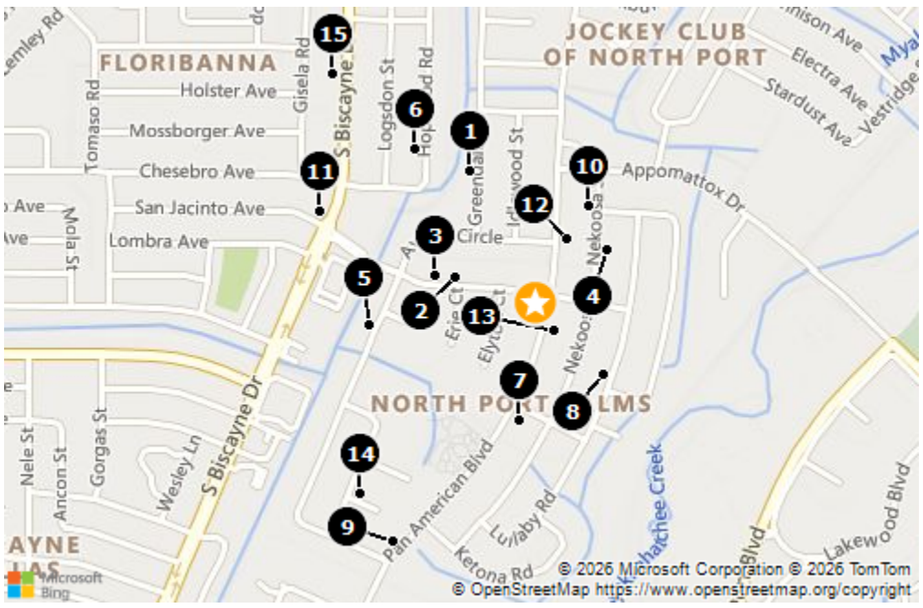
ICE SiteX Report

OrderID: 98224535

SiteX Property Information Report



Subject Property Location

7011 ELYTON DR, NORTH PORT, FL 34287-1736

County:	**SARASOTA FL**	Census Tract:	121150027.392012
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	0995-26-1810	Thomas Bros Pg-Grid:	

Valuation

Value:	**$254,000**	FSD:	8	Common Confidence Score:	72
Value Range:	$233,680 - $274,320	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0500
Assd Land Value:	$20,800	Market Land Value:	$20,800	Tax Year:	2025
Assd Improvement:	$150,500	Market Improvment Value:	$150,500	Total Taxable Value:	$2,486
Total Assessed Value:	$171,300	Total Assessor Market Value:	$171,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Block: 2618 Subdivision: PORT CHARLOTTE SUB 52 Sec/Twnship/Range: SEC 30 TWN 39S RNG 21E

Abbreviated Description:	LOT 10 BLK 2618 52ND ADD TO PORT CHARLOTTE
City/Muni/Twp:	CITY OF NORTH PORT

Property Characteristics

Lot Size:	11,881 SF	Bedrooms:	3	Pool:	
Building Area:	1319 SF	Baths:	2	Fireplace:	
Year Built:	1978	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Attached	Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Metal
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/30/2025	Sales Price:	$166,920
Document #:	2025066361 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/14/2023	Loan Amount:	N/A
Document #:	2023126934 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:

Lot: 10 Block: 2618 Subdivision: 52ND ADDITION TO PORT CHARLOTTE SUBDIVISION

Mortgage Record

Recording Date:	01/09/2020	Loan Amount:	N/A
Document #:	2020003426 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:

Lot: 10 Block: 2618 Subdivision: 52ND ADDITION TO PORT CHARLOTTE SUBDIVISION

Prior Transfer

Recording Date:	01/09/2020	Sales Price:	$170,000
Document #:	2020003424 BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 10 Block: 2618 Subdivision: PORT CHARLOTTE SUB 52 Sec/Twnship/Range: SEC 30 TWN 39S RNG 21E
Abbreviated Description: LOT 10 BLK 2618 52ND ADD TO PORT CHARLOTTE
City/Muni/Twp: CITY OF NORTH PORT

Prior Transfer

Recording Date:	01/09/2020	Sales Price:	$170,000
Document #:	2020003424 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/23/2019		
Document Type:			

Legal Description:
Lot: 10 Block: 2618 Subdivision: 52ND ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref: MB 21 PG 13

Prior Transfer

Recording Date:	02/24/2009	Sales Price:	N/A
Document #:	2009022371 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/24/2009		
Document Type:			

Legal Description:
Lot: 10 Block: 2618 Subdivision: 52ND ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref: MB21 PG13

Prior Transfer

Recording Date:	09/14/2006	Sales Price:	$58,500
Document #:	2006164549 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	08/21/2006		
Document Type:			

Legal Description:
Lot: 10 Block: 2618 Subdivision: 52ND ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref: MB21 PG13&13A-NN

Prior Transfer

Recording Date:	03/28/2001	Sales Price:	N/A
Document #:	2001040234 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/16/2001		
Document Type:			

Legal Description:
Lot: 10 Block: 2618 Subdivision: PORT CHARLOTTE 52ND ADDITION(BLKS 2654-2662,2667-2 Map Ref: PB 21 13
Abbreviated Description: LT 10 BLK 2618 PB 21/13

Prior Transfer

Recording Date:	03/28/2001	Sales Price:	N/A
Document #:	2001040233 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/16/2001		
Document Type:			

Legal Description:
Lot: 10 Block: 2618 Subdivision: PORT CHARLOTTE 52ND ADDITION(BLKS 2654-2662,2667-2 Map Ref: PB 21 13
Abbreviated Description: LT 10 BLK 2618 PB 21/13

Prior Transfer

Recording Date:	03/28/2001	Sales Price:	N/A
Document #:	2001040232 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/16/2001		
Document Type:			

Legal Description:
Lot: 10 Block: 2618 Subdivision: PORT CHARLOTTE 52ND ADDITION(BLKS 2654-2662,2667-2 Map Ref: PB 21 13
Abbreviated Description: LT 10 BLK 2618 PB 21/13

Prior Transfer

Recording Date:	03/28/2001	Sales Price:	N/A
Document #:	2001040231 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/16/2001		
Document Type:			

Legal Description:
Lot: 10 Block: 2618 Subdivision: PORT CHARLOTTE 52ND ADDITION(BLKS 2654-2662,2667-2 Map Ref: PB 21 13
Abbreviated Description: LT 10 BLK 2618 PB 21/13

Prior Transfer

Recording Date:	07/20/2000	Sales Price:	N/A
Document #:	2000091530 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/27/2000		
Document Type:			

Legal Description:
Lot: 10 Block: 2618 Subdivision: PORT CHARLOTTE 52ND ADDITION(BLKS 2654-2662,2667-2 Map Ref: PB 21 13
Abbreviated Description: LT 10 BLK 2618 PB 21/13

Area Sales Analysis

Total Area Sales	$3,306,400	Median # of Bedrooms	3
Median Lot Size	10,000 SF	Median # of Baths	2
Median Living Area	1,319 SF	Median Year Built	1979
Price Range - 2 Yrs	$164,000 to $296,500	Age Range	31 years to 49 years
Median Value	$220,000	Median Age	47 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**3089 GREENDALE RD NORTH PORT, FL 34287-1746**	08/13/2026	$215,000	$130	1647	6/3/2	1978	10,000 SF	

APN: 0995-26-1019 Document #: 2026110774

ICE SiteX Report

OrderID: 98224535

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: 2610 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 21 PG 13 Abbreviated Description: Lot:19 Block:2610 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 21 PG 13

2	.12Mi.	**7200 ELYTON DR** **NORTH PORT, FL 34287-1767**	08/10/2026	$240,000	$204	1176	6/3/2	1978	10,000 SF	

APN: 0995-26-1920 Document #: 2026108456
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Block: 2619 Subdivision: FIFTY SECOND ADDITION MapRef: MB 21 PG 13-13A-13NN Abbreviated Description: Lot:20 Block:2619 Subdivision:FIFTY SECOND ADDITION Map Ref:MB 21 PG 13-13A-13NN

3	.15Mi.	**7240 ELYTON DR** **NORTH PORT, FL 34287-1767**	08/04/2026	$220,000	$187	1175	6/3/2	1978	10,000 SF	

APN: 0995-26-1922 Document #: 2026106035
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22 Block: 2619 Subdivision: 52ND ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 21 PG 13-13 Abbreviated Description: Lot:22 Block:2619 Subdivision:52ND ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 21 PG 13-13

4	.13Mi.	**3328 NEKOOSA ST** **NORTH PORT, FL 34287-1819**	07/28/2026	$180,000	$197	912	4/2/1	1979	10,268 SF	

APN: 0993-26-3605 Document #: 2026102121
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2636 Subdivision: FIFTY SECOND ADDITION MapRef: MB 21 PG 13&13A-13NN Abbreviated Description: Lot:5 Block:2636 Subdivision:FIFTY SECOND ADDITION Map Ref:MB 21 PG 13&13A-13NN

5	.25Mi.	**3635 AVANTI CIR** **NORTH PORT, FL 34287-1857**	07/15/2026	$234,000	$141	1648	4/3/2	1978	10,625 SF	

APN: 0995-26-1003 Document #: 2026096318
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 2610 Subdivision: 52ND ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 21 PG 13-13A Abbreviated Description: Lot:3 Block:2610 Subdivision:52ND ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 21 PG 13-13A

6	.28Mi.	**2923 HOPWOOD RD** **NORTH PORT, FL 34287-4170**	07/10/2026	$265,000	$161	1637	6/3/2	1995	10,000 SF	

APN: 0995-17-9612 Document #: 2026094463
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 1796 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 16 PG 4 Abbreviated Description: Lot:12 Block:1796 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 16 PG 4

7	.17Mi.	**4000 PAN AMERICAN BLVD** **NORTH PORT, FL 34287-1831**	05/21/2026	$245,000	$186	1316	6/2/2	1979	13,263 SF	

APN: 0995-26-3105 Document #: 2026068862
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2631 Subdivision: 52ND ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 21 PG 13 Abbreviated Description: Lot:5 Block:2631 Subdivision:52ND ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 21 PG 13

8	.14Mi.	**3753 LULLABY RD** **NORTH PORT, FL 34287-1840**	05/18/2026	$230,000	$163	1403	5/2/2	1978	10,367 SF	

APN: 0993-26-3517 Document #: 2026066683
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Block: 2635 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 21 PG 13 Abbreviated Description: Lot:17 Block:2635 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 21 PG 13

9	.4Mi.	**4745 PAN AMERICAN BLVD** **NORTH PORT, FL 34287-1879**	05/11/2026	$164,000	$124	1319	6/3/2	1979	10,000 SF	

APN: 0996-26-1421 Document #: 2026063522
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Block: 2614 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 21 PG 13 Abbreviated Description: Lot:21 Block:2614 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 21 PG 13

10	.16Mi.	**3181 NEKOOSA ST** **NORTH PORT, FL 34287-1820**	05/07/2026	$251,900	$190	1319	6/3/2	1979	10,000 SF	

APN: 0993-26-2913 Document #: 2026062014
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Block: 2629 Subdivision: FIFTY SECOND ADDITION TO PORT CSUBDIVISION MapRef: MB 21 PG 13&13A-13NN Abbreviated Description: Lot:13 Block:2629 Subdivision:FIFTY SECOND ADDITION TO PORT CSUBDIVISION Map Ref:MB 21 PG 13&13A-13NN

11	.34Mi.	**3051 S BISCAYNE DR** **NORTH PORT, FL 34287-5447**	05/04/2026	$190,000	$143	1320	6/2/2	1977	8,897 SF	

APN: 0995-19-3441 Document #: 2026059888
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 41 Block: 1934 Subdivision: PORT CHARLOTTE SUBDIVISION MapRef: MB 16 PG 42 Abbreviated Description: Lot:41 Block:1934 Subdivision:PORT CHARLOTTE SUBDIVISION Map Ref:MB 16 PG 42

12	.11Mi.	**3310 PAN AMERICAN BLVD** **NORTH PORT, FL 34287-1700**	04/02/2026	$198,000	$217	911	5/2/2	1979	10,436 SF	

APN: 0993-26-2905 Document #: 2026043078
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 2629 Subdivision: 52ND ADDITION TO PORT CHARLOTTE SUBDIVISION MapRef: MB 21 PG 13&13A-13NN Abbreviated Description: Lot:5 Block:2629 Subdivision:52ND ADDITION TO PORT CHARLOTTE SUBDIVISION Map Ref:MB 21 PG 13&13A-13NN

13	.05Mi.	**3600 PAN AMERICAN BLVD** **NORTH PORT, FL 34287-1870**	03/26/2026	$182,000	$199	912	5/2/2	1979	10,002 SF	

APN: 0993-26-3008 Document #: 2026039157
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: FIFTY SECOND ADDITION TO PORT CHARLOTTE SUBDIVISIO MapRef: MB 21 PG 13 Abbreviated Description: Lot:8 Subdivision:FIFTY SECOND ADDITION TO PORT CHARLOTTE SUBDIVISIO Map Ref:MB 21 PG 13

14	.37Mi.	**7194 REGAL CT** **NORTH PORT, FL 34287-1837**	03/25/2026	$195,000	$165	1175	5/2/2	1979	11,741 SF	

APN: 0996-26-1408 Document #: 2026038402
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: FIFTY-SECOND ADDITION MapRef: MB 21 PG 13&13A-13N Abbreviated Description: Lot:8 Subdivision:FIFTY-SECOND ADDITION Map Ref:MB 21 PG 13&13A-13N

15	.44Mi.	**2783 S BISCAYNE DR** **NORTH PORT, FL 34287-4109**	01/29/2026	$296,500	$216	1367	6/3/2	1993	10,000 SF	Yes

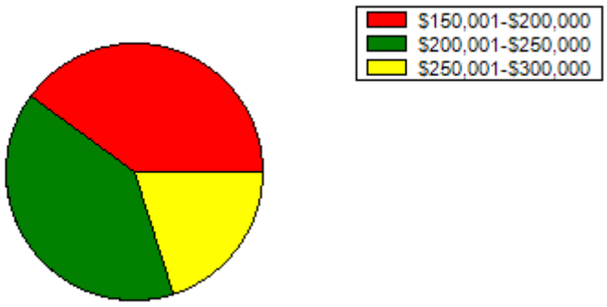
ICE SiteX Report

OrderID: 98224535

APN: 0974-18-1209 Document #: 2026011615
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 1812 Subdivision: THIRTY SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVIS MapRef: MB 16 PG 4 Abbreviated
Description: Lot:9 Block:1812 Subdivision:THIRTY SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVIS Map Ref:MB 16 PG 4

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.	**7011 ELYTON DR**	**01/09/2020**	$171,300	$171,300	1,319	5/3/2	1978	11,881 SF	
.02Mi.	**3575 PAN AMERICAN BLVD**	**02/01/1993**	$170,500	$41,673	1,175	5/3/2	1978	10,008 SF	
.02Mi.	**7041 ELYTON DR**	**04/09/2024**	$209,100	$209,100	1,319	6/3/2	1978	9,256 SF	
.03Mi.	**3625 PAN AMERICAN BLVD**	**09/05/2019**	$184,800	$141,493	1,320	5/2/2	1978	10,008 SF	
.03Mi.	**7000 ELYTON DR**	**07/29/2022**	$164,300	$164,300	963	5/2/2	1979	13,679 SF	
.04Mi.	**7030 ELYTON DR**	**11/20/2013**	$202,900	$86,509	1,275	6/3/2	1978	11,698 SF	
.04Mi.	**3520 ELYTON CT**	**05/05/2022**	$180,000	$180,000	1,176	5/3/2	1978	11,413 SF	
.04Mi.	**3510 ELYTON CT**	**11/23/2015**	$183,000	$122,363	1,247	5/2/2	1978	10,731 SF	
.04Mi.	**3500 PAN AMERICAN BLVD**	**07/08/2020**	$182,400	$182,400	1,176	5/3/2	1979	12,267 SF	
.04Mi.	**3550 PAN AMERICAN BLVD**	**09/18/2024**	$173,400	$165,350	1,343	5/2/2	1978	10,002 SF	
.04Mi.	**7060 ELYTON DR**	**04/22/2022**	$187,100	$187,100	1,275	6/3/2	1978	10,124 SF	
.05Mi.	**3530 ELYTON CT**	**11/14/2017**	$190,100	$119,706	1,150	5/2/2	1979	10,389 SF	
.05Mi.	**3675 PAN AMERICAN BLVD**	**03/11/2024**	$232,200	$232,200	1,327	5/3/2	1978	10,008 SF	
.05Mi.	**6970 ELYTON DR**	**06/13/2014**	$175,000	$109,146	1,218	5/3/2	1979	11,143 SF	
.05Mi.	**3600 PAN AMERICAN BLVD**	**11/21/1997**	$137,300	$34,532	912	5/2/2	1979	10,002 SF	
.05Mi.	**7090 ELYTON DR**	**08/27/2025**	$206,500	$206,500	1,320	6/3/2	1979	11,339 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	54.1 years old	Households:	14,177
Median Household Income:	$65,178	Households w/Family:	69%
Household Income Per Capita:	$37,111	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	19%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.40Mi.	**North Port High School** Number of Students: 2,557 Student-Teacher Ratio: 20.46 Advanced Placement: Yes	D+	Public	9 - 12
1.20Mi.	**Glenallen Elementary School** Number of Students: 749 Student-Teacher Ratio: 15.29	C+	Public	PK - 5
1.03Mi.	**Heron Creek Middle School** Number of Students: 945 Student-Teacher Ratio: 14.77	A-	Public	6 - 8

ICE SiteX Report

OrderID: 98224535

Flood Report

The Subject Property of **7011 ELYTON DR, NORTH PORT, FL 34287-1736** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	102%	SIMILAR
BURGLARY	105%	SIMILAR
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	49%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	71%	NOTABLY LOWER
MURDER	98%	SIMILAR
OVERALL	105%	SIMILAR

Disaster Alerts

9/23/2024 - Hurricane Helene 9/23/2024 - Tropical Storm Helene 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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