

Comparable Property Detail Report

For Property Located At

2004 SW BIRD AVE, PORT SAINT LUCIE FL 34953-2100

25 Comparable(s) Found.

	Subject	Low	High	Average
Sale Price	44900	51500	263500	124668
Bldg/Living Area	2118	1180	2604	1918
Price Sqft	3.86		101.19	55.14
Year Built	2006	1987	2008	2001
Lot Area	11625	10000	20625	11713
Bedrooms	4	3	4	3
Bathrooms	2	2	3	2
Stories	1	1	1	1
Total Value	132000	57700	176300	120920
Distance From Subject		0.04	0.48	0.39

Comparable Number: 1	Distance From Subject: 0.04
2172 SW TAMPICO ST, PORT SAINT LUCIE FL 34953-2117 C041	

Owner Information:

Owner Name:	TEIXEIRA CARLES V		
Mailing Address:	2172 SW TAMPICO ST, PORT SAINT LUCIE FL 34953-2117 C041		
Phone Number:	Vesting Codes:	//	
Owner Occupied Indicator:	Y	Pending Record Indicator:	N
Corporate Owner:			

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 31- BLK 1751 LOT 30 (MAP 43/11N) (OR 3134-619)		
County:	ST LUCIE, FL	APN:	34-20-650-1695-0001
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-650-1695-000-1
Township-Range-Sect:	37-39-11	Subdivision:	PORT ST LUCIE SEC 31
Legal Book/Page:	43-641	Map Reference:	110C/ 43-11N
Legal Lot:	30	Tract #:	
Legal Block:	1751	School District:	ST. LUCIE COUNTY SD
Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	JA01		

Owner Transfer Information:

Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			

Last Market Sale Information:

Recording/Sale Date:	10/06/2009 /08/06/2009	1st Mtg Amount/Type:	\$83,200/ CONVENTIONAL
Sale Price:	\$104,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Term:	30
Document #:	3134-619	1st Mtg Document #:	3134-621
Instrument #:	000003398001	1st Mtg Instrument #:	000003398002
Book/Page:	3134-619	1st Mtg Book/Page:	3134-621
Deed Type:	SPECIAL WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$48
Cash Down Payment:		Stamps Amount:	\$728
Title Company:			
Lender:	FOURTH FED'L SVGS BK		
Seller Name:	US BANK NA		

Prior Sale Information:

Prior Rec/Sale Date:	09/26/2005 / 09/14/2005	Prior Deed Type:	WARRANTY DEED
Prior Sale Price:	\$305,000	Prior Lender:	MORTGAGE LENDERS NETWORK USA
Prior Sale Type:		Prior 1st Mtg Amt/Type:	\$244,000/CONVENTIONAL
Prior Doc Number:	2372-514	Prior 1st Mtg Int. Rate/Type:	6.65/ ADJUSTABLE INT RATE LOAN
Prior Instrument #:	000002715129	Prior Stamps Amount:	\$2,135
Prior Book/Page:	2372-514		

Site Information:

Land Use:	SFR	Acres:	.4735	County Use:	
Flood Zone:	X	Lot Area:	20,625	State Use:	SINGLE FAMILY
Flood Panel:	1202870275F	Lot Width/Depth:	165x 125	Site Influence:	
Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$149,700	Assessed Year:	2009	Property Tax:	\$3,116
Land Value:	\$33,000	Improve %:	78%	Tax Area:	0011
Improvement Value:	\$116,700	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$99,700	Fire Dist:		Tax Exemption:	HOMESTEAD
Market Value:	\$149,700	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	3,094	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	2,172	Garage Area:	462	Heat Type:	FORCED AIR
Tot Adj Area:	2,172	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	2,172	Parking Spaces:		Exterior wall:	CONCRETE STUCCO
Base/Main Area:	2,172	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	SLAB
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	GABLE
Addition Area:		Porch Type:	SCREENED PORCH	Roof Frame:	
Total Rooms:	9	Porch 1 Area:	460	Roof Material:	ASPHALT SHINGLE
Bedrooms:	4	Porch 2 Area:		Floor Type:	
Bath(F/H):	2/	Patio Type:	PATIO	Floor Cover:	CARPET
Total Baths/Fixtures:	2/	Patio 1 Area:	658	Style:	
Year Built / Eff:	1987/ 1987	Pool:	SPA	Quality:	AVERAGE
Fireplace:	Y/ 1	Pool Area:	60	Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
DRIV-CONCRET	S	765			1987	
POOL DK-AVG	S	658			1987	
POOL HEATER	U	1			1987	
SPA-HOT TUB	S	60			1987	
RES POOL AVG	S	512			1987	
BASE AREA	S	2,172				
GARAGE ATTACHED AVERAGE	S	462				
SCREEN PORCH ATTACHED AV	S	460				

Comparable Number: 2	Distance From Subject: 0.18
2106 SW HYACINTH ST, PORT SAINT LUCIE FL 34953-2182 C041	

Owner Information:

Owner Name:	WILLIAMS LARRY D SR / WILLIAMS CHARLOTTA L
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Mailing Address:	2106 SW HYACINTH ST, PORT SAINT LUCIE FL 34953-2182 C041		
Phone Number:	Vesting Codes:	HUSBAND/WIFE//	
Owner Occupied Indicator:	Y	Pending Record Indicator:	N
Corporate Owner:			

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 31- BLK 1753 LOT 35 (MAP 43/02S) (OR 3042-28)		
County:	ST LUCIE, FL	APN:	34-20-650-1742-0006
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-650-1742-000-6
Township-Range-Sect:	37-39-02	Subdivision:	PORT ST LUCIE SEC 31
Legal Book/Page:	43-641	Map Reference:	110B/ 43-02S
Legal Lot:	35	Tract #:	
Legal Block:	1753	School District:	ST. LUCIE COUNTY SD
Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	IX08		

Owner Transfer Information:

Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			

Last Market Sale Information:

Recording/Sale Date:	12/03/2009 /11/11/2009	1st Mtg Amount/Type:	\$87,500/ PRIVATE PARTY LENDER
Sale Price:	\$125,000	1st Mtg Int. Rate/Type:	5.5/
Sale Type:		1st Mtg Term:	30
Document #:	3150-1046	1st Mtg Document #:	3150-1047
Instrument #:	000003417276	1st Mtg Instrument #:	000003417277
Book/Page:	3150-1046	1st Mtg Book/Page:	3150-1047
Deed Type:	WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$77
Cash Down Payment:		Stamps Amount:	\$875
Title Company:	INFINITI TITLE INS INC		
Lender:			
Seller Name:	CALCINA BETTY		

Prior Sale Information:

Prior Rec/Sale Date:	12/12/2008 / 12/09/2008	Prior Deed Type:	WARRANTY DEED
Prior Sale Price:	\$130,000	Prior Lender:	
Prior Sale Type:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	3042-28	Prior 1st Mtg Int. Rate/Type:	/
Prior Instrument #:	000003289238	Prior Stamps Amount:	\$910
Prior Book/Page:	3042-28		

Site Information:

Land Use:	SFR	Acres:	.2839	County Use:	
Flood Zone:	X	Lot Area:	12,366	State Use:	SINGLE FAMILY
Flood Panel:	1202870275F	Lot Width/Depth:	74.6x 165.77	Site Influence:	
Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$104,000	Assessed Year:	2009	Property Tax:	\$1,960
Land Value:	\$16,600	Improve %:	84%	Tax Area:	0011
Improvement Value:	\$87,400	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$49,111	Fire Dist:		Tax Exemption:	HOMESTEAD
Market Value:	\$104,000	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	2,638	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,629	Garage Area:	440	Heat Type:	FORCED AIR
Tot Adj Area:	1,629	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	1,629	Parking Spaces:		Exterior wall:	
Base/Main Area:	1,629	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	8	Porch 1 Area:	42	Roof Material:	
Bedrooms:	3	Porch 2 Area:	128	Floor Type:	
Bath(F/H):	2/	Patio Type:	PATIO	Floor Cover:	
Total Baths/Fixtures:	2/	Patio 1 Area:	79	Style:	
Year Built / Eff:	2003/ 2003	Pool:		Quality:	AVERAGE
Fireplace:	/	Pool Area:		Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
BASE AREA	S	1,629				
GARAGE ATTACHED AVERAGE	S	440				
OPEN PORCH ATTACHED AVER	S	42				
OPEN PORCH ATTACHED AVER	S	128				
PATIO AVERAGE PLAIN SLA	S	79				
PATIO AVERAGE PLAIN SLA	S	320				

Comparable Number: 3

Distance From Subject: 0.29

2211 SW ALMANSA AVE, PORT SAINT LUCIE FL 34953-5782 C010

Owner Information:

Owner Name:	DOWERS PETER / DOWERS DENISE				
Mailing Address:	2211 SW ALMANSA AVE, PORT SAINT LUCIE FL 34953-5782 C010				
Phone Number:		Vesting Codes:	HUSBAND/WIFE//		
Owner Occupied Indicator:	Y	Pending Record Indicator:	N		
Corporate Owner:					

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 35- BLK 1750 LOT 17 (MAP 43/10N) (OR 3109-616)				
County:	ST LUCIE, FL	APN:	34-20-670-0270-0001		
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-670-0270-000-1		
Township-Range-Sect:	37-39-10	Subdivision:	PORT ST LUCIE SEC 35		
Legal Book/Page:	10-10	Map Reference:	109D/ 43-10N		
Legal Lot:	17	Tract #:			
Legal Block:	1750	School District:	ST. LUCIE COUNTY SD		
Market Area:		Munic/Township:	PORT ST LUCIE		
Neighbor Code:	IX08				

Owner Transfer Information:

Recording/Sale Date:	/	Sale Price:			
Document #:		Deed Type:			
Instrument #:		1st Mtg Document #:			
Book/Page:					

Last Market Sale Information:

Recording/Sale Date:	07/17/2009 /06/25/2009	1st Mtg Amount/Type:	\$74,400/ CONVENTIONAL		
Sale Price:	\$93,000	1st Mtg Int. Rate/Type:	/		
Sale Type:		1st Mtg Term:	30		

Document #:	3109-616	1st Mtg Document #:	3109-618
Instrument #:	000003367952	1st Mtg Instrument #:	000003367953
Book/Page:	3109-616	1st Mtg Book/Page:	3109-618
Deed Type:	SPECIAL WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$70
Cash Down Payment:		Stamps Amount:	\$651
Title Company:	NEW HOUSE TITLE LLC		
Lender:	BANK OF AMERICA		
Seller Name:	FEDERAL NATL MTG ASSN FNMA		

Prior Sale Information:

Prior Rec/Sale Date:	08/10/2007 / 07/31/2007	Prior Deed Type:	WARRANTY DEED
Prior Sale Price:	\$212,200	Prior Lender:	FLAGSTAR BK FSB
Prior Sale Type:		Prior 1st Mtg Amt/Type:	\$212,200/CONVENTIONAL
Prior Doc Number:	2864-1321	Prior 1st Mtg Int. Rate/Type:	6.75/ ADJUSTABLE INT RATE LOAN
Prior Instrument #:	000003094016	Prior Stamps Amount:	\$1,485
Prior Book/Page:	2864-1321		

Site Information:

Land Use:	SFR	Acres:	.2324	County Use:	
Flood Zone:	X	Lot Area:	10,125	State Use:	SINGLE FAMILY
Flood Panel:	1202870275F	Lot Width/Depth:	78.53x 128.93	Site Influence:	
Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$90,500	Assessed Year:	2009	Property Tax:	\$1,540
Land Value:	\$15,900	Improve %:	82%	Tax Area:	0011
Improvement Value:	\$74,600	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$40,500	Fire Dist:		Tax Exemption:	HOMESTEAD
Market Value:	\$90,500	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	1,716	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,321	Garage Area:	380	Heat Type:	FORCED AIR
Tot Adj Area:	1,321	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	1,321	Parking Spaces:		Exterior wall:	SHEATHING/WOOD
Base/Main Area:	1,321	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	HIP
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	8	Porch 1 Area:	15	Roof Material:	ASPHALT SHINGLE
Bedrooms:	3	Porch 2 Area:		Floor Type:	
Bath(F/H):	2/	Patio Type:	PATIO	Floor Cover:	CARPET
Total Baths/Fixtures:	2/	Patio 1 Area:	482	Style:	
Year Built / Eff:	1996/ 1996	Pool:	POOL	Quality:	AVERAGE
Fireplace:	Y/ 1	Pool Area:	874	Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
3CNT	U	1			1996	
POOL ENC-AVG	S	874			1999	

VINYLFENCES'	S	522	2005
POOL DK-AVG	S	482	1999
SITE DEV S-F	U	1	2001
RES POOL AVG	S	392	1999
BASE AREA	S	1,321	
GARAGE 60	S	380	
OPEN PORCH 30	S	15	

Comparable Number: 4

Distance From Subject: 0.37

2098 SW PRUITT ST, PORT SAINT LUCIE FL 34953-7434 C041

Owner Information:

Owner Name:	ZENAR ROSE M		
Mailing Address:	1180 NE 204TH TER, MIAMI FL 33179-2640 C038		
Phone Number:	Vesting Codes:	SINGLE WOMAN//	
Owner Occupied Indicator:	Y	Pending Record Indicator:	N
Corporate Owner:			

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 35- BLK 1765 LOT 37 (MAP 43/03S) (OR 3134-359)		
County:	ST LUCIE, FL	APN:	34-20-670-0618-0003
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-670-0618-000-3
Township-Range-Sect:	37-39-03	Subdivision:	PORT ST LUCIE SEC 35
Legal Book/Page:	10-10	Map Reference:	109A/ 43-03S
Legal Lot:	37	Tract #:	
Legal Block:	1765	School District:	ST. LUCIE COUNTY SD
Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	IX08		

Owner Transfer Information:

Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			

Last Market Sale Information:

Recording/Sale Date:	10/06/2009 / 09/30/2009	1st Mtg Amount/Type:	\$75,000/ CONVENTIONAL
Sale Price:	\$105,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Term:	30
Document #:	3134-359	1st Mtg Document #:	3134-360
Instrument #:	000003397952	1st Mtg Instrument #:	000003397953
Book/Page:	3134-359	1st Mtg Book/Page:	3134-360
Deed Type:	WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$53
Cash Down Payment:		Stamps Amount:	\$735
Title Company:	CHELSEA TITLE COMPANY		
Lender:	BANK OF AMERICA		
Seller Name:	RUIZ MARISOL		

Prior Sale Information:

Prior Rec/Sale Date:	09/30/2005 / 09/16/2005	Prior Deed Type:	WARRANTY DEED
Prior Sale Price:	\$267,000	Prior Lender:	CHASE BK USA NA
Prior Sale Type:		Prior 1st Mtg Amt/Type:	\$213,600/CONVENTIONAL
Prior Doc Number:	2378-1007	Prior 1st Mtg Int. Rate/Type:	6/ ADJUSTABLE INT RATE LOAN
Prior Instrument #:	000002719334	Prior Stamps Amount:	\$1,869
Prior Book/Page:	2378-1007		

Site Information:

Land Use:	SFR	Acres:	.2296	County Use:	
Flood Zone:	X	Lot Area:	10,000	State Use:	SINGLE FAMILY
Flood Panel:	1202870275F	Lot Width/Depth:	x	Site Influence:	

Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$129,000	Assessed Year:	2009	Property Tax:	\$2,643
Land Value:	\$16,000	Improve %:	88%	Tax Area:	0011
Improvement Value:	\$113,000	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$79,000	Fire Dist:		Tax Exemption:	HOMESTEAD
Market Value:	\$129,000	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	2,641	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,986	Garage Area:	420	Heat Type:	FORCED AIR
Tot Adj Area:	1,986	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	1,986	Parking Spaces:		Exterior wall:	
Base/Main Area:	1,986	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	8	Porch 1 Area:	45	Roof Material:	
Bedrooms:	3	Porch 2 Area:	190	Floor Type:	
Bath(F/H):	2/	Patio Type:		Floor Cover:	
Total Baths/Fixtures:	2/	Patio 1 Area:		Style:	
Year Built / Eff:	2005/ 2005	Pool:		Quality:	EXCELLENT
Fireplace:	/	Pool Area:		Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
DRIV-CONCRET	S	752			2005	
BASE AREA	S	1,986				
GARAGE ATTACHED AVERAGE	S	420				
OPEN PORCH ATTACHED AVER	S	45				
OPEN PORCH ATTACHED AVER	S	190				

Comparable Number: 5

Distance From Subject: 0.37

1913 SW VILLANOVA RD, PORT SAINT LUCIE FL 34953-1389 C038

Owner Information:

Owner Name:	HOUTRIDES JASON		
Mailing Address:	10563 SW CAN RYB, PORT ST LUCIE FL 34987		
Phone Number:		Vesting Codes:	SINGLE MAN/ /
Owner Occupied Indicator:	Y	Pending Record Indicator:	N
Corporate Owner:			

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 11- BLK 1341 LOT 17 (MAP 43/02S) (OR 3126-23)		
County:	ST LUCIE, FL	APN:	34-20-550-1055-0006
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-550-1055-000-6
Township-Range-Sect:	37-39-02	Subdivision:	PORT ST LUCIE SEC 11
Legal Book/Page:	1130-27	Map Reference:	110B/ 43-02S
Legal Lot:	17	Tract #:	
Legal Block:	1341	School District:	ST. LUCIE COUNTY SD

Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	PR07		
Owner Transfer Information:			
Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			
Last Market Sale Information:			
Recording/Sale Date:	11/02/2009 / 10/13/2009	1st Mtg Amount/Type:	/
Sale Price:	\$51,500	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Term:	
Document #:	3141-2250	1st Mtg Document #:	
Instrument #:	000003407298	1st Mtg Instrument #:	
Book/Page:	3141-2250	1st Mtg Book/Page:	
Deed Type:	SPECIAL WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$44
Cash Down Payment:		Stamps Amount:	\$360
Title Company:	WATSON TITLE INSURANCE INC		
Lender:			
Seller Name:	NATIONSTAR MTG LLC		
Prior Sale Information:			
Prior Rec/Sale Date:	07/15/2004 / 07/13/2004	Prior Deed Type:	WARRANTY DEED
Prior Sale Price:	\$144,000	Prior Lender:	MORTGAGE DISCOUNTERS INC
Prior Sale Type:		Prior 1st Mtg Amt/Type:	\$144,000/CONVENTIONAL
Prior Doc Number:	2017-1218	Prior 1st Mtg Int. Rate/Type:	/ FIXED RATE LOAN
Prior Instrument #:	000002440471	Prior Stamps Amount:	\$1,008
Prior Book/Page:	2017-1218		
Site Information:			
Land Use:	SFR	Acres:	.2361
Flood Zone:	X	Lot Area:	10,285
Flood Panel:	1202870275F	Lot Width/Depth:	82.28x 125
Flood Panel Date:	08/19/1991	Usable Lot:	
Res/Comm Units:	1/	Lot Shape:	
# of Buildings:	1	Bldg Width/Depth:	x
Zoning:		Building Class:	
			County Use:
			State Use: SINGLE FAMILY
			Site Influence:
			Sewer Type:
			Topography:
			Water Type:
			Water District:
Tax Information:			
Total Value:	\$57,700	Assessed Year:	2009
Land Value:	\$14,000	Improve %:	76%
Improvement Value:	\$43,700	Dist:	0011
Total Taxable Value:	\$25,000	Fire Dist:	
Market Value:	\$57,700	Garbage Dist:	
		Delinquent year:	
			Property Tax: \$1,048
			Tax Area: 0011
			Tax Year: 2009
			Tax Exemption: HOMESTEAD
			Equal Rate:
			Equal Year:
Property Characteristics:			
Gross Area:	1,616	Parking Type:	ATTACHED GARAGE
Living Area:	1,180	Garage Area:	264
Tot Adj Area:	1,180	Garage 2 Area:	
Above Grade:		Garage Capacity:	
Ground Floor Area:	1,180	Parking Spaces:	
Base/Main Area:	1,180	Carport Area:	
Upper Area:		Basement Area:	
2nd Floor Area:		Finish Bsmnt Area:	
3rd Floor Area:		Basement Type:	
Rentable Area:		Attic Type:	
Addition Area:		Porch Type:	OPEN PORCH
Total Rooms:	8	Porch 1 Area:	72
Bedrooms:	3	Porch 2 Area:	
Bath(F/H):	2/	Patio Type:	PATIO
			Construction:
			Heat Type: FORCED AIR
			Heat Fuel:
			Parcel Fuel: ELECTRIC
			Exterior wall: STUCCO/WOOD
			Interior wall:
			Foundation: SLAB
			Air Cond: YES
			Roof Type:
			Roof Shape: HIP
			Roof Frame:
			Roof Material: CLAY TILE
			Floor Type:
			Floor Cover: CARPET

Total Baths/Fixtures:	2/	Patio 1 Area:	100	Style:		
Year Built / Eff:	1989/ 1989	Pool:		Quality:	AVERAGE	
Fireplace:	/	Pool Area:		Condition:		
Fireplace Description:				# of Stories:	1	
Basement Description:				Other Rooms:		
Other Improvements:						
Bldg Comments:						
Parcel Comments:						
Extra Features:						
Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
3CCT	U	1			1989	
SITE DEV S-F	U	1			2001	
BASE AREA	S	1,180				
GARAGE 60	S	264				
OPEN PORCH 30	S	72				
PATIO 10	S	100				

Comparable Number: 6	Distance From Subject: 0.38
2092 SW PRUITT ST, PORT SAINT LUCIE FL 34953-7434 C041	

Owner Information:

Owner Name:	ALLEGRETTI GARY R		
Mailing Address:	11758 BANYAN ST, PALM BEACH GARDENS FL 33410-2604 C009		
Phone Number:	Vesting Codes:	SINGLE MAN/ /	
Owner Occupied Indicator:	N	Pending Record Indicator:	N
Corporate Owner:			

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 35- BLK 1765 LOT 38 (MAP 43/03S) (OR 3117-2718)		
County:	ST LUCIE, FL	APN:	34-20-670-0619-0000
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-670-0619-000-0
Township-Range-Sect:	37-39-03	Subdivision:	PORT ST LUCIE SEC 35
Legal Book/Page:	10-10	Map Reference:	109A/ 43-03S
Legal Lot:	38	Tract #:	
Legal Block:	1765	School District:	ST. LUCIE COUNTY SD
Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	IX08		

Owner Transfer Information:

Recording/Sale Date:	11/19/2009 / 11/06/2009	Sale Price:	
Document #:	3146-1936	Deed Type:	CORRECTION DEED
Instrument #:	000003412986	1st Mtg Document #:	
Book/Page:	3146-1936		

Last Market Sale Information:

Recording/Sale Date:	08/13/2009 /08/04/2009	1st Mtg Amount/Type:	/
Sale Price:	\$104,900	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Term:	
Document #:	3117-2718	1st Mtg Document #:	
Instrument #:	000003378104	1st Mtg Instrument #:	
Book/Page:	3117-2718	1st Mtg Book/Page:	
Deed Type:	SPECIAL WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$53
Cash Down Payment:		Stamps Amount:	\$734
Title Company:	ATTORNEY ONLY		
Lender:			
Seller Name:	FEDERAL NATL MTG ASSN FNMA		

Prior Sale Information:

Prior Rec/Sale Date:	08/03/2005 / 07/15/2005	Prior Deed Type:	WARRANTY DEED
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Prior Sale Price:	\$259,900	Prior Lender:	COUNTRYWIDE HM LNS INC
Prior Sale Type:		Prior 1st Mtg Amt/Type:	\$207,920/CONVENTIONAL
Prior Doc Number:	2321-2092	Prior 1st Mtg Int. Rate/Type:	/ FIXED RATE LOAN
Prior Instrument #:	000002680441	Prior Stamps Amount:	\$1,819
Prior Book/Page:	2321-2092		

Site Information:

Land Use:	SFR	Acres:	.2296	County Use:	
Flood Zone:	X	Lot Area:	10,000	State Use:	SINGLE FAMILY
Flood Panel:	1202870275F	Lot Width/Depth:	x	Site Influence:	
Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$128,100	Assessed Year:	2009	Property Tax:	\$3,342
Land Value:	\$16,000	Improve %:	88%	Tax Area:	0011
Improvement Value:	\$112,100	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$128,100	Fire Dist:		Tax Exemption:	
Market Value:	\$128,100	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	2,483	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,986	Garage Area:	420	Heat Type:	FORCED AIR
Tot Adj Area:	1,986	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	1,986	Parking Spaces:		Exterior wall:	
Base/Main Area:	1,986	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	8	Porch 1 Area:	45	Roof Material:	
Bedrooms:	3	Porch 2 Area:		Floor Type:	
Bath(F/H):	2/	Patio Type:	PATIO	Floor Cover:	
Total Baths/Fixtures:	2/	Patio 1 Area:	32	Style:	
Year Built / Eff:	2005/ 2005	Pool:		Quality:	EXCELLENT
Fireplace:	/	Pool Area:		Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
DRIV-CONCRET	S	752			2005	
BASE AREA	S	1,986				
GARAGE ATTACHED AVERAGE	S	420				
OPEN PORCH ATTACHED AVER	S	45				
PATIO AVERAGE PLAIN SLA	S	32				

Comparable Number: 7	Distance From Subject: 0.38
1985 SW LEAFY RD, PORT SAINT LUCIE FL 34953-1328 C009	

Owner Information:

Owner Name:	YORKSHIRE AMERICA VALUE FUND I		
Mailing Address:	1801 N FLAGLER DR #814, WEST PALM BEACH FL 33407-6562 C002		
Phone Number:	Vesting Codes:	// CORPORATION	
Owner Occupied Indicator:	N	Pending Record Indicator:	N

Corporate Owner: Y

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 11- BLK 1334 LOT 2 (MAP 43/02S) (OR 3101-1407)		
County:	ST LUCIE, FL	APN:	34-20-550-0901-0005
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-550-0901-000-5
Township-Range-Sect:	37-39-02	Subdivision:	PORT ST LUCIE SEC 11
Legal Book/Page:	1130-27	Map Reference:	110B/ 43-02S
Legal Lot:	2	Tract #:	
Legal Block:	1334	School District:	ST. LUCIE COUNTY SD
Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	PR07		

Owner Transfer Information:

Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			

Last Market Sale Information:

Recording/Sale Date:	06/22/2009 /06/05/2009	1st Mtg Amount/Type:	/
Sale Price:	\$90,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Term:	
Document #:	3101-1407	1st Mtg Document #:	
Instrument #:	000003359114	1st Mtg Instrument #:	
Book/Page:	3101-1407	1st Mtg Book/Page:	
Deed Type:	WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:	MULTI	Price Per SqFt:	
Cash Down Payment:		Stamps Amount:	\$630
Title Company:	INTERTITLE GRP LLC		
Lender:			
Seller Name:	DELRISCO SONIA O		

Prior Sale Information:

Prior Rec/Sale Date:	09/12/2007 / 09/07/2007	Prior Deed Type:	WARRANTY DEED
Prior Sale Price:	\$244,500	Prior Lender:	
Prior Sale Type:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	2878-1844	Prior 1st Mtg Int. Rate/Type:	/
Prior Instrument #:	000003107046	Prior Stamps Amount:	\$1,712
Prior Book/Page:	2878-1844		

Site Information:

Land Use:	SFR	Acres:	.2296	County Use:	
Flood Zone:		Lot Area:	10,000	State Use:	SINGLE FAMILY
Flood Panel:		Lot Width/Depth:	x	Site Influence:	
Flood Panel Date:		Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$87,000	Assessed Year:	2009	Property Tax:	\$2,403
Land Value:	\$13,600	Improve %:	84%	Tax Area:	0011
Improvement Value:	\$73,400	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$87,000	Fire Dist:		Tax Exemption:	
Market Value:	\$87,000	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	3,489	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,490	Garage Area:	460	Heat Type:	FORCED AIR
Tot Adj Area:	1,490	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC

Ground Floor Area:	1,490	Parking Spaces:		Exterior wall:	
Base/Main Area:	1,490	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Addition Area:		Porch Type:		Roof Frame:	
Total Rooms:	8	Porch 1 Area:	168	Roof Material:	
Bedrooms:	3	Porch 2 Area:	18	Floor Type:	
Bath(F/H):	2/	Patio Type:	PATIO	Floor Cover:	
Total Baths/Fixtures:	2/	Patio 1 Area:	603	Style:	
Year Built / Eff:	1990/ 1990	Pool:	POOL	Quality:	AVERAGE
Fireplace:	/	Pool Area:	993	Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
POOL ENC-AVG	S	993			1994	
POOL DK-AVG	S	603			1994	
RES POOL AVG	S	390			1994	
ALUMINUM SCREEN ENCLOSUR	S	168				
BASE AREA	S	1,490				
GARAGE ATTACHED AVERAGE	S	460				
SCREEN ENCLOSURE FOR SKE	S	993				
OPEN PORCH ATTACHED AVER	S	18				
SCREEN PORCH ATTACHED AV	S	360				

Comparable Number: 8

Distance From Subject: 0.39

2361 SW MADRID RD, PORT SAINT LUCIE FL 34953-2114 C010

Owner Information:

Owner Name:	CRUZ KEVIN / TASTANIS BETTY		
Mailing Address:	2361 SW MADRID RD, PORT SAINT LUCIE FL 34953-2114 C010		
Phone Number:	(772) 204-2135	Vesting Codes:	//
Owner Occupied Indicator:	Y	Pending Record Indicator:	N

Corporate Owner:

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 31- BLK 1748 LOT 11 (MAP 43/11N) (OR 3133-223)		
County:	ST LUCIE, FL	APN:	34-20-650-1615-0007
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-650-1615-000-7
Township-Range-Sect:	37-39-11	Subdivision:	PORT ST LUCIE SEC 31
Legal Book/Page:	43-641	Map Reference:	110C/ 43-11N
Legal Lot:	11	Tract #:	
Legal Block:	1748	School District:	ST. LUCIE COUNTY SD
Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	IX08		

Owner Transfer Information:

Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			

Last Market Sale Information:

Recording/Sale Date:	10/01/2009 /09/24/2009	1st Mtg Amount/Type:	\$135,500/ FHA
Sale Price:	\$138,000	1st Mtg Int. Rate/Type:	5.875/
Sale Type:		1st Mtg Term:	30
Document #:	3133-223	1st Mtg Document #:	3133-224

Instrument #:	000003396783	1st Mtg Instrument #:	000003396784
Book/Page:	3133-223	1st Mtg Book/Page:	3133-224
Deed Type:	WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	
Cash Down Payment:		Stamps Amount:	\$966
Title Company:	ST LUCIE TITLE SVCS INC		
Lender:	MICHIGAN MUTUAL INC		
Seller Name:	JAL HOLDINGS LLC		

Prior Sale Information:

Prior Rec/Sale Date:	04/07/2008 / 03/28/2008	Prior Deed Type:	SPECIAL WARRANTY DEED
Prior Sale Price:	\$83,000	Prior Lender:	
Prior Sale Type:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	2958-542	Prior 1st Mtg Int. Rate/Type:	/
Prior Instrument #:	000003190151	Prior Stamps Amount:	\$581
Prior Book/Page:	2958-542		

Site Information:

Land Use:	SFR	Acres:	.3091	County Use:	
Flood Zone:	X	Lot Area:	13,465	State Use:	SINGLE FAMILY
Flood Panel:	1202870275F	Lot Width/Depth:	97.93x 137.5	Site Influence:	
Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$116,500	Assessed Year:	2009	Property Tax:	\$3,460
Land Value:	\$19,400	Improve %:	83%	Tax Area:	0011
Improvement Value:	\$97,100	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$116,500	Fire Dist:		Tax Exemption:	
Market Value:	\$116,500	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	2,680	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,780	Garage Area:	420	Heat Type:	FORCED AIR
Tot Adj Area:	1,780	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	1,780	Parking Spaces:		Exterior wall:	
Base/Main Area:	1,780	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	8	Porch 1 Area:	312	Roof Material:	
Bedrooms:	4	Porch 2 Area:	168	Floor Type:	
Bath(F/H):	2/	Patio Type:		Floor Cover:	
Total Baths/Fixtures:	2/	Patio 1 Area:		Style:	
Year Built / Eff:	2008/ 2008	Pool:		Quality:	AVERAGE
Fireplace:	/	Pool Area:		Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
DRIV-CONCRET	S	720			2008	
BASE AREA	S	1,780				
GARAGE ATTACHED AVERAGE	S	420				

OPEN PORCH ATTACHED AVER	S	312
OPEN PORCH ATTACHED AVER	S	168

Comparable Number: 9 **Distance From Subject: 0.39**
2217 SW NATEMA RD, PORT SAINT LUCIE FL 34953-5734 C010

Owner Information:

Owner Name: MORGAN SCOTT C / MORGAN CHARLENE A
Mailing Address: 3200 S ST, FORT PIERCE FL 34982
Phone Number: Vesting Codes: HUSBAND/WIFE//
Owner Occupied Indicator: N Pending Record Indicator: N
Corporate Owner:

Location Information:

Legal Description: PORT ST LUCIE-SECTION 35- BLK 1767 LOT 8 (MAP 43/10N) (OR 2104-2150)
County: ST LUCIE, FL APN: 34-20-670-0632-0007
Census Tract / Block: 0021.05/ 4 Alternate APN: 3-4-20-670-0632-000-7
Township-Range-Sect: 37-39-10 Subdivision: PORT ST LUCIE SEC 35
Legal Book/Page: 10-10 Map Reference: 109D/ 43-10N
Legal Lot: 8 Tract #:
Legal Block: 1767 School District: ST. LUCIE COUNTY SD
Market Area: Munic/Township: PORT ST LUCIE
Neighbor Code: IX08

Owner Transfer Information:

Recording/Sale Date: / Sale Price:
Document #: Deed Type:
Instrument #: 1st Mtg Document #:
Book/Page:

Last Market Sale Information:

Recording/Sale Date: 12/16/2009 /12/16/2009 1st Mtg Amount/Type: \$114,880/ FHA
Sale Price: \$117,000 1st Mtg Int. Rate/Type: /
Sale Type: 1st Mtg Term: 30
Document #: 3154-2063 1st Mtg Document #: 3154-2065
Instrument #: 00003422358 1st Mtg Instrument #: 00003422359
Book/Page: 3154-2063 1st Mtg Book/Page: 3154-2065
Deed Type: WARRANTY DEED 2nd Mtg Amount/Type: /
Transfer Document #: 2nd Mtg Int. Rate/Type: /
New Construction: 2nd Mtg Term:
Multi/Split Sale: Price Per SqFt: \$64
Cash Down Payment: Stamps Amount: \$819
Title Company: LIBERTY TITLE
Lender: PNC MTG
Seller Name: MUNOZ EDUARDO E

Prior Sale Information:

Prior Rec/Sale Date: 12/02/2004 / 11/23/2004 Prior Deed Type: SPECIAL WARRANTY DEED
Prior Sale Price: \$152,500 Prior Lender: SUNTRUST MTG INC
Prior Sale Type: Prior 1st Mtg Amt/Type: \$141,174/CONVENTIONAL
Prior Doc Number: 2104-2150 Prior 1st Mtg Int. Rate/Type: / FIXED RATE LOAN
Prior Instrument #: 000002510068 Prior Stamps Amount: \$1,068
Prior Book/Page: 2104-2150

Site Information:

Land Use: SFR Acres: .2304 County Use:
Flood Zone: X Lot Area: 10,035 State Use: SINGLE FAMILY
Flood Panel: 1202870275F Lot Width/Depth: 83.27x 120 Site Influence:
Flood Panel Date: 08/19/1991 Usable Lot: Sewer Type:
Res/Comm Units: 1/ Lot Shape: Topography:
of Buildings: 1 Bldg Width/Depth: x Water Type:
Zoning: Building Class: Water District:

Tax Information:

Total Value:	\$117,300	Assessed Year:	2009	Property Tax:	\$3,319
Land Value:	\$16,100	Improve %:	86%	Tax Area:	0011
Improvement Value:	\$101,200	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$117,300	Fire Dist:		Tax Exemption:	
Market Value:	\$117,300	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	2,463	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,832	Garage Area:	441	Heat Type:	FORCED AIR
Tot Adj Area:	1,832	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	1,832	Parking Spaces:		Exterior wall:	
Base/Main Area:	1,832	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	7	Porch 1 Area:	162	Roof Material:	
Bedrooms:	3	Porch 2 Area:	28	Floor Type:	
Bath(F/H):	2/	Patio Type:		Floor Cover:	
Total Baths/Fixtures:	2/	Patio 1 Area:		Style:	
Year Built / Eff:	2004/ 2004	Pool:		Quality:	AVERAGE
Fireplace:	/	Pool Area:		Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
DRIV-CONCRET	S	752			2004	
BASE AREA	S	1,832				
GARAGE ATTACHED AVERAGE	S	441				
OPEN PORCH ATTACHED AVER	S	162				
OPEN PORCH ATTACHED AVER	S	28				

Comparable Number: 10**Distance From Subject: 0.39****2150 SW ALGIERS ST, PORT SAINT LUCIE FL 34953-5739 C018****Owner Information:**

Owner Name:	PARKER JUSTIN L				
Mailing Address:	2150 SW ALGIERS ST, PORT SAINT LUCIE FL 34953-5739 C018				
Phone Number:		Vesting Codes:	SINGLE MAN/ /		
Owner Occupied Indicator:	Y	Pending Record Indicator:	N		
Corporate Owner:					

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 35- BLK 1755 LOT 35 (MAP 43/10N) (OR 2052-2812)				
County:	ST LUCIE, FL	APN:	34-20-670-0306-0003		
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-670-0306-000-3		
Township-Range-Sect:	37-39-10	Subdivision:	PORT ST LUCIE SEC 35		
Legal Book/Page:	10-10	Map Reference:	109D/ 43-10N		
Legal Lot:	35	Tract #:			
Legal Block:	1755	School District:	ST. LUCIE COUNTY SD		
Market Area:		Munic/Township:	PORT ST LUCIE		
Neighbor Code:	IX08				

Owner Transfer Information:

Recording/Sale Date:	/	Sale Price:	
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Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			
Last Market Sale Information:			
Recording/Sale Date:	03/17/2010 / 03/11/2010	1st Mtg Amount/Type:	\$93,279/ FHA
Sale Price:	\$95,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Term:	30
Document #:	3179-1131	1st Mtg Document #:	3179-1133
Instrument #:	000003451890	1st Mtg Instrument #:	000003451891
Book/Page:	3179-1131	1st Mtg Book/Page:	3179-1133
Deed Type:	WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$54
Cash Down Payment:		Stamps Amount:	\$665
Title Company:	ATTORNEY ONLY		
Lender:	BANK OF AMERICA		
Seller Name:	DOHERTY STEPHEN J		
Prior Sale Information:			
Prior Rec/Sale Date:	08/26/2004 / 08/06/2004	Prior Deed Type:	WARRANTY DEED
Prior Sale Price:	\$207,800	Prior Lender:	FREMONT INVS & LN
Prior Sale Type:		Prior 1st Mtg Amt/Type:	\$186,950/CONVENTIONAL
Prior Doc Number:	2052-2812	Prior 1st Mtg Int. Rate/Type:	/ ADJUSTABLE INT RATE LOAN
Prior Instrument #:	000002467212	Prior Stamps Amount:	\$1,455
Prior Book/Page:	2052-2812		
Site Information:			
Land Use:	SFR	Acres:	.2296
Flood Zone:	X	Lot Area:	10,000
Flood Panel:	1202870275F	Lot Width/Depth:	80x 125
Flood Panel Date:	08/19/1991	Usable Lot:	
Res/Comm Units:	1/	Lot Shape:	
# of Buildings:	1	Bldg Width/Depth:	x
Zoning:		Building Class:	
		County Use:	
		State Use:	SINGLE FAMILY
		Site Influence:	
		Sewer Type:	
		Topography:	
		Water Type:	
		Water District:	
Tax Information:			
Total Value:	\$111,200	Assessed Year:	2009
Land Value:	\$16,000	Improve %:	86%
Improvement Value:	\$95,200	Dist:	0011
Total Taxable Value:	\$111,200	Fire Dist:	
Market Value:	\$111,200	Garbage Dist:	
		Delinquent year:	
		Property Tax:	\$3,179
		Tax Area:	0011
		Tax Year:	2009
		Tax Exemption:	
		Equal Rate:	
		Equal Year:	
Property Characteristics:			
Gross Area:	2,382	Parking Type:	ATTACHED GARAGE
Living Area:	1,758	Garage Area:	380
Tot Adj Area:	1,758	Garage 2 Area:	
Above Grade:		Garage Capacity:	
Ground Floor Area:	1,758	Parking Spaces:	
Base/Main Area:	1,758	Carport Area:	
Upper Area:		Basement Area:	
2nd Floor Area:		Finish Bsmnt Area:	
3rd Floor Area:		Basement Type:	
Rentable Area:		Attic Type:	
Addition Area:		Porch Type:	OPEN PORCH
Total Rooms:	6	Porch 1 Area:	44
Bedrooms:	3	Porch 2 Area:	
Bath(F/H):	2/	Patio Type:	PATIO
Total Baths/Fixtures:	2/	Patio 1 Area:	200
Year Built / Eff:	2004/ 2004	Pool:	
Fireplace:	/	Pool Area:	
Fireplace Description:			
Basement Description:			
		Construction:	
		Heat Type:	FORCED AIR
		Heat Fuel:	
		Parcel Fuel:	ELECTRIC
		Exterior wall:	
		Interior wall:	
		Foundation:	
		Air Cond:	YES
		Roof Type:	
		Roof Shape:	
		Roof Frame:	
		Roof Material:	
		Floor Type:	
		Floor Cover:	
		Style:	
		Quality:	AVERAGE
		Condition:	
		# of Stories:	1
		Other Rooms:	

Other Improvements:

Bldg Comments:

Parcel Comments:

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
DRIV-CONCRET	S	738			2004	
BASE AREA	S	1,758				
GARAGE ATTACHED AVERAGE	S	380				
OPEN PORCH ATTACHED AVER	S	44				
PATIO AVERAGE PLAIN SLA	S	200				

Comparable Number: 11

Distance From Subject: 0.40

1874 SW LEAFY RD, PORT SAINT LUCIE FL 34953-1392 C009

Owner Information:

Owner Name: STONE JACK G P / SWINT RICHARD L

Mailing Address: 381 SW RIDGECREST DR, PORT SAINT LUCIE FL 34953-7578 C032

Phone Number: Vesting Codes: // JOINT TENANTS

Owner Occupied Indicator: N Pending Record Indicator: N

Corporate Owner:

Location Information:

Legal Description: PORT ST LUCIE-SECTION 11- BLK 1336 LOT 24 (MAP 43/02S) (OR 3125-1871)

County: ST LUCIE, FL APN: 34-20-550-0982-0006

Census Tract / Block: 0021.05/ 4 Alternate APN: 3-4-20-550-0982-000-6

Township-Range-Sect: 37-39-02 Subdivision: PORT ST LUCIE SEC 11

Legal Book/Page: 1130-27 Map Reference: 110B/ 43-02S

Legal Lot: 24 Tract #:

Legal Block: 1336 School District: ST. LUCIE COUNTY SD

Market Area: Munic/Township: PORT ST LUCIE

Neighbor Code: PR07

Owner Transfer Information:

Recording/Sale Date: / Sale Price:

Document #: Deed Type:

Instrument #: 1st Mtg Document #:

Book/Page:

Last Market Sale Information:

Recording/Sale Date: 09/11/2009 / 08/18/2009 1st Mtg Amount/Type: \$105,945/ FHA

Sale Price: \$107,900 1st Mtg Int. Rate/Type: 6/

Sale Type: 1st Mtg Term: 30

Document #: 3125-1871 1st Mtg Document #: 3125-1878

Instrument #: 000003387440 1st Mtg Instrument #: 000003387443

Book/Page: 3125-1871 1st Mtg Book/Page: 3125-1878

Deed Type: WARRANTY DEED 2nd Mtg Amount/Type: /

Transfer Document #: 2nd Mtg Int. Rate/Type: /

New Construction: Y 2nd Mtg Term:

Multi/Split Sale: Price Per SqFt: \$68

Cash Down Payment: Stamps Amount: \$755

Title Company: 12370

Lender: FIDELITY FNDG MTG CORP

Seller Name: BELLUS HOMES INC

Prior Sale Information:

Prior Rec/Sale Date: 03/31/2009 / 03/10/2009 Prior Deed Type: WARRANTY DEED

Prior Sale Price: \$63,900 Prior Lender:

Prior Sale Type: Prior 1st Mtg Amt/Type: /

Prior Doc Number: 3074-1279 Prior 1st Mtg Int. Rate/Type: /

Prior Instrument #: 000003328171 Prior Stamps Amount: \$447

Prior Book/Page: 3074-1279

Site Information:

Land Use:	SFR	Acres:	.2296	County Use:	
Flood Zone:	X	Lot Area:	10,000	State Use:	SINGLE FAMILY
Flood Panel:	1202870275F	Lot Width/Depth:	x	Site Influence:	
Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$92,500	Assessed Year:	2009	Property Tax:	\$2,529
Land Value:	\$13,600	Improve %:	85%	Tax Area:	0011
Improvement Value:	\$78,900	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$92,500	Fire Dist:		Tax Exemption:	
Market Value:	\$92,500	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	2,745	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,580	Garage Area:	400	Heat Type:	FORCED AIR
Tot Adj Area:	1,580	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	1,580	Parking Spaces:		Exterior wall:	
Base/Main Area:	1,580	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Addition Area:		Porch Type:		Roof Frame:	
Total Rooms:	8	Porch 1 Area:	390	Roof Material:	
Bedrooms:	3	Porch 2 Area:	25	Floor Type:	
Bath(F/H):	2/	Patio Type:	SCREENED ALUMINUM PATIO	Floor Cover:	
Total Baths/Fixtures:	2/	Patio 1 Area:		Style:	
Year Built / Eff:	1993/ 1993	Pool:	SPA	Quality:	AVERAGE
Fireplace:	/	Pool Area:		Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
DRIV-CONCRET	S	720			1993	
CHAINLINK 4'	S	180			1993	
ALUMINUM SCREEN ENCLOSUR	S	390				
BASE AREA	S	1,580				
GARAGE ATTACHED AVERAGE	S	400				
OPEN PORCH ATTACHED AVER	S	25				
SCREEN PORCH ATTACHED AV	S	270				
UTILITY SHED AVERAGE	S	80				

Comparable Number: 12

Distance From Subject: 0.41

2068 SW PRUITT ST, PORT SAINT LUCIE FL 34953-7434 C041

Owner Information:

Owner Name:	SMITH DARREN		
Mailing Address:	2068 SW PRUITT ST, PORT SAINT LUCIE FL 34953-7434 C041		
Phone Number:	(772) 237-4599	Vesting Codes:	UNMARRIED MAN / /
Owner Occupied Indicator:	Y	Pending Record Indicator:	N
Corporate Owner:			

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 35- BLK 1765 LOT 42 (MAP 43/03S) (OR 3096-1925)		
County:	ST LUCIE, FL	APN:	34-20-670-0623-0001
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-670-0623-000-1
Township-Range-Sect:	37-39-03	Subdivision:	PORT ST LUCIE SEC 35
Legal Book/Page:	10-10	Map Reference:	109A/ 43-03S
Legal Lot:	42	Tract #:	
Legal Block:	1765	School District:	ST. LUCIE COUNTY SD
Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	IX08		

Owner Transfer Information:

Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			

Last Market Sale Information:

Recording/Sale Date:	06/08/2009 /05/11/2009	1st Mtg Amount/Type:	\$148,117/ VA
Sale Price:	\$145,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Term:	30
Document #:	3096-1925	1st Mtg Document #:	3096-1926
Instrument #:	000003353462	1st Mtg Instrument #:	000003353463
Book/Page:	3096-1925	1st Mtg Book/Page:	3096-1926
Deed Type:	WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$68
Cash Down Payment:		Stamps Amount:	\$1,015
Title Company:	ATTORNEY ONLY		
Lender:	BANK OF AMERICA		
Seller Name:	MCDONALD JOHN & GINA		

Prior Sale Information:

Prior Rec/Sale Date:	05/11/2005 / 05/06/2005	Prior Deed Type:	WARRANTY DEED
Prior Sale Price:	\$75,000	Prior Lender:	HARBOR FSB
Prior Sale Type:		Prior 1st Mtg Amt/Type:	\$45,839/CONVENTIONAL
Prior Doc Number:	2239-1405	Prior 1st Mtg Int. Rate/Type:	/ FIXED RATE LOAN
Prior Instrument #:	000002622232	Prior Stamps Amount:	\$525
Prior Book/Page:	2239-1405		

Site Information:

Land Use:	SFR	Acres:	.2296	County Use:	
Flood Zone:	X	Lot Area:	10,000	State Use:	SINGLE FAMILY
Flood Panel:	1202870275F	Lot Width/Depth:	80x 125	Site Influence:	
Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$138,300	Assessed Year:	2009	Property Tax:	\$3,575
Land Value:	\$16,000	Improve %:	88%	Tax Area:	0011
Improvement Value:	\$122,300	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$138,300	Fire Dist:		Tax Exemption:	
Market Value:	\$138,300	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	3,013	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	2,126	Garage Area:	472	Heat Type:	FORCED AIR
Tot Adj Area:	2,126	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	2,126	Parking Spaces:		Exterior wall:	
Base/Main Area:	2,126	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	

2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	10	Porch 1 Area:	345	Roof Material:	
Bedrooms:	4	Porch 2 Area:	70	Floor Type:	
Bath(F/H):	3/	Patio Type:		Floor Cover:	
Total Baths/Fixtures:	3/	Patio 1 Area:		Style:	
Year Built / Eff:	2006/ 2006	Pool:		Quality:	AVERAGE
Fireplace:	/	Pool Area:		Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
DRIV-CONCRET	S	720			2006	
BASE AREA	S	2,126				
GARAGE ATTACHED AVERAGE	S	472				
OPEN PORCH ATTACHED AVER	S	345				
OPEN PORCH ATTACHED AVER	S	70				

Comparable Number: 13

Distance From Subject: 0.41

1973 SW MACKENZIE ST, PORT SAINT LUCIE FL 34953-1335 C038

Owner Information:

Owner Name:	ALBERTO NICHOLAS L / SKOVSGARD NICOLE		
Mailing Address:	1973 SW MACKENZIE ST, PORT SAINT LUCIE FL 34953-1335 C038		
Phone Number:	(772) 807-1025	Vesting Codes:	// JOINT TENANTS
Owner Occupied Indicator:	Y	Pending Record Indicator:	N

Corporate Owner:

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 11- BLK 1349 LOT 19 (MAP 43/02S) (OR 1773-2368)		
County:	ST LUCIE, FL	APN:	34-20-550-1221-0001
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-550-1221-000-1
Township-Range-Sect:	37-39-02	Subdivision:	PORT ST LUCIE SEC 11
Legal Book/Page:	1130-27	Map Reference:	110B/ 43-02S
Legal Lot:	19	Tract #:	
Legal Block:	1349	School District:	ST. LUCIE COUNTY SD
Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	PR07		

Owner Transfer Information:

Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			

Last Market Sale Information:

Recording/Sale Date:	12/18/2009 /12/14/2009	1st Mtg Amount/Type:	\$188,522/ FHA
Sale Price:	\$192,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Term:	30
Document #:	3155-2225	1st Mtg Document #:	3155-2227
Instrument #:	000003423101	1st Mtg Instrument #:	000003423102
Book/Page:	3155-2225	1st Mtg Book/Page:	3155-2227
Deed Type:	WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$89

Cash Down Payment:		Stamps Amount:	\$1,344
Title Company:	12370		
Lender:	GROUP ONE MTG		
Seller Name:	HANLON CRAIG A & JUDITH J		

Prior Sale Information:

Prior Rec/Sale Date:	09/18/2002 / 09/03/2002	Prior Deed Type:	WARRANTY DEED
Prior Sale Price:	\$8,000	Prior Lender:	
Prior Sale Type:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1582-143	Prior 1st Mtg Int. Rate/Type:	/
Prior Instrument #:	000002092723	Prior Stamps Amount:	\$56
Prior Book/Page:	1582-143		

Site Information:

Land Use:	SFR	Acres:	.2296	County Use:	
Flood Zone:	X	Lot Area:	10,000	State Use:	SINGLE FAMILY
Flood Panel:	1202870275F	Lot Width/Depth:	80x 125	Site Influence:	
Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$158,600	Assessed Year:	2009	Property Tax:	\$3,324
Land Value:	\$13,600	Improve %:	91%	Tax Area:	0011
Improvement Value:	\$145,000	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$108,600	Fire Dist:		Tax Exemption:	HOMESTEAD
Market Value:	\$158,600	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	4,342	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	2,163	Garage Area:	400	Heat Type:	FORCED AIR
Tot Adj Area:	2,163	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	2,163	Parking Spaces:		Exterior wall:	
Base/Main Area:	2,163	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	8	Porch 1 Area:	60	Roof Material:	
Bedrooms:	4	Porch 2 Area:	234	Floor Type:	
Bath(F/H):	2/	Patio Type:	PATIO	Floor Cover:	
Total Baths/Fixtures:	2/	Patio 1 Area:	885	Style:	
Year Built / Eff:	2005/ 2005	Pool:	POOL	Quality:	EXCELLENT
Fireplace:	/	Pool Area:	600	Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
DRIV-CONCRET	S	765			2005	
POOL DK-AVG	S	885			2005	
RES POOL HI	S	600			2005	
BASE AREA	S	2,163				
GARAGE ATTACHED AVERAGE	S	400				
POOL DECK FOR SKETCH ONL	S	1,485				
OPEN PORCH ATTACHED AVER	S	60				
SCREEN PORCH ATTACHED AV	S	234				

Comparable Number: 14

Distance From Subject: 0.42

2102 SW TRUXTON CT, PORT SAINT LUCIE FL 34953-1394 C038

Owner Information:

Owner Name:	PLOEKELMAN DARYN / PLOEKELMAN KATE		
Mailing Address:	2102 SW TRUXTON CT, PORT SAINT LUCIE FL 34953-1394 C038		
Phone Number:	Vesting Codes:	HUSBAND/WIFE//	
Owner Occupied Indicator:	Y	Pending Record Indicator:	N
Corporate Owner:			

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 11- BLK 1351 LOT 11 (MAP 43/02S)		
County:	ST LUCIE, FL	APN:	34-20-550-1272-0003
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-550-1272-000-3
Township-Range-Sect:	37-39-02	Subdivision:	PORT ST LUCIE SEC 11
Legal Book/Page:	1130-27	Map Reference:	110B/ 43-02N
Legal Lot:	11	Tract #:	
Legal Block:	1351	School District:	ST. LUCIE COUNTY SD
Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	1910		

Owner Transfer Information:

Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			

Last Market Sale Information:

Recording/Sale Date:	10/29/2009 /10/20/2009	1st Mtg Amount/Type:	\$117,633/ FHA
Sale Price:	\$121,900	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Term:	30
Document #:	3140-2037	1st Mtg Document #:	3140-2039
Instrument #:	000003405974	1st Mtg Instrument #:	000003405975
Book/Page:	3140-2037	1st Mtg Book/Page:	3140-2039
Deed Type:	WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$73
Cash Down Payment:		Stamps Amount:	\$853
Title Company:	12506		
Lender:	RIVERSIDE NAT'L BK/FL		
Seller Name:	KIRK MARK		

Prior Sale Information:

Prior Rec/Sale Date:	07/25/2001 / 07/20/2001	Prior Deed Type:	WARRANTY DEED
Prior Sale Price:	\$90,500	Prior Lender:	SHELTER MTG CO LLC
Prior Sale Type:		Prior 1st Mtg Amt/Type:	\$80,300/CONVENTIONAL
Prior Doc Number:	1416-2650	Prior 1st Mtg Int. Rate/Type:	/ FIXED RATE LOAN
Prior Instrument #:		Prior Stamps Amount:	\$634
Prior Book/Page:	1416-2650		

Site Information:

Land Use:	SFR	Acres:	.2697	County Use:	
Flood Zone:		Lot Area:	11,750	State Use:	SINGLE FAMILY
Flood Panel:		Lot Width/Depth:	94x 125	Site Influence:	
Flood Panel Date:		Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$96,400	Assessed Year:	2009	Property Tax:	\$1,903
Land Value:	\$15,200	Improve %:	84%	Tax Area:	0011
Improvement Value:	\$81,200	Dist:	0011	Tax Year:	2009

Total Taxable Value:	\$46,400	Fire Dist:	Tax Exemption:
Market Value:	\$96,400	Garbage Dist:	Equal Rate:
		Delinquent year:	Equal Year:

Property Characteristics:

Gross Area:	2,332	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,678	Garage Area:	420	Heat Type:	FORCED AIR
Tot Adj Area:	1,678	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	1,678	Parking Spaces:		Exterior wall:	
Base/Main Area:	1,678	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	6	Porch 1 Area:	66	Roof Material:	
Bedrooms:	3	Porch 2 Area:		Floor Type:	
Bath(F/H):	2/	Patio Type:	PATIO	Floor Cover:	
Total Baths/Fixtures:	2/	Patio 1 Area:	168	Style:	
Year Built / Eff:	2001/ 2001	Pool:		Quality:	AVERAGE
Fireplace:	/	Pool Area:		Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
SITE DEV S-F	U	1			2001	
BASE AREA	S	1,678				
GARAGE 60	S	420				
OPEN PORCH 30	S	66				
PATIO 10	S	168				

Comparable Number: 15	Distance From Subject: 0.43
2363 SW IVORY RD, PORT SAINT LUCIE FL 34953-2185 C010	

Owner Information:

Owner Name:	ANDERSON MARTIN L / ANDERSON REBECCA		
Mailing Address:	2363 SW IVORY RD, PORT SAINT LUCIE FL 34953-2185 C010		
Phone Number:	(772) 807-1629	Vesting Codes:	HUSBAND/WIFE//
Owner Occupied Indicator:	Y	Pending Record Indicator:	N
Corporate Owner:			

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 31- BLK 1741 LOT 16 (MAP 43/11N) (OR 3106-2885)		
County:	ST LUCIE, FL	APN:	34-20-650-1497-0003
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-650-1497-000-3
Township-Range-Sect:	37-39-11	Subdivision:	PORT ST LUCIE SEC 31
Legal Book/Page:	43-641	Map Reference:	110C/ 43-11N
Legal Lot:	16	Tract #:	
Legal Block:	1741	School District:	ST. LUCIE COUNTY SD
Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	JA01		

Owner Transfer Information:

Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			

Last Market Sale Information:

Recording/Sale Date:	07/10/2009 /06/30/2009	1st Mtg Amount/Type:	\$252,114/ FHA
Sale Price:	\$263,500	1st Mtg Int. Rate/Type:	5.5/
Sale Type:		1st Mtg Term:	30
Document #:	3106-2885	1st Mtg Document #:	3106-2887
Instrument #:	000003365535	1st Mtg Instrument #:	000003365536
Book/Page:	3106-2885	1st Mtg Book/Page:	3106-2887
Deed Type:	WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$101
Cash Down Payment:		Stamps Amount:	\$1,844
Title Company:	12506		
Lender:	FAIRWAY INDEPENDENT MTG		
Seller Name:	BELESI LEON & JOANNE		

Prior Sale Information:

Prior Rec/Sale Date:	07/07/2003 / 06/30/2003	Prior Deed Type:	WARRANTY DEED
Prior Sale Price:	\$50,000	Prior Lender:	
Prior Sale Type:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1747-581	Prior 1st Mtg Int. Rate/Type:	/
Prior Instrument #:	000002230929	Prior Stamps Amount:	\$350
Prior Book/Page:	1747-581		

Site Information:

Land Use:	SFR	Acres:	.4591	County Use:	
Flood Zone:	X	Lot Area:	20,000	State Use:	SINGLE FAMILY
Flood Panel:	1202870275F	Lot Width/Depth:	160x 125	Site Influence:	
Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$176,300	Assessed Year:	2009	Property Tax:	\$3,489
Land Value:	\$32,000	Improve %:	82%	Tax Area:	0011
Improvement Value:	\$144,300	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$125,800	Fire Dist:		Tax Exemption:	HOMESTEAD
Market Value:	\$176,300	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	4,542	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	2,604	Garage Area:	528	Heat Type:	FORCED AIR
Tot Adj Area:	2,604	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	2,604	Parking Spaces:		Exterior wall:	
Base/Main Area:	2,604	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	9	Porch 1 Area:	72	Roof Material:	
Bedrooms:	4	Porch 2 Area:	282	Floor Type:	
Bath(F/H):	2/	Patio Type:		Floor Cover:	
Total Baths/Fixtures:	2/	Patio 1 Area:		Style:	
Year Built / Eff:	2004/ 2004	Pool:		Quality:	EXCELLENT
Fireplace:	/	Pool Area:		Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
DRIV-STMPCON	S	752			2004	
BASE AREA	S	2,604				
GARAGE ATTACHED AVERAGE	S	528				
SCREEN ENCLOSURE FOR SKE	S	1,056				
OPEN PORCH ATTACHED AVER	S	72				
OPEN PORCH ATTACHED AVER	S	282				

Comparable Number: 16**Distance From Subject: 0.43****2309 SW NEAL RD, PORT SAINT LUCIE FL 34953-5789 C010****Owner Information:**

Owner Name:	ORTIZ JOSE L		
Mailing Address:	2309 SW NEAL RD, PORT SAINT LUCIE FL 34953-5789 C010		
Phone Number:	Vesting Codes:	UNMARRIED MAN/ /	
Owner Occupied Indicator:	Y	Pending Record Indicator:	N
Corporate Owner:			

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 35- BLK 1768 LOT 10 (MAP 43/10N) (OR 3093-2249)		
County:	ST LUCIE, FL	APN:	34-20-670-0648-0002
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-670-0648-000-2
Township-Range-Sect:	37-39-10	Subdivision:	PORT ST LUCIE SEC 35
Legal Book/Page:	10-10	Map Reference:	109D/ 43-10N
Legal Lot:	10	Tract #:	
Legal Block:	1768	School District:	ST. LUCIE COUNTY SD
Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	IX08		

Owner Transfer Information:

Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			

Last Market Sale Information:

Recording/Sale Date:	05/28/2009 /05/11/2009	1st Mtg Amount/Type:	\$118,808/ FHA
Sale Price:	\$121,000	1st Mtg Int. Rate/Type:	5/
Sale Type:		1st Mtg Term:	30
Document #:	3093-2249	1st Mtg Document #:	3093-2251
Instrument #:	000003350065	1st Mtg Instrument #:	000003350066
Book/Page:	3093-2249	1st Mtg Book/Page:	3093-2251
Deed Type:	SPECIAL WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$54
Cash Down Payment:		Stamps Amount:	\$847
Title Company:	BUYERS TITLE		
Lender:	JET DIRECT FNDG CORP		
Seller Name:	FIRST FRANKLIN 2006-FF9		

Prior Sale Information:

Prior Rec/Sale Date:	04/04/2006 / 03/24/2006	Prior Deed Type:	WARRANTY DEED
Prior Sale Price:	\$312,000	Prior Lender:	FIRST FRANKLIN CORP
Prior Sale Type:		Prior 1st Mtg Amt/Type:	\$249,600/CONVENTIONAL
Prior Doc Number:	2525-1818	Prior 1st Mtg Int. Rate/Type:	9.25/ ADJUSTABLE INT RATE LOAN
Prior Instrument #:	000002826739	Prior Stamps Amount:	\$2,184
Prior Book/Page:	2525-1818		

Site Information:

Land Use:	SFR	Acres:	.2296	County Use:	
Flood Zone:	X	Lot Area:	10,000	State Use:	SINGLE FAMILY

Flood Panel:	1202870275F	Lot Width/Depth:	80x 125	Site Influence:
Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:
Res/Comm Units:	1/	Lot Shape:		Topography:
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:
Zoning:		Building Class:		Water District:

Tax Information:

Total Value:	\$144,300	Assessed Year:	2009	Property Tax:	\$3,936
Land Value:	\$16,000	Improve %:	89%	Tax Area:	0011
Improvement Value:	\$128,300	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$144,300	Fire Dist:		Tax Exemption:	
Market Value:	\$144,300	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	3,038	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	2,243	Garage Area:	440	Heat Type:	FORCED AIR
Tot Adj Area:	2,243	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	2,243	Parking Spaces:		Exterior wall:	
Base/Main Area:	2,243	Carpport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	8	Porch 1 Area:	40	Roof Material:	
Bedrooms:	4	Porch 2 Area:	315	Floor Type:	
Bath(F/H):	3/	Patio Type:		Floor Cover:	
Total Baths/Fixtures:	3/	Patio 1 Area:		Style:	
Year Built / Eff:	2006/ 2006	Pool:		Quality:	EXCELLENT
Fireplace:	/	Pool Area:		Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
DRIV-CONCRET	S	720			2006	
BASE AREA	S	2,243				
GARAGE ATTACHED AVERAGE	S	440				
OPEN PORCH ATTACHED HIGH	S	40				
SCREEN PORCH ATTACHED AV	S	315				

Comparable Number: 17 Distance From Subject: 0.44

2347 SW KENT CIR, PORT SAINT LUCIE FL 34953-5704 C010

Owner Information:

Owner Name:	SIEMS DAVID A / SIEMS NANCY		
Mailing Address:	2347 SW KENT CIR, PORT SAINT LUCIE FL 34953-5704 C010		
Phone Number:		Vesting Codes:	HUSBAND/WIFE//
Owner Occupied Indicator:	Y	Pending Record Indicator:	N
Corporate Owner:			

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 35- BLK 1781 LOT 19 (MAP 43/10N) (OR 3050-1858)		
County:	ST LUCIE, FL	APN:	34-20-670-0964-0003
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-670-0964-000-3
Township-Range-Sect:	37-39-10	Subdivision:	PORT ST LUCIE SEC 35
Legal Book/Page:	10-10	Map Reference:	109D/ 43-10N
Legal Lot:	19	Tract #:	

Legal Block:	1781	School District:	ST. LUCIE COUNTY SD
Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	IX08		

Owner Transfer Information:

Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			

Last Market Sale Information:

Recording/Sale Date:	12/11/2009 /11/24/2009	1st Mtg Amount/Type:	\$104,000/ CONVENTIONAL
Sale Price:	\$130,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Term:	30
Document #:	3152-2107	1st Mtg Document #:	3152-2108
Instrument #:	000003420352	1st Mtg Instrument #:	000003420353
Book/Page:	3152-2107	1st Mtg Book/Page:	3152-2108
Deed Type:	WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$58
Cash Down Payment:		Stamps Amount:	\$910
Title Company:	ATTORNEY ONLY		
Lender:	BANK OF AMERICA		
Seller Name:	GRAND BK & TRUST OF FL		

Prior Sale Information:

Prior Rec/Sale Date:	08/18/1997 / 06/30/1997	Prior Deed Type:	GRANT DEED
Prior Sale Price:	\$18,100	Prior Lender:	
Prior Sale Type:	FULL	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1093-2768	Prior 1st Mtg Int. Rate/Type:	/
Prior Instrument #:		Prior Stamps Amount:	\$127
Prior Book/Page:	1093-2768		

Site Information:

Land Use:	SFR	Acres:	.2296	County Use:	
Flood Zone:	X	Lot Area:	10,000	State Use:	SINGLE FAMILY
Flood Panel:	1202870275F	Lot Width/Depth:	80x 125	Site Influence:	
Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$144,700	Assessed Year:	2009	Property Tax:	\$3,968
Land Value:	\$16,000	Improve %:	89%	Tax Area:	0011
Improvement Value:	\$128,700	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$144,700	Fire Dist:		Tax Exemption:	
Market Value:	\$144,700	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	3,040	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	2,240	Garage Area:	484	Heat Type:	FORCED AIR
Tot Adj Area:	2,240	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	2,240	Parking Spaces:		Exterior wall:	
Base/Main Area:	2,240	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	10	Porch 1 Area:	271	Roof Material:	
Bedrooms:	3	Porch 2 Area:	45	Floor Type:	

Bath(F/H):	2/	Patio Type:		Floor Cover:	
Total Baths/Fixtures:	2/	Patio 1 Area:		Style:	
Year Built / Eff:	2006/ 2006	Pool:		Quality:	EXCELLENT
Fireplace:	/	Pool Area:		Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					
Extra Features:					
Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built: Improvement Value:
DRIV-CONCRET	S	765			2006
BASE AREA	S	2,240			
GARAGE ATTACHED AVERAGE	S	484			
OPEN PORCH ATTACHED AVER	S	271			
OPEN PORCH ATTACHED AVER	S	45			

Comparable Number: 18 **Distance From Subject: 0.45**
1986 SW NOTRE DAME AVE, PORT SAINT LUCIE FL 34953-2469 C041

Owner Information:

Owner Name: LOPERFIDO WILLIAM P / SPAIDE RYAN E & LISA
Mailing Address: 1986 SW NOTRE DAME AVE, PORT SAINT LUCIE FL 34953-2469 C041
Phone Number: (772) 323-0005 Vesting Codes: SINGLE MAN// JOINT TENANTS
Owner Occupied Indicator: Y Pending Record Indicator: N
Corporate Owner:

Location Information:

Legal Description: PORT ST LUCIE-SECTION 31- BLK 1691 LOT 14 (MAP 43/11S) (OR 1180-2169)
County: ST LUCIE, FL APN: 34-20-650-0706-0005
Census Tract / Block: 0021.05/ 4 Alternate APN: 3-4-20-650-0706-000-5
Township-Range-Sect: 37-39-11 Subdivision: PORT ST LUCIE SEC 31
Legal Book/Page: 43-641 Map Reference: 110C/ 43-11S
Legal Lot: 14 Tract #:
Legal Block: 1691 School District: ST. LUCIE COUNTY SD
Market Area: Munic/Township: PORT ST LUCIE
Neighbor Code: IX08

Owner Transfer Information:

Recording/Sale Date: / Sale Price:
Document #: Deed Type:
Instrument #: 1st Mtg Document #:
Book/Page:

Last Market Sale Information:

Recording/Sale Date: 11/10/2009 /10/28/2009 1st Mtg Amount/Type: /
Sale Price: \$95,000 1st Mtg Int. Rate/Type: /
Sale Type: 1st Mtg Term:
Document #: 3144-1094 1st Mtg Document #:
Instrument #: 000003410454 1st Mtg Instrument #:
Book/Page: 3144-1094 1st Mtg Book/Page:
Deed Type: WARRANTY DEED 2nd Mtg Amount/Type: /
Transfer Document #: 2nd Mtg Int. Rate/Type: /
New Construction: 2nd Mtg Term:
Multi/Split Sale: MULTIPLE Price Per SqFt:
Cash Down Payment: Stamps Amount: \$665
Title Company: ATTORNEY ONLY
Lender:
Seller Name: ANTRIM DONALD C & MONICA M

Prior Sale Information:

Prior Rec/Sale Date: 10/29/1998 / 10/23/1998 Prior Deed Type: WARRANTY DEED

Prior Sale Price:	\$107,000	Prior Lender:	CORNERSTONE HM MTG CORP
Prior Sale Type:		Prior 1st Mtg Amt/Type:	\$101,500/CONVENTIONAL
Prior Doc Number:	1180-2169	Prior 1st Mtg Int. Rate/Type:	/ FIXED RATE LOAN
Prior Instrument #:		Prior Stamps Amount:	\$749
Prior Book/Page:	1180-2169		

Site Information:

Land Use:	SFR	Acres:	.2296	County Use:	
Flood Zone:	X	Lot Area:	10,000	State Use:	SINGLE FAMILY
Flood Panel:	1202870275F	Lot Width/Depth:	80x 125	Site Influence:	
Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$110,900	Assessed Year:	2009	Property Tax:	\$2,093
Land Value:	\$16,000	Improve %:	86%	Tax Area:	0011
Improvement Value:	\$94,900	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$54,911	Fire Dist:		Tax Exemption:	HOMESTEAD
Market Value:	\$110,900	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	2,641	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,986	Garage Area:	420	Heat Type:	FORCED AIR
Tot Adj Area:	1,986	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	1,986	Parking Spaces:		Exterior wall:	CONCRETE STUCCO
Base/Main Area:	1,986	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	SLAB
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	HIP
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	8	Porch 1 Area:	45	Roof Material:	FIBERGLASS
Bedrooms:	3	Porch 2 Area:	190	Floor Type:	
Bath(F/H):	2/	Patio Type:		Floor Cover:	CARPET
Total Baths/Fixtures:	2/	Patio 1 Area:		Style:	
Year Built / Eff:	1998/ 1998	Pool:		Quality:	AVERAGE
Fireplace:	/	Pool Area:		Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
3CNT	U	1			1998	
SITE DEV S-F	U	1			2001	
BASE AREA	S	1,986				
GARAGE 60	S	420				
OPEN PORCH 30	S	45				
OPEN PORCH 30	S	190				

Comparable Number: 19	Distance From Subject: 0.45
2379 SW ALTARA ST, PORT SAINT LUCIE FL 34953-2102 C010	

Owner Information:

Owner Name:	ALONSO ANTONIO
Mailing Address:	2379 SW ALTARA ST, PORT SAINT LUCIE FL 34953-2102 C010
Phone Number:	Vesting Codes: // TRUST

Owner Occupied Indicator:	Y	Pending Record Indicator:	N
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Corporate Owner:

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 31- BLK 1766 LOT 12 (MAP 43/11N) (OR 3096-2973)		
County:	ST LUCIE, FL	APN:	34-20-650-1775-0006
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-650-1775-000-6
Township-Range-Sect:	37-39-11	Subdivision:	PORT ST LUCIE SEC 31
Legal Book/Page:	43-641	Map Reference:	110C/ 43-11N
Legal Lot:	12	Tract #:	
Legal Block:	1766	School District:	ST. LUCIE COUNTY SD
Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	IX08		

Owner Transfer Information:

Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			

Last Market Sale Information:

Recording/Sale Date:	06/08/2009 /05/14/2009	1st Mtg Amount/Type:	/
Sale Price:	\$95,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Term:	
Document #:	3096-2973	1st Mtg Document #:	
Instrument #:	000003353854	1st Mtg Instrument #:	
Book/Page:	3096-2973	1st Mtg Book/Page:	
Deed Type:	SPECIAL WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	
Cash Down Payment:		Stamps Amount:	\$665
Title Company:	11795		
Lender:			
Seller Name:	US BK NA TRUST 2006-BNC2		

Prior Sale Information:

Prior Rec/Sale Date:	03/07/2006 / 02/28/2006	Prior Deed Type:	WARRANTY DEED
Prior Sale Price:	\$316,900	Prior Lender:	BNC MTG INC
Prior Sale Type:		Prior 1st Mtg Amt/Type:	\$253,520/CONVENTIONAL
Prior Doc Number:	2501-2156	Prior 1st Mtg Int. Rate/Type:	8.2/ ADJUSTABLE INT RATE LOAN
Prior Instrument #:	000002808831	Prior Stamps Amount:	\$2,218
Prior Book/Page:	2501-2156		

Site Information:

Land Use:	SFR	Acres:	.2296	County Use:	
Flood Zone:	X	Lot Area:	10,000	State Use:	SINGLE FAMILY
Flood Panel:	1202870275F	Lot Width/Depth:	80x 125	Site Influence:	
Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$130,500	Assessed Year:	2009	Property Tax:	\$3,397
Land Value:	\$16,000	Improve %:	88%	Tax Area:	0011
Improvement Value:	\$114,500	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$130,500	Fire Dist:		Tax Exemption:	
Market Value:	\$130,500	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	2,661	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	2,053	Garage Area:	420	Heat Type:	FORCED AIR

Tot Adj Area:	2,053	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	2,053	Parking Spaces:		Exterior wall:	
Base/Main Area:	2,053	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	6	Porch 1 Area:	114	Roof Material:	
Bedrooms:	4	Porch 2 Area:	74	Floor Type:	
Bath(F/H):	2/	Patio Type:		Floor Cover:	
Total Baths/Fixtures:	2/	Patio 1 Area:		Style:	
Year Built / Eff:	2005/ 2005	Pool:		Quality:	AVERAGE
Fireplace:	/	Pool Area:		Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:	TR				

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
DRIV-CONCRET	S	765			2005	
BASE AREA	S	2,053				
GARAGE ATTACHED AVERAGE	S	420				
OPEN PORCH ATTACHED HIGH	S	114				
OPEN PORCH ATTACHED HIGH	S	74				

Comparable Number: 20

Distance From Subject: 0.45

2093 SW SAVAGE BLVD, PORT SAINT LUCIE FL 34953-2725 C010

Owner Information:

Owner Name:	ROBINSON RICARDO		
Mailing Address:	2093 SW SAVAGE BLVD, PORT SAINT LUCIE FL 34953-2725 C010		
Phone Number:		Vesting Codes:	SINGLE MAN/ /
Owner Occupied Indicator:	Y	Pending Record Indicator:	N
Corporate Owner:			

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 31- BLK 1690 LOT 2 (MAP 43/11S) (OR 3114-1541)		
County:	ST LUCIE, FL	APN:	34-20-650-0643-0005
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-650-0643-000-5
Township-Range-Sect:	37-39-11	Subdivision:	PORT ST LUCIE SEC 31
Legal Book/Page:	43-641	Map Reference:	110C/ 43-11S
Legal Lot:	2	Tract #:	
Legal Block:	1690	School District:	ST. LUCIE COUNTY SD
Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	IX08		

Owner Transfer Information:

Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			

Last Market Sale Information:

Recording/Sale Date:	08/04/2009 /07/20/2009	1st Mtg Amount/Type:	\$97,010/ FHA
Sale Price:	\$98,800	1st Mtg Int. Rate/Type:	5.625/
Sale Type:		1st Mtg Term:	30
Document #:	3114-1541	1st Mtg Document #:	3114-1543
Instrument #:	000003374256	1st Mtg Instrument #:	000003374257
Book/Page:	3114-1541	1st Mtg Book/Page:	3114-1543

Deed Type:	SPECIAL WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$57
Cash Down Payment:		Stamps Amount:	\$692
Title Company:	ATTORNEY ONLY		
Lender:	GROUP ONE MTG		
Seller Name:	CWALT INC TRUST 2005-45		

Prior Sale Information:

Prior Rec/Sale Date:	08/04/2005 / 08/02/2005	Prior Deed Type:	WARRANTY DEED
Prior Sale Price:	\$258,000	Prior Lender:	COUNTRYWIDE HM LNS INC
Prior Sale Type:		Prior 1st Mtg Amt/Type:	\$206,400/CONVENTIONAL
Prior Doc Number:	2323-361	Prior 1st Mtg Int. Rate/Type:	1/ ADJUSTABLE INT RATE LOAN
Prior Instrument #:	000002681478	Prior Stamps Amount:	\$1,806
Prior Book/Page:	2323-361		

Site Information:

Land Use:	SFR	Acres:	.2296	County Use:	
Flood Zone:	X	Lot Area:	10,000	State Use:	SINGLE FAMILY
Flood Panel:	1202870275F	Lot Width/Depth:	80x 125	Site Influence:	
Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$105,800	Assessed Year:	2009	Property Tax:	\$2,833
Land Value:	\$16,000	Improve %:	85%	Tax Area:	0011
Improvement Value:	\$89,800	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$105,800	Fire Dist:		Tax Exemption:	
Market Value:	\$105,800	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	2,172	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,736	Garage Area:	420	Heat Type:	FORCED AIR
Tot Adj Area:	1,736	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	1,736	Parking Spaces:		Exterior wall:	
Base/Main Area:	1,736	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	9	Porch 1 Area:	16	Roof Material:	
Bedrooms:	4	Porch 2 Area:		Floor Type:	
Bath(F/H):	2/	Patio Type:		Floor Cover:	
Total Baths/Fixtures:	2/	Patio 1 Area:		Style:	
Year Built / Eff:	2005/ 2005	Pool:		Quality:	AVERAGE
Fireplace:	/	Pool Area:		Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
DRIV-CONCRET	S	765			2005	
BASE AREA	S	1,736				
GARAGE ATTACHED AVERAGE	S	420				
OPEN PORCH ATTACHED AVER	S	16				

Comparable Number: 21

Distance From Subject: 0.45

1957 SW MACKENZIE ST, PORT SAINT LUCIE FL 34953-1335 C038

Owner Information:

Owner Name:	REY MANUEL / REY LIDIA		
Mailing Address:	1957 SW MACKENZIE ST, PORT SAINT LUCIE FL 34953-1335 C038		
Phone Number:	Vesting Codes:	HUSBAND/WIFE//	
Owner Occupied Indicator:	Y	Pending Record Indicator:	N
Corporate Owner:			

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 11- BLK 1349 LOT 21 (MAP 43/02S) (OR 2804-2362)		
County:	ST LUCIE, FL	APN:	34-20-550-1223-0005
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-550-1223-000-5
Township-Range-Sect:	37-39-02	Subdivision:	PORT ST LUCIE SEC 11
Legal Book/Page:	1130-27	Map Reference:	110B/ 43-02S
Legal Lot:	21	Tract #:	
Legal Block:	1349	School District:	ST. LUCIE COUNTY SD
Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	PR07		

Owner Transfer Information:

Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			

Last Market Sale Information:

Recording/Sale Date:	10/20/2009 /10/15/2009	1st Mtg Amount/Type:	\$142,348/ FHA
Sale Price:	\$145,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Term:	30
Document #:	3138-234	1st Mtg Document #:	3138-235
Instrument #:	000003402746	1st Mtg Instrument #:	000003402747
Book/Page:	3138-234	1st Mtg Book/Page:	3138-235
Deed Type:	WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$64
Cash Down Payment:		Stamps Amount:	\$1,015
Title Company:	LIBERTY TITLE		
Lender:	GATEWAY FNDG DIV MTG SVCS LP		
Seller Name:	BASKARAN NADARAJAH & SHARMILA		

Prior Sale Information:

Prior Rec/Sale Date:	04/24/2007 / 04/11/2007	Prior Deed Type:	WARRANTY DEED
Prior Sale Price:	\$275,000	Prior Lender:	BANK OF AMERICA
Prior Sale Type:		Prior 1st Mtg Amt/Type:	\$275,000/CONVENTIONAL
Prior Doc Number:	2804-2362	Prior 1st Mtg Int. Rate/Type:	/
Prior Instrument #:	000003045417	Prior Stamps Amount:	\$1,925
Prior Book/Page:	2804-2362		

Site Information:

Land Use:	SFR	Acres:	.2296	County Use:	
Flood Zone:	X	Lot Area:	10,000	State Use:	SINGLE FAMILY
Flood Panel:	1202870275F	Lot Width/Depth:	80x 125	Site Influence:	
Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$141,900	Assessed Year:	2009	Property Tax:	\$2,943
Land Value:	\$13,600	Improve %:	90%	Tax Area:	0011
Improvement Value:	\$128,300	Dist:	0011	Tax Year:	2009

Total Taxable Value:	\$91,900	Fire Dist:	Tax Exemption: HOMESTEAD
Market Value:	\$141,900	Garbage Dist:	Equal Rate:
		Delinquent year:	Equal Year:

Property Characteristics:

Gross Area:	2,908	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	2,256	Garage Area:	420	Heat Type:	FORCED AIR
Tot Adj Area:	2,256	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	2,256	Parking Spaces:		Exterior wall:	
Base/Main Area:	2,256	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	9	Porch 1 Area:	194	Roof Material:	
Bedrooms:	4	Porch 2 Area:	38	Floor Type:	
Bath(F/H):	3/	Patio Type:		Floor Cover:	
Total Baths/Fixtures:	3/	Patio 1 Area:		Style:	
Year Built / Eff:	2006/ 2006	Pool:		Quality:	EXCELLENT
Fireplace:	/	Pool Area:		Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
DRIV-CONCRET	S	720			2006	
BASE AREA	S	2,256				
GARAGE ATTACHED AVERAGE	S	420				
OPEN PORCH ATTACHED AVER	S	194				
OPEN PORCH ATTACHED AVER	S	38				

Comparable Number: 22	Distance From Subject: 0.45
2122 SW SAVAGE BLVD, PORT SAINT LUCIE FL 34953-2175 C010	

Owner Information:

Owner Name:	KHAM NIZAM / KHAM ZORIDA		
Mailing Address:	2122 SW SAVAGE BLVD, PORT SAINT LUCIE FL 34953-2175 C010		
Phone Number:	Vesting Codes:	MARRIED//	
Owner Occupied Indicator:	Y	Pending Record Indicator:	N
Corporate Owner:			

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 31- BLK 1721 LOT 10 (MAP 43/11S) (OR 3108-494; 3133-73)		
County:	ST LUCIE, FL	APN:	34-20-650-1338-0001
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-650-1338-000-1
Township-Range-Sect:	37-39-11	Subdivision:	PORT ST LUCIE SEC 31
Legal Book/Page:	43-641	Map Reference:	110C/ 43-11S
Legal Lot:	10	Tract #:	
Legal Block:	1721	School District:	ST. LUCIE COUNTY SD
Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	IX08		

Owner Transfer Information:

Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			

Last Market Sale Information:

Recording/Sale Date:	07/15/2009 /06/03/2009	1st Mtg Amount/Type:	\$87,200/ CONVENTIONAL
Sale Price:	\$190,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Term:	30
Document #:	3108-494	1st Mtg Document #:	3108-497
Instrument #:	000003366984	1st Mtg Instrument #:	000003366985
Book/Page:	3108-494	1st Mtg Book/Page:	3108-497
Deed Type:	SPECIAL WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$90
Cash Down Payment:		Stamps Amount:	\$1,330
Title Company:	TRANSCONTINENTAL TITLE CO.		
Lender:	CARDINAL FIN'L CO LP		
Seller Name:	AURORA LOAN SERVICES LLC		

Prior Sale Information:

Prior Rec/Sale Date:	06/24/2003 / 06/00/2003	Prior Deed Type:	WARRANTY DEED
Prior Sale Price:	\$41,000	Prior Lender:	
Prior Sale Type:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1739-623	Prior 1st Mtg Int. Rate/Type:	/
Prior Instrument #:		Prior Stamps Amount:	\$287
Prior Book/Page:	1739-623		

Site Information:

Land Use:	SFR	Acres:	.2812	County Use:	
Flood Zone:	X	Lot Area:	12,247	State Use:	SINGLE FAMILY
Flood Panel:	1202870275F	Lot Width/Depth:	x	Site Influence:	
Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$125,700	Assessed Year:	2009	Property Tax:	\$3,511
Land Value:	\$17,000	Improve %:	86%	Tax Area:	0011
Improvement Value:	\$108,700	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$125,700	Fire Dist:		Tax Exemption:	
Market Value:	\$125,700	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	2,584	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	2,120	Garage Area:	420	Heat Type:	FORCED AIR
Tot Adj Area:	2,120	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	2,120	Parking Spaces:		Exterior wall:	
Base/Main Area:	2,120	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	8	Porch 1 Area:	44	Roof Material:	
Bedrooms:	3	Porch 2 Area:		Floor Type:	
Bath(F/H):	2/	Patio Type:		Floor Cover:	
Total Baths/Fixtures:	2/	Patio 1 Area:		Style:	
Year Built / Eff:	2006/ 2006	Pool:		Quality:	AVERAGE
Fireplace:	/	Pool Area:		Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
DRIV-CONCRET	S	736			2006	
BASE AREA	S	2,120				
GARAGE ATTACHED AVERAGE	S	420				
OPEN PORCH ATTACHED AVER	S	44				

Comparable Number: 23**Distance From Subject: 0.47****2365 SW CABALLERO ST, PORT SAINT LUCIE FL 34953-2402 C041****Owner Information:**

Owner Name:	COLON CESAR L JR / COLON ABIGAIL		
Mailing Address:	2365 SW CABALLERO ST, PORT SAINT LUCIE FL 34953-2402 C041		
Phone Number:	Vesting Codes:	HUSBAND/WIFE//	
Owner Occupied Indicator:	Y	Pending Record Indicator:	N
Corporate Owner:			

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 31- BLK 1688 LOTS 11 AND 12 (MAP 43/11N) (OR 3125-2896)		
County:	ST LUCIE, FL	APN:	34-20-650-0602-0006
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-650-0602-000-6
Township-Range-Sect:	37-39-11	Subdivision:	PORT ST LUCIE SEC 31
Legal Book/Page:	43-641	Map Reference:	110C/ 43-11N
Legal Lot:	11	Tract #:	
Legal Block:	1688	School District:	ST. LUCIE COUNTY SD
Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	IX08		

Owner Transfer Information:

Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			

Last Market Sale Information:

Recording/Sale Date:	09/14/2009 / 08/07/2009	1st Mtg Amount/Type:	\$132,554/ FHA
Sale Price:	\$135,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Term:	30
Document #:	3125-2896	1st Mtg Document #:	3125-2897
Instrument #:	000003387863	1st Mtg Instrument #:	000003387864
Book/Page:	3125-2896	1st Mtg Book/Page:	3125-2897
Deed Type:	WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$61
Cash Down Payment:		Stamps Amount:	\$945
Title Company:	ATTORNEY ONLY		
Lender:	SECURITY ATLANTIC MTG		
Seller Name:	WORTHINGTON COURTNEY		

Prior Sale Information:

Prior Rec/Sale Date:	08/30/2005 / 08/24/2005	Prior Deed Type:	WARRANTY DEED
Prior Sale Price:	\$269,000	Prior Lender:	HARBOR FSB
Prior Sale Type:		Prior 1st Mtg Amt/Type:	\$242,000/CONVENTIONAL
Prior Doc Number:	2346-1942	Prior 1st Mtg Int. Rate/Type:	6.13/ ADJUSTABLE INT RATE LOAN
Prior Instrument #:	000002697857	Prior Stamps Amount:	\$1,883
Prior Book/Page:	2346-1942		

Site Information:

Land Use:	SFR	Acres:	.4591	County Use:	
Flood Zone:	X	Lot Area:	20,000	State Use:	SINGLE FAMILY
Flood Panel:	1202870275F	Lot Width/Depth:	x	Site Influence:	
Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:	

Res/Comm Units:	1/	Lot Shape:		Topography:
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:
Zoning:		Building Class:		Water District:

Tax Information:

Total Value:	\$128,500	Assessed Year:	2009	Property Tax:	\$2,512
Land Value:	\$32,000	Improve %:	75%	Tax Area:	0011
Improvement Value:	\$96,500	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$78,000	Fire Dist:		Tax Exemption:	HOMESTEAD
Market Value:	\$128,500	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	3,262	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	2,228	Garage Area:	484	Heat Type:	FORCED AIR
Tot Adj Area:	2,228	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	2,228	Parking Spaces:		Exterior wall:	WOOD
Base/Main Area:	2,228	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	SLAB
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	HIP
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	10	Porch 1 Area:	108	Roof Material:	ASPHALT SHINGLE
Bedrooms:	4	Porch 2 Area:	442	Floor Type:	
Bath(F/H):	3/	Patio Type:		Floor Cover:	CARPET
Total Baths/Fixtures:	3/	Patio 1 Area:		Style:	
Year Built / Eff:	1988/ 1988	Pool:		Quality:	AVERAGE
Fireplace:	/	Pool Area:		Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
3CCT	U	1			1988	
SITE DEV S-F	U	1			2001	
BASE AREA	S	2,228				
GARAGE 60	S	484				
OPEN PORCH 30	S	108				
SCREENED PORCH/40	S	442				

Comparable Number: 24

Distance From Subject: 0.47

2342 SW NEAL RD, PORT SAINT LUCIE FL 34953-5788 C010

Owner Information:

Owner Name:	FOLEY PAULINE / HUMMEL DAWN M		
Mailing Address:	2342 SW NEAL RD, PORT SAINT LUCIE FL 34953-5788 C010		
Phone Number:		Vesting Codes:	UNMARRIED WOMAN// JOINT TENANTS
Owner Occupied Indicator:	Y	Pending Record Indicator:	N
Corporate Owner:			

Location Information:

Legal Description:	PORT ST LUCIE-SECTION 35- BLK 1771 LOT 32 (MAP 43/10N) (OR 1617-2614)		
County:	ST LUCIE, FL	APN:	34-20-670-0722-0005
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-670-0722-000-5
Township-Range-Sect:	37-39-10	Subdivision:	PORT ST LUCIE SEC 35
Legal Book/Page:	10-10	Map Reference:	109D/ 43-10N
Legal Lot:	32	Tract #:	
Legal Block:	1771	School District:	ST. LUCIE COUNTY SD

Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	IX08		
Owner Transfer Information:			
Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			
Last Market Sale Information:			
Recording/Sale Date:	10/26/2009 /10/19/2009	1st Mtg Amount/Type:	\$140,507/ FHA
Sale Price:	\$143,100	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Term:	30
Document #:	3139-684	1st Mtg Document #:	3139-685
Instrument #:	000003404284	1st Mtg Instrument #:	000003404285
Book/Page:	3139-684	1st Mtg Book/Page:	3139-685
Deed Type:	WARRANTY DEED	2nd Mtg Amount/Type:	/
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$66
Cash Down Payment:		Stamps Amount:	\$1,002
Title Company:	LIBERTY TITLE		
Lender:	GROUP ONE MTG		
Seller Name:	JOCELYN KEVIN M & KRISTIE		
Prior Sale Information:			
Prior Rec/Sale Date:	11/25/2002 / 11/14/2002	Prior Deed Type:	WARRANTY DEED
Prior Sale Price:	\$15,000	Prior Lender:	HARBOR FSB
Prior Sale Type:		Prior 1st Mtg Amt/Type:	\$12,023/CONVENTIONAL
Prior Doc Number:	1617-2614	Prior 1st Mtg Int. Rate/Type:	/ FIXED RATE LOAN
Prior Instrument #:	000002123881	Prior Stamps Amount:	\$105
Prior Book/Page:	1617-2614		
Site Information:			
Land Use:	SFR	Acres:	.2366
Flood Zone:	X	Lot Area:	10,306
Flood Panel:	1202870275F	Lot Width/Depth:	82.45x 125
Flood Panel Date:	08/19/1991	Usable Lot:	
Res/Comm Units:	1/	Lot Shape:	
# of Buildings:	1	Bldg Width/Depth:	x
Zoning:		Building Class:	
		County Use:	
		State Use:	SINGLE FAMILY
		Site Influence:	
		Sewer Type:	
		Topography:	
		Water Type:	
		Water District:	
Tax Information:			
Total Value:	\$141,500	Assessed Year:	2009
Land Value:	\$16,500	Improve %:	88%
Improvement Value:	\$125,000	Dist:	0011
Total Taxable Value:	\$141,500	Fire Dist:	
Market Value:	\$141,500	Garbage Dist:	
		Delinquent year:	
		Property Tax:	\$3,872
		Tax Area:	0011
		Tax Year:	2009
		Tax Exemption:	
		Equal Rate:	
		Equal Year:	
Property Characteristics:			
Gross Area:	3,072	Parking Type:	ATTACHED GARAGE
Living Area:	2,183	Garage Area:	378
Tot Adj Area:	2,183	Garage 2 Area:	
Above Grade:		Garage Capacity:	
Ground Floor Area:	2,183	Parking Spaces:	
Base/Main Area:	2,183	Carport Area:	
Upper Area:		Basement Area:	
2nd Floor Area:		Finish Bsmnt Area:	
3rd Floor Area:		Basement Type:	
Rentable Area:		Attic Type:	
Addition Area:		Porch Type:	
Total Rooms:	8	Porch 1 Area:	200
Bedrooms:	3	Porch 2 Area:	111
Bath(F/H):	2/	Patio Type:	SCREENED ALUMINUM
		Construction:	
		Heat Type:	FORCED AIR
		Heat Fuel:	
		Parcel Fuel:	ELECTRIC
		Exterior wall:	
		Interior wall:	
		Foundation:	
		Air Cond:	YES
		Roof Type:	
		Roof Shape:	
		Roof Frame:	
		Roof Material:	
		Floor Type:	
		Floor Cover:	

PATIO						
Total Baths/Fixtures:	2/	Patio 1 Area:		Style:		
Year Built / Eff:	2003/ 2003	Pool:		Quality:	EXCELLENT	
Fireplace:	/	Pool Area:		Condition:		
Fireplace Description:				# of Stories:	1	
Basement Description:				Other Rooms:		
Other Improvements:						
Bldg Comments:						
Parcel Comments:						
Extra Features:						
Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
ALUMINUM SCREEN ENCLOSUR	S	200				
BASE AREA	S	2,183				
GARAGE ATTACHED AVERAGE	S	378				
OPEN PORCH ATTACHED AVER	S	111				
SCREEN PORCH ATTACHED AV	S	200				

Comparable Number: 25		Distance From Subject: 0.48	
1791 SW LEAFY RD, PORT SAINT LUCIE FL 34953-1356 C009			
Owner Information:			
Owner Name:	SANTANELLA NICOLE		
Mailing Address:	804 MARINER BAY BLVD, FORT PIERCE FL 34949-3604 C027		
Phone Number:		Vesting Codes:	SINGLE WOMAN//
Owner Occupied Indicator:	N	Pending Record Indicator:	N
Corporate Owner:			
Location Information:			
Legal Description:	PORT ST LUCIE-SECTION 11- BLK 1334 LOT 21 (MAP 43/02S) (OR 980-1866: 1644-1; 261 9-1286)		
County:	ST LUCIE, FL	APN:	34-20-550-0920-0004
Census Tract / Block:	0021.05/ 4	Alternate APN:	3-4-20-550-0920-000-4
Township-Range-Sect:	37-39-02	Subdivision:	PORT ST LUCIE SEC 11
Legal Book/Page:	1130-27	Map Reference:	110B/ 43-02S
Legal Lot:	21	Tract #:	
Legal Block:	1334	School District:	ST. LUCIE COUNTY SD
Market Area:		Munic/Township:	PORT ST LUCIE
Neighbor Code:	PR07		
Owner Transfer Information:			
Recording/Sale Date:	/	Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book/Page:			
Last Market Sale Information:			
Recording/Sale Date:	03/18/2010 /03/02/2010	1st Mtg Amount/Type:	\$108,105/ FHA
Sale Price:	\$110,100	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Term:	30
Document #:	3179-1561	1st Mtg Document #:	3179-1563
Instrument #:	000003452035	1st Mtg Instrument #:	000003452036
Book/Page:	3179-1561	1st Mtg Book/Page:	3179-1563
Deed Type:	SPECIAL WARRANTY DEED	2nd Mtg Amount/Type:	\$7,500/ CONVENTIONAL
Transfer Document #:		2nd Mtg Int. Rate/Type:	/
New Construction:		2nd Mtg Term:	
Multi/Split Sale:		Price Per SqFt:	\$68
Cash Down Payment:		Stamps Amount:	\$771
Title Company:	BAY TITLE & ESCROW CO		
Lender:	SHELTER MTG CO LLC		
Seller Name:	NOVASTAR FUNDING SERIES 2006-4		
Prior Sale Information:			
Prior Rec/Sale Date:	10/23/1995 / 08/29/1995	Prior Deed Type:	GRANT DEED

Prior Sale Price:	\$80,000	Prior Lender:	FIRST UNION NAT'L BK/FL
Prior Sale Type:	FULL	Prior 1st Mtg Amt/Type:	\$76,000/CONVENTIONAL
Prior Doc Number:	980-1866	Prior 1st Mtg Int. Rate/Type:	/
Prior Instrument #:		Prior Stamps Amount:	\$560
Prior Book/Page:	980-1866		

Site Information:

Land Use:	SFR	Acres:	.2669	County Use:	
Flood Zone:	X	Lot Area:	11,625	State Use:	SINGLE FAMILY
Flood Panel:	1202870275F	Lot Width/Depth:	93x 125	Site Influence:	
Flood Panel Date:	08/19/1991	Usable Lot:		Sewer Type:	
Res/Comm Units:	1/	Lot Shape:		Topography:	
# of Buildings:	1	Bldg Width/Depth:	x	Water Type:	
Zoning:		Building Class:		Water District:	

Tax Information:

Total Value:	\$96,100	Assessed Year:	2009	Property Tax:	\$1,897
Land Value:	\$15,000	Improve %:	84%	Tax Area:	0011
Improvement Value:	\$81,100	Dist:	0011	Tax Year:	2009
Total Taxable Value:	\$46,100	Fire Dist:		Tax Exemption:	
Market Value:	\$96,100	Garbage Dist:		Equal Rate:	
		Delinquent year:		Equal Year:	

Property Characteristics:

Gross Area:	2,914	Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,614	Garage Area:	397	Heat Type:	FORCED AIR
Tot Adj Area:	1,614	Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	ELECTRIC
Ground Floor Area:	1,614	Parking Spaces:		Exterior wall:	CONCRETE STUCCO
Base/Main Area:	1,614	Carport Area:		Interior wall:	
Upper Area:		Basement Area:		Foundation:	SLAB
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	YES
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	HIP
Addition Area:		Porch Type:	OPEN PORCH	Roof Frame:	
Total Rooms:	8	Porch 1 Area:	45	Roof Material:	ASPHALT SHINGLE
Bedrooms:	3	Porch 2 Area:	160	Floor Type:	
Bath(F/H):	2/	Patio Type:	PATIO	Floor Cover:	CARPET
Total Baths/Fixtures:	2/	Patio 1 Area:	570	Style:	
Year Built / Eff:	1994/ 1994	Pool:	POOL	Quality:	AVERAGE
Fireplace:	/	Pool Area:	698	Condition:	
Fireplace Description:				# of Stories:	1
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features:

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:
3CNT	U	1			1994	
POOL ENC-AVG	S	698			2004	
POOL DK-AVG	S	570			2004	
SITE DEV S-F	U	1			2001	
RES POOL AVG	S	128			2004	
BASE AREA	S	1,614				
GARAGE ATTACHED AVERAGE	S	397				
SCREEN ENCLOSURE FOR SKE	S	698				
OPEN PORCH ATTACHED AVER	S	45				
SCREEN PORCH ATTACHED AV	S	160				