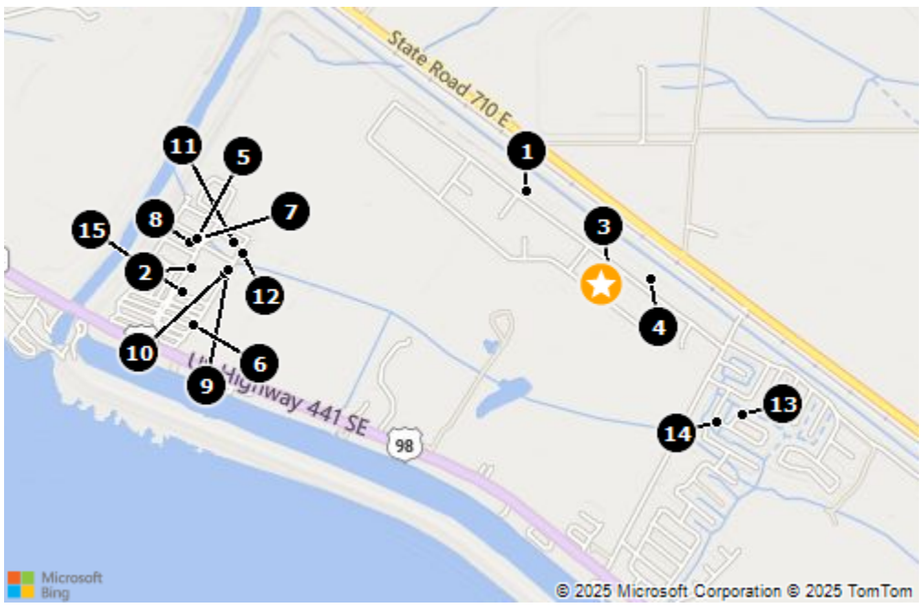
ICE SiteX Report

OrderID: 95119799

SiteX Property Information Report



Subject Property Location

8613 SE 59TH DR, OKEECHOBEE, FL 34974-1468

County:	**OKEECHOBEE FL**	Census Tract:	120939104.012022
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	
Parcel Number:	1-04-38-36-0010-00000-0110	Thomas Bros Pg-Grid:	

Valuation

Value:	**$229,000**	FSD:	22
Value Range:	$178,620 - $279,380	Confidence Score:	78

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	030
Assd Land Value:	$26,000	Market Land Value:	$26,000	Tax Year:	2024
Assd Improvement:	$120,158	Market Improvment Value:	$120,158	Total Taxable Value:	$2,137
Total Assessed Value:	$146,158	Total Assessor Market Value:	$146,158	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 11 Subdivision: PIONEER ESTATES Legal Unit: 1 Sec/Twnship/Range: SEC 04 TWN 38S RNG 36E

Abbreviated Description: PIONEER ESTATES UNIT 1 A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 38 SOUTH, RANGE 36 EAST, OKEECHOBEE COUNTY, FLORIDA, AND

Property Characteristics

Lot Size:	21,780 SF	Bedrooms:	4	Pool:	
Building Area:	1848 SF	Baths:	2.5	Fireplace:	
Year Built:	1989	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Metal
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/29/2022	Sales Price:	N/A
Document #:	2022008943 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/17/2022	Sales Price:	$193,000
Document #:	20220006880 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/13/2022		
Document Type:	Warranty Deed		

Legal Description:

Sec/Twnship/Range: S04T38SR36E

Prior Transfer

Recording Date:	05/11/2022	Sales Price:	$193,000
Document #:	BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Lot: 11 Subdivision: PIONEER ESTATES Legal Unit: 1 Sec/Twnship/Range: SEC 04 TWN 38S RNG 36E

Abbreviated Description: PIONEER ESTATES UNIT 1 A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 38 SOUTH, RANGE 36 EAST, OKEECHOBEE COUNTY, FLORIDA, AND

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Prior Transfer

Recording Date:	01/16/2020	Sales Price:	$100,000
Document #:	2020000590 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/15/2020		
Document Type:	Warranty Deed		

Legal Description:
Sec/Twnship/Range: S04T38SR36E

Prior Transfer

Recording Date:	01/15/2020	Sales Price:	$100,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/05/2010	Sales Price:	$85,000
Document #:	2010008408 BK-PG 0689-1360	Type of Sale:	Full Amount on Deed
Contract Date:	05/28/2010		
Document Type:	Quit Claim Deed		

Legal Description:
Sec/Twnship/Range: S04T38SR36E

Prior Transfer

Recording Date:	06/01/2010	Sales Price:	$85,000
Document #:	2010005867 BK-PG 0687-0109	Type of Sale:	Full Amount on Deed
Contract Date:	05/28/2010		
Document Type:	Warranty Deed		

Legal Description:
Sec/Twnship/Range: S04T38SR36E

Prior Transfer

Recording Date:	04/20/2009	Sales Price:	N/A
Document #:	2009004117 BK-PG 0000000463-0000001182	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/01/2009	Sales Price:	$36,300
Document #:	2009003389 BK-PG 0668-0151	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/21/2009		
Document Type:	Warranty Deed		

Legal Description:
Lot: 11 Subdivision: PIONEER ESTATES UNIT #1 Map Ref: MB5 PG57&58

Mortgage Record

Recording Date:	10/17/2001	Loan Amount:	N/A
Document #:	BK-PG 0000000463-0000001182	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 11 Subdivision: PIONEER ESTATES UNIT 1
Abbreviated Description: LT 11 PB 5/57

Area Sales Analysis

Total Area Sales	$1,809,500	Median # of Bedrooms	
Median Lot Size	3,311 SF	Median # of Baths	
Median Living Area	506 SF	Median Year Built	1991
Price Range - 2 Yrs	$46,000 to $260,000	Age Range	17 years to 44 years
Median Value	$120,000	Median Age	34 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**8245 SE 57TH DR** **OKEECHOBEE, FL 34974-1753**	06/30/2025	$260,000	$167	1551	/3/2	1992	29,403 SF	
		APN: 1-04-38-36-0025-00000-1210 Document #: 2025007034 Document Type: Warranty Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 121 Subdivision: PIONEER ESTATES UNIT 3 MapRef: MB 6 PG 31&32 Abbreviated Description: Lot:121 Subdivision:PIONEER ESTATES UNIT 3 Map Ref:MB 6 PG 31&32								
2	1.18Mi.	**5274 SE 66TH AVE** **OKEECHOBEE, FL 34974-2584**	06/30/2025	$155,000	$281	550	//	1986	3,833 SF	
		APN: 1-05-38-36-0050-00150-0120 Document #: 2025007056 Document Type: Warranty Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 12 Block: 15 Subdivision: ANCIENT OAKS R V RESORT NO II MapRef: MB 267 PG 1857-1885 Abbreviated Description: Lot:12 Block:15 Subdivision:ANCIENT OAKS R V RESORT NO II Map Ref:MB 267 PG 1857-1885								
3	.04Mi.	**8606 SE 57TH DR** **OKEECHOBEE, FL 34974-1731**	06/16/2025	$168,000	$152	1104	/3/2	1982	18,077 SF	
		APN: 1-04-38-36-0010-00000-0060 Document #: 2025006447 Document Type: Warranty Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 6 Subdivision: PIONEER ESTATES Legal Unit: 1 MapRef: MB 5 PG 57 Abbreviated Description: Lot:6 Subdivision:PIONEER ESTATES Legal Unit:1 Map Ref:MB 5 PG 57								
4	.13Mi.	**8815 SE 57TH DR** **OKEECHOBEE, FL 34974-1750**	05/28/2025	$137,000	$146	938	//	1981	21,780 SF	
		APN: 1-04-38-36-0025-00000-1000 Document #: 2025005709 Document Type: Warranty Deed Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership)								

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Legal: Lot: 100 Subdivision: PIONEER ESTATES UNIT 3 MapRef: MB 6 PG 31&32 Abbreviated Description: Lot:100 Subdivision:PIONEER ESTATES UNIT 3 Map Ref:MB 6 PG 31&32

5	1.17Mi.	**6566 SE 51ST LN** **OKEECHOBEE, FL 34974-2509**	05/07/2025	$130,000	$257	504	//	1995	2,352 SF

APN: 1-05-38-36-0080-00230-0100 Document #: 2025004927
Document Type: Warranty Deed Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 10 Block: 23 Subdivision: ANCIENT OAKS RV RESORT NO V MapRef: MB 308 PG 1210 Abbreviated Description: Lot:10 Block:23 Subdivision:ANCIENT OAKS RV RESORT NO V Map Ref:MB 308 PG 1210

6	1.18Mi.	**6697 SE 55TH ST** **OKEECHOBEE, FL 34974-2543**	05/07/2025	$75,000	$250	300	//	1984	2,352 SF

APN: 1-05-38-36-0050-00110-0120 Document #: 2025004893
Document Type: Warranty Deed Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 12 Block: 11 Subdivision: ANCIENT OAKS RV RESORT NO II Abbreviated Description: Lot:12 Block:11 Subdivision:ANCIENT OAKS RV RESORT NO II

7	1.17Mi.	**6574 SE 51ST LN** **OKEECHOBEE, FL 34974-2509**	05/01/2025	$120,000	$231	518	//	2004	2,352 SF

APN: 1-05-38-36-0080-00230-0110 Document #: 2025004697
Document Type: Warranty Deed Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 11 Block: 23 Subdivision: ANCIENT OAKS RV RESORT NO V MapRef: MB 308 PG 1210 Abbreviated Description: Lot:11 Block:23 Subdivision:ANCIENT OAKS RV RESORT NO V Map Ref:MB 308 PG 1210

8	1.2Mi.	**6522 SE 52ND ST** **OKEECHOBEE, FL 34974-2516**	04/17/2025	$128,000	$603	212	//	1995	2,352 SF

APN: 1-05-38-36-0080-00220-0080 Document #: 2025004158
Document Type: Warranty Deed Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 8 Block: 22 Subdivision: ANCIENT OAKS RV RESORT NO V MapRef: MB 308 PG 1210 Abbreviated Description: Lot:8 Block:22 Subdivision:ANCIENT OAKS RV RESORT NO V Map Ref:MB 308 PG 1210

9	1.08Mi.	**5231 SE 67TH AVE** **OKEECHOBEE, FL 34974-2597**	03/27/2025	$162,500	$102	1580	//	2008	3,311 SF

APN: 1-05-38-36-0060-00170-0150 Document #: 2025003225
Document Type: Warranty Deed Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 15 Block: 17 Subdivision: ANCIENT OAKS RV RESORT NO III Abbreviated Description: Lot:15 Block:17 Subdivision:ANCIENT OAKS RV RESORT NO III

10	1.09Mi.	**5243 SE 67TH AVE** **OKEECHOBEE, FL 34974-2597**	03/26/2025	$109,000	$215	506	//	1994	3,136 SF

APN: 1-05-38-36-0060-00170-0130 Document #: 2025003182
Document Type: Warranty Deed Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 13 Block: 17 Subdivision: ANCIENT OAKS RV RESORT NO III MapRef: MB 283 PG 1959-2099 Abbreviated Description: Lot:13 Block:17 Subdivision:ANCIENT OAKS RV RESORT NO III Map Ref:MB 283 PG 1959-2099

11	1.07Mi.	**6664 SE 51ST LN** **OKEECHOBEE, FL 34974-2510**	03/04/2025	$85,000	$252	336	//	1993	3,311 SF

APN: 1-05-38-36-0060-00200-0200 Document #: 2025002187
Document Type: Warranty Deed Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 20 Block: 20 Subdivision: ANCIENT OAKS RV RESORT NO III MapRef: MB 283 PG 1959-2099 Abbreviated Description: Lot:20 Block:20 Subdivision:ANCIENT OAKS RV RESORT NO III Map Ref:MB 283 PG 1959-2099

12	1.04Mi.	**5164 SE 67TH AVE** **OKEECHOBEE, FL 34974-2590**	03/04/2025	$74,000	$192	384	//	1991	2,047 SF

APN: 1-05-38-36-0060-00180-0250 Document #: 2025002228
Document Type: Warranty Deed Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1 Subdivision: TRACT NO 3954 Legal Unit: 216 MapRef: DOC 2004-1000547 Abbreviated Description: Lot:1 Subdivision:TRACT NO 3954 Legal Unit:216 Map Ref:DOC 2004-1000547

13	.55Mi.	**9237 SE 60TH DR** **OKEECHOBEE, FL 34974-1465**	02/25/2025	$80,000	$88	902	/2/2	1986	5,663 SF

APN: 1-04-38-36-0050-00100-0060 Document #: 2025001873
Document Type: Warranty Deed Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 6 Block: 10 Subdivision: LAR KEE LAKES 3RD ADDITION MapRef: MB 3 PG 87 Abbreviated Description: Lot:6 Block:10 Subdivision:LAR KEE LAKES 3RD ADDITION Map Ref:MB 3 PG 87

14	.51Mi.	**9130 SE 61ST DR** **OKEECHOBEE, FL 34974-1410**	02/20/2025	$46,000	$319	144	//	1986	5,663 SF

APN: 1-04-38-36-0050-00080-0080 Document #: 2025001770
Document Type: Warranty Deed Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 8 Block: 8 Subdivision: LAR KEE LAKES 3RD ADDITION MapRef: MB 3 PG 87 Abbreviated Description: Lot:8 Block:8 Subdivision:LAR KEE LAKES 3RD ADDITION Map Ref:MB 3 PG 87

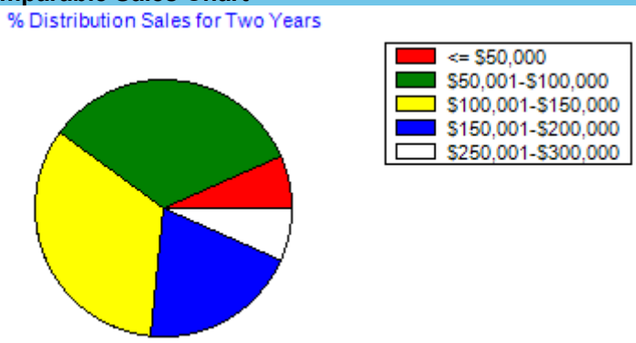
15	1.2Mi.	**6615 SE 53RD LN** **OKEECHOBEE, FL 34974-2531**	02/13/2025	$80,000	$198	403	//	1986	3,049 SF

APN: 1-05-38-36-0050-00140-0020 Document #: 2025001477
Document Type: Warranty Deed Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Subdivision: ANCIENT OAKS RV RESORT NO II Legal Unit: 2 MapRef: MB 267 PG 1857 Abbreviated Description: Subdivision:ANCIENT OAKS RV RESORT NO II Legal Unit:2 Map Ref:MB 267 PG 1857

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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.

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.	**8613 SE 59TH DR**	**05/11/2022**	$146,158	$146,158	1,848	/4/2.5	1989	21,780 SF	
.02Mi.	**8617 SE 59TH DR**	**11/24/2015**	$131,704	$131,704	926		2021	21,780 SF	
.02Mi.	**8563 SE 59TH DR**	**04/06/2021**	$92,273	$62,024	960	/3/2	1989	21,780 SF	
.04Mi.	**8537 SE 59TH DR**	**02/20/2007**	$139,130	$50,318	1,294		2007	21,780 SF	
.04Mi.	**8606 SE 57TH DR**	**02/23/2021**	$75,841	$63,694	1,104	/3/2	1982	18,077 SF	
.04Mi.	**8612 SE 57TH DR**	**06/01/1990**	$65,444	$65,444	928	/2/2	1982	18,077 SF	Yes
.05Mi.	**8659 SE 59TH DR**	**04/19/2006**	$94,605	$46,420	840		1983	1 SF	
.05Mi.	**8580 SE 59TH DR**	**09/01/2019**	$133,684	$78,637	1,040	/2/2	2005	1 SF	
.06Mi.	**8511 SE 59TH DR**	**07/27/2017**	$110,153	$56,402	1,444		1984	21,780 SF	
.06Mi.	**8620 SE 59TH DR**	**06/09/2022**	$33,139	$19,724	732	/2/1	1970	21,780 SF	
.06Mi.	**8660 SE 57TH DR**	**11/17/2000**	$81,252	$38,987	150		1981	1 SF	
.07Mi.	**8532 SE 59TH DR**	**04/12/2007**	$137,810	$74,798	924	/2/2	1987	1 SF	
.07Mi.	**8672 SE 59TH DR**	**02/09/2022**	$97,330	$97,330	926	/2/2	1988	21,736 SF	
.08Mi.	**5804 SE 85TH TER**	**09/11/2018**	$118,229	$64,722	1,248		1982	21,475 SF	Yes
.08Mi.	**8590 SE 57TH DR**	**06/14/2018**	$151,231	$59,066	1,370		1987	43,255 SF	
.09Mi.	**8711 SE 59TH DR**	**03/30/2020**	$96,576	$68,104	784	/2/2	1983	1 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	45.8 years old	Households:	9,668
Median Household Income:	$48,739	Households w/Family:	64%
Household Income Per Capita:	$28,705	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Okeechobee County School District	Students:	6,263
Number of Schools:	19	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.43Mi.	**Osceola Middle School** Number of Students: 643 Student-Teacher Ratio: 17.99	C-	Public	6 - 8
7.58Mi.	**Osceola High School** Number of Students: 1,336 Student-Teacher Ratio: 17.8 Advanced Placement: Yes	D	Public	9 - 12
4.47Mi.	**Everglades Elementary School** Number of Students: 554 Student-Teacher Ratio: 14.98	C-	Public	KG - 5

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	119%	HIGHER
BURGLARY	127%	HIGHER
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	88%	LOWER
MURDER	114%	HIGHER
OVERALL	105%	SIMILAR

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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