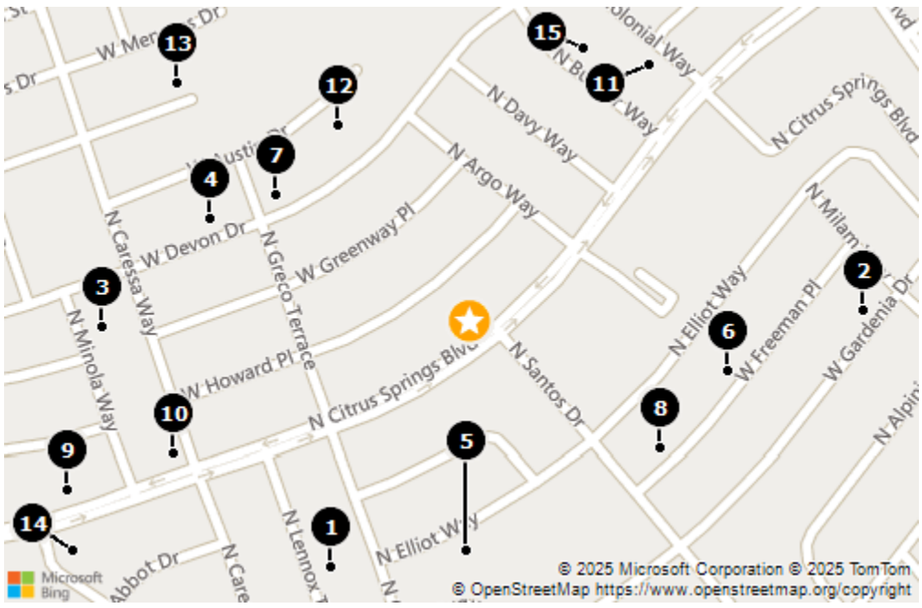
ICE SiteX Report

OrderID: 94498563

SiteX Property Information Report



Subject Property Location

9384 N CITRUS SPRINGS BLVD, CITRUS SPRINGS, FL 34434-4023

County:	**CITRUS FL**	Census Tract:	120174503.101221
Property Use:	Single Family Residential	Zoning:	PDR PLANNED DEVELOPMENT(S
Parcel Number:	18E-17S-10-0020-01650-018.0	Thomas Bros Pg-Grid:	

Valuation

Value:	**$167,000**	FSD:	10
Value Range:	$150,300 - $183,700	Confidence Score:	90

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	00CS
Assd Land Value:	$7,690	Market Land Value:	$7,690	Tax Year:	2024
Assd Improvement:	$121,369	Market Improvment Value:	$121,369	Total Taxable Value:	$1,506
Total Assessed Value:	$129,059	Total Assessor Market Value:	$129,059	Delinquent Year:	2020
				Tax Account ID:	1240620
				Homeowner's Exemption:	
				Tax Exemptions:	DS

Assessment Legal Description

Lot: 18 Block: 165 Subdivision: CITRUS SPRINGS UNIT 02 Legal Unit: 2 Sec/Twnship/Range: SEC 15 TWN 17S RNG 18E
Abbreviated Description: CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 18 BLK 165
City/Muni/Twp: WITHLACOOCHEE RIVER BASIN

Property Characteristics

Lot Size:	7,448 SF	Bedrooms:	2	Pool:	
Building Area:	912 SF	Baths:	1	Fireplace:	
Year Built:	1972	Partial Baths:		Type Const:	Block
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Carport	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:	4	A/C:	Yes
Style:	Other	Basement:		Roof Cover:	K
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/19/2023	Sales Price:	$190,500
Document #:	2023035408 BK-PG 3387-2191	Type of Sale:	Full Amount on Deed
Contract Date:	06/15/2023		
Document Type:	Warranty Deed		

Legal Description:
Lot: 18 Block: 165 Subdivision: CITRUS SPRINGS UNIT 2 Map Ref: MB 5 PG 108-115

Prior Transfer

Recording Date:	05/11/2023	Sales Price:	$190,500
Document #:	BK-PG 3387 -2191	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 18 Block: 165 Subdivision: CITRUS SPRINGS UNIT 02 Legal Unit: 2 Sec/Twnship/Range: SEC 15 TWN 17S RNG 18E
Abbreviated Description: CITRUS SPGS UNIT 2 PB 5 PG 108 LOT 18 BLK 165
City/Muni/Twp: WITHLACOOCHEE RIVER BASIN

Prior Transfer

Recording Date:	04/07/2020	Sales Price:	$49,900
Document #:	2020018434 BK-PG 3051-1818	Type of Sale:	Full Amount on Deed
Contract Date:	04/06/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 18 Block: 165 Subdivision: CITRUS SPRINGS UNIT 2 Map Ref: MB 5 PG 108-115

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Prior Transfer

Recording Date:	04/02/2020	Sales Price:	$49,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/19/2001	Sales Price:	$48,900
Document #:	1197791 BK-PG 1434-1298	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/14/2001		
Document Type:	Warranty Deed		

Legal Description:
Lot: 18.0 Block: 1650 Subdivision: CITRUS SPRINGS UNIT 2 Sec/Twnship/Range: SEC 10 TWN 17S RNG 18E
Abbreviated Description: CITRUS SPRINGS UNIT 2 LOT 18 BLK 165 DESCR IN O R BK A43 PG 204 & DC IN OR BK 783 PG 2180
City/Muni/Twp: WITHLACOOCHEE RIVER BASIN

Prior Transfer

Recording Date:	10/26/2000	Sales Price:	N/A
Document #:	1158005 BK-PG 1390-0514	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/18/2000		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 18.0 Block: 1650 Subdivision: CITRUS SPRINGS UNIT #2 Sec/Twnship/Range: SEC 10 TWN 17S RNG 18E
Abbreviated Description: CITRUS SPRINGS UNIT 2 LOT 18 B
City/Muni/Twp: WITHLACOOCHEE RIVER BASIN

Area Sales Analysis

Total Area Sales	$2,440,999	Median # of Bedrooms	2
Median Lot Size	7,641 SF	Median # of Baths	1
Median Living Area	1,196 SF	Median Year Built	1975
Price Range - 2 Yrs	$40,000 to $272,000	Age Range	39 years to 55 years
Median Value	$174,999	Median Age	50 years

Comparable Sales Data

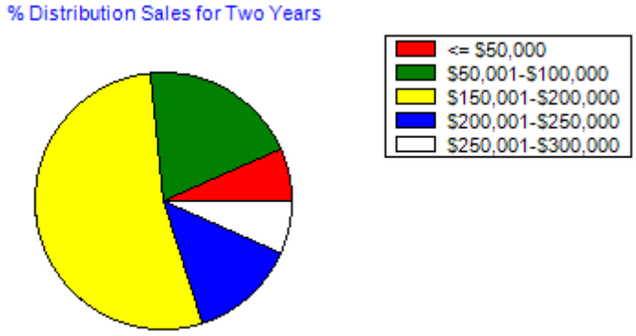
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**9201 N LENNOX TER** **CITRUS SPRINGS, FL 34434-4068**	04/30/2025	$215,000	$153	1398	/2/2	1971	7,500 SF	
		APN: 18E-17S-10-0020-01830-006.0 Document #: 2025026306 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 183 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108 Abbreviated Description: Lot:6 Block:183 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108								
2	.28Mi.	**1771 W GARDENIA DR** **CITRUS SPRINGS, FL 34434-4951**	04/24/2025	$167,000	$159	1045	/2/1	1979	7,500 SF	
		APN: 18E-17S-10-0020-01760-017.0 Document #: 2025025008 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Block: 176 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108-115 Abbreviated Description: Lot:17 Block:176 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108-115								
3	.26Mi.	**9375 N MINOLA WAY** **CITRUS SPRINGS, FL 34434-3960**	04/21/2025	$97,000	$90	1072	/2/1	1978	7,493 SF	
		APN: 18E-17S-10-0020-01600-002.0 Document #: 2025023950 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 160 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108 Abbreviated Description: Lot:2 Block:160 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108								
4	.2Mi.	**2245 W DEVON DR** **CITRUS SPRINGS, FL 34434-3917**	04/09/2025	$40,000	$28	1408	/3/1	1977	7,500 SF	
		APN: 18E-17S-10-0020-01610-007.0 Document #: 2025021555 Document Type: Personal Representatives Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 161 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108 Abbreviated Description: Lot:7 Block:161 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108								
5	.16Mi.	**9222 N ELLIOT WAY** **CITRUS SPRINGS, FL 34434-4047**	03/21/2025	$174,999	$201	870	/2/1	1971	7,789 SF	
		APN: 18E-17S-10-0020-01800-004.0 Document #: 2025017158 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 180 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108-115 Abbreviated Description: Lot:4 Block:180 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108-115								
6	.19Mi.	**1869 W FREEMAN PL** **CITRUS SPRINGS, FL 34434-4053**	03/18/2025	$80,000	$62	1272	/3/2	1971	7,599 SF	Yes
		APN: 18E-17S-10-0020-01750-024.0 Document #: 2025015955 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Block: 175 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108 Abbreviated Description: Lot:24 Block:175 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108								
7	.16Mi.	**2199 W DEVON DR** **CITRUS SPRINGS, FL 34434-3964**	02/25/2025	$175,000	$142	1224	/3/2	1975	9,645 SF	
		APN: 18E-17S-10-0020-01680-030.0 Document #: 2025011356 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Block: 168 Subdivision: CITRUS SPRINGS UNIT NO 2 MapRef: MB 5 PG 108 Abbreviated Description: Lot:30 Block:168 Subdivision:CITRUS SPRINGS UNIT NO 2 Map Ref:MB 5 PG 108								
8	.16Mi.	**1919 W FREEMAN PL** **CITRUS SPRINGS, FL 34434-4053**	02/05/2025	$155,000	$174	888	/2/1	1970	7,641 SF	
		APN: 18E-17S-10-0020-01750-029.0 Document #: 2025007038 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 29 Block: 175 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108-115 Abbreviated Description: Lot:29 Block:175 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108-115								
9	.31Mi.	**9340 N CITRUS SPRINGS BLVD**	02/04/2025	$175,000	$133	1315	/2/2	1975	7,699 SF	

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		CITRUS SPRINGS, FL 34434-4033							
	APN: 18E-17S-10-0020-01590-016.0 Document #: 2025006607 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 159 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108-115 Abbreviated Description: Lot:16 Block:159 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108-115								
10	.23Mi.	**9354 N CITRUS SPRINGS BLVD**	01/30/2025	$199,000	$166	1196	/2/1	1972	9,554 SF
		CITRUS SPRINGS, FL 34434-4034							
	APN: 18E-17S-10-0020-01600-010.0 Document #: 2025005832 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 160 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108 Abbreviated Description: Lot:10 Block:160 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108								
11	.22Mi.	**9570 N COLONIAL WAY**	12/30/2024	$190,000	$161	1174	/3/2	1986	7,500 SF
		CITRUS SPRINGS, FL 34434-4041							
	APN: 18E-17S-10-0020-01710-007.0 Document #: 2024076451 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 171 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108 Abbreviated Description: Lot:7 Block:171 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108								
12	.17Mi.	**2170 W AUSTIN DR**	12/30/2024	$91,000	$115	787	/2/1	1975	7,689 SF
		CITRUS SPRINGS, FL 34434-3903							
	APN: 18E-17S-10-0020-01680-005.0 Document #: 2024076416 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 168 Subdivision: CITRUS SPRINGS UNIT NO 2 MapRef: MB 5 PG 108-115 Abbreviated Description: Lot:5 Block:168 Subdivision:CITRUS SPRINGS UNIT NO 2 Map Ref:MB 5 PG 108-115								
13	.27Mi.	**2265 W ERIC DR**	12/20/2024	$160,000	$200	800	/2/1	1980	7,500 SF
		CITRUS SPRINGS, FL 34434-3934							
	APN: 18E-17S-10-0020-01480-025.0 Document #: 2024074887 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 25 Block: 148 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108-115 Abbreviated Description: Lot:25 Block:148 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108-115								
14	.32Mi.	**2365 W AMBER PL**	11/18/2024	$272,000	$131	2070	/4/2	1972	11,901 SF
		CITRUS SPRINGS, FL 34434-4006							
	APN: 18E-17S-10-0020-01870-001.0 Document #: 2024068215 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 187 Subdivision: CITRUS SPRINGS UNIT 2 MapRef: MB 5 PG 108-115 Abbreviated Description: Lot:1 Block:187 Subdivision:CITRUS SPRINGS UNIT 2 Map Ref:MB 5 PG 108-115								
15	.21Mi.	**9571 N BUNKER WAY**	11/14/2024	$250,000	$140	1778	/3/2	1973	8,000 SF
		CITRUS SPRINGS, FL 34434-4016							
	APN: 18E-17S-10-0020-01710-003.0 Document #: 2024067490 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 171 Subdivision: CITRUS SPGS UNIT 2 MapRef: MB 5 PG 108 Abbreviated Description: Lot:3 Block:171 Subdivision:CITRUS SPGS UNIT 2 Map Ref:MB 5 PG 108								

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.	**9384 N CITRUS SPRINGS BLVD**	**05/11/2023**	$129,059	$129,059	912	/2/1	1972	7,448 SF	
.01Mi.	**9386 N CITRUS SPRINGS BLVD**	**01/01/1999**	$135,953	$135,953	1,016	/2/1	1973	7,570 SF	
.01Mi.	**9382 N CITRUS SPRINGS BLVD**	**06/08/2017**	$140,783	$140,783	945	/2/2	1972	7,759 SF	
.02Mi.	**2090 W HOWARD PL**	**04/01/2007**	$112,261	$112,261	869	/2/1	1973	7,599 SF	
.02Mi.	**2080 W HOWARD PL**	**02/02/2024**	$114,761	$114,761	884	/2/1	1973	7,606 SF	
.03Mi.	**2098 W HOWARD PL**	**11/07/2019**	$130,583	$130,583	945	/2/2	1972	7,598 SF	
.03Mi.	**9388 N CITRUS SPRINGS BLVD**	**08/21/2024**	$112,873	$112,873	1,104	/3/1	1973	7,645 SF	
.03Mi.	**9380 N CITRUS SPRINGS BLVD**	**11/01/2008**	$106,583	$106,583	996	/3/1	1972	7,643 SF	
.03Mi.	**2070 W HOWARD PL**	**11/01/1996**	$139,097	$139,097	945	/2/2	1972	7,617 SF	
.04Mi.	**9383 N CITRUS SPRINGS BLVD**	**11/01/2010**	$151,435	$151,435	1,104	/3/1	1971	12,730 SF	
.04Mi.	**2112 W HOWARD PL**	**03/26/2018**	$149,779	$149,779	1,185	/2/1	1973	7,603 SF	
.04Mi.	**9390 N CITRUS SPRINGS BLVD**	**06/17/2024**	$159,342	$159,342	1,104	/2/2	1974	7,592 SF	
.04Mi.	**9378 N CITRUS SPRINGS BLVD**	**07/01/1989**	$115,764	$115,764	936	/2/1	1972	7,607 SF	
.04Mi.	**2060 W HOWARD PL**	**04/27/2016**	$123,501	$123,501	1,016	/2/1	1973	7,637 SF	
.05Mi.	**2081 W HOWARD PL**	**03/01/2013**	$111,399	$111,399	864	/2/1	1975	7,442 SF	
.05Mi.	**2095 W HOWARD PL**	**07/29/2019**	$122,462	$122,462	1,016	/2/1	1973	7,494 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	52.5 years old	Households:	4,274
Median Household Income:	$57,950	Households w/Family:	72%
Household Income Per Capita:	$30,122	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	Citrus County School District	Students:	15,413
Number of Schools:	27	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.00Mi.	**Citrus Springs Elementary School** Number of Students: 706 Student-Teacher Ratio: 15.14	C-	Public	PK - 5
13.68Mi.	**Citrus Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
9.26Mi.	**Crystal River High School** Number of Students: 1,193 Student-Teacher Ratio: 19.4 Advanced Placement: Yes	D+	Public	9 - 12
2.89Mi.	**Citrus Springs Middle School** Number of Students: 757 Student-Teacher Ratio: 16.64	B	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	108%	SIMILAR
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	65%	NOTABLY LOWER
FORCIBLE RAPE	81%	LOWER
MURDER	96%	SIMILAR
OVERALL	73%	NOTABLY LOWER

Disaster Alerts

8/27/2023 - Hurricane Idalia 8/27/2023 - Tropical Storm Idalia 8/1/2024 - Hurricane Debby 8/1/2024 - Tropical Storm Debby 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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