

Cross Property 360 Property View

815 ASHBY WAY, OSTEEN, Florida 32764

Listing

06342502 815 ASHBY WAY, OSTEEN, FL 32764



County: Volusia
Subdiv: LAKE ASHBY ESTATES UNREC
Subdiv/Condo: Lake Ashby
Beds: 4
Baths: 2/0
Pool: None
Property Style: Manufactured Home - Post 1977
Lot Features: Cleared, Farm, Flood Zone, Pasture/Agriculture, Street Dead-End, Street Unpaved
Total Acreage: 10 to less than 20
Minimum Lease Period: 6 Months
Garage: No **Attach:** Spcs:
Garage/Parking Features: Open Parking
Assigned Spcs:
LP/SqFt: \$166.23
New Construction: No
Total Annual Assoc Fees: \$0.00
Average Monthly Fees: \$0.00
Flood Zone Code: A

Status: Active
On Market Date: 09/09/2025
List Price: \$379,000
Year Built: 2004
Special Sale: None
ADOM: 131
CDOM: 131
Pets: Yes
Max Times per Yr:
Carport: No **Spcs:**
Heated Area: 2,280 SqFt / 212 SqM
Total Area: 2,280 SqFt / 212 SqM

Experience the charm of county living with this spacious 4 bed, 2 bath manufactured home set on 10 beautiful, fully fenced and cleared acres. Perfect for horses, cattle, or simply enjoying wide open space, the property includes a barn with two horse stalls, multiple paddocks, and room to roam. Tucked away for privacy, yet just minutes from local stores, restaurants, and well-rated schools. A wonderful opportunity to make this property your own — the seller is motivated and open to offers!

Land, Site, and Tax Information

Legal Desc: 24-18-32 S 665.36 FT OF N 1329.22 FT MEAS ON E/L OF W 655 FT OF E 5188.36 FT AKA LOT 15 LAKE ASHBY E
SE/TP/RG: 24-18S-32
Subdivision #:
Between US 1 & River: No
Tax ID: 8224-02-00-0150
Taxes: \$6,336
Homestead: Yes
Development: Lake Ashby
Ownership: Fee Simple
Flood Zone: A
Floors in Unit/Home: One
Book/Page: 0936
Total # of Floors:
MH Model:
Land Lease Y/N: No
Lot Dimensions:

Land Lease Fee:
Lot Size Acres: 10.00
Lot Size: 435,600 SqFt / 40,469 SqM

Zoning: 01A1
Future Land Use:
No Drive Beach:
Zoning Comp: Yes
Tax Year: 2024
AG Exemption YN:
Subdiv/Condo: Lake Ashby
CDD: No **Annual CDD Fee:**
Complex/Comm Name:
Flood Zone Date:
Floor #:
Census Block:
Bldg Name/#:
MH Width: Double Wide

Block/Parcel: 00
Front Exposure: East
Lot #: 15
Other Exemptions:
Flood Zone Panel:
Planned Unit Dev:
Census Tract:

Interior Information

A/C: Central Air
Heat/Fuel: Central, Electric
Utilities: Cable Available, Public, Water Connected
Sewer: Septic Tank
Water: Well
Fireplace: Yes-Family Room
Heated Area Source: Public Records

Appliances Incl: Range, Refrigerator
Flooring Covering: Carpet, Laminate
Interior Feat: Ceiling Fans(s), Living Room/Dining Room Combo, Thermostat

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Great Room	First	20x20	Laminate		
Kitchen	First	13x15	Laminate		
Primary Bedroom	First	12x15	Carpet	Built-in Closet	

Exterior Information

Other Structures: Barn(s), Corral(s)
Ext Construction: Vinyl Siding, Wood Frame
Roof: Shingle
Property Description:
Ext Features: Private Mailbox
Pool: None

Garage Dim:
Architectural Style: Florida

Pool Dimensions:
Spa:

Patio And Porch Features: Covered, Deck, Front Porch
Foundation: Crawlspace

Garage/Parking Features: Open Parking
Road Surface Type: Dirt

Farm Type: Cattle, Chicken, Hogs, Horse, Livestock, Other
Horse Amenities:

Barn Features: Frame, Horse Barn
Fencing: Barbed, Board, Fenced, Wire

Green Features

Green Energy Generation:
Green Energy Generation Y/N: No

Community Information

HOA Pmt Sched:
Master Assn/Name: No
Condo Fee:
Max Pet Wt:

Elementary School: [Osteen Elem](#)

Lease Restrictions: No

Additional Lease Restrictions: Buyer to confirm with county for possible lease restrictions

Mo Maint\$(add HOA):
Master Assn Fee:
Other Fee:
Pet Restrictions: Buyer to confirm with county for possible pet restrictions
Middle School: [Heritage Middle](#) **High School:** [Pine Ridge High School](#)

Master Assn Ph:

Housing for Older Per: No

List Agent: [Clinton Hicks](#)
List Agent E-mail: clint.hicks@outlook.com

List Office: [AFFINITY HOMES LLC](#)
Original Price: \$425,000
On Market Date: 09/09/2025
Previous Price: \$425,000

Seller Representation: Transaction Broker
Occupant Type: Vacant

Owner:
Financing Avail: Cash, Conventional

Realtor Info: As-Is, No Sign, Owner Motivated, Pre-Foreclosure

Confidential Info:

Showing Instructions: Appointment Only, Call Listing Agent, Lockbox - Other

Showing Considerations: No Sign, Security System

Driving Directions: From SR?415, turn east onto Osteen-Maytown Road (also called Florida Ave)Continue approximately 5.6 miles east on Osteen-Maytown Road until you reach Pell Road. Turn left (north) onto Pell Road.After a short drive, turn left onto Ashby Way—this is an unimproved, dirt road leading toward the property.815 Ashby Way will be on the right-hand side.

Realtor Remarks: room dimensions are approximate and are to be verified by the buyer. Call listing agent for showings 407 257 8462 Clinton Property may require flood insurance for financing Buyer is responsible for turning on electric for inspections

Realtor Information

List Agent ID: 261202929
List Agent Fax: 407-681-7298

List Office Fax: 407-681-7298
Price Change: 10/25/2025

Listing Service Type: Full Service

Owner Phone:
Listing Type: Exclusive Right To Sell

List Agent Direct: 407-257-8462
List Agent Cell: 407-257-8462

Call Center #:
List Office ID: 261015167
List Office Phone: 407-257-8462
LP/SqFt: \$166.23
Expiration Date:
Delayed Distribution YN: No
Delayed Dist. Date:

Seller's Preferred Closing Agent

Closing Agent Name: Alba

Email:

Address: , Florida

Closing Company Name: Aloma Title Services

Phone:

Fax:

Tax

Owner Information

Owner:	Saylor Jennifer C	Owner (Alternate Format):	Jennifer C Saylor
Mailing Address:	815 Ashby Way	Mailing City & State:	Osteen FL
Mailing Zip:	32764	Mailing ZIP + 4:	8810
Mailing Carrier Route:	H003	Owner Occupied:	Yes

Location Information

Neighborhood Code:	5820-5820	Subdivision:	Lake Ashby Estates Unrec
Subdivision #:	02	Township:	18S
Range:	32E	Section:	24
Lot:	15	Property ZIP:	32764
Property ZIP 4:	8810	Property Carrier Route:	H003
Census Tract:	083209	Census Block:	05
Census Block Group:	3	Zoning:	01A1
Zoning Desc:	PRIME AGRICULTURE-01A1	School District Name:	Volusia County SD
Map 2:	18S32E24	Map 1:	W2-0023
Spatial Flood Zone Date:	02/19/2014	Spatial Flood Zone Code:	A
		Spatial Flood Panel:	12127C0675H

Estimated Value

RealAVM™:	\$363,600	Estimated Value Range High:	\$434,400
Estimated Value Range Low:	\$292,700	Value As Of:	01/05/2026
Confidence Score:	87	Forecast Standard Deviation:	19

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

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

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

Tax Information

Folio/Strap/PID (1):	8224-02-00-0150	Folio/Strap/PID (2):	4709584
Folio/Strap/PID (3):	822402000150	Account Number:	4709584
% Improved:	35	Tax Area:	100
Exemptions:	Homestead	Tax Exempt Amount:	\$50,722
Total Taxable Value:	\$310,066	Plat Book-Page:	2595-769
Legal Description:	24-18-32 S 665.36 FT OF N 1329.22 FT MEAS ON E/L OF W 655 FT OF E 5188.36 FT AKA LOT 15 LAKE ASHBY ESTATES UNREC PER OR 4388 PG 0936 PER OR 8269 PG 2250		

Assessment & Taxes

Assessment Year	2025	2024	2023
Just Value - Total	\$360,788	\$379,423	\$376,839
Just Value - Land	\$234,120	\$242,500	\$235,000
Just Value - Improved	\$126,668	\$136,923	\$141,839
Assessed Value - Total	\$360,788	\$379,423	\$376,839
Assessed Value - Land	\$234,120	\$242,500	\$235,000
Assessed Value - Improved	\$126,668	\$136,923	\$141,839
YOY Assessed Change (\$)	-\$18,635	\$2,584	
YOY Assessed Change (%)	-5%	1%	
Tax Year	2025	2024	2023
Total Tax	\$5,912.76	\$6,336.07	\$6,311.70
Change (\$)	-\$423	\$24	
Change (%)	-7%	0%	

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Total Millage Rate			17.364
County			17.364

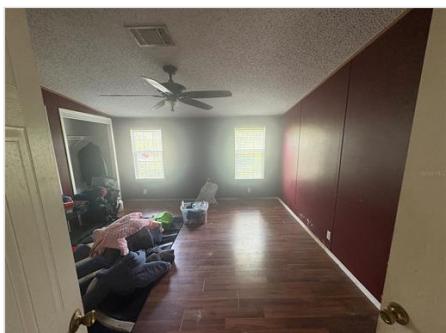
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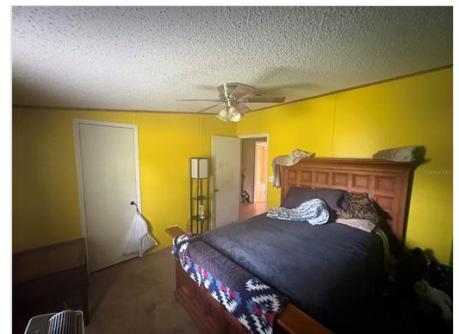
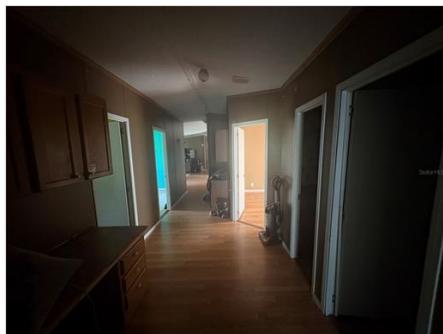
County Use:	Mh Unpvd 10 - 19.99 Ac-Ss	State Land Use Desc:	MOBILE HOME-02
Building Type:	Mobile Home	Land Use - CoreLogic:	Mobile Home
Living Square Feet:	2,280	Year Built:	2004
Total Building Sq Ft:	2,280	Living Square Feet:	2,280
Heated Sq Ft:	2,280	Total Building Sq Ft:	2,280
Stories:	1.0	Ground Level Sq Ft:	2,280
Total Baths:	2	Bedrooms:	4
Bath Fixtures:	7	Full Baths:	2.000
Fireplaces:	1	Fireplace:	Y
Heat Type:	Forced Air	Cooling Type:	Yes
Fuel Type:	ELECTRIC	Heat Fuel Type:	ELECTRIC
Roof Type:	GABLE	Porch:	Unfinished Open Porch
Roof Shape:	GABLE	Roof Material:	Asphalt Shingle
Interior Wall:	DRYWALL	Construction:	Wood Frame/Cb
Floor Covering Material:	CARPET	Exterior:	Vinyl
Lot Sq Ft:	435,600	Foundation:	Concrete Block
		Lot Acres:	10.000

Building Features

Feature Type	Size/Qty	Width	Depth	Year Built	Value
Bas Res. Area	2,280			2004	\$117,010
Unf Open Porch	300			2010	\$3,556
Pole Barn	1,050	30	35	2003	\$2,108
Pole Barn	960	40	24	2008	\$2,150

Photos





History

Listing History from MLS

MLS#: [06342502](#)
Active



[815 Ashby Way, OSTEEEN 32764](#)
Tax ID: 8224-02-00-0150

PropType: RESI
LO: AFFINITY HOMES LLC
LA: Clinton Hicks

Eff Date	Change Type	Change Info	Current Price	DOM
10/25/2025	New Listing	425000.00->379000 ->ACT	\$379,000	46
09/09/2025			\$425,000	

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom. Document Type	Multi/Split	Buyer Name(s)	Buyer Name(s)2	Seller Name(s)	Title	Company	Doc. #
06/15/22	06/10/22	\$259,000	Warranty Deed		Burke Anthony M Sr		Fritze James M	First	American Mtg Solutions	8269-2250
01/12/99	12/29/98	\$63,000	Warranty Deed		Fritze James M		Dennis Grant Sr	Other		4388-936
10/27/94	10/24/94	\$20,000	Warranty Deed		Dennis Grant Sr & Virginia A		Amer Gen Home Equity			3960-1473
07/01/93	06/28/93	\$51,300	Warranty Deed		Amer Gen Home Equity		Walker Michael E			3839-1690
		\$26,500	Y Quit Claim Deed Warranty Deed		Owner Record Walker Jeanette T		Owner Record Lk Ashby Dev Corp			3133-873 2595-739

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mortgage Type Code	Term	Int Rate	Rate Type	Borrower	Borrower 2
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06/15/2022	\$254,308	FHA	YEARS	30		Burke Anthony M Sr	Saylor Jennifer C
06/25/2004	\$131,594	Land Hm Fin'l SvcsFHA	YEARS	30	6.75	FIXED RATE LOAN M	Fritze James
03/15/2004	\$124,950	Land Hm Fin'l Svcs	YEARS	1		FIXED RATE LOAN M	Fritze James
01/12/1999	\$64,763	American Mtg Solutions	CONVENTIONAL	YEARS	30	FIXED RATE LOAN M	Fritze James
02/03/1997	\$45,000	United Companies Lending Corp	CONVENTIONAL	YEARS	15	FIXED RATE LOAN M	Dennis Grant Dennis Sr Virginia A
10/27/1994	\$21,900	Alternative Mtg Fndg	CONVENTIONAL				Dennis Grant Dennis Sr Virginia A
10/27/1994	\$21,900	Alternative Mtg Fndg	CONVENTIONAL				Dennis Grant Dennis Sr Virginia A
	\$23,850		PRIVATE PARTY LENDER				Walker Jeanette T

Foreclosure History

LIS PENDENS

Default Date: 06/17/2024
Foreclosure Filing Dt: 06/17/2024
Recording Date: 06/24/2024
Document Number: 121682

Book Number: 008573
Page Number: 001376
Default Amount:
Final Judgement Amt:

Original Doc Date:
Original Doc #:
Original Book/Page:

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

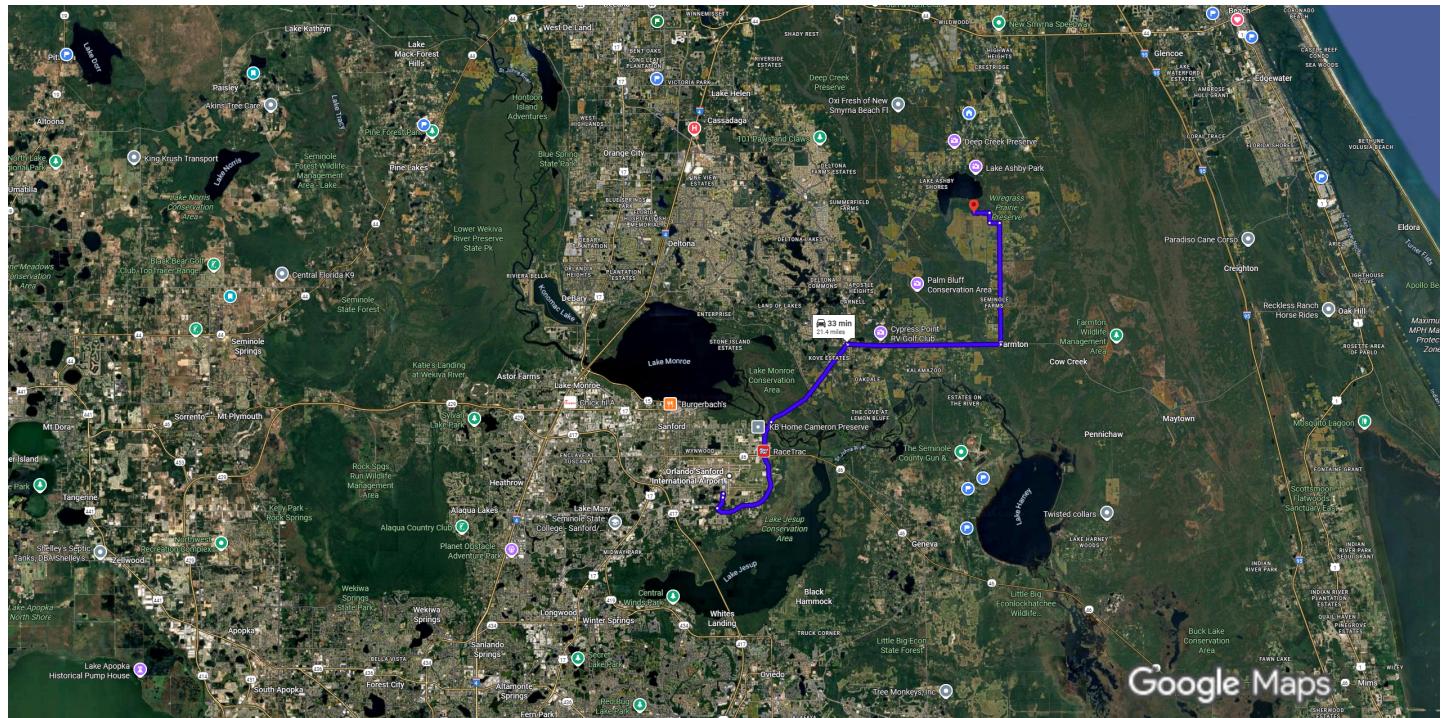
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Orlando Sanford International Airport to 815 Ashby Way, Osteen, FL 32764



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**via Maytown Rd/Osteen
Maytown Rd**

Fastest route

33 min

21.4 miles

Explore nearby 815 Ashby Way

