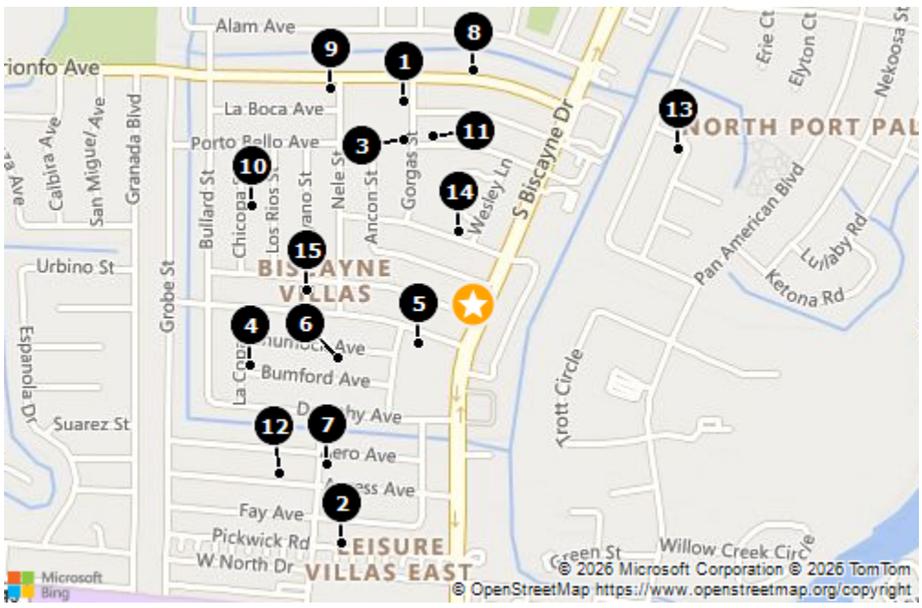
ICE SiteX Report

OrderID: 96686938

SiteX Property Information Report



Subject Property Location

4751 S BISCAYNE DR, NORTH PORT, FL 34287-1611

County:	**SARASOTA FL**	Census Tract:	121150027.211011
Property Use:	Single Family Residential	Zoning:	R2
Parcel Number:	0996-19-1138	Thomas Bros Pg-Grid:	

Valuation

Value:	**$194,000**	FSD:	9	Common Confidence Score:	77
Value Range:	$176,540 - $211,460	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0500
Assd Land Value:		Market Land Value:	$39,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$94,000	Total Taxable Value:	$274
Total Assessed Value:	$43,907	Total Assessor Market Value:	$133,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 38 Block: 1911 Subdivision: PORT CHARLOTTE SUB 41 1ST REPLAT Sec/Twnship/Range: SEC 30 TWN 39S RNG 21E
Abbreviated Description: LOT 38 BLK 1911 41ST ADD TO PORT CHARLOTTE 1ST REPLAT
City/Muni/Twp: CITY OF NORTH PORT

Property Characteristics

Lot Size:	7,653 SF	Bedrooms:	2	Pool:	
Building Area:	1175 SF	Baths:	1	Fireplace:	
Year Built:	1970	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Attached	Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/25/2024	Sales Price:	N/A
Document #:	2024156715 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 38 Block: 1911 Subdivision: PORT CHARLOTTE SUB 41 1ST REPLAT Sec/Twnship/Range: SEC 30 TWN 39S RNG 21E
Abbreviated Description: LOT 38 BLK 1911 41ST ADD TO PORT CHARLOTTE 1ST REPLAT
City/Muni/Twp: CITY OF NORTH PORT

Prior Transfer

Recording Date:	11/25/2024	Sales Price:	N/A
Document #:	2024156715 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/19/2024		
Document Type:			

Legal Description:
Lot: 38 Block: 1911 Subdivision: FORTY FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref: MB 17 PG 36,36A-36B

Prior Transfer

Recording Date:	11/30/2005	Sales Price:	$170,400
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	11/30/2005	Sales Price:	$170,400
Document #:	2005265021 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/21/2005		
Document Type:			

Legal Description:
Lot: 38 Block: 1911 Subdivision: FIRST REPLAT OF FORTY FIRST ADD PORT CHARLOTTE SUB Map Ref: MB17 PG36 36A&B

Mortgage Record

Recording Date:	09/18/2003	Loan Amount:	N/A
Document #:	BK-PG 0000200301-0000089664	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 38 Block: 1911 Subdivision: PORT CHARLOTTE 41ST ADDITION 1ST PARTIAL REPLAT
Abbreviated Description: LT 38 BLK 1911 PB 17/36

Prior Transfer

Recording Date:	02/24/1999	Sales Price:	$59,200
Document #:	1999025192 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/19/1999		
Document Type:			

Legal Description:
Lot: 38 Block: 1911 Subdivision: PORT CHARLOTTE 41ST ADDITION 1ST PARTIAL REPLAT Map Ref: PB 17 36
Abbreviated Description: LT 38 BLK 1911 PB 17/36

Prior Transfer

Recording Date:	08/17/1994	Sales Price:	$45,000
Document #:	BK-PG 02661-00498	Type of Sale:	Full Amount on Deed
Contract Date:	08/12/1994		
Document Type:			

Legal Description:
Lot: 38 Block: 1911 Subdivision: PORT CHARLOTTE 41ST ADDITION 1ST PARTIAL REPLAT Map Ref: PB 17 36
Abbreviated Description: LT 38 BLK 1911 PB 17/36

Area Sales Analysis

Total Area Sales	$2,419,500	Median # of Bedrooms	2
Median Lot Size	7,500 SF	Median # of Baths	2
Median Living Area	1,044 SF	Median Year Built	1969
Price Range - 2 Yrs	$70,000 to $225,000	Age Range	47 years to 65 years
Median Value	$170,000	Median Age	57 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**4053 GORGAS ST** **NORTH PORT, FL 34287-1623**	02/06/2026	$190,000	$207	917	4/2/2	1974	7,500 SF	
		APN: 0995-19-1726 Document #: 2026016051 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Block: 1917 Subdivision: 41ST ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 16 PG 42 Abbreviated Description: Lot:26 Block:1917 Subdivision:41ST ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 16 PG 42								
2	.39Mi.	**8430 PICKWICK RD** **NORTH PORT, FL 34287-2033**	02/04/2026	$135,000	$135	998	5/2/2	1979	5,070 SF	
		APN: 0997-09-3802 Document #: 2026014310 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 938 Subdivision: SECOND REPLAT IN FIFTEENTH ADDITION TO PORT CHARLO MapRef: MB 19 PG 3 Abbreviated Description: Lot:2 Block:938 Subdivision:SECOND REPLAT IN FIFTEENTH ADDITION TO PORT CHARLO Map Ref:MB 19 PG 3								
3	.26Mi.	**4245 GORGAS ST** **NORTH PORT, FL 34287-1623**	02/03/2026	$150,000	$163	916	4/2/2	1973	7,500 SF	
		APN: 0995-19-1722 Document #: 2026013355 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Block: 1917 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 16 PG 42 Abbreviated Description: Lot:22 Block:1917 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 16 PG 42Abbreviated Description:FORTY-FIRST ADDITION								
4	.33Mi.	**8690 BUMFORD AVE** **NORTH PORT, FL 34287-1914**	01/27/2026	$85,000	$110	767	4/2/1	1962	9,895 SF	
		APN: 0996-18-3301 Document #: 2026010792 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 1833 Subdivision: THIRTYEIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISIO MapRef: MB 16 PG 5 Abbreviated Description: Lot:1 Block:1833 Subdivision:THIRTYEIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISIO Map Ref:MB 16 PG 5								
5	.1Mi.	**8123 HERBISON AVE** **NORTH PORT, FL 34287-1923**	01/23/2026	$190,000	$142	1333	4/3/2	1969	8,000 SF	
		APN: 0996-18-3504 Document #: 2026009345 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4&5 Block: 1835 Subdivision: THIRTYEIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISIO MapRef: MB 16 PG 5 Abbreviated Description: Lot:4&5 Block:1835 Subdivision:THIRTYEIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISIO Map Ref:MB 16 PG 5								
6	.21Mi.	**8361 SHUMOCK AVE** **NORTH PORT, FL 34287-1925**	12/31/2025	$200,000	$192	1040	5/2/1	1964	6,500 SF	
		APN: 0996-18-3319 Document #: 2025186188 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Block: 1833 Subdivision: THIRTYEIGHTH ADDITION MapRef: MB 16 PG 5 Abbreviated Description: Lot:20 Block:1833 Subdivision:THIRTYEIGHTH ADDITION Map Ref:MB 16 PG 5								
7	.31Mi.	**8385 AERO AVE** **NORTH PORT, FL 34287-1906**	12/19/2025	$170,000	$151	1122	3/1/1	1961	7,158 SF	
		APN: 0996-09-4420 Document #: 2025181928 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 9 Block: 944 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 13 PG 14 Abbreviated Description: Lot:9 Block:944 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 13 PG 14

8	.34Mi.	**8122 TRIONFO AVE** **NORTH PORT, FL 34287-1628**	12/12/2025	$190,000	$125	1517	5/2/2	1974	7,707 SF	

APN: 0995-19-2710 Document #: 2025178649
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 1927 Subdivision: 41ST ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 16 PG 42&42A-42F Abbreviated Description: Lot:10 Block:1927 Subdivision:41ST ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 16 PG 42&42A-42F

9	.37Mi.	**8409 TRIONFO AVE** **NORTH PORT, FL 34287-1648**	12/12/2025	$70,000	$80	872	4/2/2	1975	9,866 SF	

APN: 0995-19-2501 Document #: 2025178366
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 1925 Subdivision: FIRST REPLAT IN FORTY-FIRST ADDITION TO PORT CHARL MapRef: MB 17 PG 36&36A-36B Abbreviated Description: Lot:1&2 Block:1925 Subdivision:FIRST REPLAT IN FORTY-FIRST ADDITION TO PORT CHARL Map Ref:MB 17 PG 36&36A-36BAbbreviated Description:EAST15FT LOT2

10	.35Mi.	**4574 CHICOPA ST** **NORTH PORT, FL 34287-1682**	11/13/2025	$130,000	$114	1135	4/2/2	1963	6,500 SF	

APN: 0996-19-2107 Document #: 2025164976
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1921 Subdivision: FORTYFIRST ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 16 PG 42 Abbreviated Description: Lot:7 Block:1921 Subdivision:FORTYFIRST ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 16 PG 42

11	.25Mi.	**8180 PORTO CHICO AVE** **NORTH PORT, FL 34287-1627**	10/28/2025	$125,000	$83	1492	6/4/2	1971	8,000 SF	Yes

APN: 0995-19-1515 Document #: 2025157376
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Block: 1915 Subdivision: FORTYFIRST ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 6 PG 42 Abbreviated Description: Lot:15 Block:1915 Subdivision:FORTYFIRST ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 6 PG 42

12	.37Mi.	**8500 AGRESS AVE** **NORTH PORT, FL 34287-1938**	10/14/2025	$190,000	$233	812	4/2/1	1961	6,500 SF	

APN: 0996-09-4326 Document #: 2025151158
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25&26 Block: 943 Subdivision: FIFTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 13 PG 14&14A&14B Abbreviated Description: Lot:25&26 Block:943 Subdivision:FIFTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 13 PG 14&14A&14B

13	.37Mi.	**4055 NATCHEZ TER** **NORTH PORT, FL 34287-1838**	10/10/2025	$200,000	$170	1176	5/2/2	1979	12,093 SF	

APN: 0995-26-1312 Document #: 2025149605
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 2613 Subdivision: FIFTYSECOND ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 21 PG 13 Abbreviated Description: Lot:12 Block:2613 Subdivision:FIFTYSECOND ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 21 PG 13

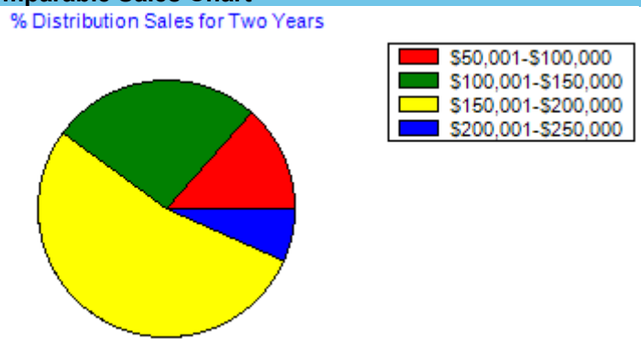
14	.11Mi.	**8132 COCO SOLO AVE** **NORTH PORT, FL 34287-1638**	10/10/2025	$225,000	$189	1187	5/3/2	1967	6,500 SF	

APN: 0996-19-1319 Document #: 2025149995
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: 1913 Subdivision: 1ST REPLAT OF 41ST ADDITION TO PORT CHARLOTTE SUBD MapRef: MB 17 PG 36 Abbreviated Description: Lot:19 Block:1913 Subdivision:1ST REPLAT OF 41ST ADDITION TO PORT CHARLOTTE SUBD Map Ref:MB 17 PG 36

15	.24Mi.	**8495 CRISTOBAL AVE** **NORTH PORT, FL 34287-1664**	09/15/2025	$169,500	$162	1044	3/3/1	1963	6,700 SF	

APN: 0996-19-4503 Document #: 2025136538
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1945 Subdivision: FORTY FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 16 PG 42-42F Abbreviated Description: Lot:3 Block:1945 Subdivision:FORTY FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 16 PG 42-42F

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.	**4751 S BISCAYNE DR**	**11/25/2024**	$133,500	$43,907	1,175	4/2/1	1970	7,653 SF	
.01Mi.	**8030 CRISTOBAL AVE**	**10/17/2018**	$159,600	$159,600	1,650	5/2/1	1966	6,500 SF	
.02Mi.	**8009 CASCADAS AVE**	**07/03/2025**	$146,900	$146,900	1,104	4/2/1	1969	8,077 SF	
.02Mi.	**8033 CASCADAS AVE**	**09/12/2025**	$147,200	$114,661	879	4/2/1	1967	7,000 SF	
.02Mi.	**8056 CRISTOBAL AVE**	**07/17/2023**	$181,700	$181,700	927	6/2/2	1971	6,500 SF	
.03Mi.	**8005 CRISTOBAL AVE**	**04/17/2014**	$144,600	$144,600	804	4/2/1	1966	7,501 SF	Yes
.03Mi.	**8057 CASCADAS AVE**	**02/27/2018**	$125,300	$125,300	1,165	4/2/1	1969	7,000 SF	
.03Mi.	**8031 CRISTOBAL AVE**	**12/01/2023**	$245,900	$245,900	1,878	7/3/3	1967	7,000 SF	
.04Mi.	**8082 CRISTOBAL AVE**	**04/04/2023**	$124,400	$124,400	883	4/2/1	1966	6,500 SF	
.04Mi.	**8057 CRISTOBAL AVE**	**07/06/2022**	$165,400	$165,400	1,273	4/2/1	1965	7,000 SF	
.04Mi.	**8081 CASCADAS AVE**	**11/08/2023**	$180,200	$180,200	1,062	4/2/1	1969	7,000 SF	
.05Mi.	**8008 CASCADAS AVE**	**02/24/2023**	$174,300	$174,300	1,169	5/2/2	1970	7,526 SF	
.05Mi.	**4951 S BISCAYNE DR**	**05/31/2024**	$130,600	$130,600	648	4/2/1	1963	8,419 SF	
.05Mi.	**8032 CASCADAS AVE**	**04/26/2011**	$128,400	$29,987	879	4/2/1	1967	7,000 SF	
.05Mi.	**8108 CRISTOBAL AVE**	**08/26/2013**	$129,800	$129,800	1,023	4/2/2	1966	6,500 SF	
.05Mi.	**8083 CRISTOBAL AVE**	**10/02/2017**	$150,600	$119,991	1,292	6/4/2	1966	7,000 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	54.1 years old	Households:	14,177
Median Household Income:	$65,178	Households w/Family:	69%
Household Income Per Capita:	$37,111	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	19%

School District

School District Zone:	Sarasota County School District	Students:	42,618
Number of Schools:	62	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.05Mi.	**North Port High School** Number of Students: 2,332 Student-Teacher Ratio: 18.87 Advanced Placement: Yes	D+	Public	9 - 12
1.69Mi.	**Glenallen Elementary School** Number of Students: 621 Student-Teacher Ratio: 12.94	C-	Public	PK - 5
1.67Mi.	**Heron Creek Middle School** Number of Students: 844 Student-Teacher Ratio: 14.55	A-	Public	6 - 8

Flood Report

The Subject Property of **4751 S BISCAYNE DR, NORTH PORT, FL 34287-1611** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	102%	SIMILAR
BURGLARY	105%	SIMILAR
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	49%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	71%	NOTABLY LOWER
MURDER	98%	SIMILAR
OVERALL	105%	SIMILAR

Disaster Alerts

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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