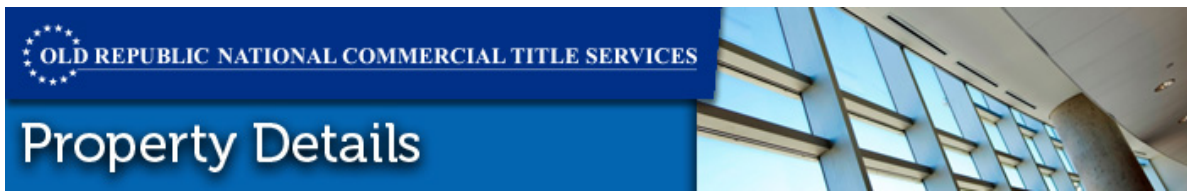




OLD REPUBLIC NATIONAL COMMERCIAL TITLE SERVICES



Date: 12/23/2024
Property: 2429 OLD TRAIN RD, DELTONA, FL
32738-0804
APN: 8101-00-00-0320
County: VOLUSIA




Subject Property Location

| | | |
|---------------------|--------------------------------------|-------------------------|
| Property Address | 2429 OLD TRAIN RD | Report Date: 12/23/2024 |
| City, State & Zip | DELTONA, FL 32738-0804 | Order ID: R169343317 |
| County | VOLUSIA COUNTY | |
| Mailing Address | 13342 SAVANNA, TUSTIN, CA 92782-9142 | |
| Census Tract | 0832.09 | |
| Thomas Bros Pg-Grid | | |
| Property Use | Vacant Land (General) | |
| Parcel Number | 8101-00-00-0320 | |
| Latitude | 28.967543 | |
| Longitude | -81.168659 | |

Legal Description Details City, Municipality, Township: UNINCORPORATED AREA Subdivision Name: PARCEL Sec/Twn/Rng/Mer: SEC 01 TWN 18S RNG 31E Brief Description: 1-18-31 IRREG PARCEL IN GOVT LOTS 1 & 2 MEAS 2535.46 FT ON N/L & MEAS 600 FT ON CENTERLINE OLD TRAIN RD AKA LOTS 7H & 8H

| | |
|---|---------------|
| Current Ownership Information *Source of Ownership data: Assessment Data | |
| Primary Owner Name(s) | LE THANG V TR |
| Vesting | Trust |

| |
|--|
| Latest Full Sale Information |
| Details beyond coverage limitations |
| Financing Details at Time of Purchase |
| No financing details available |

| Property Characteristics | | | | | | |
|---|--------------------|-----------------------|--------------------|--|------------------|-----------------|
|  | Bedrooms | | Year Built | | Living Area (SF) | 0 |
| | Bathrooms/Partial | | Garage/No. of Cars | | Price (\$/SF) | |
| | Total Rooms | | Stories/Floors | | Lot Size (SF/AC) | 1,375,189/31.57 |
| | Construction Type | | No. of Units | | Fireplace | |
| | Exterior Walls | | No. of Buildings | | Pool | |
| | Roof Material/Type | | Basement Type/Area | | Heat Type | |
| | Foundation Type | | Style | | A/C | |
| | Property Type | Vacant Land | View | | Elevator | |
| | Land Use | Vacant Land (General) | | | Zoning | |

| | | | | | | |
|-------------------------------|----------------------|-----------|---------------------|--------------------------|---------------|-----|
| Assessment & Taxes | | | | | | |
| | Assessment Year | 2024 | Tax Year | 2024 | Tax Exemption | |
| | Total Assessed Value | \$158,355 | Tax Amount | \$2,456.79 | Tax Rate Area | 100 |
| | Land Value | \$158,355 | Tax Account ID | | | |
| | Improvement Value | | Tax Status | No Delinquency Found | | |
| | Improvement Ratio | | Delinquent Tax Year | | | |
| | Total Value | | \$158,355 | Market Improvement Value | | |
| | Market Land Value | | \$158,355 | Market Value Year | 2024 | |

| | | | | |
|----------------------|----------------|--------|--------|----------------|
| Lien History | | | | |
| Trans. ID | Recording Date | Lender | Amount | Purchase Money |
| No details available | | | | |

| | |
|------------------------------|--|
| Loan Officer Insights | |
| No details available | |

OLD REPUBLIC NATIONAL COMMERCIAL TITLE SERVICES

Transaction History



Subject Property Location

Property Address 2429 OLD TRAIN RD
City, State & Zip DELTONA, FL 32738-0804
County VOLUSIA COUNTY
Mailing Address 13342 SAVANNA, TUSTIN, CA 92782-9142

Report Date: 12/23/2024
Order ID: R169343318

Property Use Vacant Land (General)
Parcel Number 8101-00-00-0320

Transaction Summary

| Trans ID | Recording Date | Document Type | Document Description | Sale Price / Loan Amount | Document Number | Buyer / Borrower | Seller |
|----------|----------------|---------------|----------------------|--------------------------|-----------------|------------------|--------|
| 1 | 05/15/1995 | Deed | QUIT CLAIM DEED | | BK-PG 4010-3768 | | |
| 2 | 04/15/1990 | Deed | | \$46,100 | | | |

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment





Foreclosure Activity



Mortgage Release

Transaction Details

| Transfer | | | | | | |
|--|---|------------|--|-----------------|------------------------------|------------------------|
|  | Transaction ID | 1 | Recorder Doc Number | BK-PG 4010-3768 | Partial Interest Transferred | |
| | Transfer Date | | Document Type | Deed | Type of Transaction | Per Assessor |
| | Sale Price | | Document Description | QUIT CLAIM DEED | Multiple APNs on Deed | |
| | Recorder Book/Page | 4010/ 3768 | Recording Date | 05/15/1995 | Property Use | Vacant Land (General) |
| | Buyer 1 | | Buyer 1 Entity | | Buyer Vesting | |
| | Buyer 2 | | Buyer 2 Entity | | Buyer Mailing Address | |
| | Seller 1 | | Seller 1 Entity | | Seller Mailing Address | |
| | Seller 2 | | Seller 2 Entity | | Legal City/ Muni/ Township | UNINCORPORATED AREA |
| | Legal Recorder's Map Ref | | Legal Subdivision | PARCEL | Legal Section/ Twn/ Rng/ Mer | SEC 01 TWN 18S RNG 31E |
| | Legal Brief Description/ Unit/ Phase/ Tract | | 1-18-31 IRREG PARCEL IN GOVT LOTS 1 & 2 MEAS 2535.46 FT ON N/L & MEAS 600 FT ON CENTERLINE OLD TRAIN RD AKA LOTS 7H & 8H/ / / | | Title Company Name | |
| Transfer | | | | | | |
|  | Transaction ID | 2 | Recorder Doc Number | | Partial Interest Transferred | |
| | Transfer Date | | Document Type | Deed | Type of Transaction | Per Assessor |
| | Sale Price | \$46,100 | Document Description | | Multiple APNs on Deed | |
| | Recorder Book/Page | | Recording Date | 04/15/1990 | Property Use | Vacant Land (General) |
| | Buyer 1 | | Buyer 1 Entity | | Buyer Vesting | |
| | Buyer 2 | | Buyer 2 Entity | | Buyer Mailing Address | |
| | Seller 1 | | Seller 1 Entity | | Seller Mailing Address | |
| | Seller 2 | | Seller 2 Entity | | Legal City/ Muni/ Township | UNINCORPORATED AREA |
| | Legal Recorder's Map Ref | | Legal Subdivision | PARCEL | Legal Section/ Twn/ Rng/ Mer | SEC 01 TWN 18S RNG 31E |
| | Legal Brief Description/ Unit/ Phase/ Tract | | 1-18-31 IRREG PARCEL IN GOVT LOTS 1 & 2 MEAS 2535.46 FT ON N/L & MEAS 600 FT ON CENTERLINE OLD TRAIN RD AKA LOTS 7H & 8H/ / / | | Title Company Name | |



Subject Property Location

Property Address 2429 OLD TRAIN RD
City, State & Zip DELTONA, FL 32738-0804
County VOLUSIA COUNTY
Mailing Address 13342 SAVANNA, TUSTIN, CA 92782-9142

Report Date: 12/23/2024
 Order ID: R169343320

Property Use Vacant Land (General)
Parcel Number 8101-00-00-0320

Population

| Year | Zip 32738 | National |
|----------------|-----------|-------------|
| 2011 | 42,800 | 306,603,772 |
| 2020 | 46,727 | 326,569,308 |
| Growth Rate | 9.2% | 6.5% |
| Growth Centile | 68.1% | 62.5% |

Households

| Year | Zip 32738 | National |
|------------------------|-----------|-------------|
| 2011 | 13,831 | 114,761,359 |
| 2020 | 14,966 | 122,354,219 |
| Household Growth Rate | 8.2% | 6.6% |
| Average Household Size | 3.1 | 2.6 |

Families

| Year | Zip 32738 | National |
|--------------------|-----------|------------|
| 2011 | 11,107 | 76,507,230 |
| 2020 | 11,639 | 79,849,830 |
| Family Growth Rate | 4.8% | 4.4% |

Age Distribution/Gender Ratio

as of 2020 U.S. Census

| Age | Zip 32738 | National |
|--------------|-----------|----------|
| 0-4 | 6.9% | 6.0% |
| 5-9 | 6.2% | 6.1% |
| 10-14 | 6.5% | 6.5% |
| 15-19 | 6.9% | 6.5% |
| 20-24 | 6.4% | 6.7% |
| 25-44 | 28.1% | 26.5% |
| 45-64 | 25.6% | 25.6% |
| 65-84 | 12.1% | 14.1% |
| 85+ | 1.4% | 2.0% |
| Gender Ratio | | |
| Male Ratio | 48.3% | 49.2% |
| Female Ratio | 51.7% | 50.8% |

Household Income

as of 2020 U.S. Census

| Income | Zip 32738 | National |
|---------------|-----------|----------|
| % < \$25K | 15.3% | 18.4% |
| % \$25K-50K | 24.8% | 20.6% |
| % \$50K-100K | 41.0% | 30.0% |
| % \$100K-150K | 13.4% | 15.6% |
| % >\$150K | 2.6% | 7.1% |

Median Household Income

as of 2020 U.S. Census

| Year | Zip 32738 | National |
|-------------------|-----------|----------|
| 2020 | \$59,548 | \$64,994 |
| Per Capita Income | \$22,204 | \$34,299 |

Household Centile

as of 2020 U.S. Census

| | |
|----------|-------|
| National | 53.2% |
| State | 58.3% |



Subject Property Location

Property Address 2429 OLD TRAIN RD
City, State & Zip DELTONA, FL 32738-0804
County VOLUSIA COUNTY
Mailing Address 13342 SAVANNA, TUSTIN, CA 92782-9142

Report Date: 12/23/2024
 Order ID: R169343321

Property Use Vacant Land (General)
Parcel Number 8101-00-00-0320

Subject Property

| | | | | | |
|--------------------------|--------------------------------------|---------------------------|--|-------------------------|-----------------|
| Address | 2429 OLD TRAIN RD, DELTONA, FL 32738 | | | APN | 8101-00-00-0320 |
| Owner | LE THANG V TR | | | Lot Size (SF/AC) | 1,375,189/31.57 |
| Bedrooms | 0 | Year Built | | Living Area (SF) | 0 |
| Bathrooms/Partial | | Garage/No. of Cars | | Phones | |

Nearby Neighbor #1

| | | | | | |
|--------------------------|--------------------------------------|---------------------------|--|-------------------------|-----------------|
| Address | 2449 OLD TRAIN RD, DELTONA, FL 32738 | | | APN | 8101-00-00-0330 |
| Owner | PHAM HOA NGOC; PHAM THUY MINH TRAN | | | Lot Size (SF/AC) | 797,148/18.3 |
| Bedrooms | 0 | Year Built | | Living Area (SF) | 0 |
| Bathrooms/Partial | | Garage/No. of Cars | | Phones | |

Nearby Neighbor #2

| | | | | | |
|--------------------------|--------------------------------------|---------------------------|--|-------------------------|-----------------|
| Address | 2459 OLD TRAIN RD, DELTONA, FL 32738 | | | APN | 8101-00-00-0340 |
| Owner | TAHA ABDELKARIM L | | | Lot Size (SF/AC) | 865,102/19.86 |
| Bedrooms | 0 | Year Built | | Living Area (SF) | 0 |
| Bathrooms/Partial | | Garage/No. of Cars | | Phones | |

Nearby Neighbor #3

| | | | | | |
|--------------------------|--------------------------------------|---------------------------|--|-------------------------|-----------------|
| Address | 2389 OLD TRAIN RD, DELTONA, FL 32738 | | | APN | 8101-00-00-0310 |
| Owner | LE THANG VAN TR | | | Lot Size (SF/AC) | 1,985,465/45.58 |
| Bedrooms | 0 | Year Built | | Living Area (SF) | 0 |
| Bathrooms/Partial | | Garage/No. of Cars | | Phones | |

Nearby Neighbor #4

| | | | | | |
|--------------------------|--------------------------------------|---------------------------|----------|-------------------------|-----------------|
| Address | 2469 OLD TRAIN RD, DELTONA, FL 32738 | | | APN | 8101-00-00-0350 |
| Owner | MEEKS JENNIFER; MEEKS KENNETH RAY | | | Lot Size (SF/AC) | 771,883/17.72 |
| Bedrooms | 3 | Year Built | 2021 | Living Area (SF) | 2,864 |
| Bathrooms/Partial | 3 | Garage/No. of Cars | Garage/2 | Phones | |

Nearby Neighbor #5

| | | | | | |
|--------------------------|---|---------------------------|--|-------------------------|-----------------|
| Address | 2479 OLD TRAIN RD, DELTONA, FL 32738 | | | APN | 8101-00-00-0360 |
| Owner | DAVID GARVIN GARFIELD; ROMATOWSKI NOELL ANN | | | Lot Size (SF/AC) | 605,048/13.89 |
| Bedrooms | 0 | Year Built | | Living Area (SF) | 0 |
| Bathrooms/Partial | | Garage/No. of Cars | | Phones | |

Nearby Neighbor #6

| | | | | | |
|--------------------------|--------------------------------------|---------------------------|--|-------------------------|-----------------|
| Address | 2396 OLD TRAIN RD, DELTONA, FL 32738 | | | APN | 8101-00-00-0300 |
| Owner | VINE SHARE PROPERTIES LLC, | | | Lot Size (SF/AC) | 435,600/10 |
| Bedrooms | 0 | Year Built | | Living Area (SF) | 0 |
| Bathrooms/Partial | | Garage/No. of Cars | | Phones | |

Nearby Neighbor #7

| | | | | | |
|--------------------------|--------------------------------------|---------------------------|--|-------------------------|-----------------|
| Address | 2420 OLD TRAIN RD, DELTONA, FL 32738 | | | APN | 8101-00-00-0280 |
| Owner | VINE SHARE PROPERTIES LLC, | | | Lot Size (SF/AC) | 435,600/10 |
| Bedrooms | 0 | Year Built | | Living Area (SF) | 0 |
| Bathrooms/Partial | | Garage/No. of Cars | | Phones | |

Nearby Neighbor #8

| | | | | | |
|--------------------------|--------------------------------------|---------------------------|--|-------------------------|-----------------|
| Address | 2390 OLD TRAIN RD, DELTONA, FL 32738 | | | APN | 8101-00-00-0250 |
| Owner | ENGLISH PATRY R | | | Lot Size (SF/AC) | 435,600/10 |
| Bedrooms | 0 | Year Built | | Living Area (SF) | 0 |
| Bathrooms/Partial | | Garage/No. of Cars | | Phones | |

| Nearby Neighbor #9 | | | | |
|--------------------|--------------------------------------|--------------------|--|-----------------------------|
| Address | 2460 OLD TRAIN RD, DELTONA, FL 32738 | | | APN 8101-00-00-0080 |
| Owner | LOWRY ROSALYN | | | Lot Size (SF/AC) 435,600/10 |
| Bedrooms | 0 | Year Built | | Living Area (SF) 0 |
| Bathrooms/Partial | | Garage/No. of Cars | | Phones |

| Nearby Neighbor #10 | | | | |
|---------------------|--------------------------------------|--------------------|--|-------------------------------|
| Address | 2489 OLD TRAIN RD, DELTONA, FL 32738 | | | APN 8101-00-00-0110 |
| Owner | BRANT JOHN; BRANT MARGARET DENISE | | | Lot Size (SF/AC) 901,692/20.7 |
| Bedrooms | 0 | Year Built | | Living Area (SF) 0 |
| Bathrooms/Partial | | Garage/No. of Cars | | Phones (407) 568-3708 |

| Nearby Neighbor #11 | | | | |
|---------------------|--------------------------------------|--------------------|--|-----------------------------|
| Address | 2379 OLD TRAIN RD, DELTONA, FL 32738 | | | APN 8101-00-00-0170 01 |
| Owner | STANULEWICH MARK | | | Lot Size (SF/AC) 435,600/10 |
| Bedrooms | 0 | Year Built | | Living Area (SF) 0 |
| Bathrooms/Partial | | Garage/No. of Cars | | Phones |

| Nearby Neighbor #12 | | | | |
|---------------------|--------------------------------------|--------------------|--|-----------------------------|
| Address | 2379 OLD TRAIN RD, DELTONA, FL 32738 | | | APN 8101-00-00-0170 02 |
| Owner | SCHWARTZ LAURA D | | | Lot Size (SF/AC) 435,600/10 |
| Bedrooms | 0 | Year Built | | Living Area (SF) 0 |
| Bathrooms/Partial | | Garage/No. of Cars | | Phones |

| Nearby Neighbor #13 | | | | |
|---------------------|--------------------------------------|--------------------|--|-------------------------------|
| Address | 2470 OLD TRAIN RD, DELTONA, FL 32738 | | | APN 8101-00-00-0290 |
| Owner | TRAN MINH D TR; TRAN THU A TR | | | Lot Size (SF/AC) 448,668/10.3 |
| Bedrooms | 0 | Year Built | | Living Area (SF) 0 |
| Bathrooms/Partial | | Garage/No. of Cars | | Phones |

| Nearby Neighbor #14 | | | | |
|---------------------|--------------------------------------|--------------------|-----------|-------------------------------|
| Address | 2369 OLD TRAIN RD, DELTONA, FL 32738 | | | APN 8101-00-00-0160 |
| Owner | DOBSON HOLLIS | | | Lot Size (SF/AC) 540,144/12.4 |
| Bedrooms | 2 | Year Built | 1993 | Living Area (SF) 1,152 |
| Bathrooms/Partial | 2 | Garage/No. of Cars | Carport/2 | Phones |

| Nearby Neighbor #15 | | | | |
|---------------------|--------------------------------------|--------------------|--|----------------------------------|
| Address | 2370 OLD TRAIN RD, DELTONA, FL 32738 | | | APN 8101-00-00-0030 |
| Owner | LONG BRETT; LONG PATTI | | | Lot Size (SF/AC) 2,178,436/50.01 |
| Bedrooms | 0 | Year Built | | Living Area (SF) 0 |
| Bathrooms/Partial | | Garage/No. of Cars | | Phones |

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