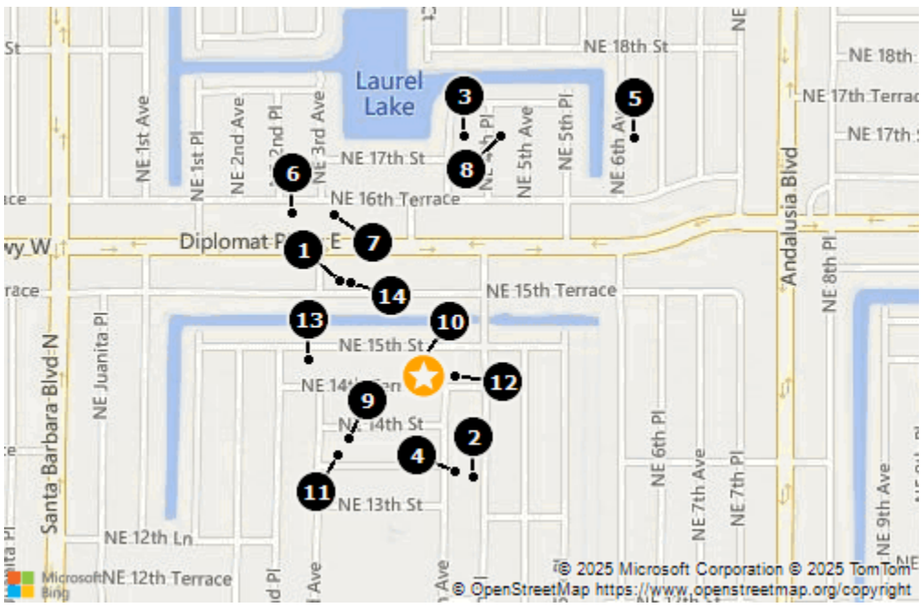
ICE SiteX Report

OrderID: 94829532

SiteX Property Information Report



Subject Property Location

337 NE 14TH TER, CAPE CORAL, FL 33909-1253

County:	**LEE FL**	Census Tract:	120710102.052015
Property Use:	Single Family Residential	Zoning:	R1-D
Parcel Number:	01-44-23-C2-02436.0490	Thomas Bros Pg-Grid:	

Valuation

Value:	**$292,000**	FSD:	27
Value Range:	$213,160 - $370,840	Confidence Score:	73

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	057
Assd Land Value:		Market Land Value:	$31,597	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$208,447	Total Taxable Value:	$7,239
Total Assessed Value:	$231,496	Total Assessor Market Value:	$240,044	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 49,50 Block: 2436 Subdivision: CAPE CORAL UNIT 34 Legal Unit: 34 Sec/Twnship/Range: SEC 01 TWN 44S RNG 23E
Abbreviated Description: CAPE CORAL UNIT 34 BLK 2436 PB 16 PG 85 LOTS 49 + 50

Property Characteristics

Lot Size:	10,000 SF	Bedrooms:	3	Pool:	
Building Area:	1272 SF	Baths:	2	Fireplace:	
Year Built:	2003	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/21/2024	Sales Price:	$332,859
Document #:	2024000176691 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/12/2022	Sales Price:	$170,356
Document #:	2022000227984 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/01/2022	Sales Price:	$339,000
Document #:	2022000219536 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/30/2022		
Document Type:	Warranty Deed		
Legal Description:			

Lot: 49&50 Block: 2436 Subdivision: CAPE CORAL UNIT 34 Map Ref: MB 16 PG 74-86

Prior Transfer

Recording Date:	06/30/2022	Sales Price:	$339,000
Document #:	2022000219536 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 49,50 Block: 2436 Subdivision: CAPE CORAL UNIT 34 Legal Unit: 34 Sec/Twnship/Range: SEC 01 TWN 44S RNG 23E
Abbreviated Description: CAPE CORAL UNIT 34 BLK 2436 PB 16 PG 85 LOTS 49 + 50

Prior Transfer

Recording Date:	03/25/2020	Sales Price:	$173,500
Document #:	2020000075649 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/12/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 49&50 Block: 2436 Subdivision: CAPE CORAL UNIT 34 Map Ref: MB 16 PG 74-86

Prior Transfer

Recording Date:	03/12/2020	Sales Price:	$173,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/06/2009	Sales Price:	$75,000
Document #:	2009000214140 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/31/2009		
Document Type:	Warranty Deed		

Legal Description:
Lot: 49&50 Block: 2436 Subdivision: CAPE CORAL UNIT 34 Map Ref: MB16 PG74-86

Prior Transfer

Recording Date:	04/25/2008	Sales Price:	$171,200
Document #:	2008000110342 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/21/2006	Loan Amount:	N/A
Document #:	2006000365336 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	10/01/2036	Type Finance:	

Legal Description:
Lot: 49&50 Block: 2436 Subdivision: UNIT 34 CAPE CORAL SUBDIVISION

Prior Transfer

Recording Date:	09/21/2006	Sales Price:	$214,000
Document #:	2006000365334 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/11/2006		
Document Type:	Warranty Deed		

Legal Description:
Lot: 49&50 Block: 2436 Subdivision: UNIT 34 CAPE CORAL SUBDIVISION Map Ref: MB16 PG74-86

Prior Transfer

Recording Date:	01/12/2004	Sales Price:	$121,900
Document #:	BK-PG 04169-02199	Type of Sale:	Full Amount on Deed
Contract Date:	01/12/2004		
Document Type:	Warranty Deed		

Legal Description:
Lot: 49 Block: 2436 Subdivision: CAPE CORAL UNIT 34 (1017) Map Ref: PB 16 74
Abbreviated Description: LT 49 50 BLK 2436 PB 16/74

Area Sales Analysis

Total Area Sales	$4,774,000	Median # of Bedrooms	3
Median Lot Size	10,000 SF	Median # of Baths	2
Median Living Area	1,414 SF	Median Year Built	2004
Price Range - 2 Yrs	$270,000 to $505,000	Age Range	2 years to 38 years
Median Value	$316,250	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**305 NE 15TH TER** **CAPE CORAL, FL 33909-1239**	05/02/2025	$369,000	$221	1667	/3/2	2006	10,000 SF	
		APN: 01-44-23-C1-02451.0570 Document #: 2025000119556 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 57&58 Block: 2451 Subdivision: CAPE CORAL UNIT 34 MapRef: MB 16 PG 74-86 Abbreviated Description: Lot:57&58 Block:2451 Subdivision:CAPE CORAL UNIT 34 Map Ref:MB 16 PG 74-86								
2	.16Mi.	**1314 NE 4TH PL** **CAPE CORAL, FL 33909-1002**	04/02/2025	$415,000	$299	1387	/3/2	2022	10,000 SF	
		APN: 01-44-23-C2-02432.0550 Document #: 2025000087805 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 55&56 Block: 2432 Subdivision: CAPE CORAL UNIT 34 MapRef: MB 16 PG 74 Abbreviated Description: Lot:55&56 Block:2432 Subdivision:CAPE CORAL UNIT 34 Map Ref:MB 16 PG 74								
3	.35Mi.	**1709 NE 4TH AVE** **CAPE CORAL, FL 33909-9206**	03/25/2025	$385,000	$180	2136	/3/2	2003	10,000 SF	Yes
		APN: 36-43-23-C3-02484.0110 Document #: 2025000079114 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 11&12 Block: 2484 Subdivision: CAPE CORAL UNIT 36 PART 1 MapRef: MB 23 PG 87-94 Abbreviated Description: Lot:11&12 Block:2484 Subdivision:CAPE CORAL UNIT 36 PART 1 Map Ref:MB 23 PG 87-94								
4	.14Mi.	**1317 NE 4TH AVE** **CAPE CORAL, FL 33909-1308**	03/20/2025	$270,000	$249	1081	/3/2	1987	10,000 SF	

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APN: 01-44-23-C2-02432.0240 Document #: 2025000074330
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24&25 Block: 2432 Subdivision: CAPE CORAL Legal Unit: 34 MapRef: MB 16 PG 74-86 Abbreviated Description: Lot:24&25 Block:2432 Subdivision:CAPE CORAL Legal Unit:34 Map Ref:MB 16 PG 74-86

5	.46Mi.	**1707 NE 6TH AVE** **CAPE CORAL, FL 33909-9214**	02/28/2025	$300,500			//		10,000 SF	

APN: 36-43-23-C3-02481.0110 Document #: 2025000054662
Document Type: Special Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: 2481 Subdivision: CAPE CORAL SUBDIVISION Legal Unit: 36 MapRef: MB 23 PG 87-94 Abbreviated Description: Lot:11&12 Block:2481 Subdivision:CAPE CORAL SUBDIVISION Legal Unit:36 Map Ref:MB 23 PG 87-94Abbreviated Description:PART 1

6	.3Mi.	**218 NE 16TH TER** **CAPE CORAL, FL 33909-5278**	02/28/2025	$310,000	$220	1409	/3/2	2004	10,000 SF	

APN: 36-43-23-C4-02476.0170 Document #: 2025000053618
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17&18 Block: 2476 Subdivision: CAPE CORAL SUBDIVISION Legal Unit: 36 MapRef: MB 23 PG 88 Abbreviated Description: Lot:17&18 Block:2476 Subdivision:CAPE CORAL SUBDIVISION Legal Unit:36 Map Ref:MB 23 PG 88Abbreviated Description:PART 1

7	.27Mi.	**304 NE 16TH TER** **CAPE CORAL, FL 33909-5283**	02/10/2025	$312,000			//		10,000 SF	

APN: 36-43-23-C4-02476.0250 Document #: 2025000036679
Document Type: Special Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25&26 Block: 2476 Subdivision: CAPE CORAL UNIT 36 PART 1 MapRef: MB 23 PG 87-94 Abbreviated Description: Lot:25&26 Block:2476 Subdivision:CAPE CORAL UNIT 36 PART 1 Map Ref:MB 23 PG 87-94

8	.37Mi.	**1709 NE 4TH PL** **CAPE CORAL, FL 33909-5502**	12/19/2024	$315,500			//		10,000 SF	

APN: 36-43-23-C3-02483.0110 Document #: 2024000341066
Document Type: Special Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: 2483 Subdivision: CAPE CORAL Legal Unit: 36 MapRef: MB 23 PG 87-94 Abbreviated Description: Lot:11&12 Block:2483 Subdivision:CAPE CORAL Legal Unit:36 Map Ref:MB 23 PG 87-94Abbreviated Description:PART 1

9	.14Mi.	**310 NE 14TH ST** **CAPE CORAL, FL 33909-1251**	11/27/2024	$285,000	$224	1272	/3/2	2004	10,625 SF	

APN: 01-44-23-C1-02434.0050 Document #: 2024000321860
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 2434 Subdivision: CAPE CORAL UNIT 34 MapRef: MB 16 PG 74 Abbreviated Description: Lot:5&6 Block:2434 Subdivision:CAPE CORAL UNIT 34 Map Ref:MB 16 PG 74

10	.02Mi.	**338 NE 15TH ST** **CAPE CORAL, FL 33909-1255**	11/08/2024	$295,000	$208	1418	/3/2	2005	10,000 SF	

APN: 01-44-23-C2-02436.0270 Document #: 2024000305137
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27&28 Block: 2436 Subdivision: CAPE CORAL SUBDIVISION Legal Unit: 34 MapRef: MB 16 PG 74-86 Abbreviated Description: Lot:27&28 Block:2436 Subdivision:CAPE CORAL SUBDIVISION Legal Unit:34 Map Ref:MB 16 PG 74-86

11	.17Mi.	**305 NE 13TH TER** **CAPE CORAL, FL 33909-1273**	09/12/2024	$355,000	$225	1577	/3/2	2004	10,625 SF	Pool/ Spa

APN: 01-44-23-C1-02434.0410 Document #: 2024000256170
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 41&42 Block: 2434 Subdivision: CAPE CORA SUBDIVISION Legal Unit: 34 MapRef: MB 16 PG 74-86 Abbreviated Description: Lot:41&42 Block:2434 Subdivision:CAPE CORA SUBDIVISION Legal Unit:34 Map Ref:MB 16 PG 74-86

12	.05Mi.	**401 NE 14TH TER** **CAPE CORAL, FL 33909-1328**	09/10/2024	$317,000	$178	1777	/3/2	2006	10,000 SF	

APN: 01-44-23-C2-02436.0430 Document #: 2024000253189
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 43&44 Block: 2436 Subdivision: CAPE CORAL UNIT 34 MapRef: MB 16 PG 74 Abbreviated Description: Lot:43&44 Block:2436 Subdivision:CAPE CORAL UNIT 34 Map Ref:MB 16 PG 74

13	.17Mi.	**228 NE 15TH ST** **CAPE CORAL, FL 33909-1120**	09/03/2024	$340,000	$221	1537	/3/2	1994	10,000 SF	Yes

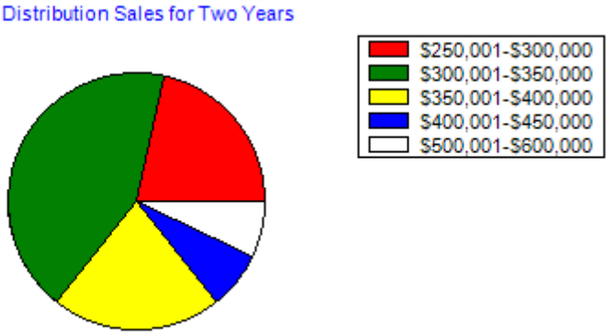
APN: 01-44-23-C1-02436.0050 Document #: 2024000244784
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 2436 Subdivision: CAPE CORAL UNIT 34 MapRef: MB 16 PG 74-86 Abbreviated Description: Lot:5&6 Block:2436 Subdivision:CAPE CORAL UNIT 34 Map Ref:MB 16 PG 74-86

14	.17Mi.	**309 NE 15TH TER** **CAPE CORAL, FL 33909-1239**	08/22/2024	$505,000	$272	1850	/4/3	2023	10,160 SF	Yes

APN: 01-44-23-C1-02451.0550 Document #: 2024000235934
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 55&56 Block: 2451 Subdivision: CAPE CORAL UNIT 34 MapRef: MB 16 PG 74 Abbreviated Description: Lot:55&56 Block:2451 Subdivision:CAPE CORAL UNIT 34 Map Ref:MB 16 PG 74

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.	**337 NE 14TH TER**	**06/30/2022**	$240,044	$231,496	1,272	/3/2	2003	10,000 SF	
.02Mi.	**333 NE 14TH TER**	**03/25/2020**	$223,144	$197,853	1,116	/3/2	1989	10,000 SF	
.02Mi.	**338 NE 15TH ST**	**07/09/2010**	$248,105	$248,105	1,418	/3/2	2005	10,000 SF	
.03Mi.	**345 NE 14TH TER**	**06/09/2011**	$254,899	$127,232	1,717	/3/2	2005	10,000 SF	
.03Mi.	**338 NE 14TH TER**	**04/30/2019**	$283,657	$154,254	1,777	/3/2	2003	10,000 SF	
.04Mi.	**334 NE 14TH TER**	**03/09/2015**	$247,427	$247,427	1,458	/3/2	2005	10,000 SF	
.04Mi.	**330 NE 15TH ST**	**11/05/2021**	$300,323	$300,323	1,462	/3/2	2004	15,000 SF	Yes
.04Mi.	**348 NE 15TH ST**	**12/07/2023**	$351,123	$351,123	2,031	/3/2	1999	15,000 SF	Yes
.04Mi.	**330 NE 14TH TER**	**04/26/2019**	$260,071	$172,687	1,783	/3/2	2006	10,000 SF	
.05Mi.	**325 NE 14TH TER**	**04/30/2012**	$246,109	$246,109	1,458	/3/2	2004	10,000 SF	
.05Mi.	**401 NE 14TH TER**	**09/06/2024**	$271,654	$271,654	1,777	/3/2	2006	10,000 SF	
.06Mi.	**326 NE 14TH TER**	**08/28/2009**	$281,232	$93,656	1,837	/3/2	2005	10,000 SF	Yes
.06Mi.	**1413 NE 4TH AVE**	**04/25/2024**	$238,180	$238,180	1,806	/4/2	2023	10,500 SF	
.06Mi.	**337 NE 14TH ST**	**05/02/2023**	$215,476	$215,476	1,130	/3/2	1987	10,000 SF	
.06Mi.	**333 NE 14TH ST**	**04/13/2009**	$262,665	$262,665	1,642	/3/2	2007	10,000 SF	
.06Mi.	**335 NE 15TH ST**	**02/24/2020**	$457,726	$457,726	2,406	/4/2	2007	19,998 SF	Yes

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	43.3 years old	Households:	14,272
Median Household Income:	$66,487	Households w/Family:	69%
Household Income Per Capita:	$30,670	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Lee County School District	Students:	94,927
Number of Schools:	119	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.00Mi.	**Island Coast High School** Number of Students: 1,432 Student-Teacher Ratio: 20.78 Advanced Placement: Yes	D-	Public	9 - 12
5.11Mi.	**Trafalgar Middle School** Number of Students: 912 Student-Teacher Ratio: 18.8	B+	Public	6 - 8
7.78Mi.	**Cape Elementary School** Number of Students: 672 Student-Teacher Ratio: 16.39	A-	Public	KG - 5
6.52Mi.	**Pelican Elementary School** Number of Students: 837 Student-Teacher Ratio: 17.08	C	Public	KG - 5
4.22Mi.	**Challenger Middle School** Number of Students: 1,113 Student-Teacher Ratio: 21.15	B	Public	6 - 8
2.95Mi.	**Caloosa Middle School** Number of Students: 867 Student-Teacher Ratio: 19.01	C	Public	6 - 8
5.52Mi.	**North Fort Myers Academy for the Arts** Number of Students: 1,021 Student-Teacher Ratio: 17.33	C	Public	KG - 8
4.77Mi.	**J. Colin English Elementary School** Number of Students: 358 Student-Teacher Ratio: 14.44	D	Public	KG - 5
3.33Mi.	**Dr. Carrie D. Robinson Littleton Elementary School** Number of Students: 450 Student-Teacher Ratio: 15.1	B-	Public	KG - 5
7.09Mi.	**Ida S. Baker High School** Number of Students: 1,721 Student-Teacher Ratio: 21.99 Advanced Placement: Yes	C-	Public	9 - 12

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2.62Mi. **Mariner High School** Number of Students: 1,489 Student-Teacher Ratio: 20.99 Advanced Placement: Yes	D+	Public	9 - 12
2.88Mi. **Caloosa Elementary School** Number of Students: 893 Student-Teacher Ratio: 16.72	B-	Public	KG - 5
3.34Mi. **North Fort Myers High School** Number of Students: 1,801 Student-Teacher Ratio: 20.04 Advanced Placement: Yes	B	Public	9 - 12
0.98Mi. **Diplomat Middle School** Number of Students: 809 Student-Teacher Ratio: 18.6	B	Public	6 - 8
4.90Mi. **Cape Coral High School** Number of Students: 1,624 Student-Teacher Ratio: 21.3 Advanced Placement: Yes	C-	Public	9 - 12
4.54Mi. **Skyline Elementary School** Number of Students: 903 Student-Teacher Ratio: 14.8	C-	Public	KG - 5
2.80Mi. **Mariner Middle School** Number of Students: 950 Student-Teacher Ratio: 18.89	C	Public	6 - 8
7.03Mi. **Gulf Middle School** Number of Students: 791 Student-Teacher Ratio: 20.29	A-	Public	6 - 8
5.27Mi. **Trafalgar Elementary School** Number of Students: 779 Student-Teacher Ratio: 16.43	B	Public	KG - 5
6.84Mi. **Gulf Elementary School** Number of Students: 1,065 Student-Teacher Ratio: 16.96	B-	Public	KG - 5
4.33Mi. **Patriot Elementary School** Number of Students: 715 Student-Teacher Ratio: 16.98	C	Public	KG - 5
1.07Mi. **Diplomat Elementary School** Number of Students: 944 Student-Teacher Ratio: 17.23	A-	Public	KG - 5
3.21Mi. **Tropic Isles Elementary School** Number of Students: 777 Student-Teacher Ratio: 15.3	D+	Public	KG - 5
1.68Mi. **Hector A. Cafferata, Jr. Elementary School** Number of Students: 605 Student-Teacher Ratio: 15.76	C	Public	KG - 5
4.37Mi. **Hancock Creek Elementary School** Number of Students: 699 Student-Teacher Ratio: 16.8	C	Public	KG - 5

Flood Report

The Subject Property of **337 NE 14TH TER, CAPE CORAL, FL 33909-1253** 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	109%	SIMILAR
BURGLARY	78%	LOWER
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	85%	LOWER
AGGRAVATED ASSAULT	43%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	67%	NOTABLY LOWER
MURDER	74%	NOTABLY LOWER
OVERALL	56%	NOTABLY LOWER

Disaster Alerts

8/27/2023 - Hurricane Idalia 8/27/2023 - Tropical Storm Idalia 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.
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