



PROPERTY REPORT

2909 NW 104th Ct Gainesville FL 32606



Presented by

Tanya Chappell

REALTOR® | Florida Real Estate License: BK560030



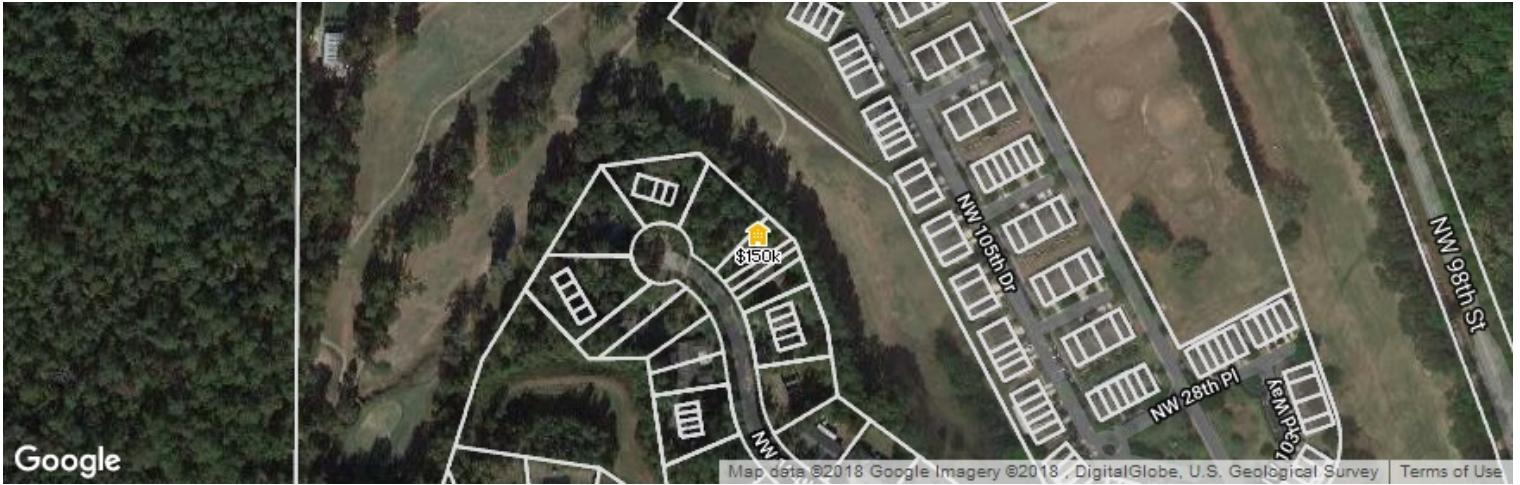
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Secure Investments Realty & Management
3520 NW 43rd Street
Gainesville, FL 32606

2909 NW 104th Ct Gainesville FL 32606



Legend: 🏠 Subject Property

FOR SALE

Active: 10/10/2018

List Price

\$149,900

List Date: 10/10/2018

Days in RPR: 16

Last Price Update: 10/25/2018

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



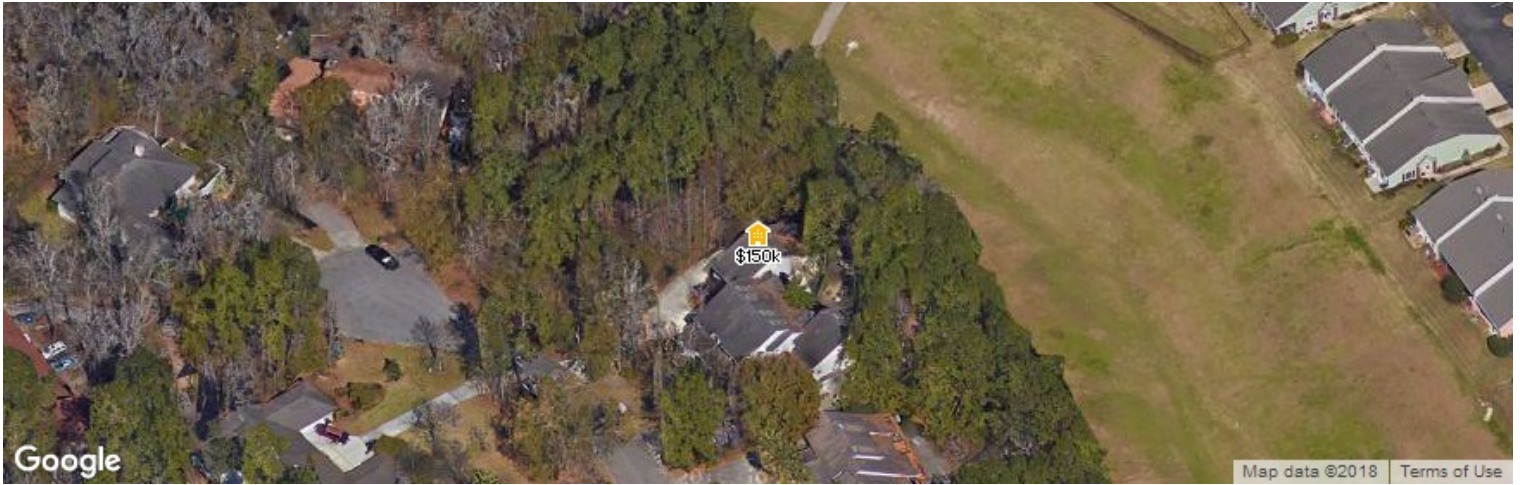
Home Facts

Public Remarks

3/2.5 (Hills of Santa Fe) Large 2 story Condo with big attached garage off Meadowbrook Golf Course and 2 miles from Santa Fe College. Walk into nice a Kitchen/Living room/Dining room combination with tiled floors in kitchen and wood floors in the living room/dining room. Kitchen has updated appliances, serving bar, and plenty of cabinet space. French doors off the living room open up to screened in porch overlooking the beautiful golf course. Upstairs has a nice master bedroom with walk in closet and master bathroom with double sinks. Washer and dryer closet conveniently located upstairs. Two more large bedrooms with walk in closets share a big bathroom across the hall. . For more information and pictures and video go to www.secureinvestmentsrealty.com

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Condo/Townhouse/Apt	-
Property Subtype	Single Family	Townhouse	-
Bedrooms	3	3	-
Total Baths	2	2	-
Full Baths	2	2	-
Partial Baths	-	-	-
Living Area (sq ft)	1,320	1,590	-
Lot Size	6,534 sq ft	-	-
Lot Dimensions	6534 SF	-	-
Garage	Yes	-	-
Garage (spaces)	2	1	-
Year Built	2000	2000	-
Roofing	Composition Shingle	Shingle	-
Heating	Forced air unit	-	-
Cooling	Central	Central Cool - Electric	-
Construction	-	Other	-
Exterior Walls	Stucco	Stucco	-
Number of Units	1	-	-
Number of Stories	2	-	-

Extended Home Facts



Legend: 🏠 Subject Property

Interior Features

Appliance	Dishwasher, Disposal, Dryer, Microwave, Oven/Stove, Refrigerator, Washer
Bathroom	Dual Sinks, Tub/Shower Combo, Walk-In Shower
Cooling	Central Cool - Electric
Floor	Carpet, Tile, Laminated Wood Floors
General	Auto Garage Door, Ceiling Fans, Ceilings-High

Interior Details

Heating Fuel Type	Electric
Interior Walls	Gypsum Board
Floor Cover	Carpet
Base Area	697 sq ft
Upper Story, Loft	623 sq ft
Garage, Loft	470 sq ft
Porch screened	135 sq ft
Porch - Open	30 sq ft

Exterior Features

Construction	Other
Management	None
Roof	Shingle
Road	Paved
Water Front	None
Parking	Attached
Special	Engineering Report, Seller Disclosure
Utilities	Gas
General	Covered Patio/Deck

Exterior Details

Lot Size - Square Feet	6534 sq ft
Lot Size - Acres	0.150 ac
Roof Type	GABLE OR HIP

Location Details

Directions to Property	From Santa Fe College take NW23rd Ave for 1 mile then turn right on NW98th st, In 700ft turn left on NW25th Pl (Hills of Santa Fe). About a 1/2 mile down you will then turn on 104th Ct and 2909 will be on your right.
Subdivision	Hills Of Santa Fe
Zoning	PD
Area Description	Alachua
Walkability Score (out of 5)	Overall: 1.5 Amenity: 1.4 Leisure: 1.7

Other Details

Building Condition	Average
Amenities	Automatic Sprinkler System
Driveway	1014

Homeowners Association Info



Association Features None

Schools (from Listing Data)

Elementary School	Hidden Oak Elementary School
Middle School	Fort Clarke Middle School
High School	Buchholz High

(based on location)

Elementary School	Hidden Oak Elementary School
Middle School	Fort Clarke Middle School
High School	F.W. Buchholz High School
School District	Alachua County School District



Property Photos







Property History

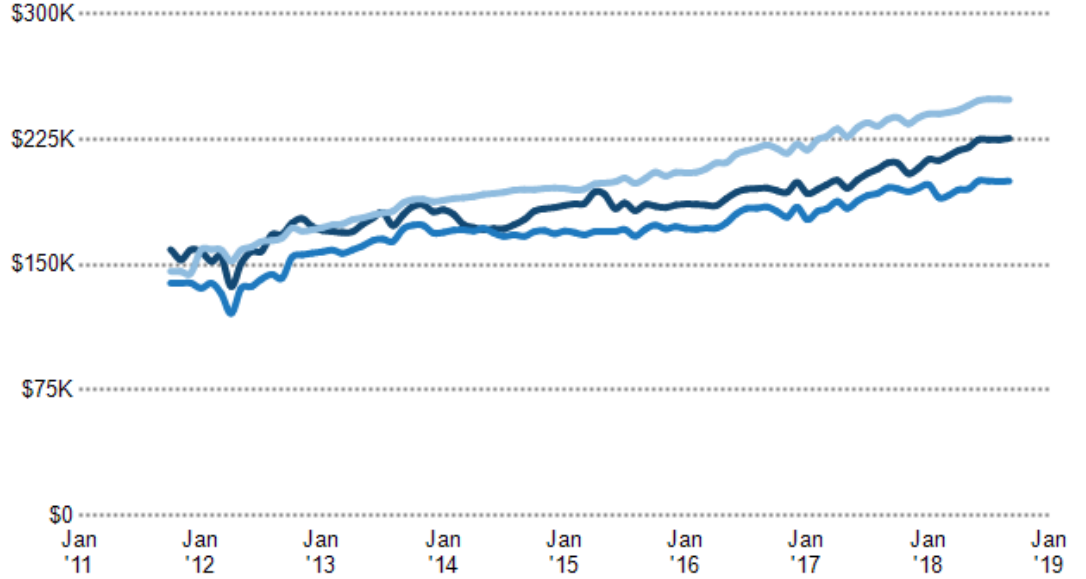
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- 32606
- Alachua County
- Florida



Sales History

Sales Date	Sales Amount	Price per sq. ft.
8/10/2018	\$79,000	\$50
8/10/2018	\$50,000	\$31
8/27/2003	\$148,000	\$93
7/3/2000	\$119,900	\$75

Legal Description

APN: 06237-016-001	Tax ID: -	Zoning: PD	Census Tract: 120010022.042000	Abbreviated Description: CITY/MUNI/TWP:UNINCORPORATED AREA SEC/TWN/RNG/MER:SEC 30 TWN 09S RNG 19E HILLS OF SANTA FE PHASE 2 REPLAT OF LOT 16 PB-22 PG-19 PARCEL 16A & UNDIV INT IN COMMON BUFFER OR 2753/0908	City/Municipality/Township: Gainesville, FL 32606
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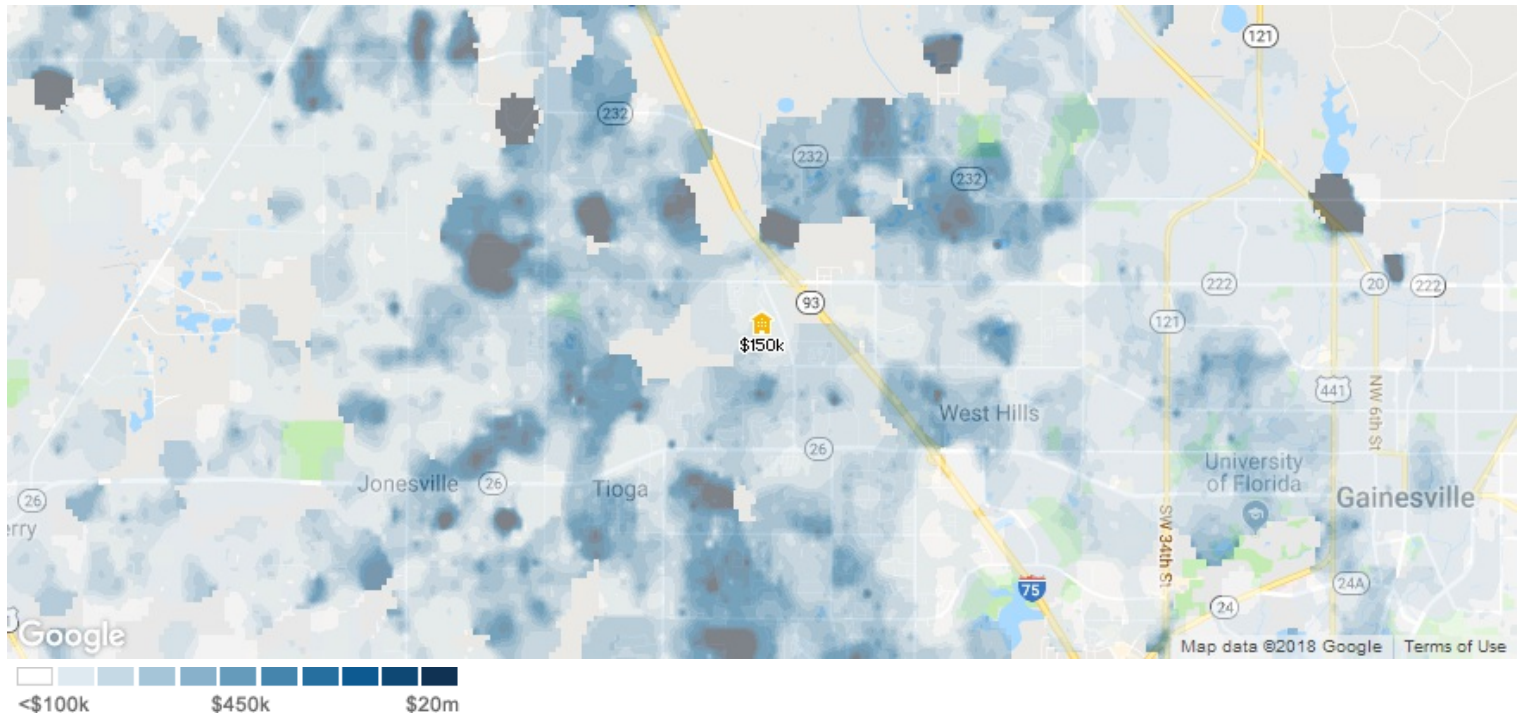




Deed Records

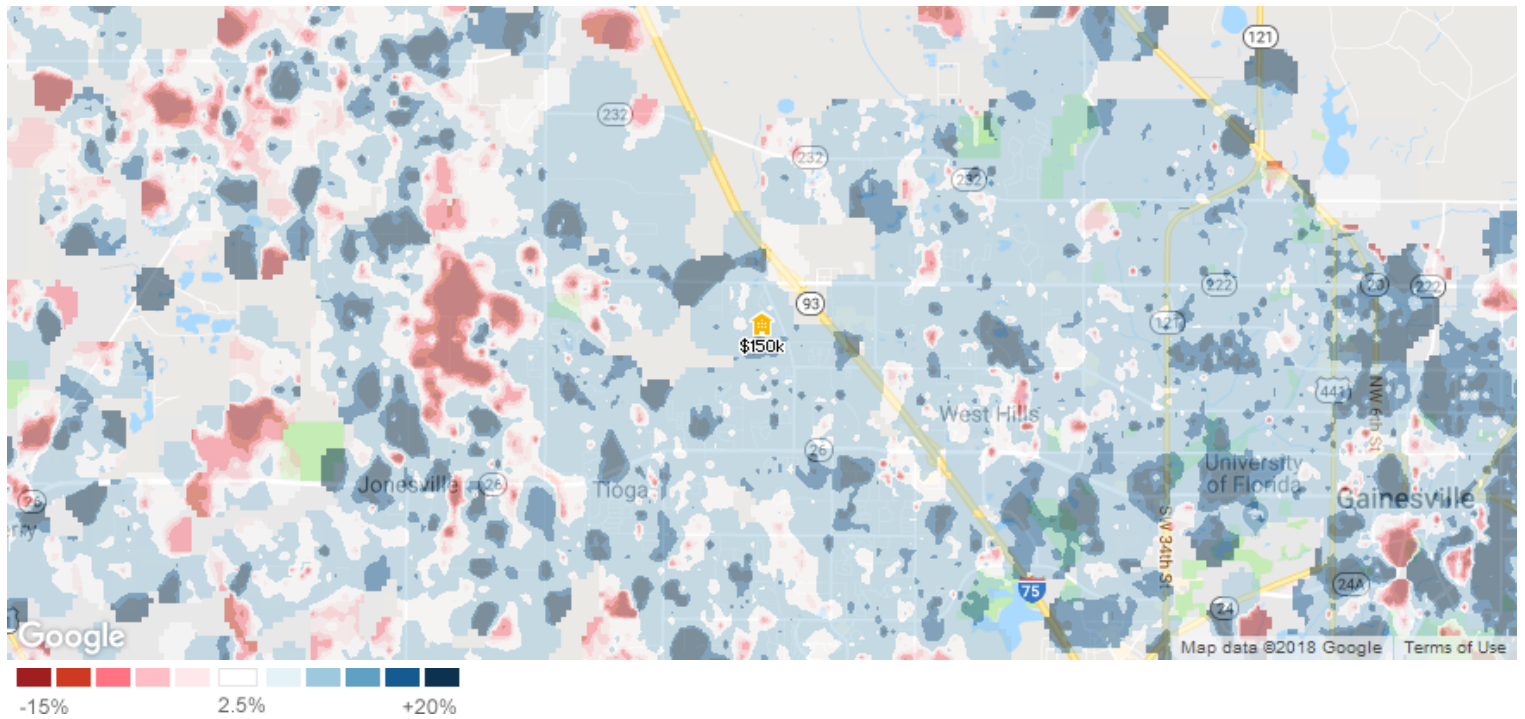
Recording Date	8/10/2018	8/10/2018
Document Type	Warranty Deed	Warranty Deed
Sales Price	\$79,000	\$50,000
Sales Price Code	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
Buyer Name	ROYAL VEIEW PROPERTIES LLC	MERIDIAN TRUST LLC
Buyer ID	Limited Liability Company	Limited Liability Company
Seller Name	MERIDIAN TRUST LLC	TERESA PICCIOCCHI
Seller ID	Limited Liability Company	Unmarried Woman
Document #	3141191	3141190
Total Transfer Tax	\$553	\$350
Book #	4621	4621
Page #	2326	2324
Contract Date	8/9/2018	8/1/2018

Estimated Home Values



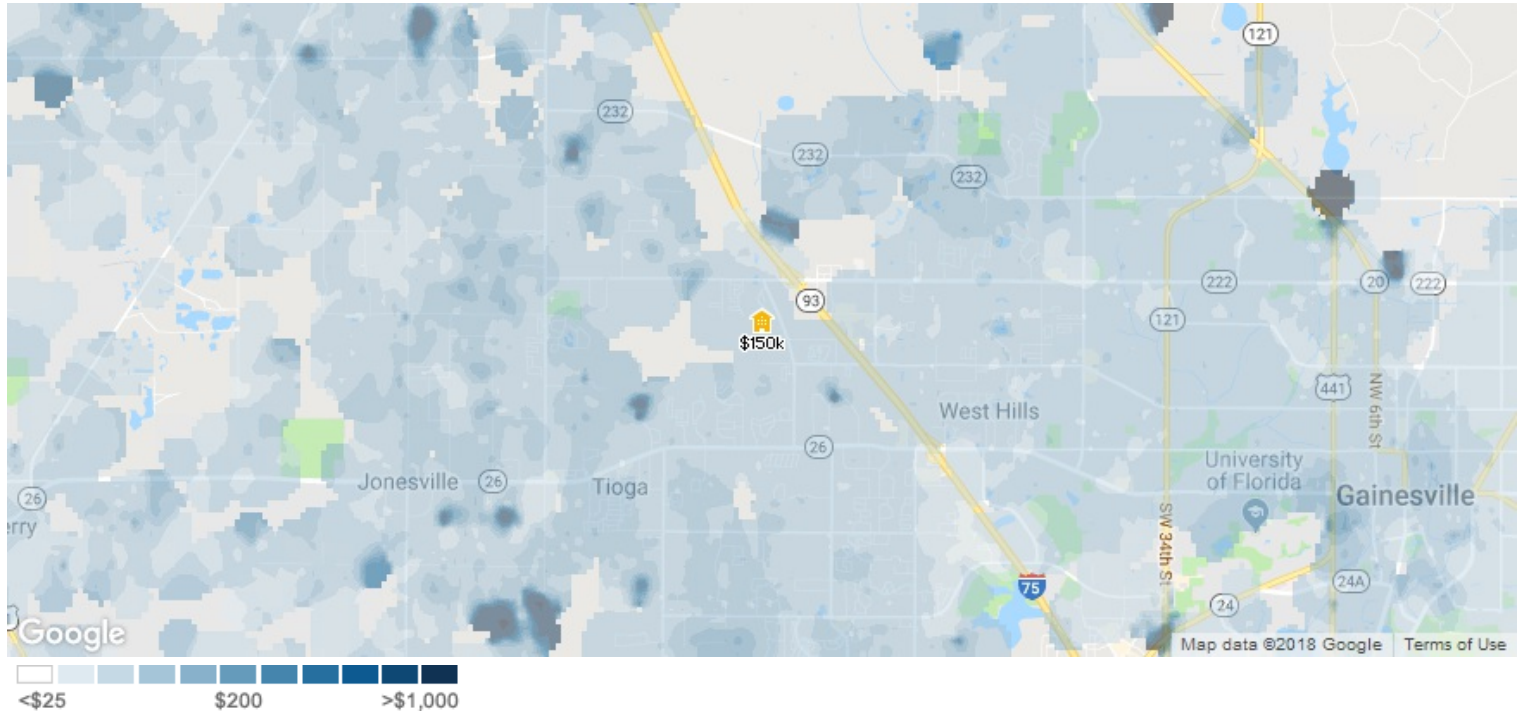
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Estimated Value per Square Foot



This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Flood Zone

This property is in Flood Zone: X (unshaded), Low Risk

Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coastal areas shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see <http://support.nampr.com/entries/319901-what-is-the-flood-zone-heat-map>. Source(s): FEMA; updated Annually.



Neighborhood: Housing Stats and Charts

	32606	Gainesville	Alachua County	Florida	USA
Median Estimated Home Value	\$226K	\$199K	\$200K	\$249K	\$235K
Estimated Home Value 12-Month Change	+6.9%	+1.1%	+2%	+4.9%	+3%
Median List Price	\$250K	\$220K	\$230K	\$270K	\$115K
List Price 1-Month Change	-	0%	-	0%	-2.5%
List Price 12-Month Change	+4.2%	+2.3%	+5%	+3.8%	+9.5%
Median Home Age	27	36	36	33	45
Own	60%	39%	54%	65%	64%
Rent	40%	61%	46%	35%	36%
\$ Value of All Buildings for which Permits Were Issued	-	-	\$58.4M	\$7.82B	\$102B
% Change in Permits for All Buildings	-	-	-11%	+13%	+2%
% Change in \$ Value for All Buildings	-	-	-10%	+15%	+7%

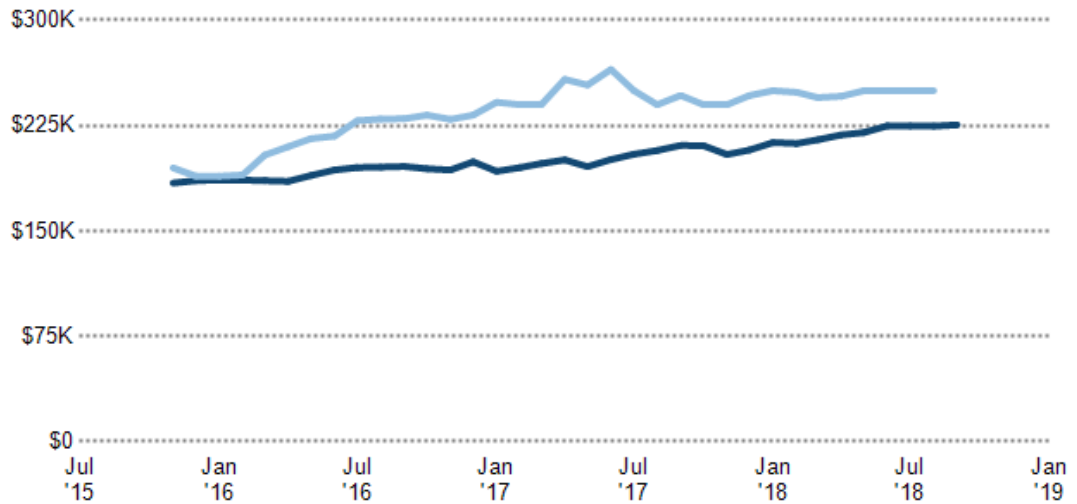
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

- Median Estimated Value
- Median List Price





Median Sales Price vs. Sales Volume

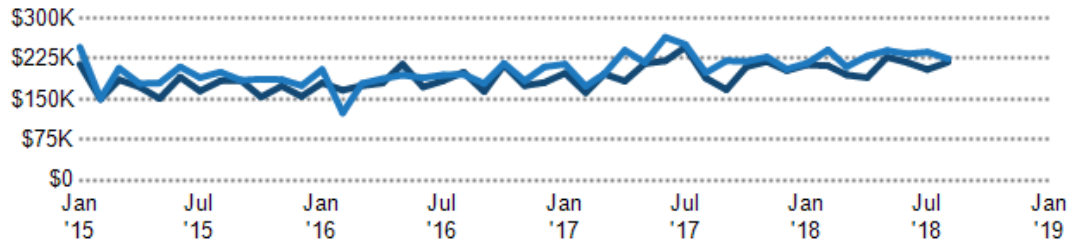
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

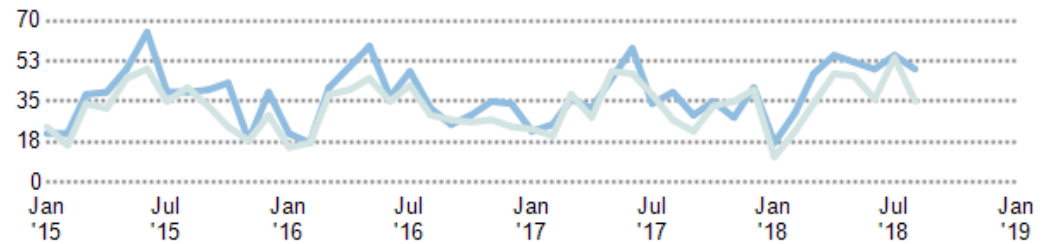
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

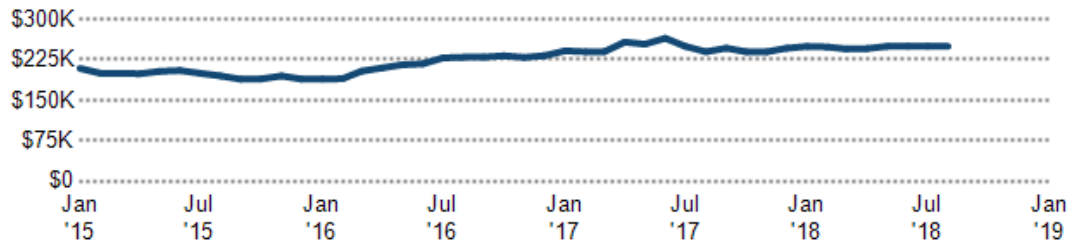
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

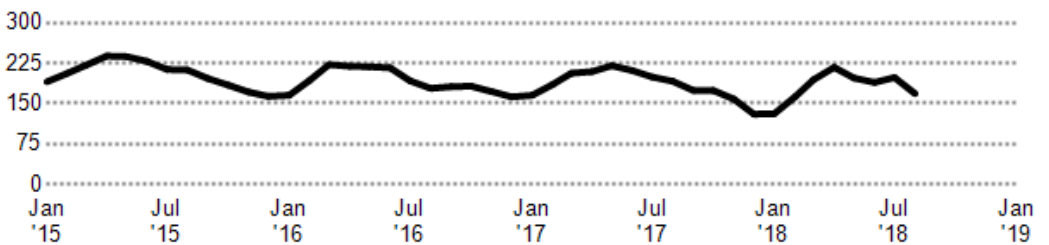
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by Property Type





Inventory of Distressed Listings

Foreclosure **4**

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

Inventory of Distressed Listings

Median Sales Price by Square Footage

1,400 - 1,600 sq. ft.	\$161,950
1,200 - 1,400 sq. ft.	\$154,580
1,000 - 1,200 sq. ft.	\$143,933

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

Comps

Price per Bedroom of Homes Sold

\$80K - \$90K	1
\$70K - \$80K	2
\$60K - \$70K	2
\$50K - \$60K	3
\$40K - \$50K	2

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

Comps



Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ Comps



Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ Comps



Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House

■ Comps



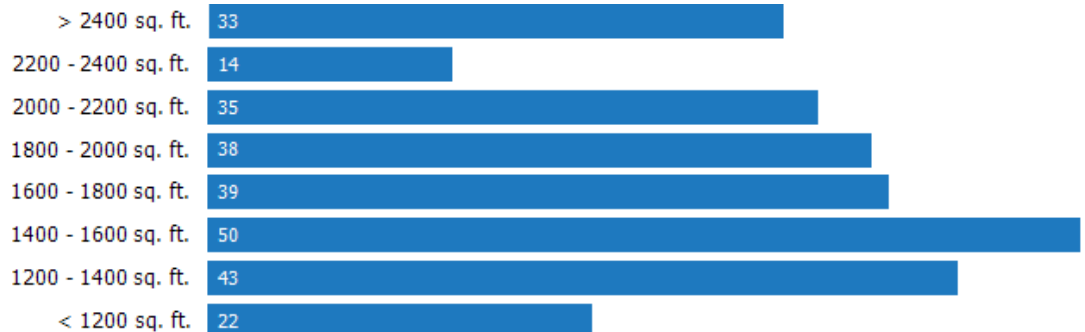
Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Living Area





Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly



■ Sales Count by Bedroom



Neighborhood: Economic Stats and Charts

	32606	Gainesville	Alachua County	Florida	USA
Income Per Capita	\$33,275	\$20,014	\$25,758	\$27,598	\$29,829
Median Household Income	\$70,392	\$32,716	\$44,702	\$48,900	\$55,322
Unemployment Rate	–	3.7%	3.4%	3.8%	3.9%
Unemployment Number	–	2.49K	4.56K	383K	6.23M
Employment Number	–	64.5K	130K	9.81M	156M
Labor Force Number	–	67K	135K	10.2M	162M

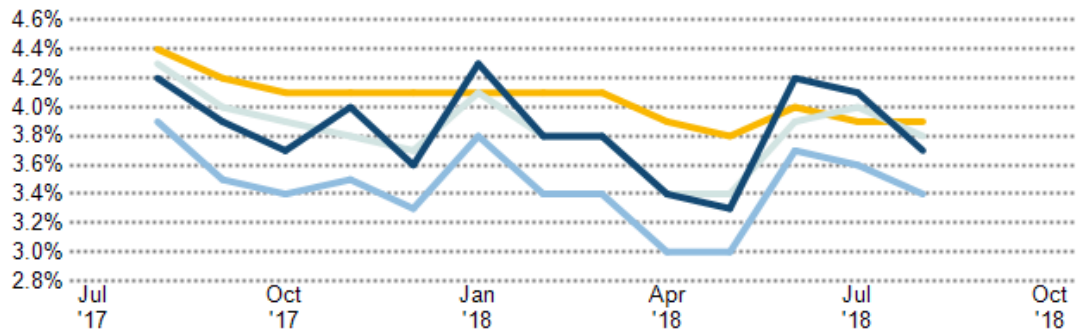
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Gainesville
- Alachua County
- Florida
- USA



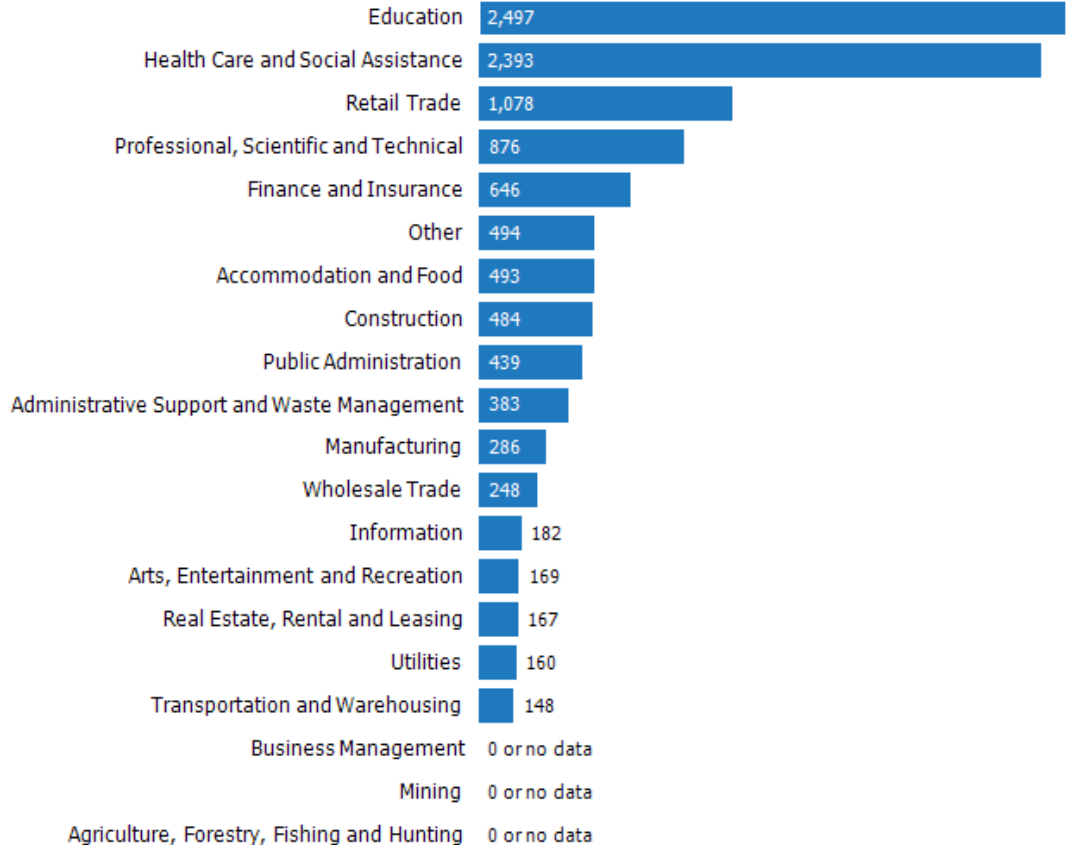
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 32606





Neighborhood: Quality of Life Stats and Charts

Quality of Life in 32606

	32606	Gainesville	Alachua County	Florida	USA
Elevation (in feet)	130	138	105	58	–
Annual Rainfall (in inches)	60	60	60	56.39	–
Annual Snowfall (in inches)	0	0	0	0.06	–
Days of Full Sun (per year)	98	98	98	98	–
Travel Time to Work (in minutes)	–	17	21	27	26
Water Quality - Health Violations	–	–	0	–	–
Water Quality - Monitoring and Report Violations	–	–	1	–	–
Superfund Sites	0	1	1	90	2,340
Brownfield Sites	No	Yes	Yes	Yes	Yes

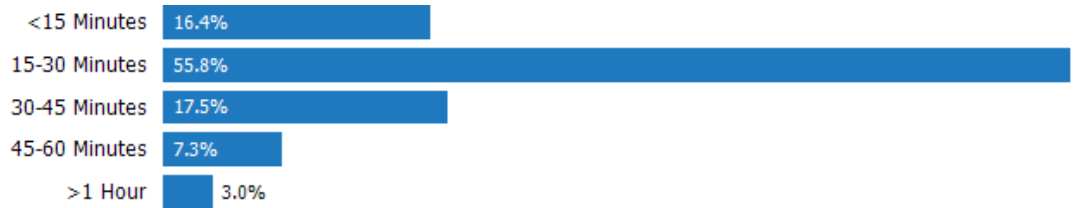
Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

32606



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually





School: Hidden Oak Elementary School

School Details

Name
Hidden Oak Elementary School

Level
Elementary

Type
Public

Grades Served
PK, K-5

School District
Alachua County Public Schools

Address
2100 Fort Clarke Blvd,
Gainesville, FL 32606

Phone
(352) 333-2801

School Facts

Hidden Oak Elementary School

Alachua County Public Schools

Overall Grade

A

B+

Total Enrollment

791

29,305

Students per Teacher

15:1

17:1

Students in Free Lunch Program

33%

48%

Academic Grade

A

B

Average GPA

—

3.48 (out of 3236 responses)

Math Proficiency

83%

54%

Reading Proficiency

73%

55%

Gifted Students

15%

—

AP Enrollments

—

—

Graduation Rate

—

78%

Average ACT Score

—

26 (out of 741 responses)

Average SAT Score

—

1,250 (out of 655 responses)

Teacher Grade

A-

C+

Average Teacher Salary

\$40,620

\$40,620

Teachers in 1st or 2nd Year

25%

44%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly*



School: Fort Clarke Middle School

School Details

Name
Fort Clarke Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Alachua County Public Schools

Address
9301 Nw 23Rd Ave,
Gainesville, FL 32606

Phone
(352) 333-2800

School Facts

Fort Clarke Middle School

Alachua County Public Schools

Overall Grade	B+	B+
Total Enrollment	858	29,305
Students per Teacher	18:1	17:1
Students in Free Lunch Program	43%	48%
Academic Grade	B+	B
Average GPA	–	3.48 (out of 3236 responses)
Math Proficiency	61%	54%
Reading Proficiency	60%	55%
Gifted Students	20%	–
AP Enrollments	–	–
Graduation Rate	–	78%
Average ACT Score	–	26 (out of 741 responses)
Average SAT Score	–	1,250 (out of 655 responses)
Teacher Grade	B-	C+
Average Teacher Salary	\$40,620	\$40,620
Teachers in 1st or 2nd Year	43%	44%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly*

Community Reviews for this School

Posted: 9/4/2016 by Niche User
It was an interesting time

Posted: 9/4/2016 by Niche User
pretty good i got good grades

Posted: 9/4/2016 by Niche User
i Was in band and that was fun





School: Buchholz High

School Details

Name
Buchholz High

Level
High

Type
Public

Grades Served
-

School District
-

Address
Address not available

Phone

School Facts

Buchholz High

-

Overall Grade

Total Enrollment

-

-

Students per Teacher

Students in Free Lunch Program

-

-

Academic Grade

Average GPA

-

-

Math Proficiency

-

-

Reading Proficiency

-

-

Gifted Students

-

-

AP Enrollments

-

-

Graduation Rate

-

-

Average ACT Score

-

-

Average SAT Score

-

-

Teacher Grade

Average Teacher Salary

-

-

Teachers in 1st or 2nd Year

-

-

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly*





School: F.W. Buchholz High School

School Details

Name
F.W. Buchholz High School

Level
High

Type
Public

Grades Served
9-12

School District
Alachua County Public Schools

Address
5510 Nw 27Th Ave,
Gainesville, FL 32606

Phone
(352) 955-6702

School Facts

F.W. Buchholz High School

Alachua County Public Schools

Overall Grade

A

B+

Total Enrollment

2,252

29,305

Students per Teacher

26:1

17:1

Students in Free Lunch Program

28%

48%

Academic Grade

A

B

Average GPA

3.5 (out of 816 responses)

3.48 (out of 3236 responses)

Math Proficiency

54%

54%

Reading Proficiency

71%

55%

Gifted Students

22%

—

AP Enrollments

771

—

Graduation Rate

89%

78%

Average ACT Score

27 (out of 191 responses)

26 (out of 741 responses)

Average SAT Score

1,250 (out of 194 responses)

1,250 (out of 655 responses)

Teacher Grade

B-

C+

Average Teacher Salary

\$40,620

\$40,620

Teachers in 1st or 2nd Year

21%

44%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 4/2/2018 by Alum

I attend Buchholz all 4yrs and was involved in the Spanish club, Business Innovation club and on the cheerleading team. Our faculty and teachers were dedicated to having ALL students involved in school activities. Parents were involved as Boosters to support and promote athletics to its fullest. Although Buchholz has one of the largest student population, they treat you like family, home of the Mighty Bobcats

Posted: 1/30/2018 by Senior

Buchholz has a handful of high-class programs and AP classes, but throw in a huge population of rich white kids and the school quickly becomes overcrowded and miserable. Many students choose to full time dual enroll by junior year, but there are lots of AP classes available, and all the STEM AP classes have good teachers that are passionate about the subject. After having graduated, I am still not sure if I would have chosen GHS over Buchholz. I just don't think the public school system in alachua county is too exceptional.





Posted: 8/22/2017 by Senior

Just like every school, there were problems as well as benefits. I found that most teachers were very nice and supportive of their students. I enjoyed the variety of clubs you could join and the electives you could choose from. I feel, however, that teachers should have to go to some conference or something so they can learn about how to deal with students who have problems such as depression. It is important that the teachers are able to identify behaviors that connect with depression, eating disorders, anxiety, etc. Teachers need to be aware of these signs so that they can get them the help that they need. There have been over 5 suicides reported in my town, all of which were students.

Posted: 7/20/2017 by Senior

For the past three years I have attended Buchholz High School in Gainesville, Florida. These past three years have been filled with a plethora of learning opportunities to further my education. The teachers at Buchholz genuinely care about the success of their students. Many teachers offer extra help for students struggling to grasp certain concepts. My school also offers great opportunities for the students to travel. For instance, last summer my freshman year history teacher took a group of 40 students to Europe for ten days. I am lucky to say I was able to attend the trip and learn about the cultures of the United Kingdom, France, and Italy. Buchholz is always looking for ways to help students grow and further their high school careers.

Posted: 2/3/2017 by Alum

The school was great! They have a lot of activities, clubs, and extra-curricular activities at the school that you could join; plus, they make sure no one is left behind in grades, making sure kids are fed and much more! At Buchholz the teachers and staff are like parents to the kids like myself and others that have made bonds with them and it is nice to know that teachers here really care for our well-beings and make sure we can do the best to our abilities.

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

