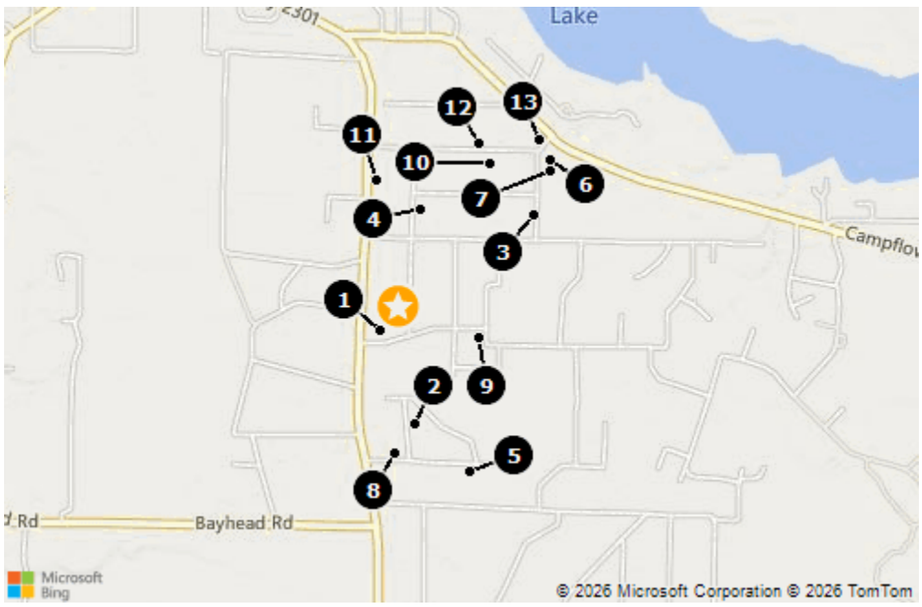
ICE SiteX Report

OrderID: 98273826

SiteX Property Information Report



Subject Property Location

9107 NEWBERRY RD, YOUNGSTOWN, FL 32466-2161

County:	**BAY FL**	Census Tract:	120050004.011014
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	
Parcel Number:	05288-416-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$158,000**	FSD:	37	Common Confidence Score:	18
Value Range:	$99,540 - $216,460	ICE Confidence Score:	63		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	055
Assd Land Value:	$21,755	Market Land Value:	$21,755	Tax Year:	2025
Assd Improvement:	$93,157	Market Improvment Value:	$93,157	Total Taxable Value:	$932
Total Assessed Value:	$114,912	Total Assessor Market Value:	$114,912	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Map Ref: 141B Sec/Twnship/Range: SEC 16 TWN 02S RNG 13W
Abbreviated Description: 16-2S-13W -1.416- MAP 141B BEG 2579.97' S & 2220' W OF NE COR TH S 150' W 300.53' N 150'

Property Characteristics

Lot Size:	1.033 AC	Bedrooms:	4	Pool:	
Building Area:	1728 SF	Baths:	2	Fireplace:	
Year Built:	1998	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:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Metal
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/21/2024	Sales Price:	N/A
Document #:	2024029634 BK-PG 4578-1359	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/20/2022	Sales Price:	$139,000
Document #:	2022046161 BK-PG 4578-1357	Type of Sale:	Full Amount on Deed
Contract Date:	06/15/2022		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/15/2022	Sales Price:	$139,000
Document #:	BK-PG 4578 -1357	Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			

Map Ref: 141B Sec/Twnship/Range: SEC 16 TWN 02S RNG 13W
Abbreviated Description: 16-2S-13W -1.416- MAP 141B BEG 2579.97' S & 2220' W OF NE COR TH S 150' W 300.53' N 150'

Prior Transfer

Recording Date:	11/18/2021	Sales Price:	$57,000

ICE SiteX Report

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Document #:	2021088440 BK-PG 4488-1012	Type of Sale:	Full Amount on Deed
Contract Date:	11/16/2021		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/16/2021	Sales Price:	$57,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/22/2021	Sales Price:	N/A
Document #:	2021056333 BK-PG 4437-1656	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/22/2021		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/28/2020	Sales Price:	$69,540
Document #:	2020056965 BK-PG 2003-1493	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/05/2001	Sales Price:	$15,500
Document #:	2001-006157 BK-PG 2003-1491	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/26/2001		
Document Type:			
Legal Description:			
Sec/Twnship/Range: SEC 16 TWN 2S RNG 13W			
Abbreviated Description: 16-2S-13W -1.416- MAP 141B			

Area Sales Analysis

Total Area Sales	$1,357,100	Median # of Bedrooms	3
Median Lot Size	44,998 SF	Median # of Baths	2
Median Living Area	1,404 SF	Median Year Built	1998
Price Range - 2 Yrs	$20,000 to $186,000	Age Range	6 years to 41 years
Median Value	$120,000	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**9016 HIGHWAY 2301**	07/10/2026	$50,000	$46	1064	/3/2	1990	39,291 SF	
		YOUNGSTOWN, FL 32466-2385								
		APN: 05288-408-000 Document #: 2026041790								
		Document Type: Price Code: D								
		Land Use: Mobile/Manufactured Home (regardless of Land ownership)								
		Legal: Lot: 5 Block: A Subdivision: PANAMA PINES UNIT IV Abbreviated Description: Lot:5 Block:A Subdivision:PANAMA PINES UNIT IV								
2	.34Mi.	**8816 LORY LN**	07/01/2026	$136,500	$74	1836	/3/2	2001	45,259 SF	
		YOUNGSTOWN, FL 32466-2154								
		APN: 05288-625-040 Document #: 2026039705								
		Document Type: Price Code: R								
		Land Use: Mobile/Manufactured Home (regardless of Land ownership)								
		Legal:								
3	.46Mi.	**6618 BOLIVIA ST**	04/06/2026	$165,000	$116	1416	/3/2	1988	44,998 SF	
		YOUNGSTOWN, FL 32466-2110								
		APN: 05288-276-000 Document #: 2026020384								
		Document Type: Price Code: D								
		Land Use: Mobile/Manufactured Home (regardless of Land ownership)								
		Legal: Lot: 12 Block: D Subdivision: PANAMA PINES UNIT 1 Abbreviated Description: Lot:12 Block:D Subdivision:PANAMA PINES UNIT 1								
4	.28Mi.	**9318 NEWBERRY RD**	03/13/2026	$25,000	$19	1296	/3/2	2008	43,168 SF	
		YOUNGSTOWN, FL 32466-2164								
		APN: 05288-266-000 Document #: 2026015436								
		Document Type: Price Code: R								
		Land Use: Mobile/Manufactured Home (regardless of Land ownership)								
		Legal:								
5	.51Mi.	**6444 EVERLY ST**	02/20/2026	$20,000	$16	1216	/3/2	2019	46,479 SF	
		YOUNGSTOWN, FL 32466-2130								
		APN: 05288-625-235 Document #: 2026010321								
		Document Type: Price Code: R								
		Land Use: Mobile/Manufactured Home (regardless of Land ownership)								
		Legal: Lot: 8 Block: C Subdivision: DANAMA DINJES UNIT V Abbreviated Description: Lot:8 Block:C Subdivision:DANAMA DINJES UNIT V								
6	.59Mi.	**9412 PAT RD**	12/10/2025	$115,000	$93	1232	/3/2	1985	44,998 SF	
		YOUNGSTOWN, FL 32466-8332								
		APN: 05288-317-000 Document #: 2025071911								
		Document Type: Price Code: D								
		Land Use: Mobile/Manufactured Home (regardless of Land ownership)								
		Legal: Lot: 2 Block: E Subdivision: PANAMA PINES Legal Unit: 1 Abbreviated Description: Lot:2 Block:E Subdivision:PANAMA PINES Legal Unit:1								
7	.57Mi.	**9400 PAT RD**	12/08/2025	$120,000	$85	1404	/3/2	1996	44,998 SF	AboveGround
		YOUNGSTOWN, FL 32466-8332								
		APN: 05288-319-000 Document #: 2025071300								
		Document Type: Price Code: D								
		Land Use: Mobile/Manufactured Home (regardless of Land ownership)								

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Legal: Lot: 3 Block: E Subdivision: PANAMA PINES UNIT 1 Abbreviated Description: Lot:3 Block:E Subdivision:PANAMA PINES UNIT 1

8	.41Mi.	**6313 EVERLY ST**	10/10/2025	$186,000	$90	2052	/4/2	2005	22,608 SF	
		YOUNGSTOWN, FL 32466-8359								

APN: 05288-500-000 Document #: 2025059089
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 17 Block: A Subdivision: PANAMA PINES UNIT V Sec/Twnship/Range: S16T02R13W Abbreviated Description: Block:A Subdivision:PANAMA PINES UNIT V Sec/Twnship/Range:S16T02R13W Abbreviated Description:PORTION LOT17

9	.24Mi.	**6514 ROGERS DR**	09/26/2025	$162,500	$102	1586	/3/2	1998	48,047 SF	
		YOUNGSTOWN, FL 32466-2342								

APN: 05288-663-000 Document #: 2025055862
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 2 Block: B Subdivision: PANAMA PINES UNIT VI Abbreviated Description: Lot:2 Block:B Subdivision:PANAMA PINES UNIT VI

10	.48Mi.	**6522 BUCKINGHAM RD**	06/19/2025	$20,000	$12	1664	/3/2	1993	44,998 SF	AboveGround
		YOUNGSTOWN, FL 32466-2126								

APN: 05288-239-000 Document #: 2025034482
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 7 MapRef: MB 4924 PG 1041 Abbreviated Description: Lot:7 Map Ref:MB 4924 PG 1041

11	.36Mi.	**9344 HIGHWAY 2301**	06/03/2025	$150,000	$137	1088	/2/2	2020	41,992 SF	
		YOUNGSTOWN, FL 32466-2364								

APN: 05288-206-000 Document #: 2025030804
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 6 Block: A Subdivision: PANAMA PINES Legal Unit: 1 Abbreviated Description: Lot:6 Block:A Subdivision:PANAMA PINES Legal Unit:1

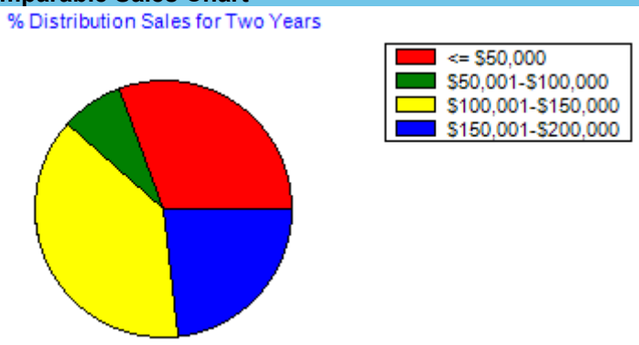
12	.52Mi.	**6511 BUCKINGHAM RD**	05/30/2025	$62,100	$47	1296	/2/2	2007	44,998 SF	
		YOUNGSTOWN, FL 32466-2128								

APN: 05288-224-000 Document #: 2025030166
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 8 Block: B Section: 16 Subdivision: PANAMA PINES Legal Unit: 1 Abbreviated Description: Lot:8 Block:B Section:16 Subdivision:PANAMA PINES Legal Unit:1

13	.61Mi.	**6632 CAMPFLOWERS RD**	05/13/2025	$145,000	$81	1782	/3/2	1992	29,795 SF	
		YOUNGSTOWN, FL 32466-7700								

APN: 05288-232-010 Document #: 2025026628
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 14 Block: B Subdivision: PANAMA PINES UNIT ONE Abbreviated Description: Lot:14 Block:B Subdivision:PANAMA PINES UNIT ONE

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.

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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.	**9107 NEWBERRY RD**	**06/15/2022**	$114,912	$114,912	1,728	/4/2	1998	1 SF	
.03Mi.	**9109 NEWBERRY RD**	**12/14/1987**	$37,787	$26,898	848	/3/1	1986	1 SF	
.06Mi.	**9119 NEWBERRY RD**	**09/25/2020**	$77,250	$77,250	2,280	/3/2	2012	1 SF	AboveGround
.06Mi.	**9040 HIGHWAY 2301**	**11/19/2020**	$129,401	$129,401	1,188	/3/2	2017	37,941 SF	
.07Mi.	**6339 ROGERS DR**	**01/02/1992**	$41,714	$41,714	1,124	/3/1	1980	1 SF	
.07Mi.	**9108 NEWBERRY RD**	**11/30/2006**	$80,822	$64,808	2,128	/3/2	1998	2 SF	AboveGround
.07Mi.	**6313 ROGERS DR**	**07/20/2008**	$29,454	$21,880	1,274	/3/1	1973	39,683 SF	
.09Mi.	**9116 NEWBERRY RD**	**07/24/2025**	$47,038	$47,038	1,404	/3/2	2001	1 SF	
.09Mi.	**6341 ROGERS DR**	**01/10/2019**	$43,519	$43,519	1,377	/3/2	1994	36,329 SF	
.09Mi.	**9016 HIGHWAY 2301**	**08/29/2013**	$36,904	$29,476	1,064	/3/2	1990	39,291 SF	
.09Mi.	**9130 HIGHWAY 2301**	**08/27/1993**	$93,039	$75,799	1,458	/3/2	1995	2 SF	
.11Mi.	**9010 HIGHWAY 2301**	**12/12/2013**	$36,893	$29,322	924	/2/2	1995	39,552 SF	
.13Mi.	**9101 RUFF RD**	**05/08/2009**	$61,156	$56,639	2,356	/3/2	2003	1 SF	
.14Mi.	**6318 ROGERS DR**	**07/21/2020**	$52,947	$52,947	2,288	/3/2	1985	1 SF	
.14Mi.	**8940 HIGHWAY 2301**	**05/27/2020**	$122,054	$122,054	1,620	/3/2	2019	30,884 SF	
.14Mi.	**6304 ROGERS DR**	**05/05/2017**	$37,965	$37,965	924	/3/2	1985	1 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	38.0 years old	Households:	3,957
Median Household Income:	$65,595	Households w/Family:	79%
Household Income Per Capita:	$31,958	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Bay County School District	Students:	27,558
Number of Schools:	49	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
12.40Mi.	**Bay Virtual Instruction Program** Number of Students: 2 Student-Teacher Ratio: NA	NA	Public	KG - 12
5.03Mi.	**Merritt Brown Middle School** Number of Students: 634 Student-Teacher Ratio: 17.14	C	Public	6 - 8
7.31Mi.	**Waller Elementary School** Number of Students: 423 Student-Teacher Ratio: 12.44	C	Public	PK - 5
12.40Mi.	**Bay Virtual Franchise** Number of Students: 25 Student-Teacher Ratio: NA	C+	Public	3 - 12
9.17Mi.	**A Crawford Mosley High School** Number of Students: 1,864 Student-Teacher Ratio: 23.01 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **9107 NEWBERRY RD, YOUNGSTOWN, FL 32466-2161** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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	64%	NOTABLY LOWER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	62%	NOTABLY LOWER
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	33%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	115%	HIGHER
MURDER	86%	LOWER
OVERALL	60%	NOTABLY LOWER

Disaster Alerts

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

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