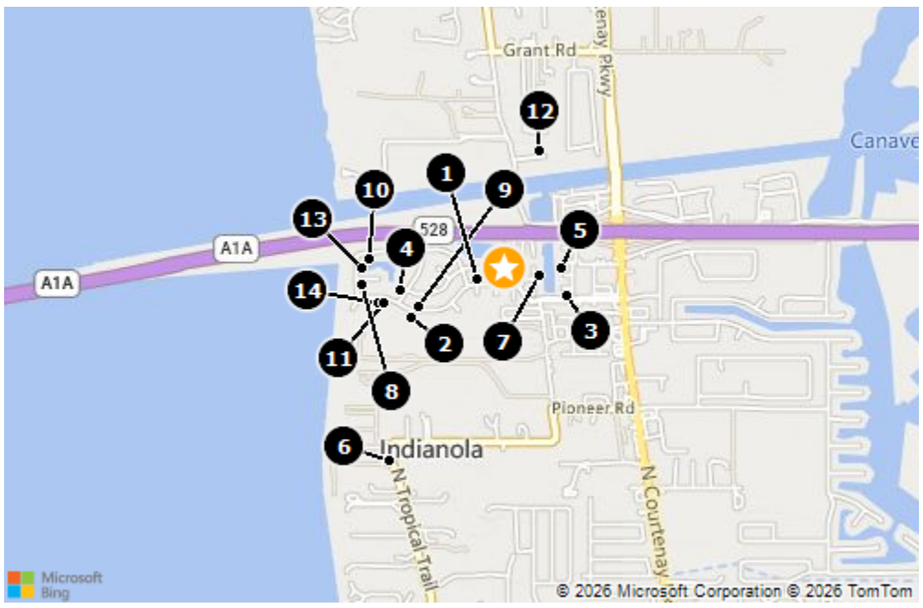
ICE SiteX Report

OrderID: 98729957

SiteX Property Information Report



Subject Property Location

510 PARKSIDE AVE, MERRITT ISLAND, FL 32953-4133

County:	**BREVARD FL**	Census Tract:	120090699.071007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	24-36-15-01-0000A.0-0076.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$348,000**	FSD:	22	Common Confidence Score:	33
Value Range:	$271,440 - $424,560	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2200
Assd Land Value:	$115,000	Market Land Value:	$115,000	Tax Year:	2025
Assd Improvement:	$182,480	Market Improvment Value:	$182,480	Total Taxable Value:	$3,117
Total Assessed Value:	$297,480	Total Assessor Market Value:	$297,480	Delinquent Year:	
				Tax Account ID:	2413351
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 76 Block: A Subdivision: INDIAN RIVER VILLAGE Map Ref: MB 25 PG 94 Sec/Twnship/Range: SEC 15 TWN 24S RNG 36E
Abbreviated Description: INDIAN RIVER VILLAGE LOT 76 BLK A

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1351 SF	Baths:	2	Fireplace:	
Year Built:	1980	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	12/06/2023	Loan Amount:	N/A
Document #:	2023255317 BK-PG 9946-1555	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 76 Block: A Subdivision: INDIAN RIVER VILLAGE

Prior Transfer

Recording Date:	07/17/2023	Sales Price:	$272,021
Document #:	2023149965 BK-PG 9350-1181	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/02/2023	Loan Amount:	N/A
Document #:	2023042182 BK-PG 9729-2954	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 76 Block: A

Prior Transfer

Recording Date:	12/08/2021	Sales Price:	$277,800
Document #:	2021319699 BK-PG 9350-1179	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/03/2021		

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Document Type:
Legal Description:
Lot: 76 Block: A Subdivision: INDIAN RIVER VILLAGE Map Ref: MB 25 PG 94&95

Prior Transfer

Recording Date:	12/03/2021	Sales Price:	$277,800
Document #:	BK-PG 9350 -1179	Type of Sale:	Qualified Sale

Document Type:
Legal Description:
Lot: 76 Block: A Subdivision: INDIAN RIVER VILLAGE Map Ref: MB 25 PG 94 Sec/Twnship/Range: SEC 15 TWN 24S RNG 36E
Abbreviated Description: INDIAN RIVER VILLAGE LOT 76 BLK A

Prior Transfer

Recording Date:	07/18/2019	Sales Price:	N/A
Document #:	2019156017 BK-PG 8491-0172	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/16/2019		

Document Type:
Legal Description:
Lot: 76 Block: A Subdivision: INDIAN RIVER VILLAGE Map Ref: MB 25 PG 94&95

Prior Transfer

Recording Date:	12/07/2017	Sales Price:	N/A
Document #:	2017254541 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/06/2017		

Document Type:
Legal Description:
Lot: 76 Block: A Subdivision: INDIAN RIVER VILLAGE Map Ref: MB25 PG94&95

Prior Transfer

Recording Date:	04/03/2015	Sales Price:	$142,400
Document #:	2015066128 BK-PG 6819-2487	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	03/18/2015	Sales Price:	$178,000
Document #:	2015053337 BK-PG 7324-1555	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/13/2015		

Document Type:
Legal Description:
Lot: 76 Block: A Subdivision: INDIAN RIVER VILLAGE Map Ref: MB25 PG94&95

Prior Transfer

Recording Date:	03/22/2013	Sales Price:	$116,500
Document #:	2013065614 BK-PG 5719-8038	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	03/07/2013	Sales Price:	$178,000
Document #:	2013049804 BK-PG 6819-2486	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/25/2013		

Document Type:
Legal Description:
Lot: 76 Block: A Subdivision: INDIAN RIVER VILLAGE Map Ref: MB25 PG94&95

Prior Transfer

Recording Date:	12/12/2006	Sales Price:	$50,000
Document #:	2006353922 BK-PG 5677-4471	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	11/14/2006	Sales Price:	$186,500
Document #:	2006329828 BK-PG 5719-8037	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/03/2006		

Document Type:
Legal Description:
Lot: 76 Block: A Subdivision: INDIAN RIVER VILLAGE Map Ref: MB25 PG94&95

Mortgage Record

Recording Date:	07/27/2006	Loan Amount:	N/A
Document #:	2006223895 BK-PG 5677-4471	Loan Type:	Credit Line (Revolving)
TD Due Date:	06/09/2033	Type Finance:	OTH

Legal Description:
Lot: 76 Block: A Subdivision: INDIAN RIVER VILLAGE

Prior Transfer

Recording Date:	03/15/2006	Sales Price:	N/A
Document #:	2006075406 BK-PG 5616-7847	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/13/2006		

Document Type:
Legal Description:
Lot: 76 Block: A Subdivision: INDIAN RIVER VILLAGE Map Ref: MB25 PG94&95

ICE SiteX Report

OrderID: 98729957

Area Sales Analysis

Total Area Sales	$4,763,400	Median # of Bedrooms	3
Median Lot Size	9,583 SF	Median # of Baths	2
Median Living Area	1,382 SF	Median Year Built	1980
Price Range - 2 Yrs	$100,000 to $566,500	Age Range	13 years to 78 years
Median Value	$341,500	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**540 VENETIAN WAY** **MERRITT ISLAND, FL 32953-4114**	08/31/2026	$350,000	$259	1351	/3/2	1979	7,841 SF	
		APN: 24-36-15-01-0000B.0-0004.00 Document #: 2026179870 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: B Subdivision: INDIAN RIVER VILLAGE MapRef: MB 25 PG 94&95 Abbreviated Description: Lot:4 Block:B Subdivision:INDIAN RIVER VILLAGE Map Ref:MB 25 PG 94&95								
2	.3Mi.	**665 VENETIAN WAY** **MERRITT ISLAND, FL 32953-4115**	08/21/2026	$380,000	$209	1810	/3/2	1979	9,583 SF	
		APN: 24-36-15-01-0000A.0-0026.00 Document #: 2026172872 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Block: A Subdivision: INDIAN RIVER VILLAGE MapRef: MB 25 PG 94 Abbreviated Description: Lot:26 Block:A Subdivision:INDIAN RIVER VILLAGE Map Ref:MB 25 PG 94								
3	.2Mi.	**411 VIA SALERNO CT** **MERRITT ISLAND, FL 32953-4121**	08/10/2026	$236,000	$218	1080	/3/2	1976	5,663 SF	
		APN: 24-36-14-LC-00000.0-0010.00 Document #: 2026162952 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Subdivision: THE VILLAS AT INDIAN RIVER PUD UNIT ONE MapRef: MB 24 PG 84 Abbreviated Description: Lot:10 Subdivision:THE VILLAS AT INDIAN RIVER PUD UNIT ONE Map Ref:MB 24 PG 84								
4	.3Mi.	**2565 ELM HURST ST** **MERRITT ISLAND, FL 32953-4138**	07/15/2026	$399,900	$219	1824	/3/2	1981	15,246 SF	Yes
		APN: 24-36-15-01-0000E.0-0037.00 Document #: 2026143770 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 37 Block: E Subdivision: INDIAN RIVER VILLAGE MapRef: MB 25 PG 94&95 Abbreviated Description: Lot:37 Block:E Subdivision:INDIAN RIVER VILLAGE Map Ref:MB 25 PG 94&95								
5	.17Mi.	**425 VIA VALENCIA CT** **MERRITT ISLAND, FL 32953-4123**	06/30/2026	$327,500	$305	1073	5/3/1.5	1977	3,920 SF	
		APN: 24-36-14-LC-00000.0-0025.00 Document #: 2026133193 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25 Subdivision: THE VILLAS AT INDIAN RIVER PLANNED UNIT DEVELOPMEN MapRef: MB 24 PG 84&85 Abbreviated Description: Lot:25 Subdivision:THE VILLAS AT INDIAN RIVER PLANNED UNIT DEVELOPMEN Map Ref:MB 24 PG 84&85								
6	.64Mi.	**790 INDIANOLA DR** **MERRITT ISLAND, FL 32953-4226**	05/15/2026	$100,000	$122	818	/4/2	1948	11,761 SF	
		APN: 24-36-15-00-00758.0-0000.00 Document #: 2026099636 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
7	.1Mi.	**2570 VIA VITTORIA CT** **MERRITT ISLAND, FL 32953-4125**	04/01/2026	$231,000	$213	1084	/3/2	1976	4,792 SF	
		APN: 24-36-15-LC-00000.0-0057.00 Document #: 2026065486 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 57 Subdivision: THE VILLAS AT INDIAN RIVER PLANNED UNIT DEVELOPMEN MapRef: MB 24 PG 84&85 Abbreviated Description: Lot:57 Subdivision:THE VILLAS AT INDIAN RIVER PLANNED UNIT DEVELOPMEN Map Ref:MB 24 PG 84&85								
8	.41Mi.	**2570 LYNWOOD PL** **MERRITT ISLAND, FL 32953-4148**	02/06/2026	$406,500	$205	1979	/3/2	1987	10,019 SF	
		APN: 24-36-15-01-0000E.0-0008.00 Document #: 2026025082 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: E Subdivision: INDIAN RIVER VILLAGE MapRef: MB 25 PG 94&95 Abbreviated Description: Lot:8 Block:E Subdivision:INDIAN RIVER VILLAGE Map Ref:MB 25 PG 94&95								
9	.27Mi.	**660 VENETIAN WAY** **MERRITT ISLAND, FL 32953-4116**	02/06/2026	$333,000	$239	1390	5/3/2	1980	8,276 SF	Yes
		APN: 24-36-15-01-0000D.0-0011.00 Document #: 2026025013 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: D Subdivision: INDIAN RIVER VILLAGE MapRef: MB 25 PG 94&95 Abbreviated Description: Lot:11 Block:D Subdivision:INDIAN RIVER VILLAGE Map Ref:MB 25 PG 94&95								
10	.39Mi.	**755 OAK PARK CIR** **MERRITT ISLAND, FL 32953-4157**	12/31/2025	$310,000	$170	1822	/3/2	1981	9,583 SF	
		APN: 24-36-15-01-0000E.0-0021.00 Document #: 2025258967 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21 Block: E Subdivision: INDIAN RIVER VILLAGE MapRef: MB 25 PG 94&95 Abbreviated Description: Lot:21 Block:E Subdivision:INDIAN RIVER VILLAGE Map Ref:MB 25 PG 94&95								
11	.36Mi.	**725 VENETIAN WAY** **MERRITT ISLAND, FL 32953-4102**	12/23/2025	$363,000	$264	1372	/3/2	1981	7,841 SF	
		APN: 24-36-15-01-0000A.0-0032.00 Document #: 2025256401 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32 Block: A Subdivision: INDIAN RIVER VILLAGE MapRef: MB 25 PG 94&95 Abbreviated Description: Lot:32 Block:A Subdivision:INDIAN RIVER VILLAGE Map Ref:MB 25 PG 94&95								
12	.35Mi.	**120 EDGEWATER WAY** **MERRITT ISLAND, FL 32953-8347**	12/17/2025	$510,000	$150	3387	//	2013	10,890 SF	Yes
		APN: 24-36-10-78-0000A.0-0005.00 Document #: 2025251788 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: A Subdivision: EDGEWATER LANDINGS MapRef: MB 51 PG 95 Abbreviated Description: Lot:5 Block:A Subdivision:EDGEWATER LANDINGS Map Ref:MB 51 PG 95								
13	.4Mi.	**2590 LYNWOOD PL**	11/17/2025	$566,500	$285	1983	/3/2	1985	13,068 SF	Pool/ Spa

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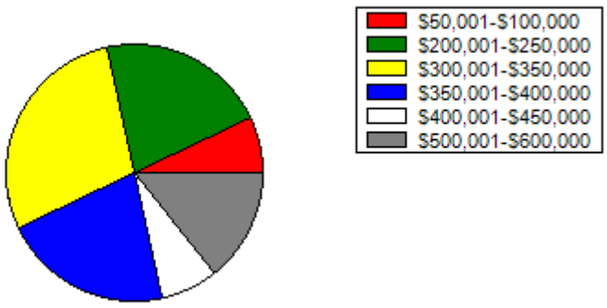
MERRITT ISLAND, FL 32953-4180
APN: 24-36-15-01-0000E.0-0019.00 Document #: 2025230111
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19 Block: E Subdivision: INDIAN RIVER VILLAGE MapRef: MB 25 PG 94-95 Abbreviated Description: Lot:19 Block:E Subdivision:INDIAN RIVER VILLAGE Map Ref:MB 25 PG 94-95

14	.37Mi.	**735 VENETIAN WAY**	10/20/2025	$250,000	$181	1374	/3/2	1981	47,916 SF	Yes

MERRITT ISLAND, FL 32953-4102
APN: 24-36-15-01-0000A.0-0033.00 Document #: 2025210367
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 33 Block: A Subdivision: INDIAN RIVER VILLAGE Tract No: A MapRef: MB 25 PG 94&95 Abbreviated Description: Lot:33 Block:A Subdivision:INDIAN RIVER VILLAGE Tract No:A Map Ref:MB 25 PG 94&95

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.	**510 PARKSIDE AVE**	**12/03/2021**	$297,480	$297,480	1,351	/3/2	1980	8,276 SF	Yes
.02Mi.	**2585 VIA VENETO CT**	**10/01/1996**	$197,840	$48,420	1,068	/3/2	1976	4,792 SF	
.02Mi.	**500 PARKSIDE AVE**	**04/09/2012**	$274,550	$274,550	1,360	7/3/2	1980	8,276 SF	Pool/ Spa
.02Mi.	**2575 VIA VENETO CT**	**08/06/2019**	$217,890	$217,890	1,375	/3/2	1976	5,663 SF	
.03Mi.	**2595 VIA VENETO CT**	**01/05/2001**	$206,990	$145,530	1,102	5/3/2	1976	3,920 SF	
.03Mi.	**2605 VIA NAPOLI CT**	**07/13/2017**	$223,450	$65,860	1,153	/3/2	1977	3,920 SF	
.03Mi.	**520 PARKSIDE AVE**	**01/03/2007**	$307,120	$122,210	1,643	7/3/2	1980	33,541 SF	Yes
.03Mi.	**2615 VIA NAPOLI CT**	**07/29/2010**	$203,500	$52,240	1,123	/3/2	1977	4,792 SF	
.03Mi.	**2565 VIA VENETO CT**	**03/28/2014**	$206,660	$206,660	1,332	/3/2	1976	4,792 SF	
.03Mi.	**535 PARKSIDE AVE**	**03/01/2021**	$248,270	$206,780	1,186	5/3/2	1980	9,148 SF	
.03Mi.	**490 PARKSIDE AVE**	**02/13/2006**	$259,190	$90,410	1,366	5/3/2	1980	8,712 SF	
.04Mi.	**2555 VIA VENETO CT**	**11/01/1993**	$199,350	$49,200	1,080	/3/2	1976	6,098 SF	
.04Mi.	**2580 VIA VENETO CT**	**03/06/2009**	$198,650	$49,560	1,068	/3/2	1976	3,920 SF	
.04Mi.	**510 VENETIAN WAY**	**10/20/2014**	$299,150	$190,960	1,351	/3/2	1979	9,148 SF	Pool/ Spa
.05Mi.	**2600 VIA NAPOLI CT**	**08/04/2017**	$208,260	$208,260	1,123	/3/2	1977	3,920 SF	
.05Mi.	**2625 VIA NAPOLI CT**	**09/30/1999**	$202,440	$43,330	1,102	5/3/2	1977	5,663 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	48.1 years old	Households:	11,745
Median Household Income:	$82,599	Households w/Family:	65%
Household Income Per Capita:	$45,428	Households w/Family Married:	51%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	25%

School District

School District Zone:	Brevard County School District	Students:	71,198
Number of Schools:	109	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.99Mi.	**Jefferson Middle School**	B+	Public	7 - 8
Number of Students: 481 Student-Teacher Ratio: 17.95				
25.18Mi.	**Palm Bay Magner High School**	D	Public	9 - 12

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Number of Students: 1,359 Student-Teacher Ratio: 19.01 Advanced Placement: Yes				
15.70Mi. **Longleaf Elementary School** Number of Students: 578 Student-Teacher Ratio: 13.76		A	Public	PK - 6
19.27Mi. **Eau Gallie High School** Number of Students: 1,398 Student-Teacher Ratio: 20.26 Advanced Placement: Yes		C-	Public	9 - 12
10.56Mi. **Viera High School** Number of Students: 2,334 Student-Teacher Ratio: 22.02 Advanced Placement: Yes		A-	Public	9 - 12
15.33Mi. **Sea Park Elementary School** Number of Students: 308 Student-Teacher Ratio: 11.85		A	Public	PK - 6
1.96Mi. **Merritt Island High School** Number of Students: 1,446 Student-Teacher Ratio: 20.96 Advanced Placement: Yes		B-	Public	9 - 12
0.98Mi. **Lewis Carroll Elementary School** Number of Students: 634 Student-Teacher Ratio: 15.1		A	Public	KG - 6
16.53Mi. **Satellite High School** Number of Students: 1,438 Student-Teacher Ratio: 22.12 Advanced Placement: Yes		A-	Public	9 - 12

Flood Report

The Subject Property of **510 PARKSIDE AVE, MERRITT ISLAND, FL 32953-4133** 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	99%	SIMILAR
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	88%	LOWER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	104%	SIMILAR
OVERALL	98%	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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