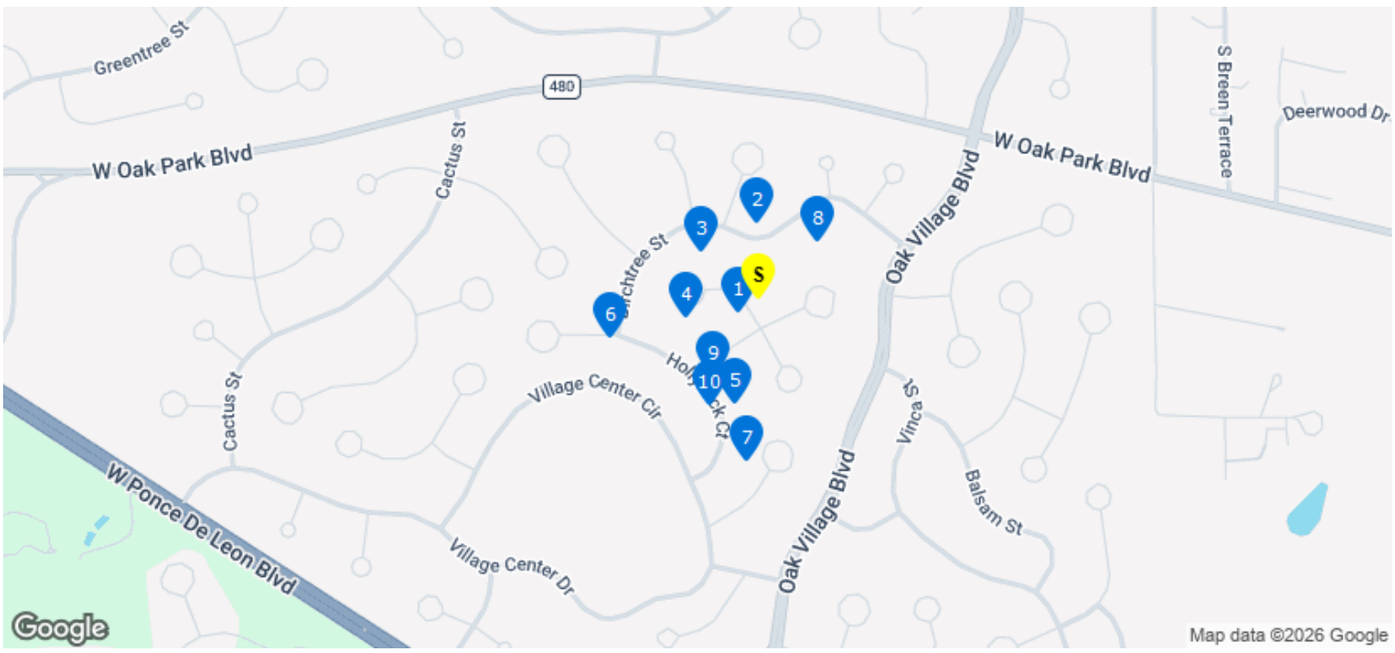
ICE SiteX Report

OrderID: 98775357

SiteX Property Information Report



Subject Property Location

8 SALVIA CT W, HOMOSASSA, FL 34446-5427

County:	**CITRUS FL**	Census Tract:	4516.04
Property Use:	Single Family Residential	Zoning:	PDR PLANNED DEVELOPMENT(S
Parcel Number:	18E-20S-13-0020-01670-022.0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$176,000**	FSD:	22	Common Confidence Score:	30
Value Range:	$137,280 - $214,720	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	00SW
Assd Land Value:	$22,000	Market Land Value:	$22,000	Tax Year:	2025
Assd Improvement:	$234,736	Market Improvment Value:	$234,736	Total Taxable Value:	$2,444
Total Assessed Value:	$256,736	Total Assessor Market Value:	$256,736	Delinquent Year:	
				Tax Account ID:	2168072
				Homeowner's Exemption:	
				Tax Exemptions:	DSF

Assessment Legal Description

Lot: 22 Block: 167 Subdivision: SUGARMILL WOODS OAK VILLAGE Sec/Twnship/Range: SEC 29 TWN 20S RNG 18E

Abbreviated Description:	SUGARMILL WOODS OAK VLG PB 10 PG 10 LOT 22 BLK 167
City/Muni/Twp:	SUGARMILL WOODS

Property Characteristics

Lot Size:	12,001 SF	Bedrooms:	3	Pool:	
Building Area:	2092 SF	Baths:	2	Fireplace:	
Year Built:	1986	Partial Baths:		Type Const:	Concrete 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:	9	A/C:	Yes
Style:	Other	Basement:		Roof Cover:	Fiberglass Roof
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/29/2025	Sales Price:	N/A
Document #:	2025005516 BK-PG 3535-2070	Type of Sale:	Non Arms-Length Transfer
Contract Date:	01/29/2025		
Document Type:	Deed		

Legal Description:

Block: B-167 Subdivision: SUGARMILL WOODS Map Ref: MB 10 PG 1-150

Prior Transfer

Recording Date:	08/31/2023	Sales Price:	$67,000
Document #:	2023002242 BK-PG 2063-1311	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	02/07/2023	Sales Price:	N/A
Document #:	2023006872 BK-PG 3353-1196	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/07/2023		
Document Type:	Deed		

Legal Description:

Block: B-167 Subdivision: OAK VILLAGE Map Ref: MB 9 PG 87-A

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Prior Transfer

Recording Date:	02/07/2023	Sales Price:	N/A
Document #:	2023006871 BK-PG 3353-1194	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/07/2023		
Document Type:	Deed		

Legal Description:
Block: B-167 Subdivision: OAK VILLAGE Map Ref: MB 9 PG 87-A

Prior Transfer

Recording Date:	04/22/2021	Sales Price:	$154,000
Document #:	2021026824 BK-PG 1840-1959	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	04/20/2021	Sales Price:	$98,000
Document #:	2021026034 BK-PG 3156-1227	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/20/2021		
Document Type:	Deed		

Legal Description:
Block: B-167 Subdivision: OAK VILLAGE Map Ref: MB 9 PG 87-A

Prior Transfer

Recording Date:	06/04/2020	Sales Price:	N/A
Document #:	2020028418 BK-PG 2063-1311	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	10/19/2018	Sales Price:	$67,000
Document #:	2018052959 BK-PG 2063-1311	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	10/30/2006	Loan Amount:	N/A
Document #:	2006073457 BK-PG 2063-1311	Loan Type:	Credit Line (Revolving)
Contract Date:	10/12/2006		
TD Due Date:		Type Finance:	

Legal Description:
Block: B-167 Subdivision: OAK VILLAGE SUGARMILL WOODS Map Ref: 0

Prior Transfer

Recording Date:	05/10/2005	Sales Price:	$104,500
Document #:	2005040571 BK-PG 1532-1325	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/13/2005	Loan Amount:	N/A
Document #:	2005030716 BK-PG 1840-1959	Loan Type:	Conventional
Contract Date:	03/21/2005		
TD Due Date:	04/01/2035	Type Finance:	

Legal Description:
Block: B-167 Subdivision: OAK VILLAGE SUGARMILL WOODS Map Ref: 0

Mortgage Record

Recording Date:	09/06/2002	Loan Amount:	N/A
Document #:	1280173 BK-PG 1532-1325	Loan Type:	Unknown Loan Type
TD Due Date:	09/01/2032	Type Finance:	

Legal Description:
Block: B-167 Subdivision: OAK VILLAGE SUGARMILL WOODS Map Ref: 0

Area Sales Analysis

Total Area Sales	$2,858,150	Median # of Bedrooms	3
Median Lot Size	12,000 SF	Median # of Baths	2
Median Living Area	1,806 SF	Median Year Built	1988
Price Range - 2 Yrs	$235,000 to $355,000	Age Range	23 years to 45 years
Median Value	$266,225	Median Age	38 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**7 SALVIA CT W** **HOMOSASSA, FL 34446-5426**	08/04/2026	$314,000	$175	1799	/3/2	1988	12,000 SF	
		APN: 18E-20S-13-0020-01670-009.0 Document #: 2026046327 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Block: 157 Subdivision: SUGARMILL WOODS OAK VILLAGE MapRef: MB 9 PG 86-150 Abbreviated Description: Lot:9 Block:157 Subdivision:SUGARMILL WOODS OAK VILLAGE Map Ref:MB 9 PG 86-150								
2	.11Mi.	**37 BIRCHTREE ST** **HOMOSASSA, FL 34446-5438**	02/03/2026	$262,450	$133	1968	/3/2	1981	12,000 SF	
		APN: 18E-20S-13-0020-01730-019.0 Document #: 2026006044 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: B-173 Subdivision: SUGARMILL WOODS OAK VILLAGE MapRef: MB 11 PG 87 Abbreviated Description: Lot:19 Block:B-173 Subdivision:SUGARMILL WOODS OAK VILLAGE Map Ref:MB 11 PG 87								
3	.18Mi.	**13 HOLLYHOCK CT**	04/06/2026	$238,000	$146	1633	/3/2	1987	12,001 SF	

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HOMOSASSA, FL 34446-5445
APN: 18E-20S-13-0020-01660-026.0 Document #: 2026019225
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Block: B-230 Subdivision: OAK VILLAGE SUGARMILL WOODS MapRef: MB 9 PG 1-150 Abbreviated Description: Lot:26 Block:B-230 Subdivision:OAK VILLAGE SUGARMILL WOODS Map Ref:MB 9 PG 1-150

4	.19Mi.	**46 BIRCHTREE ST**	03/30/2026	$39,900			//		11,523 SF	

HOMOSASSA, FL 34446-5409
APN: 18E-20S-13-0020-01650-030.0 Document #: 2026017842
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 30 Block: 165 Subdivision: OAK VILLAGE SUGARMILL WOODS MapRef: MB 10 PG 1-16 Abbreviated Description: Lot:30 Block:165 Subdivision:OAK VILLAGE SUGARMILL WOODS Map Ref:MB 10 PG 1-16

5	.2Mi.	**9 HOLLYHOCK CT**	12/01/2025	$287,000	$170	1686	/3/2	1988	12,004 SF	

HOMOSASSA, FL 34446-5445
APN: 18E-20S-13-0020-01660-028.0 Document #: 2025072343
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 28 Block: B-166 Subdivision: SUGARMILL WOODS OAK VILLAGE MapRef: MB 9 PG 86-150 Abbreviated Description: Lot:28 Block:B-166 Subdivision:SUGARMILL WOODS OAK VILLAGE Map Ref:MB 9 PG 86-150

6	.24Mi.	**83 OAK VILLAGE BLVD**	10/06/2026	$389,000	$169	2300	/4/3	1995	15,000 SF	P

HOMOSASSA, FL 34446-5505
APN: 18E-20S-13-0020-01720-015.0 Document #: 2026060098
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 15 Block: B-172 Subdivision: SUGARMILL WOODS OAK VILLAGE MapRef: MB 9 PG 1 Abbreviated Description: Lot:15 Block:B-172 Subdivision:SUGARMILL WOODS OAK VILLAGE Map Ref:MB 9 PG 1

7	.24Mi.	**38 HOLLYHOCK CT**	08/12/2026	$336,700	$144	2345	/3/2	1987	12,939 SF	P

HOMOSASSA, FL 34446-5432
APN: 18E-20S-13-0020-01660-002.0 Document #: 2026048279
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: B-166 Subdivision: SUGARMILL WOODS OAK VILLAGE MapRef: MB 9 PG 1-150 Abbreviated Description: Lot:2 Block:B-166 Subdivision:SUGARMILL WOODS OAK VILLAGE Map Ref:MB 9 PG 1-150

8	.25Mi.	**8 HOLLYHOCK CT**	04/14/2026	$235,000	$131	1792	/3/2	1990	12,001 SF	

HOMOSASSA, FL 34446-5430
APN: 18E-20S-13-0020-01680-024.0 Document #: 2026021230
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 24 Block: B-168 Subdivision: SUGARMILL WOODS OAK VILLAGE MapRef: MB 9 PG 87 Abbreviated Description: Lot:24 Block:B-168 Subdivision:SUGARMILL WOODS OAK VILLAGE Map Ref:MB 9 PG 87

9	.27Mi.	**11 BEGONIAS CT**	01/05/2026	$385,900			//		12,000 SF	

HOMOSASSA, FL 34446-5428
APN: 18E-20S-13-0020-01690-006.0 Document #: 2026000380
Document Type: Special Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 6 Block: 169 Subdivision: SUGARMILL WOODS OAK VILLAGE MapRef: MB 11 PG 87 Abbreviated Description: Lot:6 Block:169 Subdivision:SUGARMILL WOODS OAK VILLAGE Map Ref:MB 11 PG 87

10	.28Mi.	**17 ASTERS CT**	04/20/2026	$342,000			//		12,000 SF	

HOMOSASSA, FL 34446-5418
APN: 18E-20S-13-0020-01640-010.0 Document #: 2026022673
Document Type: Special Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 10 Block: B-164 Subdivision: SUGARMILL WOODS MapRef: MB 10 PG 1-16 Abbreviated Description: Lot:10 Block:B-164 Subdivision:SUGARMILL WOODS Map Ref:MB 10 PG 1-16

11	.28Mi.	**18 ASTERS CT**	04/02/2026	$326,000			//		12,000 SF	

HOMOSASSA, FL 34446-5417
APN: 18E-20S-13-0020-01640-009.0 Document #: 2026019067
Document Type: Special Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 9 Block: B-164 Subdivision: SUGARMILL WOODS OAK VILLAGE MapRef: MB 10 PG 1-16 Abbreviated Description: Lot:9 Block:B-164 Subdivision:SUGARMILL WOODS OAK VILLAGE Map Ref:MB 10 PG 1-16

12	.29Mi.	**99 VINCA ST**	06/08/2026	$25,000			//		11,189 SF	

HOMOSASSA, FL 34446-5542
APN: 18E-20S-13-0020-01950-035.0 Document #: 2026033582
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 35 Block: 195 Subdivision: SUGARMILL WOODS OAK VILLAGE MapRef: MB 9 PG 87 Abbreviated Description: Lot:35 Block:195 Subdivision:SUGARMILL WOODS OAK VILLAGE Map Ref:MB 9 PG 87

13	.34Mi.	**2 SMILAX CT S**	07/31/2026	$16,000			//		12,813 SF	

HOMOSASSA, FL 34446-5514
APN: 18E-20S-13-0020-01970-019.0 Document #: 2026045541
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 19 Block: B-197 Subdivision: OAK VILLAGE SUGARMILL WOODS MapRef: MB 9 PG 86-150 Abbreviated Description: Lot:19 Block:B-197 Subdivision:OAK VILLAGE SUGARMILL WOODS Map Ref:MB 9 PG 86-150

14	.35Mi.	**121 OAK VILLAGE BLVD S**	02/17/2026	$402,300			//		14,299 SF	

HOMOSASSA, FL 34446-5937
APN: 18E-20S-13-0020-01610-043.0 Document #: 2026009128
Document Type: Special Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 43 Block: B-161 Subdivision: SUGARMILL WOODS OAK VILLAGE MapRef: MB 10 PG 1-16 Abbreviated Description: Lot:43 Block:B-161 Subdivision:SUGARMILL WOODS OAK VILLAGE Map Ref:MB 10 PG 1-16

15	.36Mi.	**87 VINCA ST**	05/08/2026	$345,000			//		12,128 SF	

HOMOSASSA, FL 34446-5519
APN: 18E-20S-13-0020-01920-017.0 Document #: 2026027005
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 17 Block: B-192 Subdivision: SUGARMILL WOODS SUBDIVISION MapRef: MB 9 PG 86-150 Abbreviated Description: Lot:17 Block:B-192 Subdivision:SUGARMILL WOODS SUBDIVISION Map Ref:MB 9 PG 86-150

16	.4Mi.	**111 PINE ST**	05/01/2026	$255,000	$173	1475	/3/2	1993	12,456 SF	P

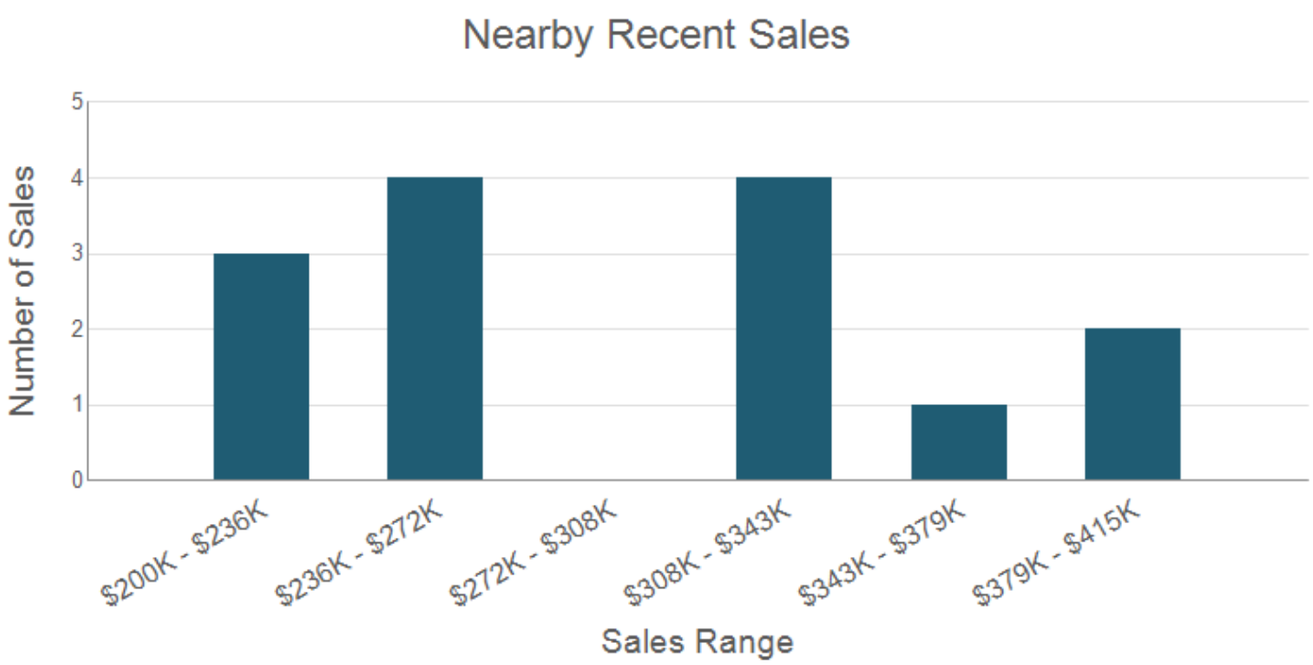
HOMOSASSA, FL 34446-5201
APN: 18E-20S-13-0010-01120-001.0 Document #: 2026025571
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: B-112 Subdivision: CYPRESS VILLAGE SUGARMILL WOODS MapRef: MB 9 PG 87-A Abbreviated Description: Lot:1 Block:B-112 Subdivision:CYPRESS VILLAGE SUGARMILL WOODS Map Ref:MB 9 PG 87-A

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17	.4Mi.	**12 SMILAX CT S** **HOMOSASSA, FL 34446-5514**	04/13/2026	$40,000			//		12,001 SF
	APN: 18E-20S-13-0020-01970-014.0 Document #: 2026020782 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 14 Block: B-197 Subdivision: SUGARMILL WOODS OAK VILLAGE MapRef: MB 9 PG 87 Abbreviated Description: Lot:14 Block:B-197 Subdivision:SUGARMILL WOODS OAK VILLAGE Map Ref:MB 9 PG 87								
18	.42Mi.	**25 FREESIA CT** **HOMOSASSA, FL 34446-5551**	09/01/2026	$445,900			//		15,837 SF
	APN: 18E-20S-13-0020-01950-018.0 Document #: 2026052690 Document Type: Special Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 18 Block: B-195 Subdivision: SUGARMILL WOODS OAK VILLAGE MapRef: MB 9 PG 86-150 Abbreviated Description: Lot:18 Block:B-195 Subdivision:SUGARMILL WOODS OAK VILLAGE Map Ref:MB 9 PG 86-150								
19	.42Mi.	**9340 S DEER PARK DR** **HOMOSASSA, FL 34446-6829**	12/30/2025	$215,000	$132	1627	/2/2	2017	5,820 SF
	APN: 18E-20S-20-0040-00010-010.0 Document #: 2025077559 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: REPLAT OF DEER PARK MapRef: MB 19 PG 118 Abbreviated Description: Lot:10 Block:1 Subdivision:REPLAT OF DEER PARK Map Ref:MB 19 PG 118								
20	.44Mi.	**54 OAK VILLAGE BLVD** **HOMOSASSA, FL 34446-5546**	08/17/2026	$40,500			//		15,582 SF
	APN: 18E-20S-13-0020-01840-025.0 Document #: 2026049068 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 25 Block: 184 Subdivision: SUGAR MILL WOODS OAK VILLAGE MapRef: MB 9 PG 86-150 Abbreviated Description: Lot:25 Block:184 Subdivision:SUGAR MILL WOODS OAK VILLAGE Map Ref:MB 9 PG 86-150								

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.

ICE SiteX Report

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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.	**8 SALVIA CT W**	**01/29/2025**	$256,736	$256,736	2,092	/3/2	1986	12,001 SF	
.02Mi.	**10 SALVIA CT W**	**07/25/2016**	$208,511	$208,511	1,869	/3/2	1986	12,001 SF	
.02Mi.	**6 SALVIA CT W**	**11/10/2020**	$264,032	$264,032	2,128	/3/2	1985	12,001 SF	P
.03Mi.	**5 SALVIA CT W**	**11/19/2019**	$247,362	$247,362	2,156	/3/2	1984	12,000 SF	P
.04Mi.	**12 SALVIA CT**	**12/12/2023**	$249,348	$249,348	2,406	/3/2	1986	12,001 SF	
.04Mi.	**7 SALVIA CT W**	**05/20/2025**	$197,969	$197,969	1,799	/3/2	1988	12,000 SF	
.04Mi.	**4 SALVIA CT W**	**06/06/2024**	$276,653	$276,653	1,882	/3/2	1992	13,193 SF	P
.04Mi.	**3 SALVIA CT W**	**11/01/2000**	$200,869	$200,869	1,857	/3/2	1986	11,220 SF	
.06Mi.	**27 BIRCHTREE ST**	**06/01/2022**	$201,986	$201,986	1,408	/3/2	1994	12,001 SF	
.06Mi.	**9 SALVIA CT W**	**04/01/2005**	$232,453	$232,453	2,021	/2/2	1984	15,218 SF	
.06Mi.	**25 BIRCHTREE ST**	**10/17/2024**	$271,908	$271,908	2,272	/3/2	1992	12,499 SF	P
.06Mi.	**1 SALVIA CT W**	**10/09/2020**	$322,740	$322,740	2,430	/3/2	1994	13,369 SF	P
.07Mi.	**29 BIRCHTREE ST**	**01/01/1992**	$329,961	$329,961	2,786	/3/2	1992	12,122 SF	P
.07Mi.	**15 SALVIA CT**	**08/19/2016**	$301,033	$301,033	2,046	/3/2	1983	14,708 SF	
.07Mi.	**23 BIRCHTREE ST**	**06/26/2023**	$279,592	$279,592	2,090	/3/2	2017	11,761 SF	
.08Mi.	**11 SALVIA CT W**	**08/25/2025**	$233,656	$233,656	1,627	/2/2	1990	12,000 SF	P

Rent vs. Own

Households Occupied by Renters:	5%	Households Occupied by Owners:	85%

Demographics & Income

Median Age:	60.7 years old	Households:	9,736
Median Household Income:	$61,647	Households w/Family:	66%
Household Income Per Capita:	$37,249	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	14%

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
7.37Mi.	**Lecanto Primary School** Number of Students: 816 Student-Teacher Ratio: 18.74	B-	Public	PK - 5
7.30Mi.	**Lecanto High School** Number of Students: 1,735 Student-Teacher Ratio: 19.72 Advanced Placement: Yes	C	Public	9 - 12
13.59Mi.	**Citrus Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
7.39Mi.	**Lecanto Middle School** Number of Students: 786 Student-Teacher Ratio: 18.71	B-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	103%	SIMILAR
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	80%	LOWER
AGGRAVATED ASSAULT	99%	SIMILAR
FORCIBLE RAPE	81%	LOWER
MURDER	115%	HIGHER
OVERALL	103%	SIMILAR

Disaster Alerts

10/6/2026 - Hurricane Isaias

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

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