16 Sec/Twnship/Range: SEC 36 TWN 17S RNG 18E
Abbreviated Description: CITRUS SPGS UNIT 16 LOT 4 BLK 958
City/Muni/Twp: WITHLACOOCHEE RIVER BASIN

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Prior Transfer

Recording Date:	03/23/2021	Sales Price:	$200,000
Document #:	2021018572 BK-PG 3146-2190	Type of Sale:	Full Amount on Deed
Contract Date:	03/19/2021		
Document Type:			

Legal Description:
Lot: 4 Block: 958 Subdivision: CITRUS SPRINGS Legal Unit: 16 Map Ref: MB 6 PG 145-150

Prior Transfer

Recording Date:	02/16/2021	Sales Price:	$200,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/11/2020	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2020048107 BK-PG 3090-1297	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/11/2020		
Document Type:			

Legal Description:
Lot: 4 Block: 958 Subdivision: CITRUS SPRINGS Map Ref: MB 6 PG 145-150

Prior Transfer

Recording Date:	01/16/2020	Sales Price:	$3,110
Document #:	2020002860 BK-PG 3032-0747	Type of Sale:	Sold for Taxes
Contract Date:	01/16/2020		
Document Type:			

Legal Description:
Lot: 4 Block: 958 Subdivision: CITRUS SPGS UNIT 16

Area Sales Analysis

Total Area Sales	$3,756,800	Median # of Bedrooms	3
Median Lot Size	10,008 SF	Median # of Baths	2
Median Living Area	1,465 SF	Median Year Built	2023
Price Range - 2 Yrs	$139,900 to $500,000	Age Range	2 years to 29 years
Median Value	$252,500	Median Age	3 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.69Mi.	**7340 N IRELAND DR** **CITRUS SPRINGS, FL 34434-7409**	09/15/2026	$500,000	$305	1636	/3/2	2024	11,552 SF	
		APN: 18E-17S-10-0130-10030-013.0 Document #: 2026055289 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: MINI FARMS UNIT NO 11 Sec/Twnship/Range: SW4NW4NW4NW4 S19T17SR18E Abbreviated Description: Lot:2 Subdivision:MINI FARMS UNIT NO 11 Sec/Twnship/Range:SW4NW4NW4NW4 S19T17SR18E								
2	.43Mi.	**799 W WYCLIFFE LN** **CITRUS SPRINGS, FL 34434-8037**	07/07/2026	$231,000	$189	1218	/3/2	1997	11,675 SF	
		APN: 18E-17S-10-0160-09640-007.0 Document #: 2026039919 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 964 Subdivision: CITRUS SPRINGS UNIT 16 MapRef: MB 6 PG 145 Abbreviated Description: Lot:7 Block:964 Subdivision:CITRUS SPRINGS UNIT 16 Map Ref:MB 6 PG 145								
3	.44Mi.	**576 W LA CASITA LN** **CITRUS SPRINGS, FL 34434-8164**	05/26/2026	$228,000	$174	1305	/3/2	2006	13,160 SF	
		APN: 18E-17S-10-0160-09800-001.0 Document #: 2026030672 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 980 Subdivision: CITRUS SPRINGS Legal Unit: 16 MapRef: MB 6 PG 145-150 Abbreviated Description: Lot:1 Block:980 Subdivision:CITRUS SPRINGS Legal Unit:16 Map Ref:MB 6 PG 145-150								
4	.54Mi.	**668 W HUMMINGBIRD DR** **CITRUS SPRINGS, FL 34434-8428**	04/16/2026	$240,000	$192	1246	/2/2	2009	13,457 SF	
		APN: 18E-17S-10-0160-09730-013.0 Document #: 2026022023 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Block: 973 Subdivision: CITRUS SPRINGS UNIT 16 MapRef: MB 6 PG 145-150 Abbreviated Description: Lot:13 Block:973 Subdivision:CITRUS SPRINGS UNIT 16 Map Ref:MB 6 PG 145-150								
5	.59Mi.	**108 W GOLDCOAST PL** **CITRUS SPRINGS, FL 34434-7426**	01/21/2026	$250,000	$130	1912	/4/2	2022	9,999 SF	
		APN: 18E-17S-10-0130-10030-004.0 Document #: 2026003658 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 1003 Subdivision: CITRUS SPRINGS UNIT 13 MapRef: MB 3 PG 98-108 Abbreviated Description: Lot:4 Block:1003 Subdivision:CITRUS SPRINGS UNIT 13 Map Ref:MB 3 PG 98-108								
6	.49Mi.	**552 W HUMMINGBIRD DR** **CITRUS SPRINGS, FL 34434-8148**	01/09/2026	$285,000	$146	1940	/4/3	2024	9,954 SF	
		APN: 18E-17S-10-0160-09790-006.0 Document #: 2026001531 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 979 Subdivision: CITRUS SPRINGS UNIT 16 MapRef: MB 6 PG 145-150 Abbreviated Description: Lot:6 Block:979 Subdivision:CITRUS SPRINGS UNIT 16 Map Ref:MB 6 PG 145-150								
7	.73Mi.	**6405 N DARLINGTON DR** **CITRUS SPRINGS, FL 34434-8498**	12/19/2025	$300,000	$166	1803	/3/2	2021	9,749 SF	
		APN: 18E-17S-10-0230-17530-002.0 Document #: 2025076118 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 1753 Subdivision: CITRUS SPRINGS Legal Unit: 23 MapRef: MB 7 PG 115-133 Abbreviated Description: Lot:2 Block:1753 Subdivision:CITRUS SPRINGS Legal Unit:23 Map Ref:MB 7 PG 115-133								
8	.34Mi.	**742 W GLENHAVEN DR** **CITRUS SPRINGS, FL 34434-8026**	11/13/2025	$255,000			//		9,996 SF	

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APN: 18E-17S-10-0130-09560-011.0 Document #: 2025069082
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 956 Subdivision: CITRUS SPRINGS UNIT 13 MapRef: MB 6 PG 98-108 Abbreviated Description: Lot:11 Block:956 Subdivision:CITRUS SPRINGS UNIT 13 Map Ref:MB 6 PG 98-108

9	.64Mi.	**129 W GONDOLIER PL** **CITRUS SPRINGS, FL 34434-7434**	11/10/2025	$256,000	$172	1482	/3/2	2023	10,005 SF	

APN: 18E-17S-10-0130-09990-026.0 Document #: 2025068347
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 26 Block: 999 Subdivision: CITRUS SPRINGS UNIT 13 MapRef: MB 6 PG 98 Abbreviated Description: Lot:26 Block:999 Subdivision:CITRUS SPRINGS UNIT 13 Map Ref:MB 6 PG 98

10	.54Mi.	**838 W HOMEWAY LOOP** **CITRUS SPRINGS, FL 34434-8108**	10/21/2025	$139,900	$96	1448	/3/2	2005	10,011 SF	

APN: 18E-17S-10-0160-09790-020.0 Document #: 2025063816
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Block: 979 Subdivision: CITRUS SPRINGS UNIT 16 MapRef: MB 6 PG 145-150 Abbreviated Description: Lot:20 Block:979 Subdivision:CITRUS SPRINGS UNIT 16 Map Ref:MB 6 PG 145-150

11	.61Mi.	**6671 N DARLINGTON DR** **CITRUS SPRINGS, FL 34434-4400**	09/17/2025	$249,000	$180	1381	/3/2	2024	9,999 SF	

APN: 18E-17S-10-0230-09600-013.0 Document #: 2025056294
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Block: 960 Subdivision: CITRUS SPRINGS UNIT 23 MapRef: MB 7 PG 115-133 Abbreviated Description: Lot:13 Block:960 Subdivision:CITRUS SPRINGS UNIT 23 Map Ref:MB 7 PG 115-133

12	.77Mi.	**7474 N SUGARBERRY DR** **CITRUS SPRINGS, FL 34434-8190**	09/16/2025	$190,000	$153	1237	/3/2	2024	10,010 SF	

APN: 18E-17S-10-0130-09990-036.0 Document #: 2025056104
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 36 Block: 999 Subdivision: CITRUS SPRINGS Legal Unit: 13 MapRef: MB 6 PG 98 Abbreviated Description: Lot:36 Block:999 Subdivision:CITRUS SPRINGS Legal Unit:13 Map Ref:MB 6 PG 98

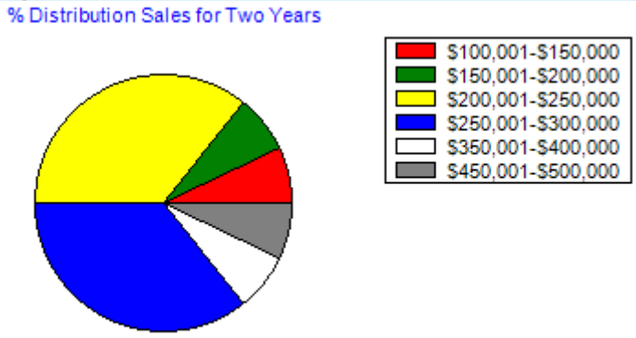
13	.49Mi.	**776 W HORIZON LN** **CITRUS SPRINGS, FL 34434-8474**	09/15/2025	$364,900	$235	1550	/3/2	2023	10,005 SF	Yes

APN: 18E-17S-10-0160-09710-022.0 Document #: 2025055700
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Block: 971 Subdivision: CITRUS SPRINGS UNIT 16 MapRef: MB 6 PG 145 Abbreviated Description: Lot:22 Block:971 Subdivision:CITRUS SPRINGS UNIT 16 Map Ref:MB 6 PG 145

14	.72Mi.	**669 W HOMEWAY LOOP** **CITRUS SPRINGS, FL 34434-8402**	08/28/2025	$268,000	$179	1495	/3/2	2024	10,249 SF	

APN: 18E-17S-10-0160-09760-003.0 Document #: 2025052640
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 976 Subdivision: CITRUS SPRINGS UNIT 16 MapRef: MB 6 PG 145-150 Abbreviated Description: Lot:3 Block:976 Subdivision:CITRUS SPRINGS UNIT 16 Map Ref:MB 6 PG 145-150

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.

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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.	**317 W HOMEWAY LOOP**	**05/29/2025**	$219,669	$219,669	1,677	/4/2	2021	10,014 SF	
.02Mi.	**315 W HOMEWAY LOOP**	**06/27/2024**	$227,284	$227,284	1,694	/4/2	2021	10,026 SF	
.05Mi.	**6787 N GLACIER TER**	**06/01/2009**	$260,812	$260,812	2,242	/3/2	2010	11,116 SF	
.07Mi.	**455 W MACON LN**	**12/09/2022**	$207,408	$207,408	1,481	/3/2	2022	11,942 SF	
.08Mi.	**303 W HOMEWAY LOOP**		$251,389	$251,389	1,759	/3/2	2004	25,594 SF	
.1Mi.	**6715 N DELTONA BLVD**	**04/01/2000**	$289,392	$289,392	1,979	/3/2	1990	21,974 SF	Yes
.1Mi.	**432 W MACON LN**	**02/07/2020**	$238,297	$238,297	1,845	/3/2	2007	25,687 SF	
.11Mi.	**295 W HOMEWAY LOOP**	**02/22/2021**	$195,744	$195,744	1,580	/3/2	1990	20,028 SF	
.12Mi.	**6702 N GLACIER TER**	**09/27/2022**	$255,937	$255,937	2,193	/3/2	2007	12,803 SF	
.12Mi.	**336 W GLENHAVEN DR**	**07/01/2009**	$259,817	$259,817	2,512	/4/3	2005	13,341 SF	
.13Mi.	**6677 N DELTONA BLVD**	**01/01/2003**	$222,251	$222,251	1,617	/3/2	2002	10,207 SF	
.14Mi.	**6652 N DELTONA BLVD**	**07/26/2024**	$153,624	$153,624	1,180	/2/2	1995	10,117 SF	
.15Mi.	**6718 N NANTUCKET WAY**	**07/01/2004**	$234,328	$234,328	1,668	/3/2	2007	19,897 SF	
.15Mi.	**518 W GLENHAVEN DR**	**01/01/2010**	$193,870	$193,870	1,709	/3/2	2006	9,996 SF	
.15Mi.	**308 W GLENHAVEN DR**	**02/04/2018**	$190,580	$190,580	1,372	/3/2	2019	22,402 SF	
.15Mi.	**361 W HOMEWAY LOOP**	**09/08/2023**	$196,668	$196,668	1,388	/3/2	2023	10,041 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	48.9 years old	Households:	4,461
Median Household Income:	$58,744	Households w/Family:	71%
Household Income Per Capita:	$32,567	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Citrus County School District	Students:	15,531
Number of Schools:	26	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
10.60Mi.	**Citrus Virtual Instruction Program**	NA	Public	KG - 12
Number of Students: NA Student-Teacher Ratio: NA				
0.89Mi.	**Citrus Springs Middle School**	B	Public	6 - 8
Number of Students: 752 Student-Teacher Ratio: 17.69				
0.82Mi.	**Central Ridge Elementary School**	C	Public	PK - 5
Number of Students: 801 Student-Teacher Ratio: 18.17				
10.17Mi.	**Lecanto High School**	C	Public	9 - 12
Number of Students: 1,735 Student-Teacher Ratio: 19.72 Advanced Placement: Yes				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	117%	HIGHER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	116%	HIGHER
OVERALL	102%	SIMILAR

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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ICE SiteX Report

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