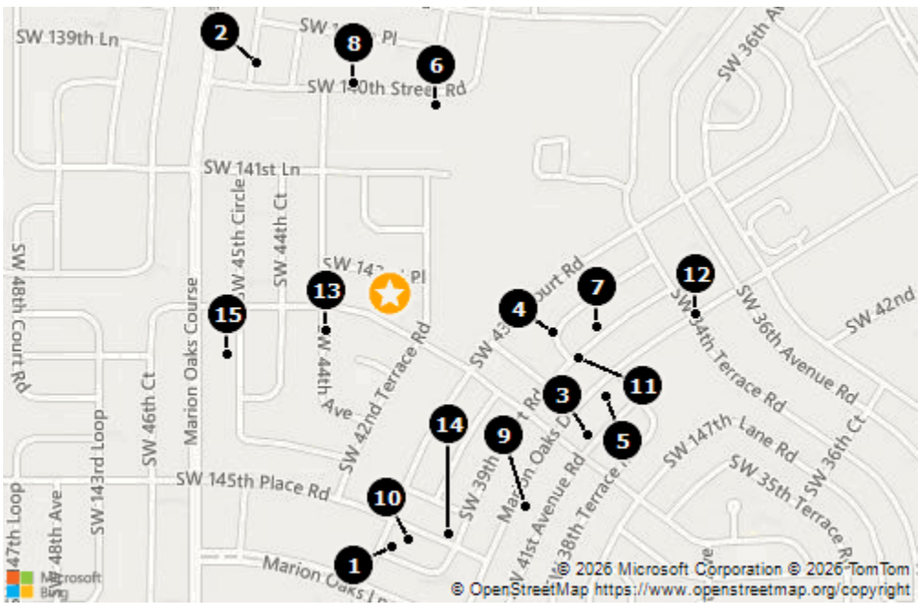
ICE SiteX Report

OrderID: 98677878

SiteX Property Information Report



Subject Property Location

4280 SW 142ND PL, OCALA, FL 34473-5638

County:	**MARION FL**	Census Tract:	120830010.133053
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	8001-0213-06	Thomas Bros Pg-Grid:	

Valuation

Value:	**$248,000**	FSD:	28	Common Confidence Score:	26
Value Range:	$178,560 - $317,440	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	8002
Assd Land Value:	$37,300	Market Land Value:	$37,300	Tax Year:	2025
Assd Improvement:	$106,223	Market Improvment Value:	$106,223	Total Taxable Value:	$2,969
Total Assessed Value:	$143,523	Total Assessor Market Value:	$143,523	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 213 Subdivision: MARION OAKS Map Ref: MAP: 152 Sec/Twnship/Range: SEC 15 TWN 17S RNG 21E
Abbreviated Description: SEC 15 TWP 17 RGE 21

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:	3	Pool:	
Building Area:	1140 SF	Baths:	2	Fireplace:	
Year Built:	1989	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Block
Number of Units:	1	Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/19/2026	Sales Price:	$187,138
Document #:	2026034474 BK-PG 7900-1484	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/20/2025	Loan Amount:	N/A
Document #:	2025067071 BK-PG 8615-1420	Loan Type:	FHA
TD Due Date:	11/01/2052	Type Finance:	

Legal Description:
Lot: 6 Block: 213 Subdivision: MARION OAKS UNIT ONE
City/Muni/Twp: OCALA

Mortgage Record

Recording Date:	04/10/2024	Loan Amount:	N/A
Document #:	2024044809 BK-PG 8294-29	Loan Type:	FHA
TD Due Date:	11/01/2052	Type Finance:	

Legal Description:
Lot: 6 Block: 213 Subdivision: MARION OAKS Legal Unit: 1
City/Muni/Twp: CITY OF OCALA

Prior Transfer

Recording Date:	10/14/2022	Sales Price:	$229,900

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Document #:	2022148042 BK-PG 7900-1482	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/14/2022		
Document Type:			

Legal Description:
Lot: 6 Block: 213 Subdivision: MARION OAKS UNIT ONE Map Ref: MB O PG 1-18

Prior Transfer

Recording Date:	10/00/2022	Sales Price:	$229,900
Document #:	BK-PG 7900 -1482	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Block: 213 Subdivision: MARION OAKS Map Ref: MAP: 152 Sec/Twnship/Range: SEC 15 TWN 17S RNG 21E
Abbreviated Description: SEC 15 TWP 17 RGE 21

Prior Transfer

Recording Date:	06/19/2015	Sales Price:	N/A
Document #:	2015055919 BK-PG 6229-0667	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/16/2015		
Document Type:			

Legal Description:
Lot: 6 Block: 213 Subdivision: MARION OAKS Legal Unit: 1 Map Ref: MB OI PG1-18

Prior Transfer

Recording Date:	08/04/2014	Sales Price:	$34,900
Document #:	2014074003 BK-PG 6078-0567	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/04/2014		
Document Type:			

Legal Description:
Lot: 6 Block: 213 Subdivision: MARION OAKS Legal Unit: 1 Map Ref: MB O PG1-18

Prior Transfer

Recording Date:	08/04/2014	Sales Price:	N/A
Document #:	2014074002 BK-PG 6078-0562	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/29/2014		
Document Type:			

Legal Description:
Lot: 6 Block: 213 Subdivision: MARION OAKS Legal Unit: 1 Map Ref: MB O PG1-18

Prior Transfer

Recording Date:	06/10/2013	Sales Price:	$106,250
Document #:	2013058623 BK-PG 4442-0509	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/23/2013	Sales Price:	$106,250
Document #:	2013007309 BK-PG 4442-0509	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/18/2012	Sales Price:	$10,000
Document #:	2012102964 BK-PG 4875-0589	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/13/2011	Sales Price:	$106,250
Document #:	2011031799 BK-PG 4442-0509	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/24/2007	Loan Amount:	N/A
Document #:	2007114195 BK-PG 4875-0589	Loan Type:	Unknown
TD Due Date:	08/13/2032	Type Finance:	

Legal Description:
Lot: 6 Block: 213 Subdivision: MARION OAKS UNIT 1

Prior Transfer

Recording Date:	05/18/2006	Sales Price:	$125,000
Document #:	2006081215 BK-PG 4442-0507	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/12/2006		
Document Type:			

Legal Description:
Lot: 6 Block: 213 Subdivision: MARION OAKS UNIT 1 Map Ref: MB O PG1-18

Area Sales Analysis

Total Area Sales	$2,798,800	Median # of Bedrooms	3
Median Lot Size	10,019 SF	Median # of Baths	2
Median Living Area	1,232 SF	Median Year Built	1980
Price Range - 2 Yrs	$67,500 to $299,900	Age Range	1 years to 50 years
Median Value	$177,500	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

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1	.36Mi.	**14696 SW 39TH COURT RD** **OCALA, FL 34473-6404**	09/28/2026	$67,500	$57	1184	/2/2	1980	9,148 SF	
	APN: 8002-0227-10 Document #: 2026127366 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 227 Subdivision: MARION OAKS UNIT TWO MapRef: MB O PG 19 Abbreviated Description: Lot:10 Block:227 Subdivision:MARION OAKS UNIT TWO Map Ref:MB O PG 19									
2	.37Mi.	**13981 SW 45TH TER** **OCALA, FL 34473-2048**	09/22/2026	$155,000	$135	1144	/3/2	1996	10,019 SF	
	APN: 8001-0206-06 Document #: 2026124523 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 206 Subdivision: MARION OAKS UNIT ONE MapRef: MB O PG 1-18 Abbreviated Description: Lot:6 Block:206 Subdivision:MARION OAKS UNIT ONE Map Ref:MB O PG 1-18									
3	.35Mi.	**14500 SW 41ST AVENUE RD** **OCALA, FL 34473-2437**	09/18/2026	$103,000	$100	1025	/2/2	1976	7,405 SF	Yes
	APN: 8002-0031-06 Document #: 2026123237 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 31 Subdivision: MARION OAKS UNIT TWO MapRef: MB O PG 19-35 Abbreviated Description: Lot:6 Block:31 Subdivision:MARION OAKS UNIT TWO Map Ref:MB O PG 19-35									
4	.22Mi.	**14346 SW 39TH TER** **OCALA, FL 34473-2108**	07/24/2026	$152,000	$123	1232	/3/2	1977	16,117 SF	Yes
	APN: 8002-0234-12 Document #: 2026096591 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 234 Subdivision: MARION OAKS UNIT TWO MapRef: MB O PG 19-35 Abbreviated Description: Lot:12 Block:234 Subdivision:MARION OAKS UNIT TWO Map Ref:MB O PG 19-35									
5	.29Mi.	**281 MARION OAKS CRSE** **OCALA, FL 34473-**	07/20/2026	$274,000	$173	1578	/4/2	2024	10,019 SF	
	APN: 8001-0210-21 Document #: 2026093781 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21 Block: 210 Subdivision: MARION OAKS UNIT ONE MapRef: MB O PG 1-18 Abbreviated Description: Lot:21 Block:210 Subdivision:MARION OAKS UNIT ONE Map Ref:MB O PG 1-18									
6	.27Mi.	**4190 SW 140TH STREET RD** **OCALA, FL 34473-2005**	07/17/2026	$101,200	$68	1482	/2/2	1978	20,038 SF	Yes
	APN: 8001-0201-11 Document #: 2026093213 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10&11 Block: 201 Subdivision: MARION OAKS UNIT ONE MapRef: MB O PG 1-18 Abbreviated Description: Lot:10&11 Block:201 Subdivision:MARION OAKS UNIT ONE Map Ref:MB O PG 1-18									
7	.3Mi.	**14350 SW 39TH COURT RD** **OCALA, FL 34473-6101**	07/16/2026	$233,800	$165	1411	/3/2	1977	7,405 SF	Yes
	APN: 8002-0237-08 Document #: 2026092135 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 237 Subdivision: MARION OAKS UNIT TWO MapRef: MB O PG 19-35 Abbreviated Description: Lot:8 Block:237 Subdivision:MARION OAKS UNIT TWO Map Ref:MB O PG 19-35									
8	.31Mi.	**4351 SW 140TH STREET RD** **OCALA, FL 34473-2027**	07/14/2026	$175,000	$147	1190	/2/2	1977	13,939 SF	
	APN: 8001-0207-20 Document #: 2026090602 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Block: 207 Subdivision: MARION OAKS Phase No: 1 MapRef: MB O PG 1-18 Abbreviated Description: Lot:20 Block:207 Subdivision:MARION OAKS Phase No:1 Map Ref:MB O PG 1-18									
9	.36Mi.	**311 MARION OAKS DR** **OCALA, FL 34473-2440**	07/06/2026	$199,900	$169	1182	/3/2	1977	7,841 SF	
	APN: 8002-0032-32 Document #: 2026086023 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32 Block: 32 Subdivision: MARION OAKS UNIT TWO MapRef: MB O PG 19-35 Abbreviated Description: Lot:32 Block:32 Subdivision:MARION OAKS UNIT TWO Map Ref:MB O PG 19-35									
10	.35Mi.	**4270 SW 145TH PLACE RD** **OCALA, FL 34473-2414**	06/26/2026	$140,000	$115	1212	/3/2	1978	8,712 SF	
	APN: 8002-0227-02 Document #: 2026082842 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 227 Subdivision: MARION OAKS UNIT 2 MapRef: MB O PG 19-35 Abbreviated Description: Lot:2 Block:227 Subdivision:MARION OAKS UNIT 2 Map Ref:MB O PG 19-35									
11	.3Mi.	**14385 SW 39TH COURT RD** **OCALA, FL 34473-**	06/10/2026	$240,000	$147	1631	/3/2	2024	7,841 SF	
	APN: 8002-0236-25 Document #: 2026075000 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25 Block: 236 Subdivision: MARION OAKS UNIT 2 MapRef: MB O PG 19-35 Abbreviated Description: Lot:25 Block:236 Subdivision:MARION OAKS UNIT 2 Map Ref:MB O PG 19-35									
12	.42Mi.	**256 MARION OAKS CRSE** **OCALA, FL 34473-**	05/27/2026	$215,000	$169	1270	/3/2	2023	10,019 SF	
	APN: 8001-0162-25 Document #: 2026067590 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Block: 162 Subdivision: MARION OAKS UNIT ONE MapRef: MB O PG 1-18 Abbreviated Description: Lot:25 Block:162 Subdivision:MARION OAKS UNIT ONE Map Ref:MB O PG 1-18									
13	.09Mi.	**14325 SW 44TH AVE** **OCALA, FL 34473-5627**	04/07/2026	$299,900	$168	1778	/3/2	2025	12,197 SF	
	APN: 8001-0219-26 Document #: 2026042797 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Block: 219 Subdivision: MARION OAKS UNIT ONE MapRef: MB O PG 1-18 Abbreviated Description: Lot:26 Block:219 Subdivision:MARION OAKS UNIT ONE Map Ref:MB O PG 1-18									
14	.35Mi.	**4211 SW 145TH PLACE RD** **OCALA, FL 34473-2413**	04/02/2026	$177,500	$158	1121	/2/2	1980	10,019 SF	
	APN: 8002-0228-06 Document #: 2026041522 Document Type: Price Code: R Land Use: Single Family Residential									

ICE SiteX Report

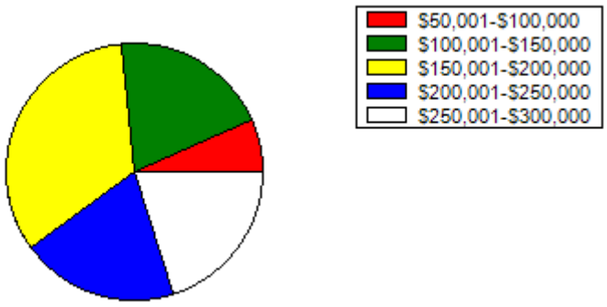
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Legal: Lot: 6 Block: 228 Subdivision: MARION OAKS UNIT TWO MapRef: MB O PG 19 Abbreviated Description: Lot:6 Block:228 Subdivision:MARION OAKS UNIT TWO Map Ref:MB O PG 19

15 .25Mi. **14388 SW 45TH CIR** 03/30/2026 $265,000 $167 1578 /4/2 2023 10,019 SF
OCALA, FL 34473-2345
APN: 8001-0222-04 Document #: 2026039196
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 222 Subdivision: MARION OAKS UNIT ONE MapRef: MB O PG 1-18 Abbreviated Description: Lot:4 Block:222 Subdivision:MARION OAKS UNIT ONE Map Ref:MB O PG 1-18

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.	**4280 SW 142ND PL**	**10/00/2022**	$143,523	$143,523	1,140	/3/2	1989	10,454 SF	
.02Mi.	**4310 SW 142ND PL**	**09/00/2008**	$188,238	$98,914	1,512	/3/2	1989	10,019 SF	
.02Mi.	**4309 SW 143RD LANE RD**	**01/00/2021**	$165,925	$165,925	1,238	/3/2	2020	11,326 SF	
.03Mi.	**4321 SW 143RD LANE RD**	**09/00/1998**	$149,981	$56,753	1,487	/3/2	1996	10,019 SF	
.03Mi.	**4277 SW 143RD LANE RD**	**06/00/2013**	$256,358	$135,538	2,107	/4/2	1988	13,068 SF	Yes
.03Mi.	**4340 SW 142ND PL**	**09/00/2021**	$228,880	$101,660	2,030	/3/2	1990	10,454 SF	
.04Mi.	**4345 SW 143RD LANE RD**	**04/00/2024**	$37,300	$37,300	1,881	/4/2	2025	10,454 SF	
.04Mi.	**4285 SW 142ND PL**	**03/00/2025**	$37,300	$32,120	1,578	/3/2	2025	13,068 SF	
.05Mi.	**4311 SW 142ND PL**	**01/00/1989**	$226,291	$194,174	1,976	/3/2	1989	12,632 SF	
.05Mi.	**4354 SW 142ND PL**	**07/00/2022**	$251,646	$251,646	2,375	/3/2	1990	10,454 SF	
.05Mi.	**4371 SW 143RD LANE RD**	**03/00/2023**	$224,207	$224,207	1,451	/4/2	2021	10,019 SF	
.05Mi.	**4255 SW 142ND PL**	**04/00/2024**	$246,535	$150,866	1,701	/3/2	1989	15,682 SF	Yes
.06Mi.	**4339 SW 142ND PL**	**04/00/2018**	$187,126	$162,413	1,595	/3/2	1989	12,197 SF	
.06Mi.	**4310 SW 143RD LANE RD**	**02/00/2023**	$141,698	$141,698	1,360	/3/2	2003	10,454 SF	
.06Mi.	**4300 SW 143RD LANE RD**	**08/00/2024**	$136,157	$136,157	920	/3/2	1992	10,454 SF	
.06Mi.	**4370 SW 142ND PL**	**12/00/2021**	$232,652	$232,652	2,088	/3/2	1990	10,454 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	44.1 years old	Households:	9,536
Median Household Income:	$66,736	Households w/Family:	80%
Household Income Per Capita:	$33,937	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Marion County School District	Students:	46,352
Number of Schools:	62	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
14.23Mi.	**Dunnellon High School** Number of Students: 1,562 Student-Teacher Ratio: 22.97 Advanced Placement: Yes	D+	Public	9 - 12
12.67Mi.	**Marion Virtual Franchise** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
12.67Mi.	**Marion Elearning** Number of Students: NA	NA	Public	KG - 5

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Student-Teacher Ratio: NA

0.61Mi.	**Sunrise Elementary School**	D	Public	PK - 5
Number of Students: 1,402				
Student-Teacher Ratio: 19.21				
0.67Mi.	**Horizon Academy at Marion Oaks**	D	Public	6 - 8
Number of Students: 1,260				
Student-Teacher Ratio: 20				

Flood Report

The Subject Property of **4280 SW 142ND PL, OCALA, FL 34473-5638** 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	77%	NOTABLY LOWER
BURGLARY	71%	NOTABLY LOWER
MOTOR VEHICLE THEFT	83%	LOWER
FORCIBLE ROBBERY	69%	NOTABLY LOWER
AGGRAVATED ASSAULT	47%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	53%	NOTABLY LOWER
MURDER	57%	NOTABLY LOWER
OVERALL	43%	SIGNIFICANTLY LOWER

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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