ICE SiteX Report

OrderID: 98775375

SiteX Property Information Report



Subject Property Location

645 COASTLINE WAY, SAINT AUGUSTINE, FL 32092-3337

County:	**ST JOHNS FL**	Census Tract:	0209.07
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	026573 2350	Thomas Bros Pg-Grid:	

Valuation

Value:	**$294,000**	FSD:	15	Common Confidence Score:	43
Value Range:	$249,900 - $338,100	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	300
Assd Land Value:		Market Land Value:	$60,000	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$211,313	Total Taxable Value:	$254
Total Assessed Value:	$271,313	Total Assessor Market Value:	$271,313	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 235 Subdivision: WATERFORD LAKES PHASE Phase No: 3 Sec/Twnship/Range: SEC 31 TWN 05S RNG 28E
Abbreviated Description: 111/78-85 WATERFORD LAKES PHASE 3 LOT 235 OR5773/1433 & 5946/638(Q/C) & 5949/1031(Q/C)

Property Characteristics

Lot Size:	2,614 SF	Bedrooms:	2	Pool:	
Building Area:	1442 SF	Baths:	2.5	Fireplace:	
Year Built:	2023	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Concrete
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	2	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/23/2024	Sales Price:	N/A
Document #:	2024075042 BK-PG 5773-1434	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	05/15/2024	Sales Price:	N/A
Document #:	2024037165 BK-PG 5949-1031	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/30/2024		
Document Type:	Deed		
Legal Description:			

Subdivision: WATERFORD LAKES PHASE 3 Map Ref: MB 111 PG 78-85

Prior Transfer

Recording Date:	05/08/2024	Sales Price:	N/A
Document #:	2024035312 BK-PG 5946-638	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/30/2024		
Document Type:	Deed		
Legal Description:			

Subdivision: WATERFORD LAKES PHASE 3 Map Ref: MB 111 PG 78-85

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Mortgage Record

Recording Date:	06/12/2023	Loan Amount:	N/A
Document #:	5773/1434 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	06/09/2023		
TD Due Date:	07/01/2053	Type Finance:	

Legal Description:
Subdivision: WATERFORD LAKES PHASE 3 Map Ref: MB 111 PG 78-85

Prior Transfer

Recording Date:	06/12/2023	Sales Price:	$318,000
Document #:	2023045317 BK-PG 5773-1433	Type of Sale:	Arms-Length Transfer
Contract Date:	06/09/2023		
Document Type:	Deed		

Legal Description:
Subdivision: WATERFORD LAKES PHASE 3 Map Ref: MB 111 PG 78-85

Area Sales Analysis

Total Area Sales	$2,771,000	Median # of Bedrooms	2
Median Lot Size	2,178 SF	Median # of Baths	3
Median Living Area	1,210 SF	Median Year Built	2023
Price Range - 2 Yrs	$170,100 to $355,000	Age Range	3 years to 4 years
Median Value	$270,000	Median Age	3.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**47 EMBER ST** **SAINT AUGUSTINE, FL 32092-3332**	10/23/2026	$145,000	$97	1502	/3/2.5	2023	3,920 SF	
		APN: 026573 3640 Document #: 2026089611 Document Type: Warranty Deed Price Code: Q Land Use: Townhouse (Residential) Legal: Lot: 364 Subdivision: WATERFORD LAKES PHASE 2 MapRef: MB 111 PG 8-13 Abbreviated Description: Lot:364 Subdivision:WATERFORD LAKES PHASE 2 Map Ref:MB 111 PG 8-13								
2	.25Mi.	**81 TEMPLE DR** **SAINT AUGUSTINE, FL 32092-3327**	09/18/2026	$303,000	$202	1502	/3/2.5	2022	6,534 SF	
		APN: 026573 1770 Document #: 2026079802 Document Type: Warranty Deed Price Code: Q Land Use: Townhouse (Residential) Legal: Lot: 177 Subdivision: WATERFORD LAKES PHASE 1 MapRef: MB 105 PG 75-89 Abbreviated Description: Lot:177 Subdivision:WATERFORD LAKES PHASE 1 Map Ref:MB 105 PG 75-89								
3	.52Mi.	**503 CANOPY FOREST DR** **SAINT AUGUSTINE, FL 32092-1980**	09/01/2026	$1,300,000	$332	3918	/4/4.5	2023	10,454 SF	B
		APN: 010361 0290 Document #: 2026075023 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 29 Subdivision: OAK GROVE MapRef: MB 110 PG 61-72 Abbreviated Description: Lot:29 Subdivision:OAK GROVE Map Ref:MB 110 PG 61-72								
4	.53Mi.	**463 CANOPY FOREST DR** **SAINT AUGUSTINE, FL 32092-1980**	09/24/2026	$804,400	$288	2791	/4/3	2024	10,454 SF	
		APN: 010361 0310 Document #: 2026081494 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 31 Subdivision: OAK GROVE MapRef: MB 110 PG 61-72 Abbreviated Description: Lot:31 Subdivision:OAK GROVE Map Ref:MB 110 PG 61-72								
5	.69Mi.	**530 PINE BLUFF DR** **SAINT AUGUSTINE, FL 32092-1762**	09/10/2026	$355,000	$178	1994	/3/2.5	2020	2,614 SF	
		APN: 026552 1500 Document #: 2026077703 Document Type: Warranty Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: 150 Subdivision: HOLLY FOREST TOWNHOMES MapRef: MB 101 PG 35-44 Abbreviated Description: Lot:150 Subdivision:HOLLY FOREST TOWNHOMES Map Ref:MB 101 PG 35-44								
6	.73Mi.	**141 CAMPHOR LAUREL RD** **SAINT AUGUSTINE, FL 32092-1383**	09/28/2026	$369,990			//		4,356 SF	
		APN: 010381 1160 Document #: 2026082096 Document Type: Warranty Deed Price Code: Q Land Use: Residential - Vacant Land Legal: Lot: 116 Subdivision: BROOK FOREST PHASE 1B SILVERLEAF PARCEL 9 MapRef: MB 125 PG 18-25 Abbreviated Description: Lot:116 Subdivision:BROOK FOREST PHASE 1B SILVERLEAF PARCEL 9 Map Ref:MB 125 PG 18-25City/Muni/Twp:ST JOHNS City/Muni/Twp: ST JOHNS								
7	.74Mi.	**127 CAMPHOR LAUREL RD** **SAINT AUGUSTINE, FL 32092-1383**	10/09/2026	$367,990			//		4,356 SF	
		APN: 010381 1140 Document #: 2026085939 Document Type: Warranty Deed Price Code: Q Land Use: Residential - Vacant Land Legal: Lot: 114 Subdivision: BROOK FOREST PHASE 1B SILVERLEAF PARCEL 9 MapRef: MB 125 PG 18-25 Abbreviated Description: Lot:114 Subdivision:BROOK FOREST PHASE 1B SILVERLEAF PARCEL 9 Map Ref:MB 125 PG 18-25								
8	.76Mi.	**95 CAMPHOR LAUREL RD** **SAINT AUGUSTINE, FL 32092-1382**	08/25/2026	$364,000			//		4,356 SF	
		APN: 010381 1090 Document #: 2026073125 Document Type: Warranty Deed Price Code: Q Land Use: Residential - Vacant Land Legal: Lot: 109 Subdivision: BROOK FOREST PHASE 1B SILVERLEAF MapRef: MB 125 PG 18-25 Abbreviated Description: Lot:109 Subdivision:BROOK FOREST PHASE 1B SILVERLEAF Map Ref:MB 125 PG 18-25								
9	.8Mi.	**177 PINE GROVE PT** **SAINT AUGUSTINE, FL 32092-1996**	09/03/2026	$1,030,400			//		11,326 SF	
		APN: 010362 0710 Document #: 2026075973 Document Type: Warranty Deed Price Code: Q Land Use: Residential - Vacant Land Legal: Lot: 74 Subdivision: COURTNEY OAKS & COURTNEY CHASE - SILVERLEAF PARCEL MapRef: MB 112 PG 1 Abbreviated Description: Lot:74 Subdivision:COURTNEY OAKS & COURTNEY CHASE - SILVERLEAF PARCEL Map Ref:MB 112 PG 1								
10	.85Mi.	**1216 BROOK FOREST DR** **SAINT AUGUSTINE, FL 32092-1380**	10/01/2026	$418,408			//		6,970 SF	
		APN: 010381 6020 Document #: 2026083415 Document Type: Warranty Deed Price Code: Q Land Use: Residential - Vacant Land								

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Legal: Lot: 602 Subdivision: BROOK FOREST PHASE 1A SILVERLEAF MapRef: MB 124 PG 75-80 Abbreviated Description: Lot:602 Subdivision:BROOK FOREST PHASE 1A SILVERLEAF Map Ref:MB 124 PG 75-80

11 .91Mi. **337 DELWOOD WAY** 10/20/2026 $398,000 $199 2002 /3/2.5 2025 3,049 SF
SAINT AUGUSTINE, FL 32092-1557
APN: 010741 2940 Document #: 2026088609
Document Type: Special Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 294 Subdivision: SILVERLEAF PARCEL 12W PHASE 1 MapRef: MB 127 PG 1-18 Abbreviated Description: Lot:294 Subdivision:SILVERLEAF PARCEL 12W PHASE 1 Map Ref:MB 127 PG 1-18

12 .92Mi. **132 DELWOOD WAY** 10/15/2026 $399,000 // 3,049 SF
SAINT AUGUSTINE, FL 32092-1555
APN: 010741 2600 Document #: 2026087385
Document Type: Special Warranty Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Lot: 260 Subdivision: SILVERLEAF PARCEL 12W PHASE 1 MapRef: MB 127 PG 1-18 Abbreviated Description: Lot:260 Subdivision:SILVERLEAF PARCEL 12W PHASE 1 Map Ref:MB 127 PG 1-18

13 .92Mi. **138 DELWOOD WAY** 08/28/2026 $399,000 // 3,049 SF
SAINT AUGUSTINE, FL 32092-1555
APN: 010741 2590 Document #: 2026073910
Document Type: Special Warranty Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Lot: 259 Subdivision: SILVERLEAF PARCEL 12W PHASE 1 MapRef: MB 127 PG 1-18 Abbreviated Description: Lot:259 Subdivision:SILVERLEAF PARCEL 12W PHASE 1 Map Ref:MB 127 PG 1-18

14 .93Mi. **167 WOOD BREEZE WAY** 10/23/2026 $349,990 // 7,405 SF
SAINT AUGUSTINE, FL 32092-1412
APN: 010381 4330 Document #: 2026089503
Document Type: Warranty Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Lot: 433 Subdivision: BROOK FOREST PHASE 1B SILVERLEAF MapRef: MB 125 PG 18-25 Abbreviated Description: Lot:433 Subdivision:BROOK FOREST PHASE 1B SILVERLEAF Map Ref:MB 125 PG 18-25

15 .93Mi. **155 WOOD BREEZE WAY** 09/28/2026 $329,990 // 6,534 SF
SAINT AUGUSTINE, FL 32092-1412
APN: 010381 4300 Document #: 2026082090
Document Type: Warranty Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Lot: 430 Subdivision: BROOK FOREST PHASE 1B SILVERLEAF MapRef: MB 125 PG 18-25 Abbreviated Description: Lot:430 Subdivision:BROOK FOREST PHASE 1B SILVERLEAF Map Ref:MB 125 PG 18-25

16 .93Mi. **159 WOOD BREEZE WAY** 09/02/2026 $340,994 // 3,485 SF
SAINT AUGUSTINE, FL 32092-1412
APN: 010381 4310 Document #: 2026075746
Document Type: Warranty Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Lot: 431 Subdivision: BROOK FOREST PHASE 1B SILVERLEAF MapRef: MB 125 PG 18-25 Abbreviated Description: Lot:431 Subdivision:BROOK FOREST PHASE 1B SILVERLEAF Map Ref:MB 125 PG 18-25

17 .93Mi. **163 WOOD BREEZE WAY** 09/02/2026 $329,990 // 3,485 SF
SAINT AUGUSTINE, FL 32092-1412
APN: 010381 4320 Document #: 2026075729
Document Type: Warranty Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Lot: 432 Subdivision: BROOK FOREST PHASE 1B SILVERLEAF MapRef: MB 125 PG 18-25 Abbreviated Description: Lot:432 Subdivision:BROOK FOREST PHASE 1B SILVERLEAF Map Ref:MB 125 PG 18-25

18 .94Mi. **23 TANNER TRL** 09/28/2026 $397,000 $238 1666 /3/2 2021 5,663 SF
SAINT AUGUSTINE, FL 32092-3254
APN: 026572 4440 Document #: 2026082032
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 444 Subdivision: SILVERLEAF VILLAGE MapRef: MB 98 PG 22-51 Abbreviated Description: Lot:444 Subdivision:SILVERLEAF VILLAGE Map Ref:MB 98 PG 22-51City/Muni/Twp:ST AUGUSTINE City/Muni/Twp: ST AUGUSTINE

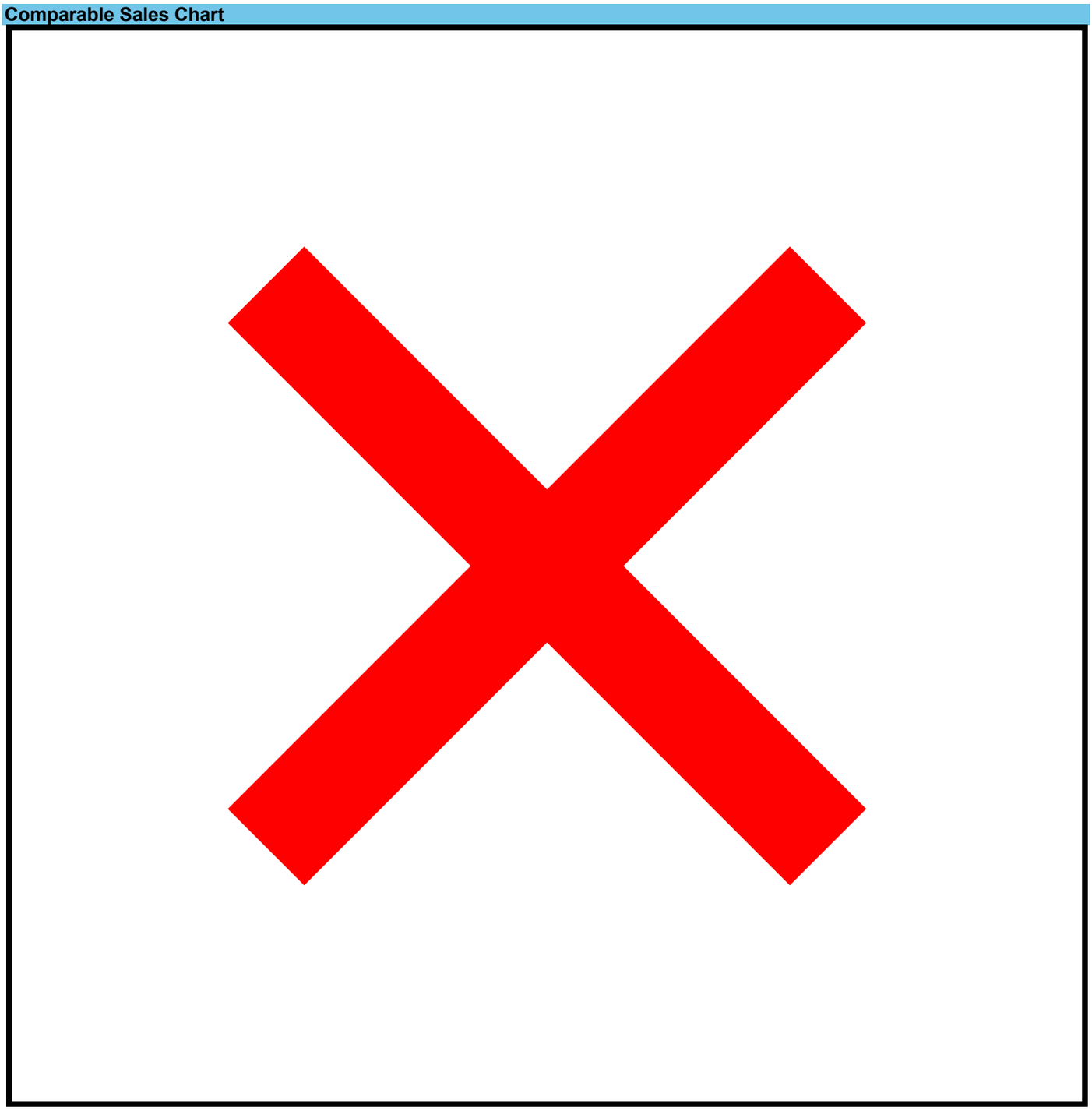
19 .94Mi. **330 DELWOOD WAY** 09/22/2026 $424,000 $225 1882 /3/2.5 2025 7,841 SF
SAINT AUGUSTINE, FL 32092-1557
APN: 010741 2210 Document #: 2026080798
Document Type: Special Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 221 Subdivision: SILVERLEAF PARCEL 12W PHASE 1 MapRef: MB 127 PG 1-18 Abbreviated Description: Lot:221 Subdivision:SILVERLEAF PARCEL 12W PHASE 1 Map Ref:MB 127 PG 1-18

20 .95Mi. **232 CREEKMORE DR** 10/08/2026 $429,000 $250 1713 /3/2 2021 5,663 SF
SAINT AUGUSTINE, FL 32092-3250
APN: 026572 4630 Document #: 2026085480
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 463 Subdivision: SILVERLEAF VILLAGE MapRef: MB 98 PG 22-51 Abbreviated Description: Lot:463 Subdivision:SILVERLEAF VILLAGE Map Ref:MB 98 PG 22-51

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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.	**645 COASTLINE WAY**	**04/30/2024**	$271,313	$271,313	1,442	/2/2.5	2023	2,614 SF	
0Mi.	**641 COASTLINE WAY**	**06/27/2023**	$300,392	$300,392	1,687	/3/2.5	2023	2,614 SF	
0Mi.	**649 COASTLINE WAY**	**07/16/2025**	$323,874	$323,626	1,795	/3/2.5	2023	4,792 SF	
.01Mi.	**637 COASTLINE WAY**	**06/23/2023**	$300,392	$300,392	1,687	/3/2.5	2023	2,614 SF	
.01Mi.	**633 COASTLINE WAY**	**07/28/2023**	$300,392	$300,392	1,687	/3/2.5	2023	2,614 SF	
.01Mi.	**655 COASTLINE WAY**	**06/26/2023**	$305,995	$305,373	1,795	/3/2.5	2023	5,227 SF	
.01Mi.	**629 COASTLINE WAY**	**06/23/2023**	$300,392	$300,392	1,687	/3/2.5	2023	2,614 SF	
.02Mi.	**659 COASTLINE WAY**	**06/26/2023**	$274,594	$274,594	1,442	/2/2.5	2023	3,049 SF	
.02Mi.	**625 COASTLINE WAY**	**06/27/2023**	$271,313	$271,313	1,442	/2/2.5	2023	2,178 SF	
.02Mi.	**663 COASTLINE WAY**	**06/23/2023**	$300,392	$300,392	1,687	/3/2.5	2023	3,049 SF	
.02Mi.	**621 COASTLINE WAY**	**10/21/2025**	$329,263	$329,015	1,795	/3/2.5	2023	4,356 SF	
.02Mi.	**667 COASTLINE WAY**	**02/21/2025**	$300,392	$300,392	1,687	/3/2.5	2023	3,049 SF	
.03Mi.	**671 COASTLINE WAY**	**06/26/2023**	$300,392	$214,818	1,687	/3/2.5	2023	3,049 SF	
.03Mi.	**180 JAVA LN**	**10/21/2024**	$325,662	$325,451	1,795	/3/2.5	2023	6,098 SF	
.03Mi.	**675 COASTLINE WAY**	**06/26/2023**	$300,392	$300,392	1,687	/3/2.5	2023	3,049 SF	
.03Mi.	**611 COASTLINE WAY**	**04/17/2023**	$271,313	$271,313	1,442	/2/2.5	2023	2,178 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **645 COASTLINE WAY, SAINT AUGUSTINE, FL 32092-3337** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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