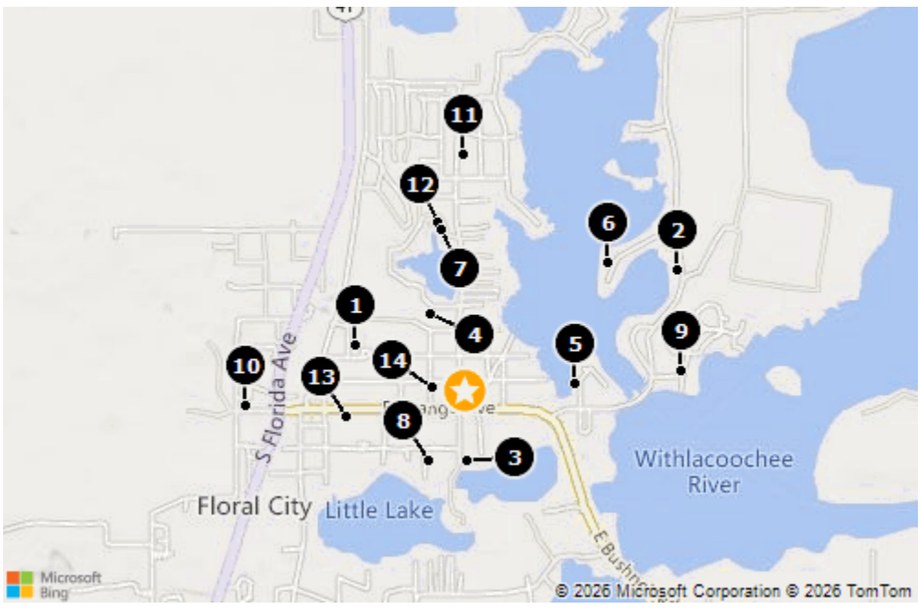
ICE SiteX Report

OrderID: 98738638

SiteX Property Information Report



Subject Property Location

7697 S BAKER AVE, FLORAL CITY, FL 34436-4717

County:	**CITRUS FL**	Census Tract:	120174512.003031
Property Use:	Single Family Residential	Zoning:	CLR COASTAL LAKES & RVRS
Parcel Number:	20E-20S-15-0020-00150-003.0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$287,000**	FSD:	11	Common Confidence Score:	56
Value Range:	$255,430 - $318,570	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	000X
Assd Land Value:	$14,550	Market Land Value:	$14,550	Tax Year:	2025
Assd Improvement:	$185,248	Market Improvment Value:	$185,248	Total Taxable Value:	$3,174
Total Assessed Value:	$199,798	Total Assessor Market Value:	$199,798	Delinquent Year:	
				Tax Account ID:	2997681
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 15 Subdivision: FLORAL CITY (TOWN OF) Sec/Twnship/Range: SEC 15 TWN 20S RNG 20E
Abbreviated Description: TOWN OF FLORAL CITY PB 1 PG 10 LOT 3 BLK 15
City/Muni/Twp: WITHLACOOCHEE RIVER BASIN

Property Characteristics

Lot Size:	18,011 SF	Bedrooms:	3	Pool:	
Building Area:	1296 SF	Baths:	2	Fireplace:	
Year Built:	2002	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:	6	A/C:	Yes
Style:	Other	Basement:		Roof Cover:	K
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/06/2026	Sales Price:	N/A
Document #:	2026006986 BK-PG 3238-1481	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/26/2025	Loan Amount:	N/A
Document #:	2025018089 BK-PG 3551-1819	Loan Type:	Assumption
TD Due Date:		Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	03/03/2025	Sales Price:	N/A
Document #:	2025012741 BK-PG 3544-2413	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/17/2025		
Document Type:			
Legal Description:			

Lot: 3 Block: 15 Map Ref: MB 1 PG 10

Prior Transfer

Recording Date:	01/17/2025	Sales Price:	N/A
Document #:	BK-PG 3544 -2413	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 3 Block: 15 Subdivision: FLORAL CITY (TOWN OF) Sec/Twnship/Range: SEC 15 TWN 20S RNG 20E
Abbreviated Description: TOWN OF FLORAL CITY PB 1 PG 10 LOT 3 BLK 15
City/Muni/Twp: WITHLACOOCHEE RIVER BASIN

Prior Transfer

Recording Date:	12/23/2021	Sales Price:	$240,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/23/2021	Sales Price:	$240,000
Document #:	2021088787 BK-PG 3238-1479	Type of Sale:	Full Amount on Deed
Contract Date:	12/23/2021		
Document Type:			

Legal Description:
Lot: 3 Block: 15 Subdivision: TOWN OF FLORAL CITY Map Ref: MB 1 PG 10

Prior Transfer

Recording Date:	01/28/2019	Sales Price:	N/A
Document #:	2019004175 BK-PG 1489-1384	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/18/2019	Sales Price:	$115,000
Document #:	2019002627 BK-PG 2951-1084	Type of Sale:	Full Amount on Deed
Contract Date:	01/15/2019		
Document Type:			

Legal Description:
Lot: 3 Block: 15 Map Ref: MB 1 PG 10
City/Muni/Twp: FLORAL CITY

Prior Transfer

Recording Date:	03/06/2002	Sales Price:	$80,900
Document #:	1243889 BK-PG 1489-1383	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/05/2002		
Document Type:			

Legal Description:
Lot: 3 Block: 15 Subdivision: TOWN OF FLORAL CITY Map Ref: MB1 PG10

Prior Transfer

Recording Date:	02/28/2001	Sales Price:	$5,000
Document #:	1177044 BK-PG 1410-0987	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/22/2001		
Document Type:			

Legal Description:
Lot: 3.0 Block: 150 Subdivision: TOWN OF FLORAL CITY Sec/Twnship/Range: SEC 15 TWN 20S RNG 20E
Abbreviated Description: TOWN OF FLORAL CITY LOTS 3, 4
City/Muni/Twp: WITHLACOOCHEE RIVER BASIN

Area Sales Analysis

Total Area Sales	$3,359,400	Median # of Bedrooms	2
Median Lot Size	15,847 SF	Median # of Baths	1.5
Median Living Area	1,281 SF	Median Year Built	1965
Price Range - 2 Yrs	$97,500 to $385,000	Age Range	23 years to 126 years
Median Value	$217,500	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**7581 S MYERS PT** **FLORAL CITY, FL 34436-2847**	08/20/2026	$97,500	$137	711	/2/1	1961	15,172 SF	Yes
		APN: 20E-20S-15-0050-00200-003.5 Document #: 2026050055 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 20 Subdivision: FCI COMPANYS ADDITION TO FLORAL CITY MapRef: MB 1 PG 1659 Abbreviated Description: Lot:3 Block:20 Subdivision:FCI COMPANYS ADDITION TO FLORAL CITY Map Ref:MB 1 PG 1659								
2	.69Mi.	**7414 S DUVAL ISLAND DR** **FLORAL CITY, FL 34436-2420**	08/12/2026	$360,000	$334	1076	/3/2	1974	16,522 SF	
		APN: 20E-20S-11-0310-005.0 Document #: 2026048310 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: FERRIS GROVES LAKESHORE ESTATES MapRef: MB 2 PG 120 Abbreviated Description: Lot:5 Subdivision:FERRIS GROVES LAKESHORE ESTATES Map Ref:MB 2 PG 120								
3	.2Mi.	**7821 S BAKER AVE** **FLORAL CITY, FL 34436-3238**	07/10/2026	$311,000	$189	1640	/2/2	1964	107,245 SF	
		APN: 20E-20S-15-0020-00240-003.0 Document #: 2026040723 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3&4 Block: 24 MapRef: MB 1 PG 10 Abbreviated Description: Lot:3&4 Block:24 Map Ref:MB 1 PG 10City/Muni/Twp:FLORAL CITY City/Muni/Twp: FLORAL CITY								
4	.23Mi.	**7400 S EASTLAKE DR** **FLORAL CITY, FL 34436-2866**	07/06/2026	$385,000	$208	1843	/3/2	2003	99,404 SF	
		APN: 20E-20S-15-0020-00030-003.0 Document #: 2026039666 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 3&4 Block: 3 Subdivision: LAKE SHORE MANOR MapRef: MB 2 PG 147 Abbreviated Description: Lot:3&4 Block:3 Subdivision:LAKE SHORE MANOR Map Ref:MB 2 PG 147City/Muni/Twp:FLORAL CITY City/Muni/Twp: FLORAL CITY

5	.32Mi.	**7740 S SHORE ACRES PT** **FLORAL CITY, FL 34436-4731**	06/11/2026	$280,000	$144	1933	/3/2	1969	11,583 SF	

APN: 20E-20S-14-0010-000B0-008.0 Document #: 2026034481
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7&8 Subdivision: KEATINGS SHORE ACRES SUBDIVISION MapRef: MB 2 PG 38 Abbreviated Description: Lot:7&8 Subdivision:KEATINGS SHORE ACRES SUBDIVISION Map Ref:MB 2 PG 38Abbreviated Description:NORTH2 LOT7

6	.54Mi.	**9241 E KENOSHA CT** **FLORAL CITY, FL 34436-2438**	03/31/2026	$325,000	$247	1313	/2/1	1961	19,684 SF	Yes

APN: 20E-20S-11-0310-026.0 Document #: 2026018171
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: FERRIS GROVES LAKESHORE ESTATES UNIT NO I MapRef: MB 2 PG 120 Abbreviated Description: Lot:26 Subdivision:FERRIS GROVES LAKESHORE ESTATES UNIT NO I Map Ref:MB 2 PG 120

7	.46Mi.	**7257 S EASTLAKE DR** **FLORAL CITY, FL 34436-2834**	03/10/2026	$265,000	$164	1608	/2/2	1970	33,555 SF	

APN: 20E-20S-10-0010-018.0 Document #: 2026013849
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18&19 Subdivision: LAKE SHORE MANOR MapRef: MB 2 PG 147 Abbreviated Description: Lot:18&19 Subdivision:LAKE SHORE MANOR Map Ref:MB 2 PG 147

8	.22Mi.	**7897 S HEATHER PT** **FLORAL CITY, FL 34436-3240**	01/22/2026	$225,000	$231	970	/2/2	1972	12,600 SF	

APN: 20E-20S-15-0020-00230-002.0 Document #: 2026003951
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 23 MapRef: MB 1 PG 10 Abbreviated Description: Lot:2 Block:23 Map Ref:MB 1 PG 10City/Muni/Twp:FLORAL CITY City/Muni/Twp: FLORAL CITY

9	.62Mi.	**9411 E TSALA APOPKA DR** **FLORAL CITY, FL 34436-2912**	12/15/2025	$170,000	$138	1225	/2/2	1967	13,296 SF	

APN: 20E-20S-14-0050-000F0-003.0 Document #: 2025074812
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: F Subdivision: WALTERS DUVAL ISLAND ADDITION UNIT TWO MapRef: MB 3 PG 132 Abbreviated Description: Lot:3 Block:F Subdivision:WALTERS DUVAL ISLAND ADDITION UNIT TWO Map Ref:MB 3 PG 132

10	.63Mi.	**8181 E ORANGE AVE** **FLORAL CITY, FL 34436-3122**	12/04/2025	$150,000	$113	1323	/2/1	1953	37,905 SF	

APN: 20E-20S-15-0050-00050-007.0 Document #: 2025073064
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7&8 Block: 5 Subdivision: FLORAL CITY INVESTMENTS COMPANYS ADDITION TO FLORA MapRef: MB 1 PG 24 Abbreviated Description: Lot:7&8 Block:5 Subdivision:FLORAL CITY INVESTMENTS COMPANYS ADDITION TO FLORA Map Ref:MB 1 PG 24

11	.67Mi.	**7031 S BAKER AVE** **FLORAL CITY, FL 34436-2812**	10/16/2025	$190,000	$200	950	/3/1	1989	15,161 SF	

APN: 20E-20S-10-0030-00050-010.0 Document #: 2025063009
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10&11 Block: 5 Subdivision: KEATINGS PARK ADDITION MapRef: MB 2 PG 30 Abbreviated Description: Lot:10&11 Block:5 Subdivision:KEATINGS PARK ADDITION Map Ref:MB 2 PG 30

12	.48Mi.	**7265 S EASTLAKE DR** **FLORAL CITY, FL 34436-2834**	10/01/2025	$190,900	$152	1248	/2/1	1964	12,398 SF	

APN: 20E-20S-10-0010-020.0 Document #: 2025059533
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: LAKE SHORE MANOR MapRef: MB 2 PG 147 Abbreviated Description: Lot:20 Subdivision:LAKE SHORE MANOR Map Ref:MB 2 PG 147

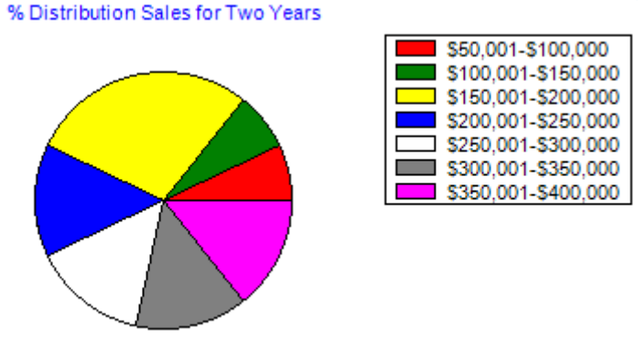
13	.35Mi.	**8460 E ORANGE AVE** **FLORAL CITY, FL 34436-4732**	09/03/2025	$210,000	$112	1872	/4/1	1900	26,399 SF	

APN: 20E-20S-15-0050-00150-006.0 Document #: 2025053399
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 15 Subdivision: FLORAL CITY INVESTMENT COMPANYS ADDITION TO FLORAL MapRef: MB 1 PG 24 Abbreviated Description: Lot:6 Block:15 Subdivision:FLORAL CITY INVESTMENT COMPANYS ADDITION TO FLORAL Map Ref:MB 1 PG 24

14	.08Mi.	**7707 S COLLEGE TER** **FLORAL CITY, FL 34436-4757**	07/21/2025	$200,000	$231	864	/2/1	1951	9,011 SF	

APN: 20E-20S-15-0020-00140-004.5 Document #: 2025043636
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 14 Subdivision: FLORAL CITY MapRef: MB 1 PG 10 Abbreviated Description: Lot:4 Block:14 Subdivision:FLORAL CITY Map Ref:MB 1 PG 10

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.

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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.	**7697 S BAKER AVE**	**01/17/2025**	$199,798	$199,798	1,296	/3/2	2002	18,011 SF	
.03Mi.	**7696 S BAKER AVE**	**03/01/2006**	$133,917	$133,917	1,104	/2/1	1964	27,020 SF	
.03Mi.	**8805 E ORANGE AVE**	**02/22/2024**	$179,946	$179,946	1,680	/3/2	1965	36,851 SF	
.04Mi.	**8793 E MARVIN ST**	**08/01/2006**	$208,047	$208,047	1,354	/3/2	2006	15,959 SF	
.05Mi.	**8779 E ORANGE AVE**	**12/31/2020**	$396,548	$396,548	2,982	/3/2	1996	31,242 SF	
.05Mi.	**8811 E MARVIN ST**	**12/19/2023**	$145,161	$145,161	1,354	/3/2	2006	17,874 SF	
.05Mi.	**7660 S BAKER AVE**	**11/01/2005**	$107,392	$107,392	891	/2/1	1959	13,465 SF	
.05Mi.	**8748 E MARVIN ST**	**04/21/2014**	$134,488	$134,488	1,260	/2/1	1956	13,513 SF	
.06Mi.	**8829 E MARVIN ST**	**03/14/2022**	$261,425	$261,425	1,340	/3/2	2023	12,767 SF	
.06Mi.	**8755 E MARVIN ST**	**05/31/2016**	$109,704	$109,704	1,056	/2/1	1930	15,959 SF	
.07Mi.	**8861 E ORANGE AVE**	**05/20/2016**	$131,580	$131,580	1,124	/2/1	1949	34,001 SF	
.07Mi.	**8741 E ORANGE AVE**	**03/01/2006**	$122,143	$122,143	863	/2/1	1950	13,341 SF	
.07Mi.	**8732 E MARVIN ST**	**02/01/2006**	$95,570	$95,570	754	/1/1	1946	13,515 SF	
.07Mi.	**8853 E MARVIN ST**	**03/14/2022**	$240,178	$240,178	1,340	/3/2	2023	17,236 SF	
.07Mi.	**8798 E JEFFERSON ST**	**03/10/2020**	$244,537	$244,537	1,354	/3/2	2006	21,066 SF	Yes
.07Mi.	**8800 E ORANGE AVE**	**11/03/2021**	$157,580	$157,580	1,271	/2/1	1969	15,840 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	57.5 years old	Households:	4,682
Median Household Income:	$52,276	Households w/Family:	61%
Household Income Per Capita:	$30,520	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	13%

School District

School District Zone:	Citrus County School District	Students:	15,531
Number of Schools:	26	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.52Mi.	**Citrus High School** Number of Students: 1,465 Student-Teacher Ratio: 19.28 Advanced Placement: Yes	C-	Public	9 - 12
7.33Mi.	**Inverness Middle School** Number of Students: 911 Student-Teacher Ratio: 15.71	C	Public	6 - 8
0.35Mi.	**Floral City Elementary School** Number of Students: 387 Student-Teacher Ratio: 17.54	C-	Public	PK - 5
6.72Mi.	**Citrus Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12

Flood Report

The Subject Property of **7697 S BAKER AVE, FLORAL CITY, FL 34436-4717** 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	80%	LOWER
BURGLARY	137%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	143%	NOTABLY HIGHER
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	150%	NOTABLY HIGHER
MURDER	117%	HIGHER
OVERALL	118%	HIGHER

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Disaster Alerts

10/6/2026 - Hurricane Isaias

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