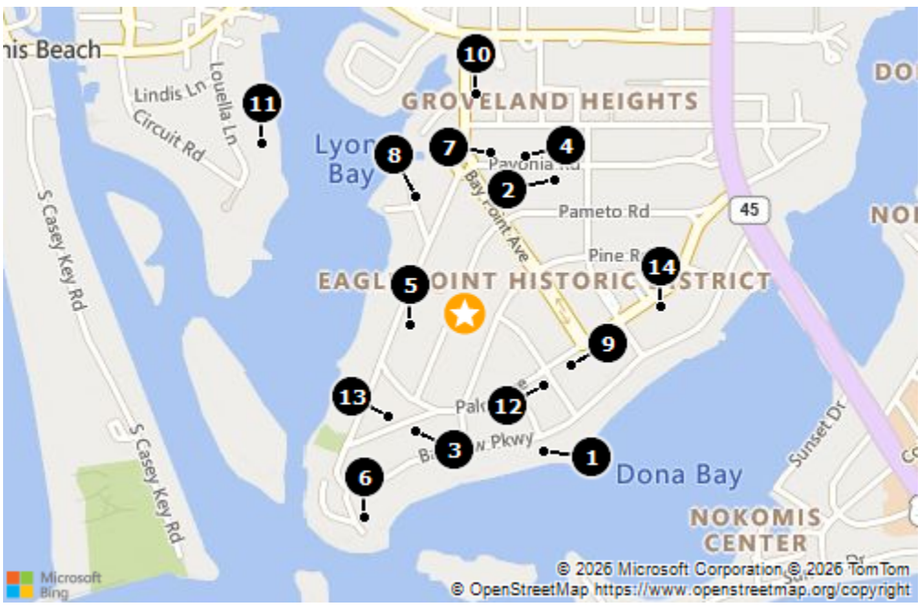
ICE SiteX Report

OrderID: 98655537

SiteX Property Information Report



Subject Property Location

501 PAMETO RD, NOKOMIS, FL 34275-3003

County:	**SARASOTA FL**	Census Tract:	121150022.031041
Property Use:	Single Family Residential	Zoning:	RSF3
Parcel Number:	0172-11-0025	Thomas Bros Pg-Grid:	

Valuation

Value:	**$406,000**	FSD:	9	Common Confidence Score:	71
Value Range:	$369,460 - $442,540	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4700
Assd Land Value:		Market Land Value:	$176,600	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$206,600	Total Taxable Value:	$3,570
Total Assessed Value:	$346,979	Total Assessor Market Value:	$383,200	Delinquent Year:	2019
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 15 Block: 36 Subdivision: CORRECTED PLAT OF BAY POINT Sec/Twnship/Range: SEC 01 TWN 39S RNG 18E
Abbreviated Description: LOT 15 BLK 36 LESS SLY 30 FT, CORRECTED PLAT OF BAY POINT

Property Characteristics

Lot Size:	8,100 SF	Bedrooms:	2	Pool:	
Building Area:	1159 SF	Baths:	2	Fireplace:	
Year Built:	1976	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Attached	Heating:	Yes
Number of Stories:	3	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/30/2025	Sales Price:	$434,981
Document #:	2025185023 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/22/2023	Sales Price:	$450,000
Document #:	2023082419 BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 15 Block: 36 Subdivision: CORRECTED PLAT OF BAY POINT Sec/Twnship/Range: SEC 01 TWN 39S RNG 18E
Abbreviated Description: LOT 15 BLK 36 LESS SLY 30 FT, CORRECTED PLAT OF BAY POINT

Prior Transfer

Recording Date:	05/22/2023	Sales Price:	$450,000
Document #:	2023082419 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/12/2023		
Document Type:			

Legal Description:
Lot: 15 Block: 36 Subdivision: BAY POINT Map Ref: MB 3 PG 66

Prior Transfer

Recording Date:	04/19/2023	Sales Price:	$212,000

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Document #:	2023063555 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/16/2022	Sales Price:	$333,100
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/16/2022	Sales Price:	$333,100
Document #:	2022135262 BK-PG -	Type of Sale:	Sold for Taxes
Contract Date:	08/16/2022		
Document Type:			
Legal Description:			

Lot: 25 Block: 36 Subdivision: BAY POINT

Prior Transfer

Recording Date:	01/27/2020	Sales Price:	$92,500
Document #:	2020011358 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/22/2020		
Document Type:			
Legal Description:			

Lot: 15 Block: 36 Subdivision: BAY POINT Map Ref: MB 3 PG 66
Abbreviated Description: PORTION LOT15

Prior Transfer

Recording Date:	12/11/2019	Sales Price:	$92,500
Document #:	2019169241 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/02/2019		
Document Type:			
Legal Description:			

Lot: 15 Block: 36 Subdivision: BAY POINT Map Ref: MB 3 PG 66

Prior Transfer

Recording Date:	12/30/2016	Sales Price:	$235,000
Document #:	2016161445 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/29/2016		
Document Type:			
Legal Description:			

Lot: 15 Block: 36 Subdivision: BAY POINT Map Ref: MB3 PG66
Abbreviated Description: S 30 FT OF LOT 15

Prior Transfer

Recording Date:	07/02/2014	Sales Price:	$108,000
Document #:	2014077996 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/25/2014		
Document Type:			
Legal Description:			

Lot: 15 Block: 36 Subdivision: BAY POINT Map Ref: MB3 PG66

Prior Transfer

Recording Date:	07/02/2014	Sales Price:	N/A
Document #:	2014077995 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/18/2013		
Document Type:			
Legal Description:			

Lot: 15 Block: 36 Subdivision: BAY POINT Map Ref: MB3 PG66

Prior Transfer

Recording Date:	06/01/2011	Sales Price:	$248,200
Document #:	2011063085 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/05/2009	Sales Price:	N/A
Document #:	2009026407 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/27/2009		
Document Type:			
Legal Description:			

Lot: 15 Block: 36 Subdivision: BAY POINT Map Ref: MB3 PG66

Prior Transfer

Recording Date:	12/05/2005	Sales Price:	$158,000
Document #:	2005267709 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/27/2005	Sales Price:	$331,000
Document #:	2005241423 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/26/2005		
Document Type:			
Legal Description:			

Lot: 15 Block: 36 Subdivision: BAY POINT Map Ref: MB3 PG66
Abbreviated Description: LESS S30 FT LOT15

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Mortgage Record

Recording Date:	10/12/2005	Loan Amount:	N/A
Document #:	2005230035 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 15 Block: 36 Subdivision: BAY POINT
Abbreviated Description: LESS S30 FT LOT15

Prior Transfer

Recording Date:	12/23/2003	Sales Price:	$164,900
Document #:	2003055562 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	12/18/2003		
Document Type:			

Legal Description:
Lot: 15 Block: 36 Subdivision: BAY POINT CORRECTED (LT 1-3 BLK 42 VACATED 1/9/87 Map Ref: PB 3 66
Abbreviated Description: LT 15 LESS S 30' LT 15 BLK 36 PB 3/66

Prior Transfer

Recording Date:	08/12/2003	Sales Price:	$107,000
Document #:	2003161681 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/12/2003		
Document Type:			

Legal Description:
Lot: 15 Block: 36 Subdivision: BAY POINT CORRECTED (LT 1-3 BLK 42 VACATED 1/9/87 Map Ref: PB 3 66
Abbreviated Description: LT 15 LESS S 30' BLK 36 PB 3/66

Mortgage Record

Recording Date:	06/05/2002	Loan Amount:	N/A
Document #:	BK-PG 0000200200-0000091093	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 15 Block: 36 Subdivision: BAY POINT CORRECTED
Abbreviated Description: LT 15 LESS S 30' BLK 36 PB 3/66

Prior Transfer

Recording Date:	12/22/2000	Sales Price:	$125,000
Document #:	2000162566 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/21/2000		
Document Type:			

Legal Description:
Lot: 15 Block: 36 Subdivision: BAY POINT CORRECTED (LT 1-3 BLK 42 VACATED 1/9/87 Map Ref: PB 3 66
Abbreviated Description: LT 15 LESS S 30' BLK 36 PB 3/66

Area Sales Analysis

Total Area Sales	$10,843,500	Median # of Bedrooms	3
Median Lot Size	12,733 SF	Median # of Baths	2
Median Living Area	1,839 SF	Median Year Built	1973
Price Range - 2 Yrs	$185,000 to $2,700,000	Age Range	10 years to 74 years
Median Value	$512,500	Median Age	53 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**409 BAYVIEW PKWY** **NOKOMIS, FL 34275-3951**	09/22/2026	$1,135,000	$645	1758	5/2/2	1952	12,892 SF	
		APN: 0172-15-0009 Document #: 2026127866 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 27 Subdivision: BAY POINT MapRef: MB 3 PG 66&66 Abbreviated Description: Lot:3 Block:27 Subdivision:BAY POINT Map Ref:MB 3 PG 66&66								
2	.23Mi.	**309 PAVONIA RD** **NOKOMIS, FL 34275-3904**	07/30/2026	$470,000	$338	1389	6/2/2	2016	7,125 SF	
		APN: 0172-02-0080 Document #: 2026104144 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 38 Subdivision: BAY POINT MapRef: MB 3 PG 66 Abbreviated Description: Lot:21 Block:38 Subdivision:BAY POINT Map Ref:MB 3 PG 66								
3	.18Mi.	**507 PALM AVE** **NOKOMIS, FL 34275-3027**	07/13/2026	$525,000	$269	1947	6/3/2	1989	13,713 SF	
		APN: 0172-14-0032 Document #: 2026094570 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Block: 28 Subdivision: CORRECTED PLAT OF BAY POINT MapRef: MB 3 PG 66 Abbreviated Description: Lot:17 Block:28 Subdivision:CORRECTED PLAT OF BAY POINT Map Ref:MB 3 PG 66								
4	.25Mi.	**320 PAVONIA RD** **NOKOMIS, FL 34275-3901**	07/08/2026	$310,000	$227	1361	6/3/2	1971	10,000 SF	
		APN: 0172-03-0014 Document #: 2026092608 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 43 Subdivision: BAY POINT SUBDIVISION MapRef: MB 3 PG 66 Abbreviated Description: Lot:10 Block:43 Subdivision:BAY POINT SUBDIVISION Map Ref:MB 3 PG 66								
5	.08Mi.	**505 LYONS BAY RD** **NOKOMIS, FL 34275-3074**	07/02/2026	$963,500	$314	3060	8/3/3	1975	16,315 SF	Yes
		APN: 0172-11-0047 Document #: 2026090823 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 40 Subdivision: BAY POINT MapRef: MB 3 PG 66 Abbreviated Description: Lot:16 Block:40 Subdivision:BAY POINT Map Ref:MB 3 PG 66								
6	.33Mi.	**603 4 BAYS DR** **NOKOMIS, FL 34275-3009**	07/01/2026	$850,000	$332	2558	7/3/2	1972	15,641 SF	Yes
		APN: 0173-03-0009 Document #: 2026089609								

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: FOUR BAYS SUBDIVISION MapRef: MB 21 PG 17&17 Abbreviated Description: Lot:8 Subdivision:FOUR BAYS SUBDIVISION Map Ref:MB 21 PG 17&17

7	.23Mi.	**330 PAVONIA RD** **NOKOMIS, FL 34275-3901**	06/30/2026	$355,000	$344	1030	4/2/2	1992	6,250 SF	

APN: 0172-03-0010 Document #: 2026089255
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Block: 43 Subdivision: BAY POINT MapRef: MB 3 PG 66 Abbreviated Description: Lot:15 Block:43 Subdivision:BAY POINT Map Ref:MB 3 PG 66

8	.22Mi.	**420 PALMETTO CRES** **NOKOMIS, FL 34275-3030**	06/12/2026	$2,700,000	$1,055	2557	6/3/2	2014	12,574 SF	Yes

APN: 0172-03-0032 Document #: 2026080571
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: LYONS BAY SUBDIVISION Legal Unit: 1 MapRef: MB 10 PG 45 Abbreviated Description: Lot:4 Subdivision:LYONS BAY SUBDIVISION Legal Unit:1 Map Ref:MB 10 PG 45

9	.17Mi.	**311 PALM AVE** **NOKOMIS, FL 34275-3931**	06/10/2026	$185,000	$134	1375	4/2/2	1977	11,200 SF	

APN: 0172-10-0027 Document #: 2026079157
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Block: 26 Subdivision: BAY POINT MapRef: MB 3 PG 66 Abbreviated Description: Block:26 Subdivision:BAY POINT Map Ref:MB 3 PG 66

10	.32Mi.	**201 LYONS BAY RD** **NOKOMIS, FL 34275-2032**	06/08/2026	$360,000	$365	986	4/2/2	1969	8,000 SF	Yes

APN: 0171-14-0033 Document #: 2026077559
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: LYONS BAY UNIT 4 MapRef: MB 16 PG 21 Abbreviated Description: Lot:1 Subdivision:LYONS BAY UNIT 4 Map Ref:MB 16 PG 21

11	.38Mi.	**211 LOUELLA LN** **NOKOMIS, FL 34275-3021**	06/04/2026	$1,410,000	$545	2587	8/4/3	1956	33,689 SF	Yes

APN: 0172-04-0002 Document #: 2026076436
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

12	.16Mi.	**702 POINCIANA RD** **NOKOMIS, FL 34275-3941**	05/29/2026	$390,000	$316	1233	4/2/2	1972	8,000 SF	

APN: 0172-15-0018 Document #: 2026073262
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Block: 27 Subdivision: CORRECTED PLAT OF BAY POINT MapRef: MB 3 PG 66 Abbreviated Description: Lot:18 Block:27 Subdivision:CORRECTED PLAT OF BAY POINT Map Ref:MB 3 PG 66

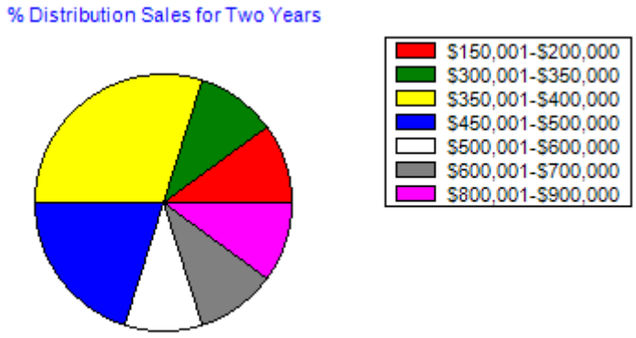
13	.18Mi.	**514 PALM AVE** **NOKOMIS, FL 34275-3095**	05/29/2026	$690,000	$317	2172	6/4/3	1974	15,495 SF	Yes

APN: 0172-14-0007 Document #: 2026073095
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8&9 Subdivision: BAY POINT SUBDIVISION MapRef: MB 21 PG 33 Abbreviated Description: Lot:8&9 Subdivision:BAY POINT SUBDIVISION Map Ref:MB 21 PG 33Abbreviated Description:SOUTHWEST2 LOT8

14	.29Mi.	**209 PALM AVE** **NOKOMIS, FL 34275-3929**	04/30/2026	$500,000	$260	1920	7/3/3	1963	15,678 SF	

APN: 0172-10-0019 Document #: 2026058217
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12&13 Block: 25 Subdivision: BAY POINT MapRef: MB 3 PG 66 Abbreviated Description: Lot:12&13 Block:25 Subdivision:BAY POINT Map Ref:MB 3 PG 66

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.	**501 PAMETO RD**	**05/22/2023**	$383,200	$346,979	1,159	6/2/2	1976	8,100 SF	
.02Mi.	**504 POINCIANA RD**	**05/10/2004**	$357,400	$357,400	1,632	5/2/2	1980	9,296 SF	Yes
.03Mi.	**500 PAMETO RD**	**05/19/2025**	$324,200	$324,200	1,436	5/3/2	1958	13,432 SF	
.03Mi.	**413 PAMETO RD**	**02/16/2022**	$402,800	$402,800	1,379	6/2/2	1964	15,108 SF	
.03Mi.	**500 PINE RD**	**01/03/2013**	$381,200	$381,200	1,029	4/2/2	1973	14,349 SF	
.04Mi.	**502 PINE RD**	**09/26/2025**	$355,600	$355,600	950	4/2/2	1997	10,235 SF	
.04Mi.	**406 PINE RD**	**06/23/2022**	$343,100	$316,006	1,155	4/2/2	1981	10,373 SF	
.04Mi.	**502 PAMETO RD**	**07/11/1991**	$398,200	$156,694	1,300	6/3/2	2009	13,500 SF	
.04Mi.	**507 PAMETO RD**	**01/01/1987**	$285,300	$285,300	756	4/2/1	1925	12,825 SF	
.04Mi.	**450 PAMETO RD**	**10/03/2017**	$532,900	$532,900	1,291	5/2/2	2021	12,480 SF	
.05Mi.	**504 PINE RD**	**07/05/2022**	$392,900	$269,539	1,612	5/2/2	1975	10,460 SF	Yes
.05Mi.	**404 POINCIANA RD**	**04/20/2015**	$499,900	$499,900	1,846	6/3/3	2005	13,260 SF	
.05Mi.	**506 PAMETO RD**	**04/24/2007**	$354,200	$354,200	1,277	4/2/1	1952	9,000 SF	
.06Mi.	**511 PAMETO RD**	**08/01/1983**	$351,200	$135,442	1,947	6/3/2	1958	8,775 SF	
.06Mi.	**403 POINCIANA RD**	**01/17/2023**	$378,500	$144,663	964	5/2/2	1985	12,140 SF	Spa Only
.06Mi.	**412 PAMETO RD**	**12/23/2014**	$711,700	$472,708	2,032	8/3/3	2016	8,470 SF	Yes

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	63.4 years old	Households:	11,706
Median Household Income:	$85,661	Households w/Family:	64%
Household Income Per Capita:	$68,933	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	11%

School District

School District Zone:	Sarasota County School District	Students:	45,246
Number of Schools:	64	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.35Mi.	**Laurel Nokomis School**	A	Public	PK - 8
Number of Students: 1,384 Student-Teacher Ratio: 14.42				
2.09Mi.	**Venice High School**	A-	Public	9 - 12
Number of Students: 2,579 Student-Teacher Ratio: 21.49 Advanced Placement: Yes				

Flood Report

The Subject Property of **501 PAMETO RD, NOKOMIS, FL 34275-3003** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	83%	LOWER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	61%	NOTABLY LOWER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	75%	NOTABLY LOWER
MURDER	81%	LOWER
OVERALL	103%	SIMILAR

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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