

BROKER'S PRICE OPINION - FORM 201
SUBJECT PROPERTY INFORMATION

Client Name: Premier Money Source, Inc.	Borrower's Name: Marlong Caballero Toro	Loan Number: 002416	
Street Address: 2302 Duff Road	City: Lakeland	State: FL	Zip Code: 33810
Ownership Type: FS			

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	As Is List	\$ 239,000	As Repaired List	\$ 239,000	Quick Sale	\$ 228,000	Land	\$ 52,000
Suggested List Price:	As Is Sale	\$ 229,000	As Repaired Sale	\$ 229,000	Quick Sale	\$ 218,000	Land	\$ 12,000

SUBJECT PROPERTY ITEMIZED REPAIRS

Title	Description	Cost
Repair 1		\$ 0
Repair 2		\$ 0
Repair 3		\$ 0
Repair 4		\$ 0
Repair 5		\$ 0
Estimated Total		\$ 0

SUBJECT PROPERTY REPAIRS

Lender Required Property Repairs:	\$ 0	Contribution of Value:	\$ 0
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Explain Required Repairs:

SUBJECT PROPERTY CHARACTERISTICS

Type: Single Family Residential	Condition: Avg	Square Feet: 1412
Bedroom: 3	Bathroom: 2	Garage: 1 Att
Year Built: 1978	Lot Size: 0.36 Ac	Basement: No
APN#: 23-27-15-000950-000880	Has the subject property been listed in the last 12 months? No	
Previous List Price: \$ 0	Previous DOM: N/A	Is the subject property currently listed? Yes
Current List Price: \$ 240,000	Current DOM: 33	Population Density: Suburban

SUBJECT PROPERTY COMMENTS

Subject is older home comparing to it's neighborhood. So some of the comps used for this report are newer to the subject. Subject is larger lot size home comparing to it's neighborhood. So the comps used for this report are smaller lot size to the subject.

Property Status							
Vacant:	No	Vandalized:	No	Locked/Secured:	Yes	Winterized:	No

COMPARABLE SALE INFORMATION (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq.Ft	BR	Bath	Lot Sz	Garage	Basement	Year	LP	SP	Sale Date	\$ PSF	DOM
7727 JORDAN HEIGHTS DR LAKELAND	FS	SFR-Det	Avg	1 Mi	1621	3	2	0.26 Ac	2 Att	No	1996	321,700	210,000	2023-12-19	130	79
2325 YORK PLACE LAKELAND (★)	FS	SFR-Det	Avg	0.1 Mi	1752	3	2	0.29 Ac		No	1979	319,900	289,900	2023-12-19	165	67
8023 APACHE LN LAKELAND	FS	SFR-Det	Avg	1 Mi	1490	3	2	0.24 Ac	2 Att	No	1989	285,000	280,000	2024-02-09	188	120
1. Comments: 3-bedroom, 2-bathroom split floor plan. Nestled in the serene North Lakeland area. NO HOA* The home sits on a corner lot, with plenty of mature trees that shade the property. There's a screened lanai, perfect for enjoying the outdoors in a relaxed.													MLS# P4927090	Sale Type: Cash		
2. Comments: rge entertaining space with a warm & cozy fireplace in the living room . . . perfect for this time of year! Spacious eating area conveniently located next to galley kitchen. Right behind the kitchen is a flex space that can be used as a morning room,													MLS# T3470982	Sale Type: Cash		
3. Comments: This home features 3 spacious bedrooms and 2 bathrooms with just under 1,500 square feet of heated/cooled living space. The roof is only a few years old, vinyl floors, and bathroom vanities, paint, the air conditioning system.													MLS# T3469936	Sale Type: Cash		

ACTIVE COMPARABLE SALE (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq. Ft	BR	Bath	Lot Sz	Gar	Basement	Year	Orig LP	Curr LP	\$ PSF	DOM
7973 KAITLIN CIR LAKELAND	FS	SFR-Det	Avg	1 Mi	1670	3	2	0.24 Ac	2 Att	No	1997	304,000	288,800	173	35
2339 VIEW WAY LAKELAND (★)	FS	SFR-Det	Avg	1 Mi	1152	3	1 1/4	0.28 Ac	1 Att	No	1980	210,000	210,000	182	2
7289 PEBBLE PASS LOOP LAKELAND	FS	SFR-Det	Avg	1 Mi	1520	3	2	0.24 Ac	2 Att	No	1994	330,000	295,000	194	339
1. Comments: Offering a great floor plan with an eat-in kitchen, formal dining room, inside laundry, split plan, and a rear screened patio. The back yard offers a nice peaceful area with no rear neighbors.													MLS# P4929865		
2. Comments: This home features some features, tile floors and double pane windows Screened in back porch Large back yard. No HOA! Easy to show. needs roof.													MLS# L4944193		
3. Comments: The ceramic tile flooring makes for easy upkeep. The home features 3 bedrooms, providing plenty of space for a growing family or for use as a home office or gym. The 2 full bathrooms are designed with finishes and offer ample storage.													MLS# T3442619		

NEIGHBORHOOD DATA

Management Co Name: N/A	Management Co Phone: N/A	Rental Market: Lease potential (monthly): \$ 2,300
Neighborhood Trend: Stable	Neighborhood Trend Rate (monthly %): 0	Comparable Sales: 120 Days
Comparable Listing: 120 Days		

There is new construction nearby:	No	Price Range:	\$ 0 - \$ 0	Distance from Subject: 1-3 miles Describe neighborhood factors that would detract from property: The subject is located in a suburban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time o
Number of similar listings within 1 mile:	1-5	Price Range:	\$ 200,000 - \$ 310,000	
There is REO competition in the area:	No	Price Range:	\$ 0 - \$ 0	
Property Taxes are Current:	Yes	Amount:	\$ 1,273	
Mello-Roos/Special Assesment Property:	No	Amount:	\$ 0	
Special Assessments/Homeowner Dues:	No	Amount:	\$ 0	

LISTING AGENT INFORMATION

Name: Tyler Gibson, LLC	Firm Name: EXP REALTY LLC	Phone Number: 407-590-9858	Subject MLS: O6188921
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BPO PREPARATION

Broker Firm Name: BAM Realty Advisors	Preparer: Roy Barnhart	Phone Number: 727-808-7632
Broker Tax ID#: BK658103	Inspection Date: 2024-05-06	Report Date: 2024-05-06
Office proximity to subject: 39 Mi	Explain if more than 40 miles:	

SUBJECT PHOTOS

Front



House Number



Side



Street



COMPARABLE PHOTOS

Sale 1



Sale 2



Sale 3



Listing 1



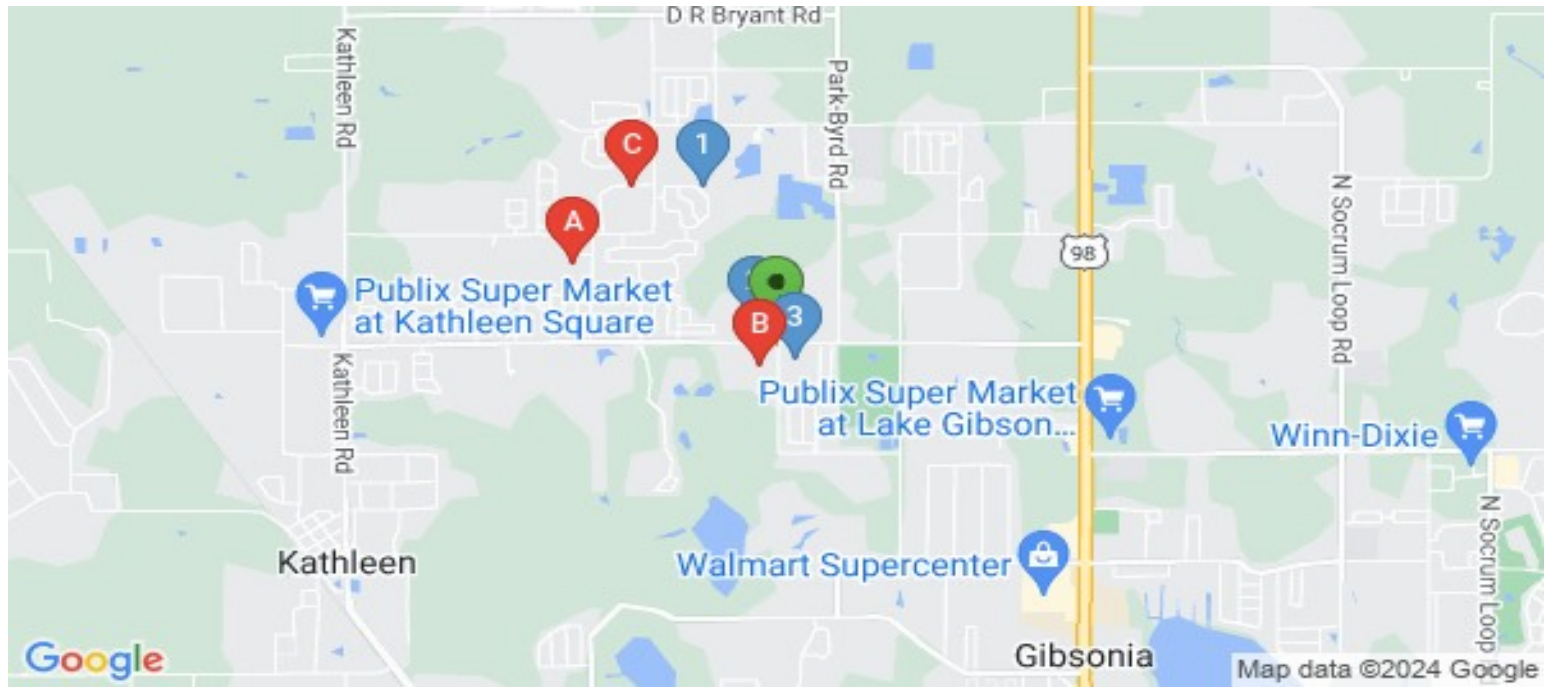
Listing 2










Listing 3



SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
 SUBJECT PROPERTY	2302 Duff Road	33810	0 Mi
 COMPARABLE SALE 1	7727 JORDAN HEIGHTS DR	33810	1 Mi
 COMPARABLE SALE 2	2325 YORK PLACE	33810	0.1 Mi
 COMPARABLE SALE 3	8023 APACHE LN	33810	1 Mi
 COMPARABLE LISTING 1	7973 KAITLIN CIR	33810	1 Mi
 COMPARABLE LISTING 2	2339 VIEW WAY	33810	1 Mi
 COMPARABLE LISTING 3	7289 PEBBLE PASS LOOP	33810	1 Mi

7727 JORDAN HEIGHTS DRIVE, LAKELAND, Florida 33810

Listing

P4927090 7727 JORDAN HEIGHTS DR, LAKELAND, FL 33810		
	County: Polk	Status: Sold
	Subdiv: JORDAN HEIGHTS ADD	Backups Requested: Yes
	Subdiv/Condo:	On Market Date: 08/24/2023
	Beds: 3	List Price: \$321,700
	Baths: 2/0	Year Built: 1996
	Pool: None	Special Sale: None
	Property Style: Single Family Residence	ADOM: 79
	Lot Features: Corner Lot	CDOM: 79
	Total Acreage: 1/4 to less than 1/2	Pets:
	Minimum Lease Period: No Minimum	Max Times per Yr:
Garage: Yes Attch: Yes Spcs: 2	Carport: No Spcs:	
Garage/Parking Features:	Heated Area: 1,621 SqFt / 151 SqM	
Assigned Spcs:	Total Area: 2,098 SqFt / 195 SqM	
LP/SqFt: \$198.46		
New Construction: No		
Total Annual Assoc Fees: \$0.00		
Average Monthly Fees: \$0.00		
Flood Zone Code: x		
	Sold Date: 12/19/2023	
	Sold Price: \$210,000	
	SP / SqFt: \$129.55	

Welcome to this remarkable 3-bedroom, 2-bathroom split floor plan. Nestled in the serene North Lakeland area. NO HOA* The home sits on a corner lot, with plenty of mature trees that shade the property. There's a screened lanai, perfect for enjoying the outdoors in a relaxed setting. There are 2 work sheds complete with electricity and an RV Canopy Carport. Situated for a convenient commute to I-4, as well as being in close proximity to local restaurants and shopping, this residence combines both accessibility and comfort. Don't miss the chance to explore this remarkable opportunity firsthand. Your presence is the final touch needed to complete the picture of this captivating home.

Land, Site, and Tax Information		
Legal Desc: JORDAN HEIGHTS ADDITION PB 100 PGS 41 & 42 LOT 40	Zoning:	Block/Parcel:
SE/TP/RG: 16-27-23	Future Land Use:	
Subdivision #:	No Drive Beach:	
Between US 1 & River:	Zoning Comp:	Front Exposure: South
Tax ID: 23-27-16-001006-000400	Tax Year: 2022	Lot #: 40
Taxes: \$1,254	AG Exemption YN:	Other Exemptions:
Homestead: Yes	CDD: No Annual CDD Fee:	
Ownership: Fee Simple	Complex/Comm Name:	
Flood Zone: x	Flood Zone Date:	Flood Zone Panel:
Floors in Unit/Home: One	Floor #:	Planned Unit Dev:
Book/Page: 100-41	Census Block:	Census Tract:
Total # of Floors: 1	Bldg Name/#:	
Land Lease Y/N: No	Total Units:	
Lot Dimensions: 75x134	Lot Size Acres: 0.26	Lot Size: 11,212 SqFt / 1,042 SqM

Interior Information		
A/C: Central Air	Appliances Incl: Dishwasher, Microwave, Range, Refrigerator, Water Filtration System	
Heat/Fuel: Central	Flooring Covering: Carpet, Ceramic Tile, Laminate	
Utilities: Cable Available, Public	Interior Feat: Ceiling Fans(s), Split Bedroom, Walk-In Closet(s)	
Sewer: Public Sewer		
Water: None		
Fireplace: No		
Heated Area Source: Public Records		
Room Type	Level	Approx Dim
Primary Bedroom	First	
Kitchen	First	
Living Room	First	
		Closet Type
		Walk-in Closet
		Features

Exterior Information		
Other Structures: Finished RV Port, Gazebo, Shed(s), Workshop		
Ext Construction: Concrete, Stucco		
Roof: Shingle	Garage Dim:	
Property Description:	Architectural Style: Ranch	
Ext Features: Irrigation System, Private Mailbox, Sidewalk		
Pool: None	Pool Dimensions:	Spa:
Pool Features:		
Patio And Porch Features: Covered, Enclosed, Patio, Screened		
Foundation: Slab		
Garage/Parking Features:		
Road Surface Type: Paved		

Green Features	
Disaster Mitigation:	Green Water Features:
Solar Panel Ownership:	

Community Information		
HOA Pmt Sched:	Mo Maint\$(add HOA):	Master Assn Ph:
Master Assn/Name: No	Master Assn Fee:	Housing for Older Per: No
Condo Fee:	Other Fee:	
Lease Restrictions: No		

Realtor Information		
List Agent: Sheila Vertoli	List Agent ID: 255001935	List Agent Direct: 863-409-4594
List Agent E-mail: sheilavertoli@gmail.com	List Agent Fax: 863-967-7443	List Agent Cell: 863-409-4594
List Office: S & D REAL ESTATE SERVICE LLC	List Office Fax: 863-840-9786	Call Center #:
Original Price: \$326,770	Price Change: 10/05/2023	List Office ID: 265578063
On Market Date: 08/24/2023	Listing Service Type: Full Service	List Office Phone: 863-824-7169
Previous Price: \$326,770		LP/SqFt: \$198.46
Representation:		Expiration Date:
Occupant Type: Vacant	Owner Phone:	
Owner: MARION KUPRES	Listing Type: Exclusive Right To Sell	
Financing Avail: Cash, Conventional, FHA, VA Loan	Days to Cont: 96	Exp Clsg Date: 12/14/2023
Contract Status: No Contingency		
Contract: 11/28/2023	Sell Office: S & D REAL ESTATE SERVICE LLC	
Selling Agent: Sheila Vertoli	Sold Price: \$210,000	Days to Closed: 117
Sold Date: 12/19/2023	Seller Credit: \$0	SP/LP Ratio: 65
Terms: Cash	Non-Rep: 0%	Trans Broker: 2.5%-\$250
Sold Remarks:		
Dual Variable Compensation: No		
Single Agent: 2.5%-\$250		
Confidential Info:		
Showing Instructions: Lock Box Electronic		
Showing Considerations:		
Driving Directions: Follow Bartow Rd and Kathleen Rd to W Campbell Rd, Continue straight onto Bartow Rd/George Jenkins Blvd, Turn right onto Kathleen Rd, Continue straight onto County Rd 35 Alt/Kathleen Rd, Continue on W Campbell Rd. Drive to Jordan Heights Dr, Turn right onto W Campbell Rd, Turn right onto Jordan Heights Dr Destination will be on the left		
Realtor Remarks: Lockbox on front door. Call listing agent for combo		

Seller's Preferred Closing Agent	
Closing Agent Name: Dawn Holcomb	Phone: 863-614-0070
Email:	Fax:
Address: 2000 E Edgewood Dr Suite 107 Lakeland, Florida 33803	
Closing Company Name: United Title Group Of Lakeland	

Cross Property 360 Property View

2325 YORK PLACE, LAKELAND, Florida 33810

Listing

T3470982 2325 YORK PL, LAKELAND, FL 33810



County: Polk
Subdiv: SHEFFIELD SUB
Subdiv/Condo:
Beds: 3
Baths: 2/0
Pool: None
Property Style: Single Family Residence
Total Acreage: 1/4 to less than 1/2
Minimum Lease Period: No Minimum
Garage: No **Attch:** **Spcs:**
Garage/Parking Features:
Assigned Spcs:
LP/SqFt: \$165.47
New Construction: No
Total Annual Assoc Fees: \$0.00
Average Monthly Fees: \$0.00
Flood Zone Code:X

Status: Sold
Backups Requested: Yes
On Market Date: 09/12/2023
List Price: \$289,900
Year Built: 1979
Special Sale: None
ADOM: 67
CDOM: 67
Pets: Yes
Max Times per Yr:
Carport: No **Spcs:**
Heated Area:1,752 SqFt / 163 SqM
Total Area: 1,782 SqFt / 166 SqM
Sold Date: 12/19/2023
Sold Price:\$289,900
SP / SqFt:\$165.47

Cute Florida style home located in the heart of Lakeland! Large entertaining space with a warm & cozy fireplace in the living room . . . perfect for this time of year! Spacious eating area conveniently located next to galley kitchen. Right behind the kitchen is a flex space that can be used as a morning room, or office . . . currently set up as a home management center. Garage has been converted into a generous size bonus room. Set up for a media room, office, play area, gameroom, crafting & much more! ALL APPLIANCES INCLUDED! Master suite is equipped with walk-in closet & en-suite & as an extra bonus, its own private lanai overlooking the rear fenced in yard! 2 secondary bedrooms & a secondary/guest bath as well! Home is in between 2 Publixes, close to shopping, eateries, I-4, home improvement stores, & much more! Call today for your PRIVATE showing!

Land, Site, and Tax Information

Legal Desc: SHEFFIELD SUB PB 65 PG 38 LOT 53
SE/TP/RG: 15-27-23
Subdivision #:
Between US 1 & River:
Tax ID: [23-27-15-000950-000530](#)
Taxes: \$1,981
Homestead: Yes
Ownership: Fee Simple
Flood Zone: X
Floors in Unit/Home: One
Book/Page: 65-38
Total # of Floors: 1
Land Lease Y/N: No **Land Lease Fee:**
Lot Dimensions: 90x140
Zoning: R-1
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2022
AG Exemption YN:
CDD: No **Annual CDD Fee:**
Complex/Comm Name:
Flood Zone Date:
Floor #:
Census Block:
Bldg Name/#:
Total Units:
Lot Size Acres: 0.29
Block/Parcel:
Front Exposure: South
Lot #: 53
Other Exemptions:
Flood Zone Panel:
Planned Unit Dev:
Census Tract:
Lot Size: 12,598 SqFt / 1,170 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Electric
Utilities: BB/HS Internet Available, Cable Available, Fiber Optics
Sewer: Public Sewer
Water: Public
Fireplace: Yes
Heated Area Source: Public Records
Appliances Incl: Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Flooring Covering: Carpet, Laminate, Tile
Interior Feat: Ceiling Fans(s), Living Room/Dining Room Combo

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	13x18	Laminate		
Kitchen	First	13x16	Tile		
Primary Bedroom	First	13x16	Carpet	Walk-in Closet	

Exterior Information

Ext Construction: Brick
Roof: Shingle
Property Description:
Ext Features: Sliding Doors
Pool: None
Pool Features:
Patio And Porch Features:
Foundation: Slab
Garage/Parking Features:
Road Surface Type: Paved
Garage Dim:
Architectural Style:
Pool Dimensions:
Spa:

Green Features

Disaster Mitigation:
Solar Panel Ownership:
Green Water Features:

Community Information

HOA Pmt Sched:
Master Assn/Name: No
Condo Fee:
Max Pet Wt:
Association Approval Required: No
Lease Restrictions: No
Additional Lease Restrictions: Leasing restrictions must be verified.
Mo Maint\$(add HOA):
Master Assn Fee:
Other Fee:
Pet Restrictions: Pet restrictions must be verified
Years of Ownership Prior to Leasing Required: No
Number of Ownership Years Prior to Lease: 0
Master Assn Ph:
Housing for Older Per: No

Realtor Information

List Agent: [Lisa Marie Carroll PA](#) **List Agent ID:** 261504707 **List Agent Direct:** 813-205-7337

List Agent E-mail: Lisa@TampaTeamTLC.com
List Agent 2: [Kristine Hunter, PA](mailto:Kristine.Hunter_PA)
List Agent 2 Email: kristine@tampateamtlc.com

List Agent Fax: 813-960-2323
List Agent 2 ID: 261509323

List Agent Cell: 813-205-7337
List Agent 2 Phone: 813-210-2101

List Office: [MIHARA & ASSOCIATES INC.](#)

Original Price: \$319,900
On Market Date: 09/12/2023
Previous Price: \$294,900

List Office Fax: 813-960-2323

Call Center #:
List Office ID: 779460
List Office Phone: 813-960-2300
LP/SqFt: \$165.47
Expiration Date:

Representation:
Occupant Type: Owner
Owner: VEREUCH B SIMMONS & SALISHA A WEAVER
Financing Avail: Cash, Conventional, FHA, USDA Loan, VA Loan
Contract Status: Inspections
Contract: 11/18/2023
Selling Agent: [Karen Snider](#)

Price Change: 11/08/2023
Listing Service Type: Full Service

Owner Phone:
Listing Type: Exclusive Right To Sell
Days to Cont: 67

Exp Clsg Date: 12/19/2023

Sold Date: 12/19/2023 SP/SqFt: \$165
Terms: FHA

Sell Office: [LIVE FLORIDA REALTY](#)
Sold Price: \$289,900
Seller Credit: \$5,802

Days to Closed: 98
SP/LP Ratio: 100

Sold Remarks:
Dual Variable Compensation: No
Single Agent: 2.5%-\$395

Non-Rep: 0%

Trans Broker: 2.5%-\$395

Confidential Info:
Showing Instructions: Use ShowingTime Button

Showing Considerations:

Driving Directions: I-4 to L onto US 98. L onto Duff Road. L onto Sheffield Drive. L onto York Place. Home is on the L
Realtor Remarks: Please call Kristine Hunter @ 813.210.2101 for more information and/or offers.

Seller's Preferred Closing Agent

Closing Agent Name: Karen Barnaba
Email: karen@baycitytitlepartners.com
Address: 19028 Geraci Road Lutz, Florida 33548
Closing Company Name: Bay City Title Partners

Phone: 813-501-4961
Fax:

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Search Criteria

Property Type is 'Residential'
Status is 'Active'
Status is 'Pending'
Status Contractual Search Date is 05/07/2024 to 11/09/2023
Status is 'Sold'
Status Contractual Search Date is 05/07/2024 to 11/09/2023
Property Style is 'Single Family Residence'
State is 'Florida'
Heated Area is 1059 to 1765
Year Built is 1958 to 1998
Latitude, Longitude is around 28.13, -81.99
Selected 1 of 26 results.

8023 APACHE LANE, LAKELAND, Florida 33810

Listing

T3469936 8023 APACHE LN, LAKELAND, FL 33810



County: Polk
Status: Sold
Backups Requested: Yes
Subdiv: INDIAN HEIGHTS PH 02
On Market Date: 09/02/2023
Subdiv/Condo:
List Price: \$285,000
Beds: 3
Year Built: 1989
Baths: 2/0
Special Sale: None
Pool: None
ADOM: 120
CDOM: 120
Property Style: Single Family Residence
Total Acreage: 0 to less than 1/4
Pets:
Minimum Lease Period: No Minimum
Max Times per Yr:
Garage: Yes **Attch:** Yes **Spcs:** 2
Carport: No **Spcs:**
Garage/Parking Features:
Assigned Spcs:
LP/SqFt: \$191.28
Home Warranty Y/N: Yes
Heated Area: 1,490 SqFt / 138 SqM
LP/SqFt: \$191.28
Total Area: 12,153 SqFt / 1,129 SqM
Home Warranty Y/N: Yes
New Construction: No
Total Annual Assoc Fees: \$0.00
Average Monthly Fees: \$0.00
Flood Zone Code:x

Sold Date: 02/09/2024
Sold Price: \$280,000
SP / SqFt: \$187.92

This home features 3 spacious bedrooms and 2 bathrooms with just under 1,500 square feet of heated/cooled living space. The roof is only a few years old, brand new vinyl floors, and bathroom vanities, new paint, the air conditioning system has been upgraded, the water heater is brand new, and more! The cute kitchen overlooks the large main living area that leads out to your screened lanai and back yard through sliding glass doors. The home has a 2-car garage, rests on a large corner lot, and offers a small storage shed as well. Schedule your private showing today!

Land, Site, and Tax Information

Legal Desc: INDIAN HEIGHTS PHASE TWO PB 87 PG 23 BLK A LOT 25
SE/TP/RG: 10-27-23
Subdivision #:
Between US 1 & River:
Tax ID: 23-27-10-000823-010250
Taxes: \$1,111
Homestead: Yes
Ownership: Fee Simple
Flood Zone: x
Floors in Unit/Home: One
Book/Page: 87-23
Total # of Floors:
Land Lease Y/N: No
Lot Dimensions:
Zoning:
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2022
AG Exemption YN:
CDD: No Annual CDD Fee:
Complex/Comm Name:
Flood Zone Date: 12/22/2016
Flood Zone Panel: 12105C0145G
Floor #: 1
Planned Unit Dev:
Census Block:
Bldg Name/#:
Total Units:
Lot Size Acres: 0.24
Lot Size: 10,663 SqFt / 991 SqM
Block/Parcel: A
Front Exposure: East
Lot #: 25
Other Exemptions:
Census Tract: 121.33

Interior Information

A/C: Central Air
Heat/Fuel: Central
Appliances Incl: Microwave, Range, Refrigerator
Utilities: Electricity Available, Public, Sewer Available, Water Available
Flooring Covering: Vinyl
Sewer: Septic Tank
Interior Feat: Primary Bedroom Main Floor
Water: Well
Fireplace: No
Heated Area Source: Public Records

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Bedroom 1	First			Built-in Closet	
Bedroom 2	First			Built-in Closet	
Bathroom 1	First				
Bathroom 2	First				
Kitchen	First				
Primary Bedroom	First			Built-in Closet	
Living Room	First				

Exterior Information

Ext Construction: Stucco
Roof: Shingle
Property Description:
Garage Dim:
Architectural Style:
Ext Features: Storage
Pool Dimensions:
Spa: No
Pool: None
Pool Features:
Patio And Porch Features:
Foundation: Concrete Perimeter
Garage/Parking Features:
Road Surface Type: Paved

Green Features

Disaster Mitigation:
Green Water Features:
Solar Panel Ownership:

Community Information

HOA Pmt Sched:
Master Assn/Name: No
Mo Maint\$(add HOA):
Master Assn Fee:
Master Assn Ph:
Condo Fee:
Other Fee:
Housing for Older Per: No
Lease Restrictions: No

Realtor Information

List Agent: [Meybell Gutierrez](#)
List Agent E-mail: Meybell1@kw.com
List Agent ID: 261567348
List Agent Fax: 813-960-4443
List Agent Direct: 813-304-8365
List Agent Cell: 813-304-8365
List Office: [KELLER WILLIAMS TAMPA PROP.](#)
Original Price: \$305,000
List Office Fax: 813-960-4443
Call Center #:
On Market Date: 09/02/2023
Price Change: 12/29/2023
List Office ID: 771620
Previous Price: \$295,000
Listing Service Type: Full Service
List Office Phone: 813-264-7754
Representation: Seller Represented
Price Change: 12/29/2023
LP/SqFt: \$191.28
Occupant Type: Owner
Listing Service Type: Full Service
Expiration Date:
Owner: MICHAEL RAY
Owner Phone:
Financing Avail: Cash, Conventional, FHA, VA Loan
Listing Type: Exclusive Right To Sell
Contract Status:
Days to Cont: 123
Exp Clsg Date: 02/09/2024
Contract: 01/03/2024
Selling Agent: [Kelly Connally](#)
Sold Price: \$280,000
Days to Closed: 160
Sold Date: 02/09/2024
SP/SqFt: \$188
Seller Credit: \$0
SP/LP Ratio: 98
Terms: FHA
Sold Remarks:
Dual Variable Compensation: No
Single Agent: 2%-\$350
Non-Rep: 1%
Realtor Info: As-Is
Confidential Info:
Showing Instructions: Call Before Showing
Showing Considerations:
Driving Directions: From Tampa or Orlando take exit 32 and then take 98 North, turn left on Banana rd, left on N Campbell Rd, then right to Indian Heights Dr, then left to Apache lane
Realtor Remarks: With full price Offer, Seller Credits of \$5,000 for Buyer's Interest Rate Buy Down or Closing Costs. Seller prefers AS IS contract and offer requires POF or Pre-Approval letter

Seller's Preferred Closing Agent

Closing Agent Name: Amanda Akin
Phone: 813-319-6633
Email: amanda@startitlepartners.com
Fax:

Cross Property 360 Property View

7973 KAITLIN CIRCLE, LAKELAND, Florida 33810

Listing

P4929865 7973 KAITLIN CIR, LAKELAND, FL 33810



County: Polk
Subdiv: TANGERINE TRAILS
Subdiv/Condo:
Beds: 3
Baths: 2/0
Pool: None
Property Style: Single Family Residence
Lot Features: In County
Total Acreage: 0 to less than 1/4
Minimum Lease Period: 1-2 Years
Garage: Yes **Attch:** Yes **Spcs:** 2
Garage/Parking Features:
Assigned Spcs:
LP/SqFt: \$172.93
New Construction: No
Total Annual Assoc Fees: \$0.00
Average Monthly Fees: \$0.00
Flood Zone Code: x

Status: Active
On Market Date: 04/01/2024
List Price: \$288,800
Year Built: 1997
Special Sale: Real Estate Owned
ADOM: 35
CDOM: 35

Pets:
Max Times per Yr:
Carport: No **Spcs:**

Heated Area: 1,670 SqFt / 155 SqM
Total Area: 2,312 SqFt / 215 SqM

Schedule your showing today. With minor repairs/updates this will make a great home. Offering a great floor plan with an eat-in kitchen, formal dining room, inside laundry, split plan, and a rear screened patio. The back yard offers a nice peaceful area with no rear neighbors.

Land, Site, and Tax Information

Legal Desc: Tangerine Trails Unit 4 PB 98 PG 12
SE/TP/RG: 23-27-10
Subdivision #:
Between US 1 & River:
Tax ID: 23-27-10-000824-000160
Taxes: \$3,030
Homestead: No

Ownership: Fee Simple
Flood Zone: x
Floors in Unit/Home: One
Book/Page: PB98/PG12
Total # of Floors:
Land Lease Y/N: No
Lot Dimensions:

Zoning:
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2023
AG Exemption YN:
CDD: No **Annual CDD Fee:**
Complex/Comm Name:
Flood Zone Date:
Floor #:
Census Block:
Bldg Name/ #:
Total Units:
Lot Size Acres: 0.24
Lot Size: 10,454 SqFt / 971 SqM

Block/Parcel:
Front Exposure: South
Lot #:
Other Exemptions:
Flood Zone Panel:
Planned Unit Dev:
Census Tract:

Interior Information

A/C: Central Air
Heat/Fuel: Central
Utilities: Cable Available, Electricity Available
Sewer: Public Sewer
Water: Private
Fireplace: No
Heated Area Source: Public Records

Appliances Incl: Electric Water Heater, Range Hood
Flooring Covering: Carpet, Ceramic Tile
Interior Feat: Eating Space In Kitchen, Living Room/Dining Room Combo

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First	12x16			
Kitchen	First	10x12			
Primary Bedroom	First	12x14		Walk-in Closet	

Exterior Information

Ext Construction: Block
Roof: Shingle
Property Description:
Ext Features: Rain Gutters
Pool: None
Pool Features:
Patio And Porch Features:
Foundation: Slab
Garage/Parking Features:
Road Surface Type: Paved

Garage Dim:
Architectural Style:

Pool Dimensions:
Spa:

Green Features

Disaster Mitigation:
Solar Panel Ownership:

Green Water Features:

Community Information

HOA Pmt Sched:
Master Assn/Name: No
Condo Fee:
Lease Restrictions: No

Mo Maint\$(add HOA):
Master Assn Fee:
Other Fee:

Master Assn Ph:
Housing for Older Per: No

Realtor Information

List Agent: Sarah Armstrong
List Agent E-mail: Sarah.Armstrong@cbrealty.com
Listing Team: (TM67431976) Brandy Duncan Group

List Agent ID: 255000179
List Agent Fax:

List Agent Direct: 863-287-0252
List Agent Cell: 863-287-0252

List Office: COLDWELL BANKER REALTY
Original Price: \$304,000
On Market Date: 04/01/2024
Previous Price: \$304,000
Representation: Seller Represented
Occupant Type: Vacant
Owner: CASCADE FUNDING MORTGAGE TRUST HB\$
Financing Avail:
Dual Variable Compensation: No
Single Agent: 2.25%-\$250
Confidential Info:
Showing Instructions: Call Listing Agent
Showing Considerations:Combination Lock Box
Driving Directions: Take FL-540 W, US-98 N/Bartow Rd and Kathleen Rd to W Campbell Rd to Kaitlin Circle.
Realtor Remarks: The HOA went inactive on 09/22/2023. This is a reverse mortgage foreclosure and goes by HUD guidelines. This property is subject to a 3-Day First Look Period. Seller will negotiate offers after the period expires. "The seller does not accept blind offers or escalation clauses." "Cash offers require 10% EMD or \$1,000 minimum, whichever is greater, and all financed offers require 1% EMD or \$1,000 minimum, whichever is greater." "Buyer Agents will be assessed a \$200 Technology Fee. It is the responsibility of Buyer's and Listing Agents to ensure the Technology Fee is included in the Closing Disclosure. The Technology Fee will be deducted from the commission and disbursed accordingly at closing."

List Office Fax:
Price Change: 05/01/2024
Listing Service Type: Full Service

Call Center #:
List Office ID: 10041
List Office Phone: 863-294-7541
LP/SqFt: \$172.93
Expiration Date:

Owner Phone:
Listing Type: Exclusive Right To Sell

Non-Rep: 0%
Trans Broker: 2.25%-\$250

Seller's Preferred Closing Agent

Closing Agent Name:
Email:
Address: , Florida
Closing Company Name:

Phone:
Fax:

2339 VIEW WAY, LAKELAND, Florida 33810

Listing

L4944193 2339 VIEW WAY, LAKELAND, FL 33810



County: Polk
Subdiv: HIGHLAND GROVE EAST
Subdiv/Condo:
Beds: 3
Baths: 1/1
Pool: None
Property Style: Single Family Residence
Total Acreage: 1/4 to less than 1/2
Minimum Lease Period: No Minimum
Garage: Yes **Attch:** Yes **Spcs:** 1
Garage/Parking Features:
Assigned Spcs:
LP/SqFt: \$182.29
New Construction: No
Total Annual Assoc Fees: \$0.00
Average Monthly Fees: \$0.00
Flood Zone Code:x

Status: Pending
Backups Requested: Yes
On Market Date: 04/23/2024
List Price: \$210,000
Year Built: 1980
Special Sale: None
ADOM: 2
CDOM: 2
Pets:
Max Times per Yr:
Carport: No **Spcs:**

Heated Area:1,152 SqFt / 107 SqM
Total Area: 1,596 SqFt / 148 SqM

Under contract-accepting backup offers. Great Investment property located off Duff Rd. This home features some updated features, tile floors and double pane windows Screened in back porch Large back yard. No HOA! Easy to show. needs new roof. has great potential for a rental investment property.

Land, Site, and Tax Information

Legal Desc: HIGHLAND GROVE EAST PB 67 PG 11 LOT 31
SE/TP/RG: 15-27-23
Subdivision #:
Between US 1 & River:
Tax ID: 23-27-15-000960-000310
Taxes: \$2,056
Homestead: Yes

Ownership: Fee Simple
Flood Zone: x
Floors in Unit/Home: One
Book/Page: 67-11
Total # of Floors: 1
Land Lease Y/N: No
Lot Dimensions: 90x135

Zoning: R-1
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2023
AG Exemption YN:
CDD: No Annual CDD Fee
Complex/Comm Name:
Flood Zone Date:
Floor #:
Census Block:
Bldg Name/ #:
Total Units:
Lot Size Acres: 0.28

Block/Parcel:
Front Exposure: South
Lot #: 31
Other Exemptions:
Flood Zone Panel:
Planned Unit Dev:
Census Tract:

Land Lease Fee:
Lot Size: 12,149 SqFt / 1,129 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Central
Utilities: Electricity Connected, Public
Sewer: Septic Tank
Water: Public
Fireplace: No
Heated Area Source: Public Records

Appliances Incl: Dishwasher, Disposal, Range, Refrigerator
Flooring Covering: Carpet, Ceramic Tile
Interior Feat: Ceiling Fans(s), Eating Space In Kitchen

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First	12x13		Built-in Closet	
Kitchen	First	12x10			
Living Room	First	12x14			

Exterior Information

Ext Construction: Wood Frame, Wood Siding
Roof: Shingle
Property Description:
Ext Features: Sliding Doors
Pool: None
Pool Features:
Patio And Porch Features:
Foundation: Slab
Garage/Parking Features:
Road Surface Type: Paved

Garage Dim:
Architectural Style:
Pool Dimensions:
Spa:

Green Features

Disaster Mitigation:
Solar Panel Ownership:
Green Water Features:

Community Information

HOA Pmt Sched:
Master Assn/Name: No
Condo Fee:
Lease Restrictions: No

Mo Maint\$(add HOA):
Master Assn Fee:
Other Fee:
Master Assn Ph:
Housing for Older Per: No

Realtor Information

List Agent: Charlene Akes
List Agent E-mail: charleneakes@yahoo.com

List Agent ID: 265505531
List Agent Fax: 863-816-6753

List Agent Direct: 863-698-2601
List Agent Cell: 863-698-2601
Call Center #:
List Office ID: 265578063
List Office Phone: 863-824-7169
LP/SqFt: \$182.29

List Office: S & D REAL ESTATE SERVICE LLC
Original Price: \$210,000
On Market Date: 04/23/2024
Representation:
Occupant Type: Owner
Owner: JEFFREY ADAMS
Financing Avail: Cash
Contract Status: No Contingency
Contract: 04/25/2024
Selling Agent:
Dual Variable Compensation: No
Single Agent: 2.5%-\$325
Confidential Info:
Showing Instructions: 24 Hour Notice, Call Listing Agent
Showing Considerations:Combination Lock Box
Driving Directions: North 98 left on Duff Rd right on East View Place left on View Way
Realtor Remarks:

List Office Fax: 863-840-9786
Listing Service Type: Full Service
Owner Phone:
Listing Type: Exclusive Right To Sell
Days to Cont: 21
Exp Clsg Date: 05/15/2024
Sell Office:
Non-Rep: 2.5%-\$325
Trans Broker: 2.5%-\$325

Seller's Preferred Closing Agent

Closing Agent Name:
Email: [Mo](#)
Address: , Florida
Closing Company Name:

Phone:
Fax:

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7289 PEBBLE PASS LOOP, LAKELAND, Florida 33810

Listing

T3442619 7289 PEBBLE PASS LOOP, LAKELAND, FL 33810



County: Polk
Status: Pending
Backups Requested: Yes
On Market Date: 04/27/2023
List Price: \$295,000
Year Built: 1994
Special Sale: None
ADOM: 339
CDOM: 339
Pets: Yes
Max Times per Yr:
Carport: No Spcs:
Heated Area: 1,520 SqFt / 141 SqM
Total Area: 2,283 SqFt / 212 SqM

Subdiv: STONES THROW
Subdiv/Condo:
Beds: 3
Baths: 2/0
Pool: None
Property Style: Single Family Residence
Total Acreage: 0 to less than 1/4
Minimum Lease Period: No Minimum
Garage: Yes **Attch:** Yes **Spcs:** 2
Garage/Parking Features: Driveway
Assigned Spcs:
LP/SqFt: \$194.08
New Construction: No
Total Annual Assoc Fees: \$110.00
Average Monthly Fees: \$9.17
Flood Zone Code:X

Under contract-accepting backup offers. Welcome to this charming single-family home located in the highly desirable Stone's Throw community in Lakeland, FL! Built in 1994, this home boasts a classic and timeless design. Upon entering, you'll be greeted by an inviting and spacious open living space that is perfect for entertaining family and friends. The ceramic tile flooring makes for easy upkeep. The home features 3 bedrooms, providing plenty of space for a growing family or for use as a home office or gym. The 2 full bathrooms are tastefully designed with modern finishes and offer ample storage space. The 2 car garage is a great feature, providing a convenient place to park your vehicles and store your belongings. Enjoy the Florida weather in the screened-in patio, which is the perfect spot for enjoying your morning coffee or hosting a summer BBQ. Located in the highly sought-after Stone's Throw community, you'll have access to top-rated schools, shopping, dining, and entertainment options. Don't miss out on the opportunity to make this beautiful home yours! Super LOW HOA and no CDD. Roof and HVAC are newer, roof - 2020 and hvac -2019 Being sold as-is.

Land, Site, and Tax Information

Legal Desc: STONE'S THROW PB 88 PG 50 LOT 47
SE/TP/RG: 15-27-23
Subdivision #:
Between US 1 & River:
Tax ID: 23-27-15-000974-000470
Taxes: \$3,039
Homestead: No

Ownership: Fee Simple
Flood Zone: X
Floors in Unit/Home: One
Book/Page: 88/50
Total # of Floors:
Land Lease Y/N: No
Lot Dimensions: 91x115

Zoning: 0100
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2022
AG Exemption YN:
CDD: No **Annual CDD Fee:**
Complex/Comm Name:
Flood Zone Date:
Floor #:
Census Block:
Bldg Name/#:
Total Units:
Lot Size Acres: 0.24

Block/Parcel:
Front Exposure: West
Lot #: 47
Other Exemptions:
Flood Zone Panel:
Planned Unit Dev:
Census Tract:
Lot Size: 10,463 SqFt / 972 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Central, Electric
Utilities: Public
Sewer: Public Sewer
Water: Public
Fireplace: No
Heated Area Source: Public Records

Appliances Incl: Convection Oven, Dishwasher, Refrigerator
Flooring Covering: Ceramic Tile
Interior Feat: High Ceiling(s), Open Floorplan

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First	15x13	Ceramic Tile		
Primary Bathroom	First	8x8	Ceramic Tile		
Bedroom 2	First	11x9	Ceramic Tile		
Bedroom 3	First	11x10	Ceramic Tile		
Living Room	First	14x17	Ceramic Tile		
Dining Room	First	11x11	Ceramic Tile		
Kitchen	First	10x15	Ceramic Tile		

Exterior Information

Ext Construction: Block, Stucco
Roof: Shingle
Property Description:
Ext Features: Private Mailbox
Pool: None
Pool Features:
Patio And Porch Features: Rear Porch, Screened
Foundation: Slab
Garage/Parking Features: Driveway
Road Surface Type: Paved

Garage Dim:
Architectural Style:
Pool Dimensions:
Spa:

Green Features

Disaster Mitigation:
Solar Panel Ownership:

Green Water Features:

Community Information

HOA / Comm Assn: Yes
HOA Pmt Sched: Annually
Assn/Manager Name: Brenda Tuner-7130 Pebble Pass Loop
Assn/Manager Phone:
Master Assn/Name: No
Condo Fee:
Max Pet Wt:

HOA Fee: \$110.00 / Required
Mo Maint\$(add HOA):
Assn/Manager Email:
Assn/Manager URL:
Master Assn Fee:
Other Fee:
Pet Restrictions: Buyer/buyer's Agent to verify with HOA any and all restrictions
Years of Ownership Prior to Leasing Required: No

Master Assn Ph:
Housing for Older Per: No

Association Approval Required: No
Lease Restrictions: No
Additional Lease Restrictions: Buyer/Buyer's Agent to Verify any restrictions with HOA Management Company

Realtor Information

List Agent: Elena Chinea Ivani
List Agent E-mail: elenaviphomes@gmail.com

List Agent ID: 261559165
List Agent Fax: 813-423-6607

List Agent Direct: 347-524-9674
List Agent Cell: 347-524-9674
Call Center #:
List Office ID: 779257
List Office Phone: 813-598-6841
LP/SqFt: \$194.08
Expiration Date:

List Office: GREEN STAR REALTY, INC.
Original Price: \$330,000
On Market Date: 04/27/2023
Previous Price: \$309,000
Representation:
Occupant Type: Vacant
Possession: Close of Escrow
Owner: VSP2 HOMES 4 LLC
Financing Avail: Cash, Conventional, FHA, VA Loan
Contract Status: Appraisal, Financing, Inspections
Contract: 04/04/2024
Selling Agent:
Dual Variable Compensation: No
Single Agent: 2.4%
Realtor Info: As-Is
Confidential Info:
Showing Instructions: Use ShowingTime Button
Showing Considerations:
Driving Directions: From Duff Road turn onto Pebble Pass Loop

List Office Fax: 813-423-6607
Price Change: 08/31/2023
Listing Service Type: Full Service

Owner Phone:
Listing Type: Exclusive Right To Sell
Days to Cont: 343
Exp Clsg Date: 05/16/2024

Sell Office:
Non-Rep: \$100
Trans Broker: 2.4%

2302 Duff Rd, Lakeland, FL 33810-2100, Polk County 📍 Pending Listing

APN: 23-27-15-000950-000880 CLIP: 2400686436

	MLS Beds	MLS Full Baths	Half Baths	MLS List Price	MLS List Date
	3	2	N/A	\$240,000	03/20/2024
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,412	15,773	1978	SFR	

OWNER INFORMATION			
Owner	Vinatta Investment Group LLC	Mailing Zip	32746
Mailing Label Owner Name	Vinatta Investment Group LLC	Mailing ZIP + 4	3567
Mailing Address	2601 W Lake Mary Blvd Ste 129	Mailing Carrier Route	C001
Mailing City & State	Lake Mary, FL	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$341,009	School District	POLK
Median Home Value Rating	5 / 10	Family Friendly Score	54 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	59 / 100	Walkable Score	18 / 100
Total Incidents (1 yr)	97	Q1 Home Price Forecast	\$372,070
Standardized Test Rank	21 / 100	Last 2 Yr Home Appreciation	15%

LOCATION INFORMATION			
Neighborhood	Sheffield	Census Block	00
Neighborhood Code	310320-310320	Census Block Group	3
Subdivision	Sheffield Sub	Zoning	R-1
Subdivision #	950	Zoning Description	Res. No More Than 3 Units/Acre-R-1
Township	27	School District Name	Polk County SD
Range	23	Map 1	27-23-15
Section	15	Map 2	27-23-15
Lot	88	Flood Zone Code	X
Property ZIP	33810	Within 250 Feet of Multiple Flood Zone	No
Property ZIP 4	2100	Flood Zone Panel	12105C0163G
Property Carrier Route	R006	Flood Zone Date	12/22/2016
Census Tract	121.13		

TAX INFORMATION			
Folio/Strap/PID (1)	23-27-15-000950-000880	% Improved	86%
Folio/Strap/PID (2)	15-27-23-000950-000880	Tax Area	90000
Folio/Strap/PID (3)	232715000950000880	Total Taxable Value	\$46,547
Account Number	52723000	Plat Book-Page	65-38
Legal Description	SHEFFIELD SUB PB 65 PG 38 LOT 88		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Just Value - Total	\$224,892	\$200,501	\$150,479
Just Value - Land	\$32,000	\$27,000	\$24,000
Just Value - Improved	\$192,892	\$173,501	\$126,479
Assessed Value - Total	\$96,547	\$93,735	\$91,005
YOY Assessed Change (\$)	\$2,812	\$2,730	
YOY Assessed Change (%)	3%	3%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$1,194		
2022	\$1,203	\$9	0.75%
2023	\$1,273	\$70	5.83%

CHARACTERISTICS			
County Use Description	Sngl Fam Res To 2.49 Ac-0100	Cooling Type	Central
State Use Description	Single Family-01	Porch	Screened/Unfinished Porch
Land Use - CoreLogic	SFR	Garage Type	Att Garg/Unf
Building Type	Single Family	Garage Sq Ft	384
Year Built	1978	Roof Type	Gable

Effective Year Built	1978
Living Square Feet	1,412
Total Building Sq Ft	1,876
Heated Sq Ft	1,412
Ground Level Sq Ft	1,412
Stories	1
Total Units	1
Bedrooms	3
Total Baths	2
Full Baths	2
Fireplace	Y
Fireplaces	1

Roof Material	Shingle
Roof Shape	Gable
Construction	Masonry
Interior Wall	Drywall
Exterior	Stucco
Floor Cover	Carpet
Foundation	Concrete
Lot Sq Ft	15,773
Lot Acres	0.3621
Lot Frontage	103
Lot Depth	152

FEATURES

Feature Type	Size/Qty	Year Built	Value
Screen Room 1000	1	1985	\$1,000
Building Description		Building Size	
Base Area		1,412	
Unfin Screen Porch		80	
Unfin Garage		384	

ESTIMATED VALUE

RealAVM™	\$257,400	Confidence Score	94
RealAVM™ Range	\$234,300 - \$280,500	Forecast Standard Deviation	9
Value As Of	04/25/2024		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

Estimated Value	1952	Cap Rate	5.3%
Estimated Value High	2124	Forecast Standard Deviation (FSD)	0.09
Estimated Value Low	1780		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing Number	06188921	MLS Listing Date	03/20/2024
MLS Status	Pending	MLS Listing Price	\$240,000
MLS DOM	33	MLS Orig. Listing Price	\$255,000
MLS Status Change Date	05/02/2024	MLS Listing Agent	261225159-Tyler Gibson, LLC
MLS Area	33810 - LAKELAND	MLS Listing Broker	EXP REALTY LLC

MLS Listing #	U7584036
MLS Status	Sold
MLS Listing Date	05/27/2013
MLS Listing Price	\$66,000
MLS Orig Listing Price	\$70,000
MLS Sale Date	12/11/2013
MLS Sale Price	\$60,000
MLS Expiration Date	05/25/2014

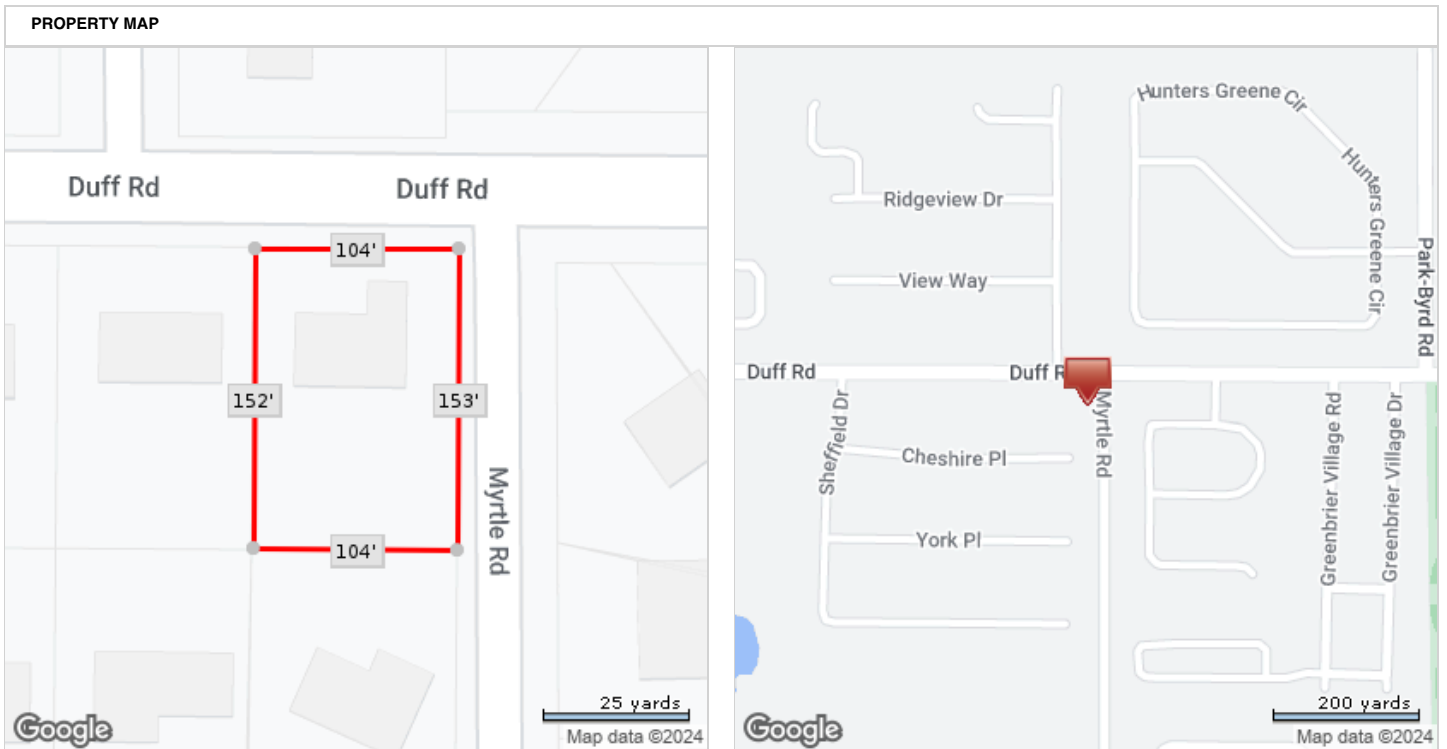
LAST MARKET SALE & SALES HISTORY

Last Mkt Sale Date	03/11/2024	Owner	Vinatta Investment Group LLC
Last Mkt Recording Date	03/13/2024	Seller	Zhou Yuping
Sale Price	\$167,500	Title Company	Federal Title Ins Agency Inc
Price Per Sq Ft	\$118.63	County Doc Link	59390
Deed Type	Warranty Deed	Document Number	13040-666

Recording Date	03/13/2024	12/20/2013	12/20/2013	06/09/2004	05/25/2000
Sale Date	03/11/2024	12/09/2013	12/09/2013	05/24/2004	04/12/2000
Sale Price	\$167,500	\$60,000		\$58,000	

Nominal			Y		Y
Document Type	Warranty Deed	Warranty Deed	Quit Claim Deed	Warranty Deed	Deed (Reg)
Buyer Name	Vinatta Investment Group LLC	Su Pei X	Carpenter Scott R	Carpenter Susan	Saloomey Mary A
Buyer Name 2		Zhou Yuping			
Seller Name	Zhou Yuping	Carpenter Scott R	Carpenter Scott R	Saloomey Mary	Saloomey Gabriel G
Title Company	Federal Title Insurance Agency Inc	Attorney Only	Attorney Only	United Title	
Document Number	13040-666	9139-651	9139-649	5808-2007	4463-1589
County Doc Link	59390	232991	9139000649	116164	4463001589

Recording Date	02/10/1993				
Sale Date	12/11/1992		12/1978	06/1978	
Sale Price	\$1,500		\$41,900	\$5,600	
Nominal	Y				
Document Type	Quit Claim Deed		Warranty Deed	Warranty Deed	
Buyer Name	Hill Dan		Saloomey Gabriel G	Lakeland Imperial Bu	
Buyer Name 2					
Seller Name	Internal Revenue Svc		Lakeland Imperial Bu	Jobb Properties Inc	
Title Company					
Document Number	3200-419		1850-1564	1821-1098	
County Doc Link	3200000419		1850001564	1821001098	



*Lot Dimensions are Estimated