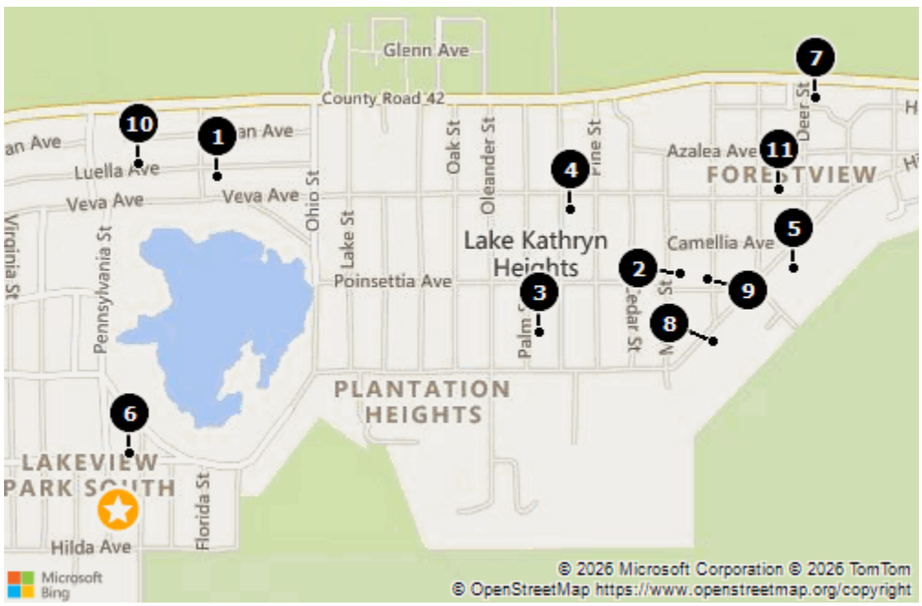
ICE SiteX Report

OrderID: 97974463

SiteX Property Information Report



Subject Property Location

45326 PENNSYLVANIA ST, PAISLEY, FL 32767-9323

County:	**LAKE FL**	Census Tract:	120690301.123048
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	15-17-28-0100-031-03400	Thomas Bros Pg-Grid:	

Valuation

Value:	**$249,000**	FSD:	38	Common Confidence Score:	19
Value Range:	$154,380 - $343,620	ICE Confidence Score:	62		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	6
Assd Land Value:	$45,761	Market Land Value:	$45,761	Tax Year:	2024
Assd Improvement:	$36,039	Market Improvment Value:	$85,603	Total Taxable Value:	$1,313
Total Assessed Value:	$81,800	Total Assessor Market Value:	$131,364	Delinquent Year:	
				Tax Account ID:	1342899
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 34-40 Block: 31 Subdivision: LAKEVIEW Map Ref: BK 12 PG 18 Sec/Twnship/Range: SEC 15 TWN 17 S RNG 28 E

Abbreviated Description: LAKEVIEW PARK SOUTH LOTS 34 TO 40 INCL BLK 31 PB 12 PG 18 ORB 2068 PG 0040 ORB 2091 PG 0010 ORB 3708 PG 1833

Property Characteristics

Lot Size:	17,500 SF	Bedrooms:	3	Pool:	
Building Area:	2460 SF	Baths:	2	Fireplace:	
Year Built:	2001	Partial Baths:		Type Const:	Steel
Number of Buildings:		Number of Rooms:		Ext Walls:	Asbestos
Number of Units:	1	Garage Type:	Z	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	3	A/C:	Central
Style:	4	Basement:		Roof Cover:	Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/06/2025	Sales Price:	$182,717
Document #:	2025123205 BK-PG 6018-590	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/20/2022	Sales Price:	N/A
Document #:	2022126395 BK-PG 4373-1846	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/01/2022	Loan Amount:	N/A
Document #:	2022118854 BK-PG 6018-590	Loan Type:	FHA
TD Due Date:	09/01/2052	Type Finance:	

Legal Description:

Lot: 34-40 Block: 31 Subdivision: LAKEVIEW PARK Sec/Twnship/Range: S15T17SR28E

Prior Transfer

Recording Date:	09/17/2013	Sales Price:	$86,275
Document #:	2013103563 BK-PG 3708-1837	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 97974463

Document Type:
Legal Description:

Mortgage Record

Recording Date:	08/30/2013	Loan Amount:	N/A
Document #:	2013097902 BK-PG 4373-1846	Loan Type:	FHA
TD Due Date:	08/01/2043	Type Finance:	

Legal Description:
Lot: 34-40 Block: 31 Subdivision: LAKEVIEW PARK SOUTH Sec/Twnship/Range: S15T17SR28E

Prior Transfer

Recording Date:	12/09/2008	Sales Price:	N/A
Document #:	2008139144 BK-PG 3708-1833	Type of Sale:	Non-Arms Length Transfer
Contract Date:	11/11/2008		
Document Type:			

Legal Description:
Lot: 34-40 Block: 31 Subdivision: LAKEVIEW PARK SOUTH Map Ref: MB12 PG18 Sec/Twnship/Range: S15T17SR28E

Prior Transfer

Recording Date:	11/11/2008	Sales Price:	N/A
Document #:	BK-PG 3708 -1833	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 34-40 Block: 31 Subdivision: LAKEVIEW Map Ref: BK 12 PG 18 Sec/Twnship/Range: SEC 15 TWN 17 S RNG 28 E
Abbreviated Description: LAKEVIEW PARK SOUTH LOTS 34 TO 40 INCL BLK 31 PB 12 PG 18 ORB 2068 PG 0040 ORB 2091 PG 0010 ORB 3708 PG 1833

Prior Transfer

Recording Date:	03/28/2002	Sales Price:	N/A
Document #:	BK-PG 02091-00010	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/31/2001		
Document Type:			

Legal Description:
Lot: 34 Block: 31 Subdivision: LAKEVIEW PARK SOUTH (SEC 15-17-28) Map Ref: PB 12 18
Abbreviated Description: LT 34-40 INCL BLK 31 PB 12/18

Prior Transfer

Recording Date:	02/08/2002	Sales Price:	$18,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/08/2002	Sales Price:	$18,000
Document #:	BK-PG 02068-00040	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 34 Block: 31 Subdivision: LAKEVIEW PARK SOUTH (SEC 15-17-28) Map Ref: PB 12 18
Abbreviated Description: LT 34-40 BLK 31 PB 12/18

Prior Transfer

Recording Date:	06/03/1999	Sales Price:	$12,000
Document #:	BK-PG 01721-01830	Type of Sale:	Full Amount on Deed
Contract Date:	06/02/1999		
Document Type:			

Legal Description:
Lot: 34 Block: 31 Subdivision: LAKEVIEW PARK SOUTH (SEC 15-17-28) Map Ref: PB 12 18
Abbreviated Description: LT 34-40 INCL BLK 31 PB 12/18

Area Sales Analysis

Total Area Sales	$1,177,500	Median # of Bedrooms	2
Median Lot Size	12,500 SF	Median # of Baths	1
Median Living Area	1,000 SF	Median Year Built	1995
Price Range - 2 Yrs	$13,000 to $275,000	Age Range	19 years to 66 years
Median Value	$91,000	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.44Mi.	**27834 VEVA AVE** **PAISLEY, FL 32767-9180**	06/23/2026	$240,000	$208	1152	/2/2	1995	18,628 SF	
		APN: 15-17-28-0200-002-03001 Document #: 2026077410 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 30-33 Block: 2 Subdivision: LAKEVIEW PARK MapRef: MB 5 PG 63 Abbreviated Description: Lot:30-33 Block:2 Subdivision:LAKEVIEW PARK Map Ref:MB 5 PG 63								
2	.87Mi.	**28515 POINSETTIA AVE** **PAISLEY, FL 32767-9477**	04/01/2026	$275,000	$203	1352	/3/2	2004	44,998 SF	Pool/ Spa
		APN: 14-17-28-0100-058-00100 Document #: 2026039946 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 1,2,7&8 Block: 58 Subdivision: FORESTVIEW MapRef: MB 12 PG 32 Abbreviated Description: Lot:1,2,7&8 Block:58 Subdivision:FORESTVIEW Map Ref:MB 12 PG 32								
3	.65Mi.	**45528 PALM ST** **PAISLEY, FL 32767-9584**	03/31/2026	$37,000	$55	672	/2/1	1975	5,350 SF	
		APN: 14-17-28-0200-017-01400 Document #: 2026038968 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership)								

ICE SiteX Report

OrderID: 97974463

Legal: Lot: 14&15 Block: 17 Subdivision: LAKE KATHRYN HEIGHTS MapRef: MB 11 PG 98 Abbreviated Description: Lot:14&15 Block:17 Subdivision:LAKE KATHRYN HEIGHTS Map Ref:MB 11 PG 98

4	.77Mi.	**45716 PALMETTO ST** **PAISLEY, FL 32767-9164**	03/04/2026	$150,000	$139	1075	/3/2	2007	16,050 SF

APN: 14-17-28-0200-008-00100 Document #: 2026026290
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1-6 Block: 8 Subdivision: LAKE KATHRYN HEIGHTS MapRef: MB 11 PG 98 Abbreviated Description: Lot:1-6 Block:8 Subdivision:LAKE KATHRYN HEIGHTS Map Ref:MB 11 PG 98

5	1.02Mi.	**28636 HIBISCUS AVE** **PAISLEY, FL 32767-9056**	02/09/2026	$91,000	$70	1296	/2/2	2002	39,000 SF

APN: 14-17-28-0400-000-01900 Document #: 2026016315
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 19 Subdivision: PLANTATION HEIGHTS MapRef: MB 17 PG 22 Abbreviated Description: Lot:19 Subdivision:PLANTATION HEIGHTS Map Ref:MB 17 PG 22

6	.09Mi.	**27721 NANCY AVE** **PAISLEY, FL 32767-9158**	01/28/2026	$40,000	$62	644	/2/1	1983	12,500 SF

APN: 15-17-28-0100-019-00500 Document #: 2026010844
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 5-9 Block: 19 Subdivision: LAKEVIEW PARK MapRef: MB 12 PG 18 Abbreviated Description: Lot:5-9 Block:19 Subdivision:LAKEVIEW PARK Map Ref:MB 12 PG 18

7	1.14Mi.	**45848 DEER ST** **PAISLEY, FL 32767-9798**	01/21/2026	$24,500			//		9,900 SF

APN: 14-17-28-0100-042-00100 Document #: 2026007900
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1 Block: 42 Subdivision: FORESTVIEW MapRef: MB 12 PG 32 Abbreviated Description: Lot:1 Block:42 Subdivision:FORESTVIEW Map Ref:MB 12 PG 32

8	.88Mi.	**28534 HIBISCUS AVE** **PAISLEY, FL 32767-9557**	01/12/2026	$28,000			//		39,000 SF

APN: 14-17-28-0400-000-02700 Document #: 2026004574
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 27&118 Subdivision: PLANTATION HEIGHTS MapRef: MB 17 PG 22 Abbreviated Description: Lot:27&118 Subdivision:PLANTATION HEIGHTS Map Ref:MB 17 PG 22

9	.88Mi.	**28523 POINSETTIA AVE** **PAISLEY, FL 32767-9477**	09/25/2025	$159,000	$147	1080	/2/2	2006	11,250 SF

APN: 14-17-28-0100-058-00600 Document #: 2025118652
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 6 Block: 58 Subdivision: FORESTVIEW MapRef: MB 12 PG 32 Abbreviated Description: Lot:6 Block:58 Subdivision:FORESTVIEW Map Ref:MB 12 PG 32

10	.49Mi.	**27729 LUELLA AVE** **PAISLEY, FL 32767-9760**	09/05/2025	$13,000	$13	1000	/1/1	1960	10,000 SF

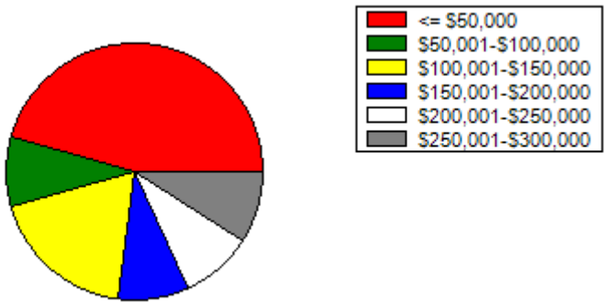
APN: 15-17-28-0200-00D-04100 Document #: 2025109867
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 41-44 Block: D Subdivision: LAKEVIEW PARK MapRef: MB 5 PG 63 Abbreviated Description: Lot:41-44 Block:D Subdivision:LAKEVIEW PARK Map Ref:MB 5 PG 63

11	1.04Mi.	**28629 BOUGAINVILLEA AVE** **PAISLEY, FL 32767-9605**	07/14/2025	$120,000	$138	864	/2/1	1971	11,250 SF

APN: 14-17-28-0100-051-00700 Document #: 2025085726
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 7 Block: 51 Subdivision: FORESTVIEW MapRef: MB 12 PG 32 Abbreviated Description: Lot:7 Block:51 Subdivision:FORESTVIEW Map Ref:MB 12 PG 32

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.

ICE SiteX Report

OrderID: 97974463

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.	**45326 PENNSYLVANIA ST**	**11/11/2008**	$131,364	$81,800	2,460	/3/2	2001	17,500 SF	
.03Mi.	**45309 PENNSYLVANIA ST**	**08/31/2016**	$101,221	$83,200	1,624	/3/2	2000	15,000 SF	
.04Mi.	**45234 PENNSYLVANIA ST**	**02/22/2023**	$70,334	$70,334	980	/3/2	1979	10,000 SF	
.05Mi.	**45321 PENNSYLVANIA ST**	**11/04/2019**	$67,281	$67,281	960	/3/1	1999	7,500 SF	
.05Mi.	**45310 MARYLAND ST**	**03/31/2018**	$89,748	$58,720	1,352	/3/2	2003	7,500 SF	
.05Mi.	**27716 NANCY AVE**	**04/03/2024**	$137,371	$80,810	1,456	/4/2	2018	10,000 SF	
.06Mi.	**27722 NANCY AVE**	**09/06/2024**	$64,668	$64,668	1,008	/2/2	1984	10,000 SF	
.06Mi.	**45324 KENTUCKY ST**	**04/13/2023**	$62,743	$42,841	960	/2/2	1988	7,500 SF	
.07Mi.	**45334 KENTUCKY ST**	**06/21/2010**	$60,393	$26,690	720	/3/2	1978	10,000 SF	
.08Mi.	**45243 MARYLAND ST**	**05/17/2001**	$51,668	$51,668	660	/3/2	1978	7,500 SF	
.08Mi.	**45331 TENNESSEE ST E**	**06/30/2021**	$89,818	$77,550	1,104	/3/2	1997	10,000 SF	
.09Mi.	**27721 NANCY AVE**	**04/04/2008**	$69,102	$69,102	644	/2/1	1983	12,500 SF	
.09Mi.	**27630 NANCY AVE**	**06/20/2008**	$70,471	$70,471	915	/3/2	1989	10,000 SF	
.09Mi.	**27641 NANCY AVE**	**03/03/2022**	$155,027	$145,050	1,188	/3/2	2022	10,000 SF	
.09Mi.	**45244 TENNESSEE ST E**	**02/07/2017**	$73,508	$42,570	644	/3/2	1989	12,500 SF	
.09Mi.	**CAROLINA ST**	**03/23/2023**	$75,897	$75,897	700	/2/1	1986	10,000 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	47.8 years old	Households:	789
Median Household Income:	$65,127	Households w/Family:	66%
Household Income Per Capita:	$40,421	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Lake County School District	Students:	47,982
Number of Schools:	61	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
11.37Mi.	**Umatilla High School** Number of Students: 922 Student-Teacher Ratio: 21.44 Advanced Placement: Yes	D+	Public	9 - 12
2.77Mi.	**Spring Creek Charter School** Number of Students: 606 Student-Teacher Ratio: 17.31	B-	Public	PK - 8
16.54Mi.	**Lake Virtual Franchise** Number of Students: 247 Student-Teacher Ratio: 10.33	B-	Public	KG - 12
11.21Mi.	**Umatilla Middle School** Number of Students: 633 Student-Teacher Ratio: 19.78	C+	Public	6 - 8
28.35Mi.	**Rimes Early Learning & Literacy Center** Number of Students: 242 Student-Teacher Ratio: 10.52	NA	Public	PK - 2
16.54Mi.	**Lake Virtual Instruction Program (District Provided)** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
16.54Mi.	**Lake Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12

Flood Report

The Subject Property of **45326 PENNSYLVANIA ST, PAISLEY, FL 32767-9323** 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.

ICE SiteX Report

OrderID: 97974463

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	86%	LOWER
BURGLARY	160%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	43%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	158%	NOTABLY HIGHER
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	148%	NOTABLY HIGHER
MURDER	154%	NOTABLY HIGHER
OVERALL	167%	NOTABLY HIGHER

Disaster Alerts

8/1/2024 - Hurricane Debby 8/1/2024 - Tropical Storm Debby 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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.