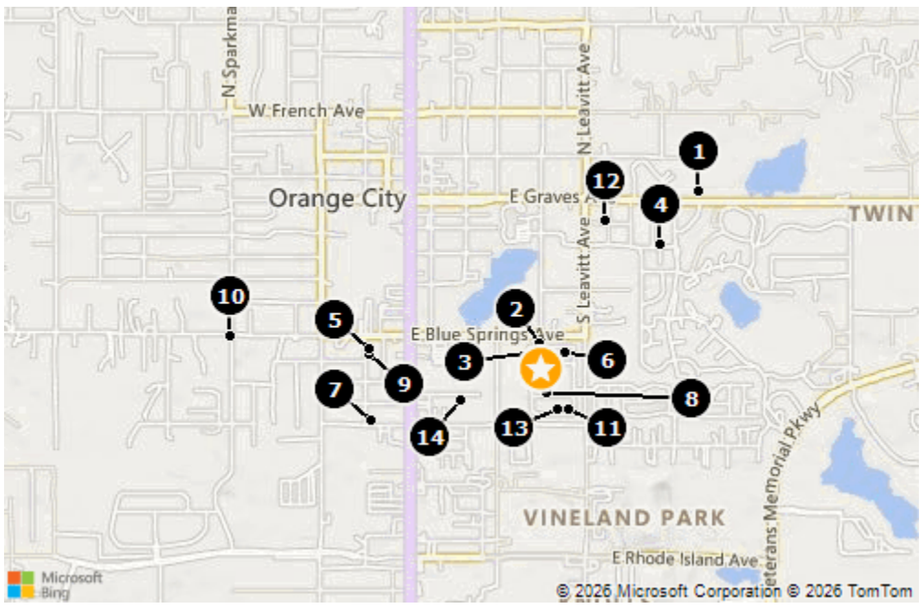
ICE SiteX Report

OrderID: 97164520

SiteX Property Information Report



Subject Property Location

548 GILMORE STAGE RD, ORANGE CITY, FL 32763-6638

County:	**VOLUSIA FL**	Census Tract:	121270908.062011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	8011-16-07-0080	Thomas Bros Pg-Grid:	

Valuation

Value:	**$347,000**	FSD:	9	Common Confidence Score:	69
Value Range:	$315,770 - $378,230	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	014
Assd Land Value:		Market Land Value:	$53,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$222,040	Total Taxable Value:	$4,091
Total Assessed Value:	$251,546	Total Assessor Market Value:	$275,040	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 8 Block: G Subdivision: VILLAS Sec/Twnship/Range: SEC 11 TWN 18S RNG 30E

Abbreviated Description:	LOT 8 BLK G BLUE SPRINGS VILLAS MB 51 PGS 79-81 PER OR 5574 PG 3680 PER OR 5778 PG 4442 PER OR 5770 PG 0066 PER OR 6173 PG
City/Muni/Twp:	ORANGE CITY

Property Characteristics

Lot Size:	5,000 SF	Bedrooms:	3	Pool:	
Building Area:	1816 SF	Baths:	2	Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/11/2022	Sales Price:	N/A
Document #:	2022229958 BK-PG 8096-2174	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/10/2021	Sales Price:	$171,143
Document #:	2149-35 BK-PG 7414-2771	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/19/2021	Sales Price:	N/A
Document #:	2021-197785 BK-PG 8104-621	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/30/2021		
Document Type:			
Legal Description:			

Lot: 8 Block: G Subdivision: BLUE SPRINGS VILLAS Map Ref: MB 51 PG 79-81
Abbreviated Description: PRIOR REF: 2021185805 08/05/2021

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Prior Transfer

Recording Date:	08/19/2021	Sales Price:	N/A
Document #:	BK-PG 8104 -621	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 Block: G Subdivision: VILLAS Sec/Twnship/Range: SEC 11 TWN 18S RNG 30E
Abbreviated Description: LOT 8 BLK G BLUE SPRINGS VILLAS MB 51 PGS 79-81 PER OR 5574 PG 3680 PER OR 5778 PG 4442 PER OR 5770 PG 0066 PER OR 6173 PG
City/Muni/Twp: ORANGE CITY

Prior Transfer

Recording Date:	08/05/2021	Sales Price:	$282,348
Document #:	2021-185805 BK-PG 8096-2172	Type of Sale:	Full Amount on Deed
Contract Date:	07/30/2021		
Document Type:			

Legal Description:
Lot: 8 Block: G Subdivision: BLUE SPRINGS VILLAS Map Ref: MB 51 PG 79-81

Mortgage Record

Recording Date:	06/22/2017	Loan Amount:	N/A
Document #:	2017-123857 BK-PG 7414-2771	Loan Type:	FHA
TD Due Date:	07/01/2047	Type Finance:	

Legal Description:
Lot: 8 Block: G Subdivision: BLUE SPRINGS VILLAS

Prior Transfer

Recording Date:	06/22/2017	Sales Price:	$178,000
Document #:	2017-123856 BK-PG 7414-2770	Type of Sale:	Full Amount on Deed
Contract Date:	06/02/2017		
Document Type:			

Legal Description:
Lot: 8 Block: G Subdivision: BLUE SPRINGS VILLAS Map Ref: MB51 PG79-81

Prior Transfer

Recording Date:	06/21/2017	Sales Price:	$70,465
Document #:	2017-121784 BK-PG 6613-3526	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/02/2017	Sales Price:	$178,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/31/2013	Sales Price:	$34,900
Document #:	2013-105908 BK-PG 6209-2683	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/21/2011	Loan Amount:	N/A
Document #:	2011-120618 BK-PG 6613-3543	Loan Type:	Stand Alone Second
TD Due Date:	07/20/2026	Type Finance:	

Legal Description:
Lot: 8 Block: G Subdivision: BLUE SPRINGS VILLAS

Prior Transfer

Recording Date:	07/21/2011	Sales Price:	$88,000
Document #:	2011-120616 BK-PG 6613-3525	Type of Sale:	Full Amount on Deed
Contract Date:	07/20/2011		
Document Type:			

Legal Description:
Lot: 8 Block: G Subdivision: BLUE SPRINGS VILLAS Map Ref: MB51 PG79-81

Prior Transfer

Recording Date:	07/30/2010	Sales Price:	$80,000
Document #:	2010-137536 BK-PG 6500-1164	Type of Sale:	Full Amount on Deed
Contract Date:	07/23/2010		
Document Type:			

Legal Description:
Lot: 8 Block: G Subdivision: BLUE SPRINGS VILLAS Map Ref: MB51 PG79-81

Prior Transfer

Recording Date:	04/22/2010	Sales Price:	N/A
Document #:	2010-071363 BK-PG 6467-4107	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/19/2010		
Document Type:			

Legal Description:
Lot: 8 Block: G Subdivision: BLUE SPRINGS VILLAS Map Ref: MB51 PG79

Mortgage Record

Recording Date:	03/26/2008	Loan Amount:	N/A
Document #:	2008-060773 BK-PG 6209-2683	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/05/2033	Type Finance:	

Legal Description:
Lot: 8 Block: G Subdivision: BLUE SPRINGS VILLAS

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Prior Transfer

Recording Date:	12/28/2007	Sales Price:	N/A
Document #:	2007-286557 BK-PG 6173-1928	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/12/2007		
Document Type:			

Legal Description:
Lot: 8 Block: G Subdivision: BLUE SPRINGS VILLAS Map Ref: MB51 PG79-81

Prior Transfer

Recording Date:	03/03/2006	Sales Price:	$165,820
Document #:	2006-053905 BK-PG 5778-4442	Type of Sale:	Full Amount on Deed
Contract Date:	01/20/2006		
Document Type:			

Legal Description:
Lot: 8 Block: G Subdivision: BLUE SPRINGS VILLAS Map Ref: MB51 PG79-81

Prior Transfer

Recording Date:	02/21/2006	Sales Price:	N/A
Document #:	2006-042137 BK-PG 5770-0066	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/26/2006		
Document Type:			

Legal Description:
Lot: 8 Block: G Subdivision: BLUE SPRINGS VILLAS Map Ref: MB51 PG79-81

Area Sales Analysis

Total Area Sales	$3,512,800	Median # of Bedrooms	3
Median Lot Size	6,855 SF	Median # of Baths	2
Median Living Area	1,630 SF	Median Year Built	1995
Price Range - 2 Yrs	$35,000 to $330,000	Age Range	20 years to 65 years
Median Value	$262,500	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.68Mi.	**1095 E GRAVES AVE** **ORANGE CITY, FL 32763-5311**	03/17/2026	$150,000	$110	1358	/2/2	1986	27,007 SF	Yes
		APN: 8002-00-00-0704 Document #: 2026047667 Document Type: Price Code: D Land Use: Single Family Residential Legal: Land Lot: 7 Sec/Twnship/Range: S02T18SR30E Abbreviated Description: Land Lot:7 Sec/Twnship/Range:S02T18SR30E								
2	.08Mi.	**549 PLACID RUN RD** **ORANGE CITY, FL 32763-6626**	02/19/2026	$324,000	$184	1753	/3/2	2005	5,000 SF	
		APN: 8011-16-01-0250 Document #: 2026029546 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Block: A Subdivision: BLUE SPRINGS VILLAS MapRef: MB 51 PG 79-81 Abbreviated Description: Lot:25 Block:A Subdivision:BLUE SPRINGS VILLAS Map Ref:MB 51 PG 79-81								
3	.05Mi.	**520 PLACID RUN RD** **ORANGE CITY, FL 32763-6625**	01/08/2026	$315,000	$167	1882	/4/2	2005	5,800 SF	
		APN: 8011-16-08-0130 Document #: 2026003289 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: BLUE SPRINGS VILLAS MapRef: MB 51 PG 79 Abbreviated Description: Lot:13 Subdivision:BLUE SPRINGS VILLAS Map Ref:MB 51 PG 79								
4	.49Mi.	**1005 E ROSE AVE** **ORANGE CITY, FL 32763-6134**	10/23/2025	$210,000	$194	1082	/3/1	1974	10,902 SF	
		APN: 8011-09-00-0370 Document #: 2025199147 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37 Subdivision: LAKE FOUNTAIN HIGHLANDS SECTION A MapRef: MB 19 PG 155 Abbreviated Description: Lot:37 Subdivision:LAKE FOUNTAIN HIGHLANDS SECTION A Map Ref:MB 19 PG 155								
5	.48Mi.	**510 S PARK AVE** **ORANGE CITY, FL 32763-6540**	10/23/2025	$265,000	$212	1248	/3/1	1973	7,910 SF	Yes
		APN: 8010-14-03-0020 Document #: 2025198798 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: C Subdivision: THREADGILL RESUB UNIT 2 MapRef: MB 23 PG 256 Abbreviated Description: Lot:2 Block:C Subdivision:THREADGILL RESUB UNIT 2 Map Ref:MB 23 PG 256								
6	.08Mi.	**648 PLACID RUN RD** **ORANGE CITY, FL 32763-6625**	10/07/2025	$325,000	$172	1882	/3/2	2005	5,000 SF	
		APN: 8011-16-08-0220 Document #: 2025187315 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Block: H Subdivision: BLUE SPRINGS VILLAS MapRef: MB 51 PG 79-81 Abbreviated Description: Lot:22 Block:H Subdivision:BLUE SPRINGS VILLAS Map Ref:MB 51 PG 79-81								
7	.5Mi.	**890 S PARK AVE** **ORANGE CITY, FL 32763-6546**	10/03/2025	$260,000	$201	1291	/4/1	1975	11,340 SF	
		APN: 8010-15-02-0111 Document #: 2025184973 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11&12 Block: B Subdivision: MAGNOLIA PARK MapRef: MB 8 PG 230 Abbreviated Description: Block:B Subdivision:MAGNOLIA PARK Map Ref:MB 8 PG 230Abbreviated Description:SOUTH90FT LOTS11&12								
8	.07Mi.	**565 SWAN RANGE RD** **ORANGE CITY, FL 32763-6653**	09/02/2025	$318,800	$194	1640	/3/2	2006	5,000 SF	
		APN: 8011-16-06-0080 Document #: 2025164772 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: F Subdivision: BLUE SPRINGS VILLAS MapRef: MB 51 PG 79-81 Abbreviated Description: Lot:8 Block:F Subdivision:BLUE SPRINGS VILLAS Map Ref:MB 51 PG 79-81								
9	.48Mi.	**516 S PARK AVE** **ORANGE CITY, FL 32763-6540**	08/07/2025	$150,000	$92	1620	/3/1	1973	7,910 SF	
		APN: 8010-14-03-0030 Document #: 2025147556 Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: THREADGILL RESUBDIVISION UNIT 2 MapRef: MB 23 PG 256 Abbreviated Description: Lot:3 Subdivision:THREADGILL RESUBDIVISION UNIT 2 Map Ref:MB 23 PG 256

10	.11Mi.	**700 SPRING CAVERN AVE** **ORANGE CITY, FL 32763-6633**	07/11/2025	$330,000	$175	1882	/3/2	2006	5,000 SF

APN: 8011-16-01-0030 Document #: 2025130758
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: A Subdivision: BLUE SPRINGS VILLAS MapRef: MB 51 PG 79-81 Abbreviated Description: Lot:3 Block:A Subdivision:BLUE SPRINGS VILLAS Map Ref:MB 51 PG 79-81

11	.14Mi.	**657 BLUE PARK RD** **ORANGE CITY, FL 32763-6618**	07/09/2025	$250,000	$139	1787	/3/2	2006	5,000 SF

APN: 8011-16-05-0020 Document #: 2025129143
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: E Subdivision: BLUE SPRINGS VILLAS MapRef: MB 51 PG 79-81 Abbreviated Description: Lot:2 Block:E Subdivision:BLUE SPRINGS VILLAS Map Ref:MB 51 PG 79-81

12	.46Mi.	**181 ADA AVE** **ORANGE CITY, FL 32763-6114**	06/30/2025	$255,000	$229	1111	/3/1	1980	11,771 SF

APN: 8011-00-00-0074 Document #: 2025122270
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4NW4NW4NE4 S11T18SR30E Abbreviated Description: Sec/Twnship/Range:NW4NW4NW4NE4 S11T18SR30E

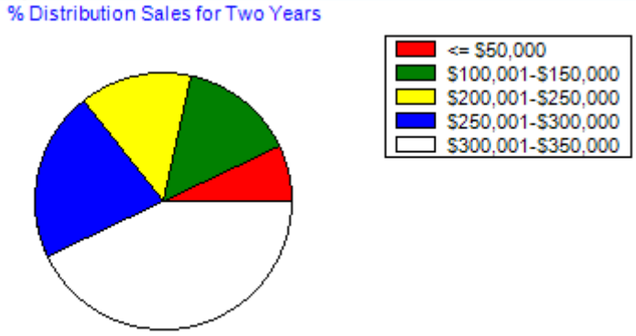
13	.12Mi.	**615 BLUE PARK RD** **ORANGE CITY, FL 32763-6618**	05/22/2025	$325,000	$176	1842	/3/2	2006	5,000 SF

APN: 8011-16-05-0050 Document #: 2025096768
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: E Subdivision: BLUE SPRINGS VILLAS MapRef: MB 51 PG 79-81 Abbreviated Description: Lot:5 Block:E Subdivision:BLUE SPRINGS VILLAS Map Ref:MB 51 PG 79-81

14	.25Mi.	**264 C ST** **ORANGE CITY, FL 32763-8907**	03/28/2025	$35,000	$32	1092	/2/1	1961	14,000 SF

APN: 8011-08-29-0095 Document #: 2025057102
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 29 Subdivision: ORANGE CITY MapRef: MB 3 PG 86 Abbreviated Description: Lot:9 Block:29 Subdivision:ORANGE CITY Map Ref:MB 3 PG 86

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.

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.	**548 GILMORE STAGE RD**	**08/19/2021**	$275,040	$251,546	1,816	/3/2	2005	5,000 SF	
.01Mi.	**560 GILMORE STAGE RD**	**06/29/2022**	$267,439	$267,439	1,652	/3/2	2005	5,000 SF	
.01Mi.	**532 GILMORE STAGE RD**	**08/03/2018**	$259,519	$177,855	1,606	/3/2	2005	5,000 SF	
.02Mi.	**576 GILMORE STAGE RD**	**10/29/2020**	$278,819	$209,587	1,882	/3/2	2005	5,000 SF	
.02Mi.	**537 MAIDENHAIR CT**	**04/06/2016**	$257,199	$150,077	1,606	/3/2	2005	5,000 SF	
.02Mi.	**518 GILMORE STAGE RD**	**08/17/2021**	$271,097	$241,238	1,753	/3/2	2006	5,800 SF	
.02Mi.	**553 MAIDENHAIR CT**	**05/26/2016**	$269,428	$269,428	1,787	/3/2	2005	5,000 SF	
.02Mi.	**523 MAIDENHAIR CT**	**06/27/2024**	$293,576	$293,576	2,223	/4/2	2006	5,000 SF	
.03Mi.	**565 MAIDENHAIR CT**	**07/14/2022**	$262,872	$262,872	1,607	/3/2	2006	4,950 SF	
.03Mi.	**511 MAIDENHAIR CT**	**06/19/2014**	$294,478	$219,163	2,215	/4/2	2006	5,800 SF	
.03Mi.	**590 GILMORE STAGE RD**	**06/28/2024**	$278,819	$244,204	1,882	/3/2	2005	5,000 SF	
.03Mi.	**535 GILMORE STAGE RD**	**06/02/2021**	$272,547	$272,547	1,816	/3/2	2005	5,000 SF	
.03Mi.	**529 GILMORE STAGE RD**	**01/07/2011**	$272,004	$93,096	1,787	/3/2	2006	5,000 SF	
.03Mi.	**551 GILMORE STAGE RD**	**09/28/2006**	$308,224	$308,224	2,372	/4/2	2006	5,000 SF	
.03Mi.	**563 GILMORE STAGE RD**	**08/17/2011**	$272,004	$272,004	1,787	/3/2	2006	5,000 SF	
.03Mi.	**515 GILMORE STAGE RD**	**02/03/2006**	$281,384	$281,384	1,882	/3/2	2006	5,800 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	61%

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Demographics & Income

Median Age:	44.5 years old	Households:	10,951
Median Household Income:	$62,414	Households w/Family:	62%
Household Income Per Capita:	$36,759	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Volusia County School District	Students:	61,724
Number of Schools:	87	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.56Mi.	**Volusia County Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
1.40Mi.	**University High School** Number of Students: 2,855 Student-Teacher Ratio: 25.27 Advanced Placement: Yes	C+	Public	9 - 12
1.16Mi.	**River Springs Middle School** Number of Students: 1,218 Student-Teacher Ratio: 19.65	C	Public	6 - 8
0.65Mi.	**Orange City Elementary School** Number of Students: 594 Student-Teacher Ratio: 14.14	D+	Public	KG - 5

Flood Report

The Subject Property of **548 GILMORE STAGE RD, ORANGE CITY, FL 32763-6638** 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	119%	HIGHER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	90%	LOWER
FORCIBLE RAPE	85%	LOWER
MURDER	117%	HIGHER
OVERALL	110%	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.
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