ICE SiteX Report

OrderID: 98722501

SiteX Property Information Report



Subject Property Location

6810 NE 5TH PL, OCALA, FL 34470-1819

County:	**MARION FL**	Census Tract:	120830012.052011
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	R4
Parcel Number:	3184-005-019	Thomas Bros Pg-Grid:	

Valuation

Value:	**$172,000**	FSD:	17	Common Confidence Score:	40
Value Range:	$142,760 - $201,240	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	9001
Assd Land Value:	$19,125	Market Land Value:	$19,125	Tax Year:	2025
Assd Improvement:	$70,686	Market Improvment Value:	$70,686	Total Taxable Value:	$1,912
Total Assessed Value:	$89,811	Total Assessor Market Value:	$89,811	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 19-21 Subdivision: OCALA HEIGHTS Map Ref: MAP: 232 Sec/Twnship/Range: SEC 18 TWN 15S RNG 23E
Abbreviated Description: SEC 18 TWP 15 RGE 23

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	2	Pool:	
Building Area:	1275 SF	Baths:	2	Fireplace:	
Year Built:	1985	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Carport	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	Metal
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/14/2025	Sales Price:	$151,210
Document #:	2025064411 BK-PG 7837-431	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/00/2024	Sales Price:	N/A
Document #:	BK-PG 8632 -96	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 19-21 Subdivision: OCALA HEIGHTS Map Ref: MAP: 232 Sec/Twnship/Range: SEC 18 TWN 15S RNG 23E
Abbreviated Description: SEC 18 TWP 15 RGE 23

Prior Transfer

Recording Date:	07/22/2022	Sales Price:	$154,000
Document #:	2022107563 BK-PG 7837-429	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/20/2022		
Document Type:			

Legal Description:
Lot: 19-21 Block: E Subdivision: OCALA HEIGHTS NO 1 Map Ref: MB B PG 235

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Prior Transfer

Recording Date:	07/01/2022	Sales Price:	$154,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/13/2021	Sales Price:	$80,000
Document #:	2021064259 BK-PG 7461-1311	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/27/2021		
Document Type:			
Legal Description:			

Lot: 19-21 Block: E Subdivision: OCALA HEIGHTS NO 1 Map Ref: MB B PG 235

Prior Transfer

Recording Date:	07/02/2015	Sales Price:	$26,400
Document #:	2015059740 BK-PG 6235-0987	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/26/2015		
Document Type:			
Legal Description:			

Lot: 19-21 Block: E Subdivision: OCALA HEIGHTS #1 Map Ref: MB B PG235

Prior Transfer

Recording Date:	11/04/2014	Sales Price:	$12,000
Document #:	2014104642 BK-PG 6122-0065	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/04/2014		
Document Type:			
Legal Description:			

Lot: 19-21 Block: E Subdivision: OCALA HEIGHTS #1 Map Ref: MB B PG235

Prior Transfer

Recording Date:	11/29/2012	Sales Price:	$82,500
Document #:	2012117447 BK-PG 3893-1983	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/13/2012	Sales Price:	$82,500
Document #:	2012025432 BK-PG 3893-1983	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/30/2007	Sales Price:	$82,500
Document #:	2007102242 BK-PG 3893-1983	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/13/2004	Loan Amount:	N/A
Document #:	2004181364 BK-PG 3893-1983	Loan Type:	FHA
TD Due Date:		Type Finance:	ADJ
Legal Description:			

Lot: 19-21 Block: E Subdivision: OCALA HEIGHTS #1

Area Sales Analysis

Total Area Sales	$1,614,000	Median # of Bedrooms	2
Median Lot Size	10,890 SF	Median # of Baths	2
Median Living Area	1,260 SF	Median Year Built	1982
Price Range - 2 Yrs	$35,000 to $163,000	Age Range	26 years to 54 years
Median Value	$121,150	Median Age	44 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**601 NE 68TH CT** **OCALA, FL 34470-1877**	09/22/2026	$35,000	$47	737	/2/1	1972	7,405 SF	
2	.28Mi.	**6750 NE 1ST PL** **OCALA, FL 34470-2230**	09/22/2026	$129,000	$122	1056	/2/2	2000	9,583 SF	
3	.25Mi.	**6720 NE 1ST PL** **OCALA, FL 34470-2230**	09/08/2026	$148,000	$118	1248	/3/2	1998	10,890 SF	
4	.33Mi.	**105 NE 66TH CT** **OCALA, FL 34470-1842**	09/08/2026	$149,000	$129	1152	/2/2	1986	13,939 SF	

1 .06Mi. **601 NE 68TH CT** **OCALA, FL 34470-1877** 09/22/2026 $35,000 $47 737 /2/1 1972 7,405 SF
APN: 3184-003-001 Document #: 2026123823
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1-3 Block: C Subdivision: OCALA HEIGHTS NO 1 MapRef: MB B PG 235 Abbreviated Description: Lot:1-3 Block:C Subdivision:OCALA HEIGHTS NO 1 Map Ref:MB B PG 235

2 .28Mi. **6750 NE 1ST PL** **OCALA, FL 34470-2230** 09/22/2026 $129,000 $122 1056 /2/2 2000 9,583 SF
APN: 31831-001-15 Document #: 2026123909
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 15 Block: A Subdivision: SILVERWOOD VILLAS MapRef: MB Y PG 86&87 Abbreviated Description: Lot:15 Block:A Subdivision:SILVERWOOD VILLAS Map Ref:MB Y PG 86&87

3 .25Mi. **6720 NE 1ST PL** **OCALA, FL 34470-2230** 09/08/2026 $148,000 $118 1248 /3/2 1998 10,890 SF
APN: 31831-001-12 Document #: 2026117539
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 12 Block: A Subdivision: SILVERWOOD VILLAS Phase No: 1 MapRef: MB Y PG 86 Abbreviated Description: Lot:12 Block:A Subdivision:SILVERWOOD VILLAS Phase No:1 Map Ref:MB Y PG 86

4 .33Mi. **105 NE 66TH CT** **OCALA, FL 34470-1842** 09/08/2026 $149,000 $129 1152 /2/2 1986 13,939 SF

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APN: 3183-007-017 Document #: 2026117796
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 17 Block: G Subdivision: OCALA EAST VILLAS Legal Unit: 1 MapRef: MB N PG 42-44 Abbreviated Description: Lot:17 Block:G Subdivision:OCALA EAST VILLAS Legal Unit:1 Map Ref:MB N PG 42-44

5	.35Mi.	**6485 NE 2ND ST** **OCALA, FL 34470-1824**	09/01/2026	$112,000	$83	1338	/2/2	1980	7,405 SF

APN: 3183-005-024 Document #: 2026115045
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 24 Block: E Subdivision: OCALA EAST VILLAS Legal Unit: 1 MapRef: MB N PG 42-44 Abbreviated Description: Lot:24 Block:E Subdivision:OCALA EAST VILLAS Legal Unit:1 Map Ref:MB N PG 42-44

6	.17Mi.	**570 NE 70TH TER** **OCALA, FL 34470-1968**	08/26/2026	$160,000	$119	1344	/2/2	1981	13,939 SF

APN: 31825-001-05 Document #: 2026111840
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 5 Block: A Subdivision: REYNOLDS SUBDIVISION MapRef: MB R PG 106 Abbreviated Description: Lot:5 Block:A Subdivision:REYNOLDS SUBDIVISION Map Ref:MB R PG 106

7	.33Mi.	**6510 NE 2ND PL** **OCALA, FL 34470-2208**	08/10/2026	$113,300	$117	966	/2/2	1983	7,841 SF

APN: 3183-005-009 Document #: 2026104049
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 9 Block: E Subdivision: OCALA EAST VILLAS UNIT NO 1 MapRef: MB N PG 42-44 Abbreviated Description: Lot:9 Block:E Subdivision:OCALA EAST VILLAS UNIT NO 1 Map Ref:MB N PG 42-44

8	.06Mi.	**6885 NE 5TH ST** **OCALA, FL 34470-1870**	06/29/2026	$110,000	$95	1152	/3/2	1978	10,019 SF

APN: 3184-006-043 Document #: 2026083444
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 43-46 Block: F Subdivision: OCALA HEIGHTS NO 1 MapRef: MB B PG 235 Abbreviated Description: Lot:43-46 Block:F Subdivision:OCALA HEIGHTS NO 1 Map Ref:MB B PG 235

9	.11Mi.	**6945 NE 5TH PL** **OCALA, FL 34470-1868**	06/01/2026	$85,000	$52	1624	/3/2	1973	14,810 SF

APN: 3184-003-031 Document #: 2026069984
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 31-36 Block: C Subdivision: OCALA HEIGHTS NO 1 MapRef: MB B PG 235 Abbreviated Description: Lot:31-36 Block:C Subdivision:OCALA HEIGHTS NO 1 Map Ref:MB B PG 235

10	.43Mi.	**6450 NE 1ST LN** **OCALA, FL 34470-1829**	05/18/2026	$156,000	$111	1399	/2/2	1983	10,890 SF

APN: 3183-008-007 Document #: 2026063244
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 7 Block: H Subdivision: OCALA EAST VILLAS Legal Unit: 1 MapRef: MB N PG 42-44 Abbreviated Description: Lot:7 Block:H Subdivision:OCALA EAST VILLAS Legal Unit:1 Map Ref:MB N PG 42-44

11	.33Mi.	**140 NE 70TH TER** **OCALA, FL 34470-1942**	05/01/2026	$38,700	$30	1272	/2/2	1982	13,939 SF

APN: 31826-004-08 Document #: 2026055455
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 8 Block: D Subdivision: REYNOLDS SUBDIVISION MapRef: MB R PG 131 Abbreviated Description: Lot:8 Block:D Subdivision:REYNOLDS SUBDIVISION Map Ref:MB R PG 131

12	.44Mi.	**6430 NE 1ST LN** **OCALA, FL 34470-1829**	04/27/2026	$135,000	$103	1302	/3/2	1979	13,504 SF

APN: 3183-008-006 Document #: 2026052545
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 6 Block: H Subdivision: OCALA EAST VILLAS UNIT NO 1 MapRef: MB N PG 42 Abbreviated Description: Lot:6 Block:H Subdivision:OCALA EAST VILLAS UNIT NO 1 Map Ref:MB N PG 42

13	.29Mi.	**6766 NE 1ST PL** **OCALA, FL 34470-2230**	03/26/2026	$80,000	$64	1248	/3/2	1996	13,068 SF

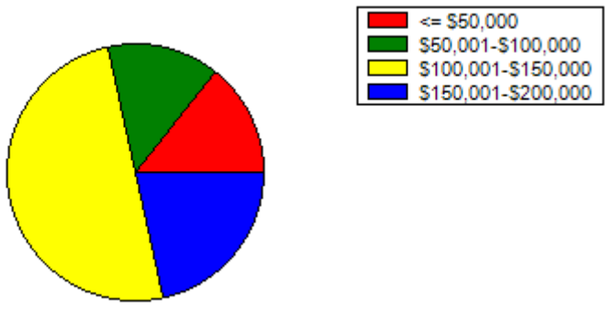
APN: 31831-001-16 Document #: 2026038006
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 16 Block: A Subdivision: SILVERWOOD VILLAS MapRef: PG 86&87 Abbreviated Description: Lot:16 Block:A Subdivision:SILVERWOOD VILLAS Map Ref:PG 86&87

14	.24Mi.	**6741 NE 1ST PL** **OCALA, FL 34470-1887**	03/13/2026	$163,000	$125	1296	/3/2	1995	6,970 SF

APN: 31831-001-05 Document #: 2026032028
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 5 Block: A Subdivision: SILVERWOOD VILLAS MapRef: MB Y PG 86&87 Abbreviated Description: Lot:5 Block:A Subdivision:SILVERWOOD VILLAS Map Ref:MB Y PG 86&87

Comparable Sales Chart

% Distribution Sales for Two Years



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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.	**6810 NE 5TH PL**	**07/00/2024**	$89,811	$89,811	1,275	/2/2	1985	7,405 SF	
.01Mi.	**6836 NE 5TH PL**	**04/00/2009**	$88,378	$44,996	1,148	/2/2	1986	7,405 SF	
.01Mi.	**6798 NE 5TH PL**	**09/00/2010**	$87,133	$28,738	1,182	/2/2	1985	7,405 SF	
.02Mi.	**6817 NE 5TH ST**	**05/00/2018**	$91,670	$36,411	1,144	/2/2	1987	7,405 SF	
.03Mi.	**6805 NE 5TH ST**	**06/00/2024**	$92,406	$92,406	1,040	/2/2	1988	7,405 SF	
.03Mi.	**6841 NE 5TH ST**	**08/00/2024**	$102,461	$102,461	1,250	/2/2	1986	7,405 SF	
.03Mi.	**6817 NE 5TH PL**	**01/00/2015**	$73,862	$24,415	929	/2/2	1986	7,405 SF	
.03Mi.	**6786 NE 5TH PL**	**05/00/2025**	$89,541	$89,115	1,243	/3/2	1985	7,405 SF	
.03Mi.	**6835 NE 5TH PL**	**01/00/2016**	$80,144	$26,022	936	/2/2	1987	7,405 SF	
.03Mi.	**6805 NE 5TH PL**	**04/00/2013**	$71,743	$38,377	864	/2/2	1984	7,405 SF	
.04Mi.	**6785 NE 5TH ST**	**02/00/2024**	$97,961	$97,961	1,318	/2/2	1987	7,405 SF	
.04Mi.	**6785 NE 5TH PL**	**02/00/2020**	$68,590	$47,138	864	/2/2	1984	7,405 SF	
.04Mi.	**501 NE 68TH CT**	**08/00/2021**	$69,449	$52,139	920	/2/2	1972	10,019 SF	
.04Mi.	**6766 NE 5TH PL**	**12/00/2021**	$115,190	$36,560	1,621	/2/2	1986	7,405 SF	
.04Mi.	**6867 NE 5TH ST**	**04/00/2025**	$134,969	$134,969	920	/2/2	2024	4,792 SF	
.05Mi.	**6767 NE 5TH ST**	**06/00/2004**	$79,130	$26,956	1,094	/2/2	1984	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	40.0 years old	Households:	10,700
Median Household Income:	$52,358	Households w/Family:	56%
Household Income Per Capita:	$29,082	Households w/Family Married:	35%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Marion County School District	Students:	46,352
Number of Schools:	62	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.51Mi.	**Fort King Middle School** Number of Students: 918 Student-Teacher Ratio: 19.53	D	Public	6 - 8
4.58Mi.	**Marion Virtual Franchise** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
4.58Mi.	**Marion Elearning** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 5
6.07Mi.	**Vanguard High School** Number of Students: 1,684 Student-Teacher Ratio: 22.16 Advanced Placement: Yes	C	Public	9 - 12
2.82Mi.	**Ward-Highlands Elementary School** Number of Students: 908 Student-Teacher Ratio: 15.13	B+	Public	PK - 5

Flood Report

The Subject Property of **6810 NE 5TH PL, OCALA, FL 34470-1819** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	165%	NOTABLY HIGHER
BURGLARY	133%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	162%	NOTABLY HIGHER
FORCIBLE ROBBERY	151%	NOTABLY HIGHER
AGGRAVATED ASSAULT	132%	NOTABLY HIGHER
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	155%	NOTABLY HIGHER
OVERALL	141%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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