

## 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 **Attch:** 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:**

**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:**

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

## 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  
**Pool Dimensions:**  
**Pool Features:**  
**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:**

**Garage Dim:**  
**Architectural Style:** Florida  
**Spa:**  
**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](#)

**Mo Maint\$(add HOA):**

**Master Assn Fee:**

**Other Fee:**

**Pet Restrictions:** Buyer to confirm with county for possible pet restrictions

**Middle School:** [Heritage Middle](#)

**Master Assn Ph:**

**Housing for Older Per:** No

**High School:** [Pine Ridge High School](#)

**Lease Restrictions:** No

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

#### Realtor Information

**List Agent:** [Clinton Hicks](#)

**List Agent E-mail:** [clint.hicks@outlook.com](mailto:clint.hicks@outlook.com)

**List Office:** [AFFINITY HOMES LLC](#)

**Original Price:** \$425,000

**On Market Date:** 09/09/2025

**Previous Price:** \$425,000

**List Agent ID:** 261202929

**List Agent Fax:** 407-681-7298

**List Office Fax:** 407-681-7298

**Price Change:** 10/25/2025

**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 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

#### 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**  
**Mailing Address:** **815 Ashby Way**  
**Mailing Zip:** **32764**  
**Mailing Carrier Route:** **H003**

**Owner (Alternate Format):** **Jennifer C Saylor**  
**Mailing City & State:** **Osteen Fl**  
**Mailing ZIP + 4:** **8810**  
**Owner Occupied:** **Yes**

#### Location Information

**Neighborhood Code:** **5820-5820**  
**Subdivision #:** **02**  
**Range:** **32E**  
**Lot:** **15**  
**Property ZIP 4:** **8810**  
**Census Tract:** **083209**  
**Census Block Group:** **3**  
**Zoning Desc:** **PRIME AGRICULTURE-01A1**  
**Map 2:** **18S32E24**  
**Spatial Flood Zone Date:** **02/19/2014**

**Subdivision:** **Lake Ashby Estates Unrec**  
**Township:** **18S**  
**Section:** **24**  
**Property ZIP:** **32764**  
**Property Carrier Route:** **H003**  
**Census Block:** **05**  
**Zoning:** **01A1**  
**School District Name:** **Volusia County SD**  
**Map 1:** **W2-0023**  
**Spatial Flood Zone Code:** **A**  
**Spatial Flood Panel:** **12127C0675H**

#### Estimated Value

**RealAVM™:** **\$363,600**  
**Estimated Value Range Low:** **\$292,700**  
**Confidence Score:** **87**

**Estimated Value Range High:** **\$434,400**  
**Value As Of:** **01/05/2026**  
**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):	<b>8224-02-00-0150</b>	Folio/Strap/PID (2):	<b>4709584</b>
Folio/Strap/PID (3):	<b>822402000150</b>	Account Number:	<b>4709584</b>
% Improved:	<b>35</b>	Tax Area:	<b>100</b>
Exemptions:	<b>Homestead</b>	Tax Exempt Amount:	<b>\$50,722</b>
Total Taxable Value:	<b>\$310,066</b>	Plat Book-Page:	<b>2595-769</b>
Legal Description:	<b>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</b>		

**Assessment & Taxes**

Assessment Year	2025	2024	2023
Just Value - Total	<b>\$360,788</b>	<b>\$379,423</b>	<b>\$376,839</b>
Just Value - Land	<b>\$234,120</b>	<b>\$242,500</b>	<b>\$235,000</b>
Just Value - Improved	<b>\$126,668</b>	<b>\$136,923</b>	<b>\$141,839</b>
Assessed Value - Total	<b>\$360,788</b>	<b>\$379,423</b>	<b>\$376,839</b>
Assessed Value - Land	<b>\$234,120</b>	<b>\$242,500</b>	<b>\$235,000</b>
Assessed Value - Improved	<b>\$126,668</b>	<b>\$136,923</b>	<b>\$141,839</b>
YOY Assessed Change (\$)	<b>-\$18,635</b>	<b>\$2,584</b>	
YOY Assessed Change (%)	<b>-5%</b>	<b>1%</b>	
Tax Year	<b>2025</b>	<b>2024</b>	<b>2023</b>
Total Tax	<b>\$5,912.76</b>	<b>\$6,336.07</b>	<b>\$6,311.70</b>
Change (\$)	<b>-\$423</b>	<b>\$24</b>	
Change (%)	<b>-7%</b>	<b>0%</b>	
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Total Millage Rate			<b>17.364</b>
County			<b>17.364</b>

**Characteristics**

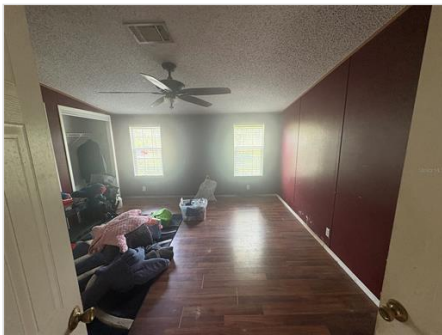
County Use:	<b>Mh Unpvd 10 - 19.99 Ac-Ss</b>	State Land Use Desc:	<b>MOBILE HOME-02</b>
Building Type:	<b>Mobile Home</b>	Land Use - CoreLogic:	<b>Mobile Home</b>
Living Square Feet:	<b>2,280</b>	Year Built:	<b>2004</b>
Total Building Sq Ft:	<b>2,280</b>	Living Square Feet:	<b>2,280</b>
Heated Sq Ft: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

**Building Features**

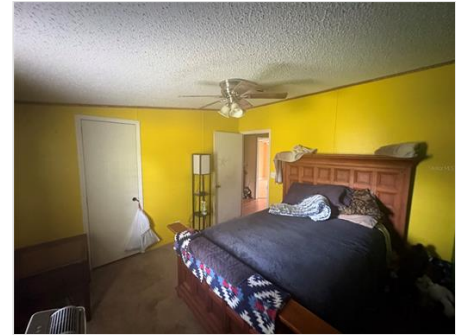
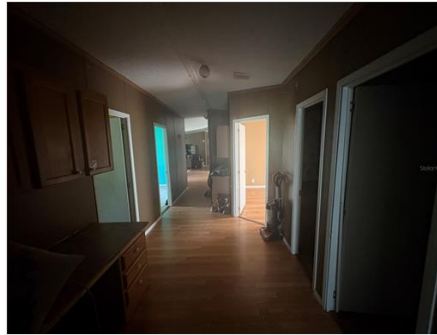
Feature Type	Size/Qty	Width	Depth	Year Built	Value
<b>Bas Res. Area</b>	<b>2,280</b>			<b>2004</b>	<b>\$117,010</b>
<b>Unf Open Porch</b>	<b>300</b>			<b>2010</b>	<b>\$3,556</b>
<b>Pole Barn</b>	<b>1,050</b>	<b>30</b>	<b>35</b>	<b>2003</b>	<b>\$2,108</b>
<b>Pole Barn</b>	<b>960</b>	<b>40</b>	<b>24</b>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

Photos









## History

## Listing History from MLS

MLS#: [06342502](#)  
Active

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

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



Eff Date  
10/25/2025  
09/09/2025

Change Type  
New Listing

Change Info  
425000.00->379000  
->ACT

Current Price  
\$379,000  
\$425,000

DOM  
46

## 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		Owner Record		Owner Record		3133-873
			Warranty Deed		Walker Jeanette T		Lk Ashby Dev Corp		2595-739

## Mortgage History

Date Amount Mortgage Lender Mortgage Type Mortgage Type Code Term Int Rate Rate Type Borrower Borrower 2

06/15/2022	\$254,308		FHA	YEARS	30			Burke Anthony M Sr	Saylor Jennifer C
06/25/2004	\$131,594	Land Hm Fin'l Svcs	FHA	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 Sr	Dennis Virginia A
10/27/1994	\$21,900	Alternative Mtg Fndg	CONVENTIONAL					Dennis Grant Sr	Dennis Virginia A
10/27/1994	\$21,900	Alternative Mtg Fndg	CONVENTIONAL					Dennis Grant Sr	Dennis Virginia A
	\$23,850		PRIVATE PARTY LENDER					Walker Jeanette T	

Foreclosure History

LIS PENDENS

Default Date:  
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:


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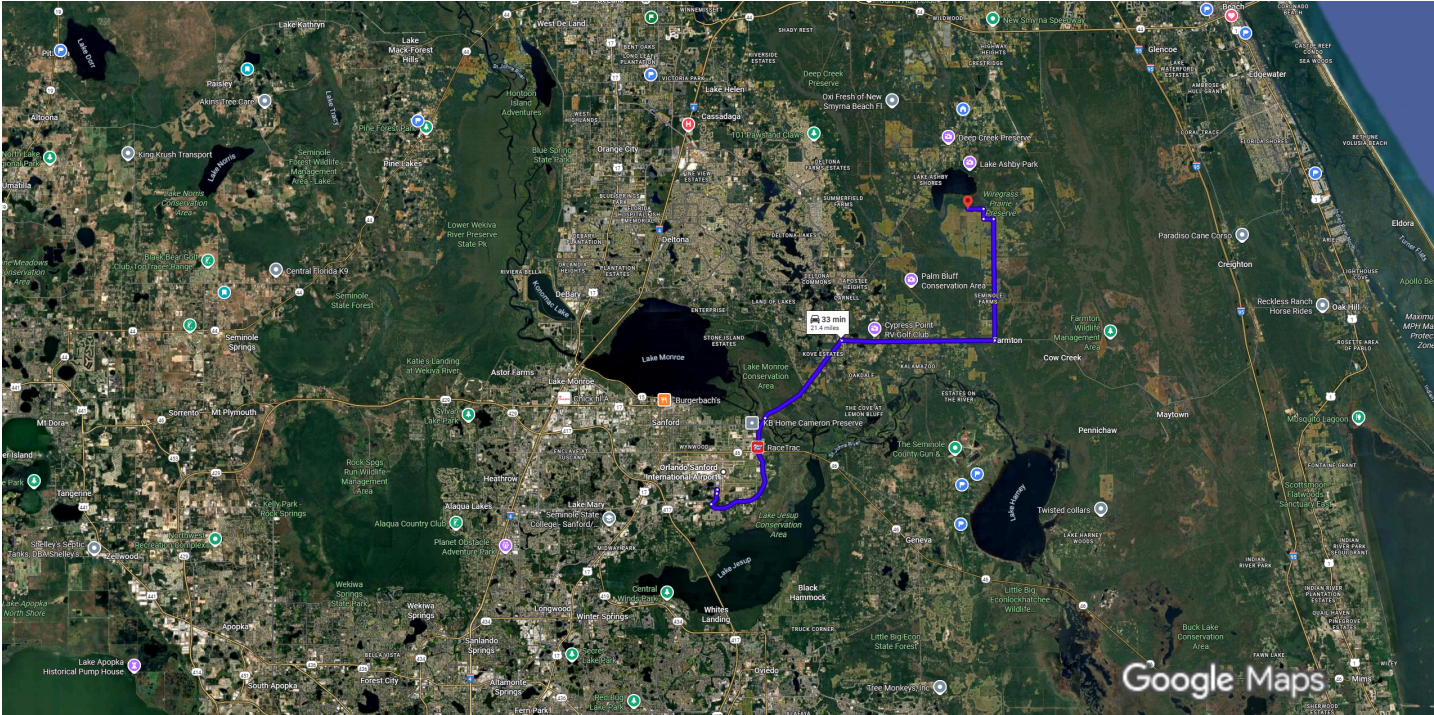
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Orlando Sanford International Airport to 815 Ashby Way, Osteen, FL 32764

Drive 21.4 miles, 33 min



Map data ©2026 , Map data ©2026 Google

2 mi



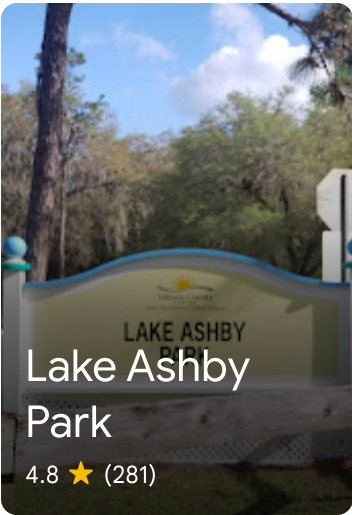
via Maytown Rd/Osteen  
Maytown Rd

Fastest route

33 min

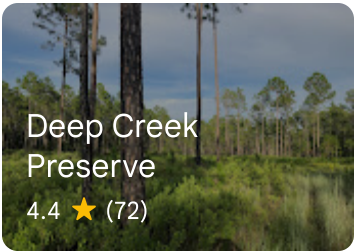
21.4 miles

Explore nearby 815 Ashby Way



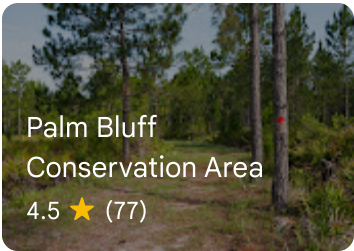
Lake Ashby  
Park

4.8 ★ (281)



Deep Creek  
Preserve

4.4 ★ (72)



Palm Bluff  
Conservation Area

4.5 ★ (77)

[https://www.google.com/maps/dir/Sanford+FL+International+Airport+\(SFB\),+Red+Cleveland+Boulevard,+Sanford,+FL/815+Ashby+Way,+Osteen,+FL+...](https://www.google.com/maps/dir/Sanford+FL+International+Airport+(SFB),+Red+Cleveland+Boulevard,+Sanford,+FL/815+Ashby+Way,+Osteen,+FL+...)

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