

# Property Profile Report

## Property Details:

**DAVID WHITFIELD**  
931 BLUEBERRY HOLLOW CT, WINTER SPRINGS FL, 32708-

Report Generated: 11/16/2018  
APN: 24-21-30-501-0000-0720  
COUNTY: SEMINOLE

## Owner Information

Primary Owner:	<b>David Whitfield</b>	APN:	<b>24-21-30-501-0000-0720</b>
Secondary Owner:	<b>Gillian Whitfield</b>	Vesting:	<b>Husband &amp; Wife</b>
Mail Address:	<b>931 Blueberry Hollow Ct Winter Springs FL 32708-4924</b>	Census Tract:	<b>221063</b>
Site Address:	<b>931 Blueberry Hollow Ct Winter Springs FL 32708-4924</b>	Tract/Lot/Block:	<b>501 / 72 /</b>
Legal Description:	<b>LOT 72 TUSKAWILLA POINT PB 23 PGS 81 &amp; 82</b>		

## Property Characteristics

Year Built:	<b>1983</b>	Lot Size:	<b>11589</b>	Number of Units:	<b>1</b>
Bedrooms:	<b>3</b>	Square Feet:	<b>1,610</b>	Number of Stories:	<b>1</b>
Bathrooms:	<b>3</b>	Garage:	<b>Garage</b>		
Partial Baths:	<b>1</b>	Pool:	<b>-</b>	Property Type:	<b>RSFR</b>
Total Rooms:	<b>-</b>	Fireplace:	<b>Yes 1</b>	Use Code:	
		Building Style:	<b>-</b>	Zoning:	<b>-</b>
Latitude:	<b>28.649267</b>	Longitude:	<b>-81.272267</b>		

## Sale & Loan Information

Transfer Date:	<b>04/28/1998</b>	Seller:	<b>-</b>
Transfer Value:	<b>\$103,000</b>	Doc #:	<b>Not Available</b>
Cost/SF:	<b>\$63.98</b>	First Loan Amount:	<b>\$</b>
Sale Type:		Title Company:	<b>-</b>
Lender:	<b>-</b>	Loan Doc:	<b>Not Available</b>

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## Property Details:

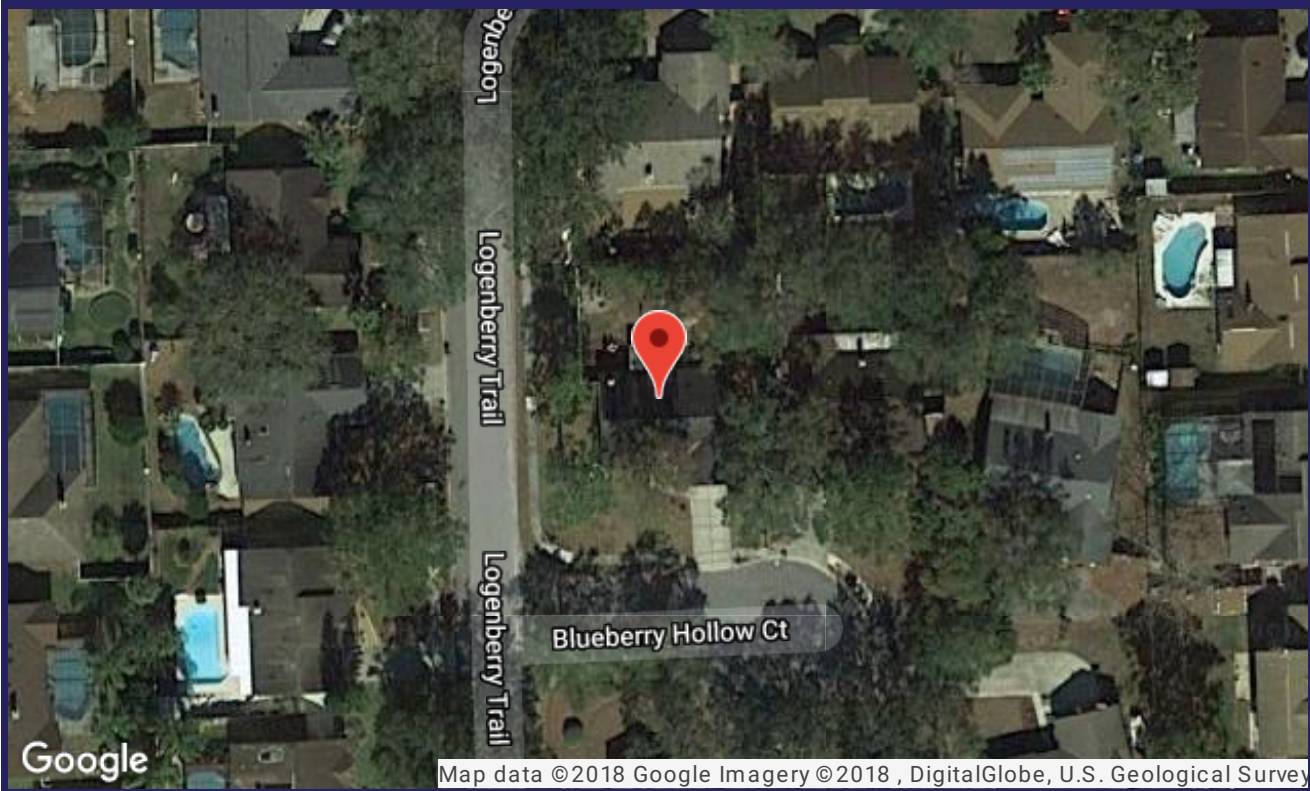
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## Assessment & Tax Information

Assessed Value:	\$125,707	Tax Amount:	\$1,533.94
Land Value:	\$	Tax Account ID:	-
Improvement Value:	\$	Tax Rate Area:	00001
Percent Improvement:	%	Assessed Year:	2017
Market Land Value:	\$50,000	Tax Status:	Current
Market Imp. Value:	\$122,273	Exemption:	Home owner
Market Value:	\$172,273		

## Aerial Map



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## Mortgage Record

Recording Date:	03/18/2008	Doc #:	<a href="#">2008-0069511922</a>
Loan Amount:	\$ 100,000	Loan Type:	UNKNOWN
		Type of Rate:	VARIABLE
TD Due Date:	-	Type of Lender:	BANK
Lender Name:	SUNTRUST BANK NA		
Borrower Name(s):	WHITFIELD, DAVID & GILLIAN		

## Mortgage Record

Recording Date:	11/07/2002	Doc #:	<a href="#">2002-0045840246</a>
Loan Amount:	\$ 97,000	Loan Type:	UNKNOWN
		Type of Rate:	FIXED
TD Due Date:	-	Type of Lender:	FINANCIAL CO
Lender Name:	FIRST RESIDENTIAL FUNDING INC		
Borrower Name(s):	WHITFIELD, DAVID & GILLIAN M		

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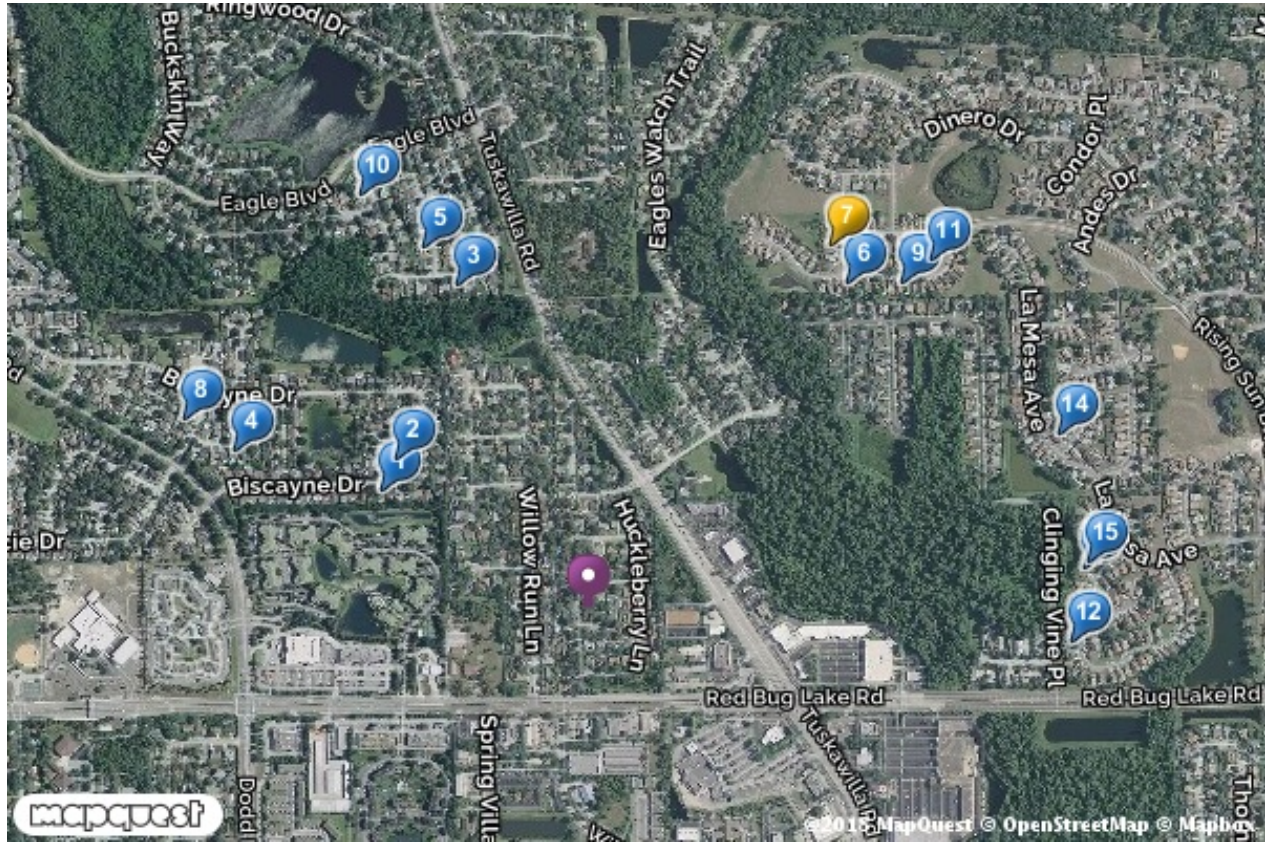
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## Neighborhood Comps - Map



Legend:

Full Transfer Arms-  
Length(F)

Short Sales (S)

REO Sold (R)

Distressed(D)

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### Quick View

No.	Type	Address	Date	Price	S/SF	Bld/ Area	RM/Br/ Bth	YB	Lot Area (SF)	Dist. Pool(MI)
		<b>Subject Property</b>	<b>04/28/1998</b>	<b>\$ 103,000</b>	<b>\$ 63.98</b>	<b>1610</b>	<b>-/3/3</b>	<b>1983</b>	<b>11589</b>	<b>-</b>
1	F	3931 BISCAYNE DR	09/12/2018	\$ 305,000	\$ 164.51	1854	0/3/3	1988	6653	YES 0.30
2	F	789 ORTONA CT	07/25/2018	\$ 268,000	\$ 144.55	1854	0/3/3	1988	6325	YES 0.30
3	F	368 RINGWOOD CIR	08/22/2017	\$ 284,500	\$ 147.33	1931	0/4/2	1983	10859	YES 0.43
4	F	761 KISSIMMEE PL	12/19/2017	\$ 265,000	\$ 152.91	1733	0/3/3	1986	6488	YES 0.48
5	F	339 GOOSECREEK DR	06/26/2018	\$ 274,000	\$ 147.55	1857	0/3/2	1984	9368	YES 0.49
6	F	1227 LAS CRUCES DR	11/17/2017	\$ 263,000	\$ 166.77	1577	0/3/2	1985	5444	YES 0.51
7	S	1066 LAS CRUCES DR	01/16/2018	\$ 220,000	\$ 129.87	1694	0/3/2	1986	5191	- 0.54
8	F	3712 N SAINT LUCIE DR	03/08/2018	\$ 272,500	\$ 157.24	1733	0/3/3	1986	6217	YES 0.55
9	F	1255 LAS CRUCES DR	02/07/2018	\$ 239,900	\$ 152.12	1577	0/3/2	1985	5742	- 0.56
10	F	426 RINGWOOD CIR	08/15/2018	\$ 309,900	\$ 181.02	1712	0/3/2	1984	8635	YES 0.58
11	F	1270 LAS CRUCES DR	10/23/2018	\$ 200,000	\$ 121.58	1645	0/3/2	1985	4884	- 0.60
12	F	1435 LA PALOMA CIR	10/09/2018	\$ 230,000	\$ 163.47	1407	0/3/2	1983	4959	- 0.60
13	F	1453 LA PALOMA CIR	08/17/2018	\$ 235,100	\$ 146.30	1607	0/3/2	1983	5512	- 0.62
14	F	1354 PALO ALTO CT	01/04/2018	\$ 231,500	\$ 147.92	1565	0/3/2	1984	3837	- 0.62
15	F	1455 LA PALOMA CIR	05/07/2018	\$ 243,000	\$ 144.04	1687	0/3/2	1983	5645	- 0.62

### Detail View

No.	Type	Address	Date	Price	S/SF	Bld/ Area	RM/Br/ Bth	YB	Lot Area (SF)	Dist. Pool(MI)
		<b>Subject Property</b>	<b>04/28/1998</b>	<b>\$103,000</b>	<b>\$63.98</b>	<b>1610</b>	<b>-/3/3</b>	<b>1983</b>	<b>11589</b>	<b>-</b>
1	F	3931 BISCAYNE DR	09/12/2018	\$305,000	\$164.51	1854	0/3/3	1988	6653	YES 0.30
<b>APN:</b> 2421305JL00000860 <b>Doc #:</b> <a href="#">0092080676</a> <b>Doc Type:</b> W <b>Sale Type:</b> STANDARD <b>Property Type:</b> RSFR <b>Zoning:</b> <b>Tract No:</b> 5JL <b>Lot/Block:</b> 86/ <b>Legal:</b> LOT 86 (LESS S 7.5 FT) HOLLOWBROOK PH 2 PB 36 PGS 5 TO 7 <b>City/Muni/Twp:</b> WINTER SPRINGS <b>Buyer Name(s):</b> PAUL,JENNIFER M & RYAN M <b>Seller Name(s):</b> BERRONG,JEREMY <b>Loan Amount:</b> \$299,475 <b>Lender Name:</b> UNITED WHOLESALE MTG										
2	F	789 ORTONA CT	07/25/2018	\$268,000	\$144.55	1854	0/3/3	1988	6325	YES 0.30
<b>APN:</b> 2421305JL00001310 <b>Doc #:</b> <a href="#">0091801433</a> <b>Doc Type:</b> W <b>Sale Type:</b> STANDARD <b>Property Type:</b> RSFR <b>Zoning:</b> <b>Tract No:</b> 5JL <b>Lot/Block:</b> 131/ <b>Legal:</b> LOT 131 HOLLOWBROOK PH 2 PB 36 PGS 5 TO 7 <b>City/Muni/Twp:</b> WINTER SPRINGS <b>Buyer Name(s):</b> JOHNSON,NANCY J A <b>Seller Name(s):</b> SAULS,STEPHEN K & JEANETTE K <b>Loan Amount:</b> \$ <b>Lender Name:</b>										

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3	F	368 RINGWOOD CIR	08/22/2017	\$284,500	\$147.33	1931	0/4/2	1983	10859	YES	0.43
		APN: 13213050500000180	Doc #: <a href="#">0089750021</a>	Doc Type: W	Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 505	Lot/Block: 18/						
		Legal: LOT 18 DEER RUN UNIT 21A PB 26 PG 66 City/Muni/Twp:WINTER SPRINGS									
		Buyer Name(s): POWERS,MARY K									
		Seller Name(s): KELLY,JEWELL A & KENNETH									
		Loan Amount: \$225,000	Lender Name: TRUSTCO BK								
4	F	761 KISSIMMEE PL	12/19/2017	\$265,000	\$152.91	1733	0/3/3	1986	6488	YES	0.48
		APN: 2421305HX00000560	Doc #: <a href="#">0090431066</a>	Doc Type: W	Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 5HX	Lot/Block: 56/						
		Legal: LOT 56 HOLLOWBROOK PB 32 PGS 86 & City/Muni/Twp:WINTER SPRINGS 87									
		Buyer Name(s): LANGOSCH,NICK									
		Seller Name(s): ARMISTEAD,MICHAEL & ANNA F									
		Loan Amount: \$238,500	Lender Name: QUICKEN LNS								
5	F	339 GOOSECREEK DR	06/26/2018	\$274,000	\$147.55	1857	0/3/2	1984	9368	YES	0.49
		APN: 13213050800000740	Doc #: <a href="#">0091610049</a>	Doc Type: W	Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 508	Lot/Block: 74/						
		Legal: LOT 74 DEERRUN UNIT 21B PB 27 PG 52 City/Muni/Twp:WINTER SPRINGS									
		Buyer Name(s): GEHRITZ,MICHAEL H									
		Seller Name(s): SCIARINI,LEE W & MICHELLE H									
		Loan Amount: \$265,780	Lender Name: PERL MTG								
6	F	1227 LAS CRUCES DR	11/17/2017	\$263,000	\$166.77	1577	0/3/2	1985	5444	YES	0.51
		APN: 13213051000002270	Doc #: <a href="#">0090251635</a>	Doc Type: W	Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 510	Lot/Block: 227/						
		Legal: LOT 227 SUNRISE VILLAGE UNIT 5 PB 30 City/Muni/Twp:WINTER SPRINGS PG 77									
		Buyer Name(s): MCMAHON,NICHOLAS & COLLEEN									
		Seller Name(s): RICHPORT ONE LLC									
		Loan Amount: \$263,000	Lender Name: THE MTG FIRM								
7	S	1066 LAS CRUCES DR	01/16/2018	\$220,000	\$129.87	1694	0/3/2	1986	5191	-	0.54
		APN: 13213051000002480	Doc #: <a href="#">0090571927</a>	Doc Type: W	Sale Type: SHORT SALE						
		Property Type: RSFR	Zoning:	Tract No: 510	Lot/Block: 248/						
		Legal: LOT 248 SUNRISE VILLAGE UNIT 5 PB 30 City/Muni/Twp:WINTER SPRINGS PG 77									
		Buyer Name(s): EL-HAWARY,AHMED									
		Seller Name(s): YATES,WILLIAM & CHARLOTTE									
		Loan Amount: \$165,000	Lender Name: HOMEBRIDGE FIN'L SVCS INC								

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8	F	3712 N SAINT LUCIE DR	03/08/2018	\$272,500	\$157.24	1733	0/3/3	1986	6217	YES	0.55
		<b>APN:</b>	2421305HX00000410	<b>Doc #:</b>	<a href="#">0090880767</a>	<b>Doc Type:</b>	W	<b>Sale Type:</b>	STANDARD		
		<b>Property Type:</b>	RSFR	<b>Zoning:</b>		<b>Tract No:</b>	5HX	<b>Lot/Block:</b>	41/		
		<b>Legal:</b>	LOT 41 HOLLOWBROOK PB 32 PGS 86 & 87 City/Muni/Twp:WINTER SPRINGS								
		<b>Buyer Name(s):</b>	SNOW,JONATHAN J & JANELLA L								
		<b>Seller Name(s):</b>	NEET,MICHAEL J								
		<b>Loan Amount:</b>	\$243,000	<b>Lender Name:</b>	CITIZENS BK						
9	F	1255 LAS CRUCES DR	02/07/2018	\$239,900	\$152.12	1577	0/3/2	1985	5742	-	0.56
		<b>APN:</b>	13213051000002200	<b>Doc #:</b>	<a href="#">0090701843</a>	<b>Doc Type:</b>	W	<b>Sale Type:</b>	STANDARD		
		<b>Property Type:</b>	RSFR	<b>Zoning:</b>		<b>Tract No:</b>	510	<b>Lot/Block:</b>	220/		
		<b>Legal:</b>	LOT 220 SUNRISE VILLAGE UNIT 5 PB 30 PG 77 City/Muni/Twp:WINTER SPRINGS								
		<b>Buyer Name(s):</b>	MATTHEWS,MICHAEL A & TARA L								
		<b>Seller Name(s):</b>	TRUST 14-832								
		<b>Loan Amount:</b>	\$232,700	<b>Lender Name:</b>	HOMEBRIDGE FIN'L SVCS INC						
10	F	426 RINGWOOD CIR	08/15/2018	\$309,900	\$181.02	1712	0/3/2	1984	8635	YES	0.58
		<b>APN:</b>	13213050800000600	<b>Doc #:</b>	<a href="#">0091901160</a>	<b>Doc Type:</b>	W	<b>Sale Type:</b>	STANDARD		
		<b>Property Type:</b>	RSFR	<b>Zoning:</b>		<b>Tract No:</b>	508	<b>Lot/Block:</b>	60/		
		<b>Legal:</b>	LOT 60 DEERRUN UNIT 21B PB 27 PG 52 City/Muni/Twp:WINTER SPRINGS								
		<b>Buyer Name(s):</b>	TODAK,TROY & ELIZABETH								
		<b>Seller Name(s):</b>	LAPINA,BRUCE M & JULIE								
		<b>Loan Amount:</b>	\$320,126	<b>Lender Name:</b>	NAVY FCU						
11	F	1270 LAS CRUCES DR	10/23/2018	\$200,000	\$121.58	1645	0/3/2	1985	4884	-	0.60
		<b>APN:</b>	13213051000002850	<b>Doc #:</b>	<a href="#">0092361989</a>	<b>Doc Type:</b>	W	<b>Sale Type:</b>	STANDARD		
		<b>Property Type:</b>	RSFR	<b>Zoning:</b>		<b>Tract No:</b>	510	<b>Lot/Block:</b>	285/		
		<b>Legal:</b>	LOT 285 SUNRISE VILLAGE UNIT 5 PB 30 PG 77 City/Muni/Twp:WINTER SPRINGS								
		<b>Buyer Name(s):</b>	WOLFGANG,MATTHEW B & YUMI								
		<b>Seller Name(s):</b>	JONES,BRIAN M & KUMIKO								
		<b>Loan Amount:</b>	\$196,377	<b>Lender Name:</b>	AMERIFIRST FIN'L CORP						
12	F	1435 LA PALOMA CIR	10/09/2018	\$230,000	\$163.47	1407	0/3/2	1983	4959	-	0.60
		<b>APN:</b>	19213150600001090	<b>Doc #:</b>	<a href="#">0092270300</a>	<b>Doc Type:</b>	W	<b>Sale Type:</b>	STANDARD		
		<b>Property Type:</b>	RSFR	<b>Zoning:</b>		<b>Tract No:</b>	506	<b>Lot/Block:</b>	109/		
		<b>Legal:</b>	LOT 109 SUNRISE VILLAGE UNIT 3 PB 27 PG 59 City/Muni/Twp:WINTER SPRINGS								
		<b>Buyer Name(s):</b>	PROPERTY OWNER 7 LLC								
		<b>Seller Name(s):</b>	PONDER,BRIAN M								
		<b>Loan Amount:</b>	\$	<b>Lender Name:</b>							

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13	F	1453 LA PALOMA CIR	08/17/2018	\$235,100	\$146.3	1607	0/3/2	1983	5512	-	0.62
		<b>APN:</b>	19213150500000640	<b>Doc #:</b>	<a href="#">0091921270</a>	<b>Doc Type:</b>	W	<b>Sale Type:</b>	STANDARD		
		<b>Property Type:</b>	RSFR	<b>Zoning:</b>		<b>Tract No:</b>	505	<b>Lot/Block:</b>	64/		
		<b>Legal:</b>	LOT 64 SUNRISE VILLAGE UNIT 2 PB 27 PG 19		<b>City/Muni/Twp:</b> WINTER SPRINGS						
		<b>Buyer Name (s):</b>	CAREY,ZAMIA P								
		<b>Seller Name (s):</b>	CRAVINHO,JACOB M & NICOLE L								
		<b>Loan Amount:</b>	\$226,775		<b>Lender Name:</b> WELLS FARGO BK						
14	F	1354 PALO ALTO CT	01/04/2018	\$231,500	\$147.92	1565	0/3/2	1984	3837	-	0.62
		<b>APN:</b>	2421305GX00001950	<b>Doc #:</b>	<a href="#">0090521871</a>	<b>Doc Type:</b>	W	<b>Sale Type:</b>	STANDARD		
		<b>Property Type:</b>	RSFR	<b>Zoning:</b>		<b>Tract No:</b>	5GX	<b>Lot/Block:</b>	195/		
		<b>Legal:</b>	LOT 195 SUNRISE VILLAGE UNIT 4 PB 29 PGS 38 & 39		<b>City/Muni/Twp:</b> WINTER SPRINGS						
		<b>Buyer Name (s):</b>	VAN GOOL,CHEENTE N								
		<b>Seller Name (s):</b>	RAFFENAUD,AMANDA D								
		<b>Loan Amount:</b>	\$219,925		<b>Lender Name:</b> STEARNS LNDG						
15	F	1455 LA PALOMA CIR	05/07/2018	\$243,000	\$144.04	1687	0/3/2	1983	5645	-	0.62
		<b>APN:</b>	19213150500000630	<b>Doc #:</b>	<a href="#">0091241677</a>	<b>Doc Type:</b>	W	<b>Sale Type:</b>	STANDARD		
		<b>Property Type:</b>	RSFR	<b>Zoning:</b>		<b>Tract No:</b>	505	<b>Lot/Block:</b>	63/		
		<b>Legal:</b>	LOT 63 SUNRISE VILLAGE UNIT 2 PB 27 PG 19		<b>City/Muni/Twp:</b> WINTER SPRINGS						
		<b>Buyer Name (s):</b>	LEON,LILIANA A V								
		<b>Seller Name (s):</b>	PETRIE,WILLIAM J & MINDY A								
		<b>Loan Amount:</b>	\$238,598		<b>Lender Name:</b> PARAMOUNT RESID'L MTG						

## Area Sales Analysis

Total Area Sales:	15	Median # of Bedrooms:	3
Median Lot Size (SF):	5742	Median # of Baths:	2
Median Living Area:	1694	Median Year Built:	1985
Price Range - 2 Years:	\$200,000 - \$309,900	Age Range:	30 - 35
Median Value:	\$263,000	Median Age:	33

[Click here for Plat Map](#)

### LIMITATIONS OF LIABILITY



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