

AEO Audit Report

2390 Saratoga Bay Drive • <https://2390saratogabay.com/> • September 14, 2026 • Full Audit

AEO CHECKER



Good

Overall score: **78/100**

Executive Summary

This listing scored 78 out of 100, earning a grade of B. Most property listing sites have never been audited for AI visibility, so a few targeted fixes can move this score into a higher grade band fast. Its strongest area is AI crawler access, where every major AI crawler is allowed to read the page and the homepage is fully indexable. The main opportunity is structured data (hidden code that describes your site to search engines and AI tools), where the property schema is missing its price and no rating signal is present — this is the highest-return improvement available for the listing right now.

What a Fully Optimized Property Listing Includes

A fully optimized property listing allows all major AI crawlers, carries complete property schema (including price and a rating signal), presents facts in extractable lists and tables, states the property address and agent details consistently across page text and code, publishes an AI summary file, and covers the technical basics like HTTPS, a sitemap, and date markup. This listing already has full crawler access, FAQ schema, a visible FAQ section with directly answered questions, a well-formed AI summary file, an About page, qualifying directory links, and strong technical foundations. It still lacks a price in the property schema, a rating signal, list or table formatting for key details, consistent address information, a structural author signal with credentials, and date markup. Closing those gaps would give AI tools a complete, verifiable picture of the property.

Score Breakdown

Module	Score
AI Crawler Access	15/15
Structured Data	19/28
Content Structure	14/20
Entity & Trust	15/20
llms.txt	5/5
Technical Health	10/12

Top 3 Priority Fixes



Complete property schema and add ratings

Medium

The property schema is missing price and there is no AggregateRating, so AI tools cannot state the asking price or show any credibility signal for the listing.

Here is how to complete the property schema and add ratings: 1. Open the property schema (a type of structured data code) already on the listing page and add the missing price field, such as the current asking price for 2390 Saratoga Bay Drive. 2. Use the property schema code provided as a reference for the correct fields. 3. If you have reviews or ratings for the agent or brokerage, add a rating (AggregateRating) with a rating value and review count so AI tools can display a credibility signal. 4. A web developer can implement this in about 30 minutes. The property schema code is provided in the Copy-Paste Assets section at the end of this report. Copy it exactly. After this fix, AI tools will be able to state the asking price and show a credibility signal when they surface the listing.

AI tools use review ratings as a trust and authority signal. A business with a visible, verified AggregateRating in its schema is more likely to be cited in AI answers about who to hire or use — especially when the query includes implicit trust language like "best" or "reliable."

1. Do not invent a rating — the values must reflect your actual reviews from a verifiable platform (Google, Yelp, Facebook, etc.).
2. Get your current review average and total review count from whichever platform you use.
3. If you use Rank Math, go to Rank Math > General Settings > Reviews — it can pull your Google review average automatically.
4. If you use a plugin like Trustpilot or Yelp Reviews Widget, check its settings for a "schema output" or "structured data" option and enable it.
5. If adding manually: a developer adds an AggregateRating block to your existing schema with your actual ratingValue (e.g. 4.7) and reviewCount (e.g. 142). Reference: schema.org/AggregateRating.
6. A web developer can implement the manual version in about 30 minutes.



Add lists and tables for key details Medium

None of the answered headings use a list or table format, and 3 of 6 pages fall under 300 words, making it harder for AI tools to extract property facts.

Here is how to add lists and tables for key details: 1. Convert property details such as home features, upgrades, and area highlights into bulleted lists or a specifications table under their headings. 2. For example, present square footage, bedrooms, bathrooms, lot size, and year built as a simple two-column table on the About This Listing page. 3. Expand the three pages under 300 words with concrete details about the property, neighborhood, and nearby amenities so each page fully answers its heading. 4. Keep answers directly beneath each question or descriptive heading so the connection is clear to AI tools. After this fix, AI tools will be able to lift property facts cleanly and quote them directly in answers.

AI tools extract answers from lists and tables far more reliably than from plain paragraphs. When your answers are written as regular prose, AI tools have to guess where the useful part starts and ends — and often skip it in favor of a competitor's page that uses a list.

1. Pick your answered question headings and convert the answer into a short bulleted or numbered list wherever it names multiple items, steps, or options.
2. Keep each list item to one short sentence or phrase — AI tools extract short, self-contained list items more reliably than long ones.
3. If an answer is a single fact rather than a list of items, keep it as a short direct sentence rather than forcing it into a list.
4. This is a content editing task — no developer needed.



Fix address consistency and author signals Medium

The property address is missing or inconsistent, and the listing agent byline lacks a structural author signal and credentials, which weakens trust signals AI tools rely on.

Here is how to fix address consistency and author signals: 1. Confirm the full property address (2390 Saratoga Bay Drive, West Palm Beach, FL 33409) appears identically in the page text, the schema code, and any directory listings. 2. Add a structural author signal for the listing agent, such as a `rel="author"` attribute or a dedicated byline element, rather than plain text alone. 3. In the schema code, name the author as a full Person object with their name and a credential such as their brokerage or license, not just plain text. 4. A web developer can implement this in about 30 minutes. After this fix, AI tools will be able to confirm the listing is real and tie it to a credentialed agent with confidence.

Even a single mismatch between your schema data and your visible page text is enough for AI tools to flag your business information as unverified. It is a small fix that has an outsized effect on trust signals.

1. The finding above names the specific field that is inconsistent — start there.
2. Use Google's Rich Results Test at search.google.com/test/rich-results to view your existing schema and find the field value as it currently appears in your code.
3. Compare it to what is visible on your page — look for differences in spelling, formatting, or abbreviations.
4. Update whichever version is wrong so both match exactly.
5. A web developer can make this change in about 15 minutes.

The schema code you need is in the **Copy-Paste Assets** section at the end of this report — copy and paste it exactly as shown.

Module-by-Module Findings

AI Crawler Access: 15/15

Check	Status	Finding
GPTBot	PASS	GPTBot is allowed.
ClaudeBot	PASS	ClaudeBot is allowed.
PerplexityBot	PASS	PerplexityBot is allowed.
OAI-SearchBot	PASS	OAI-SearchBot is allowed.
Bingbot	PASS	Bingbot is allowed.
noindex	PASS	The homepage is indexable.

Your AI Crawler Access score is 15 out of 15. AI answer engines like ChatGPT, Claude, and Perplexity use automated crawlers to read your site — the same way Google does. If your crawler rules file (a file on your site that controls which automated tools can read it) blocks these crawlers, your site cannot appear in AI-generated answers, no matter how good the content is. Every major crawler — GPTBot, ClaudeBot, PerplexityBot, OAI-SearchBot, and Bingbot — is allowed, and the homepage is set to be indexable. Nothing here needs to change; this is a solid foundation for everything else.

Structured Data: 19/28

Check	Status	Finding
RealEstateListing schema	WARN	Schema code is present but missing price.
FAQPage	PASS	FAQPage schema found with 8 question and answer pairs.
AggregateRating	FAIL	No AggregateRating found.

Your Structured Data score is 19 out of 28. Structured data (hidden code that describes your site to search engines and AI tools) is one of the strongest signals these systems use to understand and confidently cite a site. FAQ schema — a structured list of questions and answers in that code — is among the formats most frequently pulled into AI-generated answers, which is why it is usually the highest-return addition. The property already has FAQ schema with eight question-and-answer pairs, but the property schema (a type of structured data code) is missing the price field, and there is no rating signal (AggregateRating) present. Adding the price and a rating would let AI tools state the asking price and show a credibility signal for the listing.

Content Structure: 14/20

Check	Status	Finding
Question headings	PASS	3 question-format headings found.
Questions answered directly	PASS	3 of 3 question headings are answered directly.
Extractable answer format	FAIL	No answered headings use a list or table format.
Word count	WARN	Pages average 492 words and 3 of 6 are under 300 words.
FAQ section	PASS	A visible FAQ section was detected.

Your Content Structure score is 14 out of 20. AI engines extract direct answers from pages organized around questions and answers. Pages with question-format headings and dedicated FAQ sections are more likely to be quoted directly in AI-generated responses. The listing has three question-format headings, all answered directly, and a visible FAQ section — all strong. However, none of the answered headings use a list or table format, and three of six pages fall under 300 words, which makes property facts harder for AI tools to pull out cleanly. Converting key details into lists or tables and expanding the thin pages would make the answers easier to extract and quote.

Entity & Trust: 15/20

Check	Status	Finding
Property identity consistency	WARN	Missing or inconsistent: address.
Real estate directory links	PASS	Qualifying links were found in schema code.
Named author / byline	WARN	A "By [Name]" byline was found in the visible text, but without a structural author signal (rel="author" or an author/byline element).
Author schema & credentials	WARN	An author was found, but either the schema code names them only as a plain string (not a full Person object) or no credential was found nearby.
About page	PASS	About page detected.

Your Entity Trust score is 15 out of 20. AI engines check that the property address and the listing agent's contact information are stated the same way in both your schema code and your visible page text. When those details match, AI tools can confirm the listing is real and current with confidence. Mismatches or missing details make an AI engine less likely to surface this property. The listing has qualifying directory links and a detected About page, but the property address is missing or inconsistent, and while a byline was found in the visible text, it lacks a structural author signal and full credentials in the schema code. Making the address consistent everywhere and strengthening the author details would give AI tools a clearer basis to trust the listing.

llms.txt: 5/5

Check	Status	Finding
File presence	PASS	An AI summary file (llms.txt) was found and is accessible.
H1 present	PASS	An H1 heading was found.
Blockquote	PASS	A blockquote summary was found.
Linked sections	PASS	6 linked section(s) found.

Your AI Summary File score is 5 out of 5. An AI summary file (llms.txt) is a newer standard, similar to the crawler rules file, that hands AI tools a curated summary of what you do and which pages matter most. Adopting it now is an early-mover advantage as more AI tools add support. The file is present and accessible, includes a heading, a blockquote summary, and six linked sections — everything a well-formed summary file should have. No changes are needed here.

Technical Health: 10/12

Check	Status	Finding
HTTPS	PASS	Site uses HTTPS.
Sitemap	PASS	Sitemap found.
Canonical tag	PASS	Canonical tag present.
Mobile viewport	PASS	Viewport meta tag present.
Date signals	FAIL	No date signals found.
Landmark elements	PASS	Both <main> and <nav> landmark elements were found.
Heading hierarchy	PASS	The homepage has exactly one H1 and no skipped heading levels.
Internal linking health	WARN	Internal linking issues found: many internal links use generic anchor text like "click here" or "read more".
HowTo schema	WARN	No HowTo schema was found; consider adding it to any step-by-step or process pages.

Your Technical Health score is 10 out of 12. These foundational signals — secure HTTPS connection, a sitemap, mobile compatibility, correct page-version signals, and date markup — tell AI crawlers the site is well maintained. Most are binary: present or not. The listing uses HTTPS, has a sitemap, a canonical tag (a signal telling search engines which version of a page is the official one), a mobile viewport, clean heading structure, and proper landmark elements — but it has no date signals, and many internal links use generic anchor text like "click here" or "read more." Adding date markup and using descriptive link text would round out an already strong technical base. This module also reports whether HowTo schema is present on any page; that check is informational only and none was found.

Copy-Paste Assets

This section contains the ready-to-use files generated specifically for your website. Each one is pre-filled with property and listing agent details — you do not need to edit them before using them. Copy each block exactly as shown and hand it to your web developer, or follow the instructions below each label to add it yourself.

1 of these three assets includes changes for your site. If you are using WordPress, your developer can paste the schema code blocks into your theme's <head> section using a plugin like **Insert Headers and Footers**. The llms.txt file gets uploaded to your website's root folder — the same place your homepage lives.

ASSET 1 OF 3 — LLMS.TXT

What to do: We kept everything in your existing llms.txt and made these changes:

- Replaced your summary line "Golf Course Views. No Membership Required." with a description that says what and where this is, taken from your own schema: "3-bedroom, 2-bath home in gated Saratoga Bay backing to the 5th hole of The Lakes Course at Bear Lakes Country Club — designed by Jack Nicklaus and Davis Love III. New metal roof with full tear-off and new roof decking, 2025. Tesla EV charger and whole-house gas generator included."

Replace your file at **<https://2390saratogabay.com/llms.txt>** with the version below.

COPY THIS EXACTLY

```
# 2390 Saratoga Bay Drive

> 3-bedroom, 2-bath home in gated Saratoga Bay backing to the 5th hole of The Lakes Course at Bear Lakes Country Club –
designed by Jack Nicklaus and Davis Love III. New metal roof with full tear-off and new roof decking, 2025. Tesla EV charger
and whole-house gas generator included.

## Home Features & Upgrades

- [Home Features & Upgrades | 2390 Saratoga Bay Drive, West Palm Beach FL](https://2390saratogabay.com/features.md):
Features at 2390 Saratoga Bay Dr, West Palm Beach: double-paned insulated hurricane impact windows, new metal roof 2025,
Tesla EV charger, Hunter Douglas motorized blinds, onyx countertops, golf course views from Bear Lakes CC.

## About This Listing

- [About This Listing | 2390 Saratoga Bay Drive, West Palm Beach FL](https://2390saratogabay.com/about.md): 2390 Saratoga
Bay Drive, West Palm Beach FL 33409 – listed with Sally Simpson of Ocean East Properties. Contact info@2390saratogabay.com
to schedule a showing.

## Saratoga Bay & Bear Lakes Area

- [Saratoga Bay & Bear Lakes Area | West Palm Beach FL](https://2390saratogabay.com/neighborhood.md): Saratoga Bay is a
gated West Palm Beach community adjacent to Bear Lakes CC. Minutes to Trump International Airport, I-95, CityPlace, and
Clematis Street. Palm Beach County.

## Golf Course Views, No Club Fees
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- [Golf Course Views, No Club Fees | 2390 Saratoga Bay Drive, West Palm Beach](https://2390saratogabay.com/index.md): 3BR/2BA in gated Saratoga Bay, West Palm Beach. Backs to Bear Lakes CC golf course – Jack Nicklaus and Davis Love III. New metal roof 2025.

Schedule a Showing

- [Schedule a Showing | 2390 Saratoga Bay Drive West Palm Beach](https://2390saratogabay.com/contact.md): Contact Sally Simpson to schedule a private showing of 2390 Saratoga Bay Drive, West Palm Beach FL. 3BR/2BA golf course view home in gated Saratoga Bay.

Property Photos

- [Property Photos | 2390 Saratoga Bay Drive West Palm Beach](https://2390saratogabay.com/photos.md): 76 professional photos of 2390 Saratoga Bay Drive – golf course views, updated kitchen, primary suite, Florida room, and community amenities.

ASSET 2 OF 3 — PROPERTY SCHEMA

What to do: Your Property Schema is missing price, and we couldn't find those details on your site to fill in for you. Add them to your existing block yourself. Nothing else needs changing, so there is no replacement block below.

ASSET 3 OF 3 — FAQPAGE SCHEMA

What to do: Your existing FAQ schema already answers each question directly, and we found no supported questions to add. No changes needed. Keep your current block.

When Will These Changes Take Effect?

Perplexity, Bing AI / Copilot, and Google AI Overviews pull from live crawl indexes. Expect 1–4 weeks for your changes to appear after a recrawl. There is no “request indexing” button for AI systems the way Google Search Console offers for traditional search — upload your fixes and wait.

The base versions of Claude and ChatGPT answer from training data with a knowledge cutoff. Changes you make today will not appear in their answers until the next training run — a schedule that is not public and typically spans months to over a year. The live-search variants of these tools (ChatGPT Browse, Perplexity, Bing AI) update much faster and are the primary beneficiaries of the fixes in this report.

Content Freshness

AI engines treat undated or stale content as a weaker citation signal. Pages flagged below have no visible date signal or were last updated more than 18 months ago, and are good candidates to refresh.

6 of 6 pages have no visible date signal or are more than 18 months old.

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