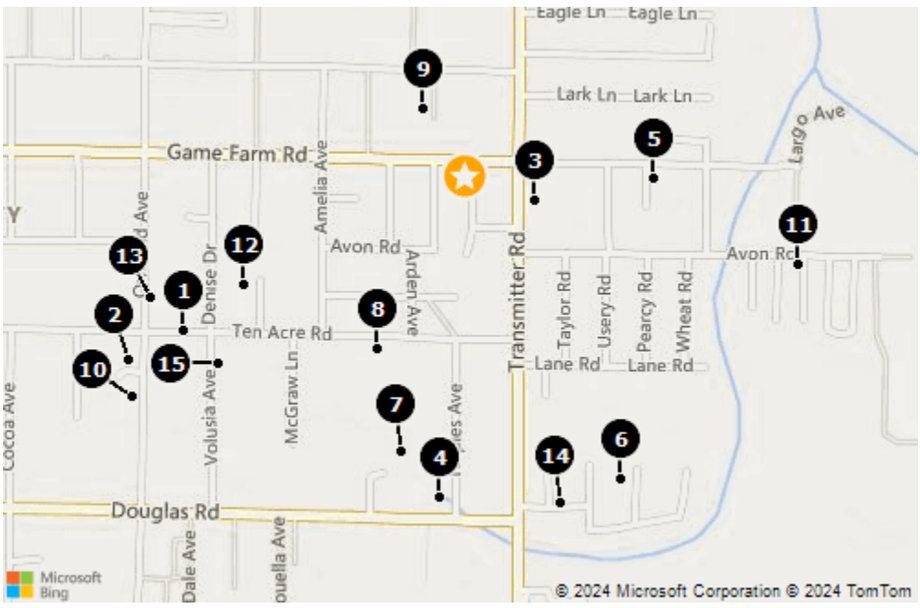
SiteX™ Report

OrderID: 91075013

SiteX Property Information Report



Subject Property Location

3422 GAME FARM RD, PANAMA CITY, FL 32405-7063

County:	**BAY FL**	Census Tract:	120050013.021058
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12410-000-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$163,000**	FSD:	39
Value Range:	$99,430 - $226,570	Confidence Score:	61

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	020
Assd Land Value:		Market Land Value:	$31,800	Tax Year:	2023
Assd Improvement:		Market Improvment Value:	$96,333	Total Taxable Value:	$1,462
Total Assessed Value:	$118,847	Total Assessor Market Value:	$128,133	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1 Block: 21 Subdivision: HIGHLAND CITY Sec/Twnship/Range: SEC 27 TWN 03S RNG 14W
Abbreviated Description: HIGHLAND CITY (1.19) 117B BEG NW COR LOT 1 TH E 100' S 150' W 100' N 150' TO POB

Property Characteristics

Lot Size:	17,990 SF	Bedrooms:	2	Pool:	
Building Area:	916 SF	Baths:	1	Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/28/2022	Loan Amount:	N/A
Document #:	2022014010 BK-PG 4529-30	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Lot: 1 Block: 21 Subdivision: HIGHLAND CITY Sec/Twnship/Range: S26&S27 T03SR14W

Prior Transfer

Recording Date:	06/18/2019	Sales Price:	$139,000
Document #:	2019056830 BK-PG 4135-1436	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/17/2019		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1 Block: 21 Subdivision: HIGHLAND CITY Map Ref: MB 4 PG 28 Sec/Twnship/Range: S26&27T03SR14W

Prior Transfer

Recording Date:	06/13/2019	Sales Price:	$139,000
Document #:	BK-PG 4135 -1436	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 1 Block: 21 Subdivision: HIGHLAND CITY Sec/Twnship/Range: SEC 27 TWN 03S RNG 14W
Abbreviated Description: HIGHLAND CITY (1.19) 117B BEG NW COR LOT 1 TH E 100' S 150' W 100' N 150' TO POB

Prior Transfer

Recording Date:	01/04/2019	Sales Price:	$63,000
Document #:	2019001284 BK-PG 4075-1249	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/02/2019		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1 Block: 21 Sec/Twnship/Range: S26&S27 T03SR14W
City/Muni/Twp: HIGHLAND CITY

Prior Transfer

Recording Date:	01/03/2019	Sales Price:	$63,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/01/2007	Sales Price:	N/A
Document #:	2007-075305 BK-PG 2991-0881	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/24/2007		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 1 Block: 21 Subdivision: HIGHLAND CITY Sec/Twnship/Range: S26&27T03SR14W

Prior Transfer

Recording Date:	07/25/2005	Sales Price:	$115,200
Document #:	2005-057687 BK-PG 2643-1309	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/20/2005		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1 Block: 21 Subdivision: HIGHLAND CITY Sec/Twnship/Range: S26&27T03SR14W

Mortgage Record

Recording Date:	08/23/2004	Loan Amount:	N/A
Document #:	2004-065589 BK-PG 2492-0167	Loan Type:	Credit Line (Revolving)
TD Due Date:	07/15/2034	Type Finance:	

Legal Description:
Lot: 1 Block: 21 Subdivision: HIGHLAND CITY Sec/Twnship/Range: S26&27T03SR14W

Mortgage Record

Recording Date:	06/09/2003	Loan Amount:	N/A
Document #:	2003-039962 BK-PG 2289-1377	Loan Type:	Unknown
TD Due Date:	03/19/2033	Type Finance:	ADJ

Legal Description:
Lot: 1 Block: 21 Subdivision: HIGHLAND CITY Sec/Twnship/Range: S26&27T03SR14W

Prior Transfer

Recording Date:	03/12/2002	Sales Price:	$40,200
Document #:	2002-014901 BK-PG 2122-1113	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/07/2002		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1 Block: 21 Sec/Twnship/Range: S26&27T03SR14W
City/Muni/Twp: HIGHLAND CITY

Area Sales Analysis

Total Area Sales	$4,011,817	Median # of Bedrooms	3
Median Lot Size	8,494 SF	Median # of Baths	2
Median Living Area	1,371 SF	Median Year Built	2004
Price Range - 2 Yrs	$125,000 to $370,000	Age Range	6 years to 65 years
Median Value	$275,000	Median Age	20 years

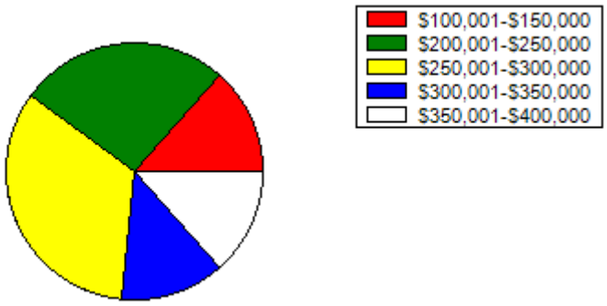
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.45Mi.	**3113 TEN ACRE RD** **PANAMA CITY, FL 32405-7133**	01/16/2024	$370,000			//		14,985 SF	
		APN: 12447-000-010 Document #: 2024002316 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Subdivision: HIGHLAND CITY PLAT MapRef: MB 4 PG 28 Abbreviated Description: Subdivision:HIGHLAND CITY PLAT Map Ref:MB 4 PG 28								
2	.54Mi.	**3007 NOWELL CT** **PANAMA CITY, FL 32405-7181**	12/26/2023	$270,000	$198	1362	/3/2	2005	7,187 SF	
		APN: 11954-970-109 Document #: 2023079319 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: NOWELL COURT MapRef: MB 20 PG 13 Abbreviated Description: Lot:9 Subdivision:NOWELL COURT Map Ref:MB 20 PG 13								
3	.1Mi.	**2722 TRANSMITTER RD** **PANAMA CITY, FL 32404-3161**	12/12/2023	$145,000	$93	1552	/4/2	1959	8,494 SF	
		APN: 11942-000-000 Document #: 2023076913 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Subdivision: ANDREWS BAY DEVELOPMENT COMPANYS FLAT MapRef: MB 6 PG 17 Sec/Twnship/Range: S25T03SR14W Abbreviated Description: Lot:56 Subdivision:ANDREWS BAY DEVELOPMENT COMPANYS FLAT Map Ref:MB 6 PG 17Sec/Twnship/Range:S25T03SR14W								
4	.45Mi.	**3415 DOUGLAS RD** **PANAMA CITY, FL 32405-7116**	12/12/2023	$369,900	$676	547	//	2008	44,780 SF	
		APN: 12761-000-000 Document #: 2023076911 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal:								

5	.26Mi.	**3630 GAME FARM RD** **PANAMA CITY, FL 32404-3128**	11/01/2023	$125,000	$162	768	/2/1	1960	11,979 SF	
		APN: 11939-000-000 Document #: 2023068994 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal:								
6	.48Mi.	**2411 OAKTREE CT** **PANAMA CITY, FL 32404-3057**	10/23/2023	$330,000	$199	1653	/3/2	2005	7,654 SF	
		APN: 11954-951-080 Document #: 2023066972 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 35 Subdivision: BRENTWOODS PHASE TWO MapRef: MB 20 PG 24&25 Abbreviated Description: Lot:35 Subdivision:BRENTWOODS PHASE TWO Map Ref:MB 20 PG 24&25								
7	.39Mi.	**2415 QUIET OAKS DR** **PANAMA CITY, FL 32405-7180**	10/16/2023	$335,000	$202	1652	/3/2.5	2016	4,443 SF	
		APN: 12854-100-015 Document #: 2023065605 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Subdivision: THE BARBER SUBDIVISION MapRef: MB 23 PG 40 Abbreviated Description: Lot:8 Subdivision:THE BARBER SUBDIVISION Map Ref:MB 23 PG 40								
8	.27Mi.	**3324 TEN ACRE RD** **PANAMA CITY, FL 32405-7136**	10/13/2023	$279,900	$204	1371	/3/2	2018	5,227 SF	
		APN: 12854-125-210 Document #: 2023065253 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: TEN ACRE TERRACE PHASE ONE MapRef: MB 24 PG 47 Abbreviated Description: Lot:11 Subdivision:TEN ACRE TERRACE PHASE ONE Map Ref:MB 24 PG 47								
9	.11Mi.	**2823 NAPLES AVE** **PANAMA CITY, FL 32405-6935**	09/26/2023	$292,000	$196	1485	/3/2	1977	13,983 SF	Yes
		APN: 12389-030-000 Document #: 2023060854 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 20 Subdivision: ST ANDREWS BAY FARM & FRUIT COMPANYS Abbreviated Description: Block:20 Subdivision:ST ANDREWS BAY FARM & FRUIT COMPANYS Abbreviated Description:PORTION LOT15								
10	.56Mi.	**2515 ORMOND AVE** **PANAMA CITY, FL 32405-7163**	09/14/2023	$240,000	$178	1341	/3/2	2004	8,451 SF	
		APN: 12699-010-000 Document #: 2023058628 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 33 Subdivision: HIGHLAND CITY MapRef: MB 4 PG 28 Sec/Twnship/Range: S26T03SR14W Abbreviated Description: Lot:1 Block:33 Subdivision:HIGHLAND CITY Map Ref:MB 4 PG 28Sec/Twnship/Range:S26T03SR14W								
11	.48Mi.	**2619 OAKMONT DR** **PANAMA CITY, FL 32404-3072**	09/11/2023	$280,000	$149	1872	/3/2	2007	3,312 SF	
		APN: 11954-960-137 Document #: 2023057667 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: AVONDALE ESTATES MapRef: MB 20 PG 47&48 Abbreviated Description: Subdivision:AVONDALE ESTATES Map Ref:MB 20 PG 47&48Abbreviated Description:PORTION LOT19								
12	.34Mi.	**2525 GLENVIEW AVE** **PANAMA CITY, FL 32405-7040**	09/07/2023	$207,000	$138	1492	/3/2	1985	33,628 SF	Yes
		APN: 12453-000-000 Document #: 2023056986 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal:								
13	.45Mi.	**2616 ORMOND AVE** **PANAMA CITY, FL 32405-7055**	08/24/2023	$248,017	$195	1269	/3/2	1965	29,969 SF	
		APN: 12446-000-000 Document #: 2023053839 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal:								
14	.47Mi.	**2400 BAY CT** **PANAMA CITY, FL 32404-3046**	08/15/2023	$275,000	$184	1493	/3/2	2004	7,429 SF	
		APN: 11954-950-130 Document #: 2023051378 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Subdivision: BRENTWOODS PHASE ONE MapRef: MB 19 PG 4 Abbreviated Description: Lot:13 Subdivision:BRENTWOODS PHASE ONE Map Ref:MB 19 PG 4								
15	.43Mi.	**2530 VOLUSIA AVE** **PANAMA CITY, FL 32405-7142**	07/27/2023	$245,000	$188	1301	/3/1.5	1960	16,771 SF	
		APN: 12745-000-000 Document #: 2023046714 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 34 Subdivision: HIGHLAND CITY PLAT Abbreviated Description: Block:34 Subdivision:HIGHLAND CITY PLAT Abbreviated Description:PORTION LOT7								

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.

SiteX™ Report

OrderID: 91075013

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.	**3422 GAME FARM RD**	**06/13/2019**	$128,133	$118,847	916	/2/1	1954	17,990 SF	
.02Mi.	**3406 GAME FARM RD**	**03/31/2010**	$117,621	$117,621	1,404	/3/2	1957	18,165 SF	
.03Mi.	**3434 GAME FARM RD**	**08/27/2019**	$69,701	$69,701	1,734	/3/2	1965	9,932 SF	
.03Mi.	**2728 NAPLES AVE**	**08/16/1996**	$85,214	$57,723	1,248	/3/1	1961	13,983 SF	
.05Mi.	**3423 GAME FARM RD**	**11/02/2021**	$191,266	$83,948	1,949	/3/1.5	1957	30,884 SF	
.05Mi.	**2722 HILLSBORO AVE**	**01/31/2018**	$51,200	$51,200	462	/1/1	1960	8,189 SF	
.05Mi.	**2722 HILLSBORO AVE**	**02/13/2023**	$92,727	$92,727	1,248	/3/2	1966	5,097 SF	
.05Mi.	**3407 GAME FARM RD**	**12/16/2021**	$234,282	$218,771	1,612	/2/2	1968	34,979 SF	
.06Mi.	**2715 HILLSBORO AVE**	**04/29/2003**	$226,082	$66,602	1,872	/3/2	2020	9,975 SF	
.06Mi.	**3404 GAME FARM RD**	**11/14/2022**	$231,333	$231,333	1,746	/3/2	1976	25,178 SF	
.07Mi.	**2723 NAPLES AVE**	**05/22/2018**	$83,387	$40,831	942	/3/1	1960	20,996 SF	
.08Mi.	**2713 2717 TRANSMITTER RD**	**12/03/2020**	$148,134	$126,909	1,659	/3/2	1959	31,494 SF	
.08Mi.	**2708 NAPLES AVE**		$117,722	$65,502	1,527	/3/2	1960	13,983 SF	
.08Mi.	**2717 NAPLES AVE**	**09/20/2022**	$59,163	$59,163	945	/2/1	1961	13,983 SF	
.09Mi.	**3338 GAME FARM RD**	**04/27/2018**	$343,829	$343,829	1,320	/4/2	2018	13,983 SF	
.09Mi.	**3416 AVON CT**	**05/25/2016**	$177,735	$53,349	1,914	/3/2	2022	14,985 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	38.3 years old	Households:	12,299
Median Household Income:	$65,560	Households w/Family:	63%
Household Income Per Capita:	$39,665	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Bay County School District	Students:	25,280
Number of Schools:	48	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.57Mi.	**Bay High School** Number of Students: 1,039 Student-Teacher Ratio: 22.94 Advanced Placement: Yes	C-	Public	9 - 12
3.50Mi.	**Mowat Middle School** Number of Students: 777 Student-Teacher Ratio: 17.54	C-	Public	6 - 8
4.44Mi.	**Bay Virtual Franchise** Number of Students: 403 Student-Teacher Ratio: NA	B-	Public	KG - 12
4.44Mi.	**Bay Virtual Instruction (Course Offerings)** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
4.44Mi.	**Bay Virtual Instruction Program** Number of Students: 33 Student-Teacher Ratio: NA	NA	Public	KG - 11

Flood Report

The Subject Property of **3422 GAME FARM RD, PANAMA CITY, FL 32405-7063** 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.

SiteX™ Report

OrderID: 91075013

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	125%	HIGHER
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	98%	SIMILAR
MURDER	110%	HIGHER
OVERALL	89%	LOWER

Disaster Alerts

9/23/2022 - Hurricane Ian 9/23/2022 - Tropical Storm Ian 8/27/2023 - Hurricane Idalia 8/27/2023 - Tropical Storm Idalia

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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