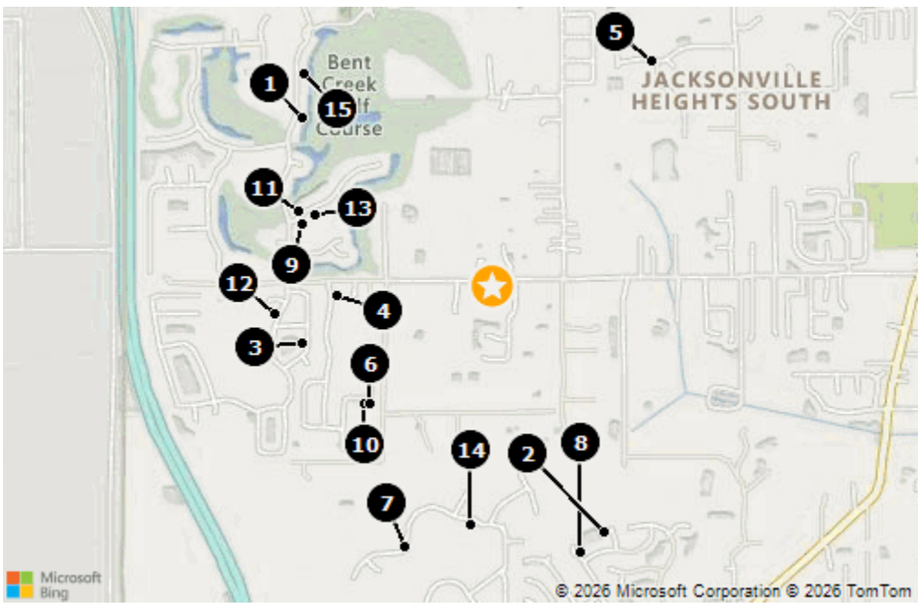
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

10124 SANDLER RD, JACKSONVILLE, FL 32222-1322

County:	**DUVAL FL**	Census Tract:	120310137.232004
Property Use:	Single Family Residential	Zoning:	RLD-70
Parcel Number:	015526-1155	Thomas Bros Pg-Grid:	

Valuation

Value:	**$353,000**	FSD:	14	Common Confidence Score:	45
Value Range:	$303,580 - $402,420	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	GS
Assd Land Value:	$46,000	Market Land Value:	$46,000	Tax Year:	2024
Assd Improvement:	$266,040	Market Improvment Value:	$266,040	Total Taxable Value:	$3,942
Total Assessed Value:	$312,040	Total Assessor Market Value:	$312,040	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 5 Subdivision: SANDLERS PRESERVE Map Ref: PM5520 Sec/Twnship/Range: SEC 20 TWN 03S RNG 25E
Abbreviated Description: 59-125 20-3S-25E SANDLERS PRESERVE LOT 5

Property Characteristics

Lot Size:	7,315 SF	Bedrooms:	4	Pool:	
Building Area:	2591 SF	Baths:	2.5	Fireplace:	
Year Built:	2013	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/14/2026	Sales Price:	$30,100
Document #:	2026216229 BK-PG 22054-2442	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/14/2026		
Document Type:			

Legal Description:
Lot: 5 Subdivision: SANDLERS PRESERVE Map Ref: MB 59 PG 125-127

Mortgage Record

Recording Date:	12/05/2025	Loan Amount:	N/A
Document #:	2025277646 BK-PG 21712-644	Loan Type:	FHA
TD Due Date:	03/01/2054	Type Finance:	

Legal Description:
Lot: 5 Subdivision: SANDLERS PRESERVE

Prior Transfer

Recording Date:	11/01/2024	Sales Price:	N/A
Document #:	2024238030 BK-PG 20975-461	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/12/2024	Sales Price:	$365,000
Document #:	2024048547 BK-PG 20975-459	Type of Sale:	Sales Price Rounded from Tax

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Contract Date: 02/27/2024
Document Type:
Legal Description:
Lot: 5 Subdivision: SANDLERS PRESERVE Map Ref: MB 59 PG 125-127

Prior Transfer

Recording Date: 03/12/2024 | Sales Price: $365,000
Document #: BK-PG 20975 -459 | Type of Sale: Qualified Sale
Document Type:
Legal Description:
Lot: 5 Subdivision: SANDLERS PRESERVE Map Ref: PM5520 Sec/Twnship/Range: SEC 20 TWN 03S RNG 25E
Abbreviated Description: 59-125 20-3S-25E SANDLERS PRESERVE LOT 5

Prior Transfer

Recording Date: 11/15/2023 | Sales Price: N/A
Document #: 2023236793 BK-PG 17039-1483 | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 10/17/2023 | Sales Price: $260,000
Document #: | Type of Sale: Qualified Sale
Document Type:
Legal Description:

Prior Transfer

Recording Date: 10/17/2023 | Sales Price: $260,000
Document #: 2023214953 BK-PG 20842-2406 | Type of Sale: Sales Price Rounded from Tax
Contract Date: 10/10/2023
Document Type:
Legal Description:
Lot: 5 Subdivision: SANDLERS PRESERVE Map Ref: MB 59 PG 125-127

Prior Transfer

Recording Date: 02/17/2016 | Sales Price: $208,406
Document #: 2016035849 BK-PG 17039-1483 | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 01/21/2015 | Sales Price: $204,020
Document #: 2015013860 BK-PG 17039-1482 | Type of Sale: Full Amount on Deed
Contract Date: 01/13/2015
Document Type:
Legal Description:
Lot: 5 Subdivision: SANDLERS PRESERVE Map Ref: MB59 PG125-127

Area Sales Analysis

Total Area Sales	$4,568,100	Median # of Bedrooms	3
Median Lot Size	9,664 SF	Median # of Baths	2
Median Living Area	1,737 SF	Median Year Built	2003
Price Range - 2 Yrs	$180,000 to $350,000	Age Range	3 years to 35 years
Median Value	$305,000	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.71Mi.	**5735 PIPER GLEN BLVD JACKSONVILLE, FL 32222-1349**	09/30/2026	$345,000	$160	2147	/3/2	2000	9,193 SF	
		APN: 015434-0600 Document #: 2026230733 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15A Subdivision: BENT CREEK MapRef: MB 45 PG 59,59A-59N Abbreviated Description: Lot:15A Subdivision:BENT CREEK Map Ref:MB 45 PG 59,59A-59N								
2	.75Mi.	**6878 WALL SPRINGS DR JACKSONVILLE, FL 32222-1887**	09/23/2026	$294,500	$163	1802	/3/2	2002	28,982 SF	
		APN: 016314-1590 Document #: 2026224783 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Subdivision: PLUM TREE UNIT THREE MapRef: MB 54 PG 45 Abbreviated Description: Lot:36 Subdivision:PLUM TREE UNIT THREE Map Ref:MB 54 PG 45								
3	.56Mi.	**6568 HARMON HILLS CIR JACKSONVILLE, FL 32222-1442**	09/18/2026	$339,900	$170	1994	/3/2	2013	12,568 SF	
		APN: 015449-1550 Document #: 2026221515 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 199 Subdivision: TRAILS AT BENT CREEK MapRef: MB 58 PG 121-135 Abbreviated Description: Lot:199 Subdivision:TRAILS AT BENT CREEK Map Ref:MB 58 PG 121-135								
4	.44Mi.	**6517 SANDLER LAKES DR JACKSONVILLE, FL 32222-1691**	09/17/2026	$280,000	$182	1537	/3/2	2022	7,511 SF	
		APN: 015450-0590 Document #: 2026220664 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 97 Subdivision: SANDLER LAKES MapRef: MB 75 PG 9-14 Abbreviated Description: Lot:97 Subdivision:SANDLER LAKES Map Ref:MB 75 PG 9-14								
5	.81Mi.	**9769 CHIRPING WAY JACKSONVILLE, FL 32222-2306**	08/10/2026	$180,000	$135	1330	/3/2	2003	70,001 SF	
		APN: 015382-1375 Document #: 2026185199 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 75 Subdivision: BLUE JAY RIDGE MapRef: MB 54 PG 61 Abbreviated Description: Lot:75 Subdivision:BLUE JAY RIDGE Map Ref:MB 54 PG 61

6	.48Mi.	**6617 BURNT CREEK RD** **JACKSONVILLE, FL 32222-1697**	07/29/2026	$267,800	$157	1696	/4/2	2023	8,686 SF	

APN: 015450-0895 Document #: 2026175961
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 125 Subdivision: SANDLER LAKES PHASE 2 MapRef: MB 79 PG 48 Abbreviated Description: Lot:125 Subdivision:SANDLER LAKES PHASE 2 Map Ref:MB 79 PG 48

7	.77Mi.	**10291 PAVNES CREEK DR** **JACKSONVILLE, FL 32222-2561**	07/06/2026	$305,000	$197	1548	/3/2	2019	7,574 SF	

APN: 016410-0600 Document #: 2026153243
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 524 Subdivision: LONGLEAF PHASE 5 MapRef: MB 72 PG 1 Abbreviated Description: Lot:524 Subdivision:LONGLEAF PHASE 5 Map Ref:MB 72 PG 1

8	.78Mi.	**6891 CLINTON CORNERS DR W** **JACKSONVILLE, FL 32222-1880**	06/26/2026	$270,000	$140	1927	/3/2	2003	16,702 SF	

APN: 016314-1630 Document #: 2026148095
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: PLUM TREE Legal Unit: 3 MapRef: MB 54 PG 45,45A-45E Abbreviated Description: Lot:44 Subdivision:PLUM TREE Legal Unit:3 Map Ref:MB 54 PG 45,45A-45E

9	.55Mi.	**10552 INNISBROOK DR** **JACKSONVILLE, FL 32222-1363**	06/25/2026	$326,000	$201	1619	/3/2	1992	18,766 SF	

APN: 015434-0900 Document #: 2026145760
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 75A Subdivision: BENT CREEK MapRef: MB 45 PG 59,59A-59N Abbreviated Description: Lot:75A Subdivision:BENT CREEK Map Ref:MB 45 PG 59,59A-59N

10	.49Mi.	**6623 BURNT CREEK RD** **JACKSONVILLE, FL 32222-1697**	06/05/2026	$295,000	$173	1696	/4/2	2023	6,600 SF	

APN: 015450-0890 Document #: 2026130685
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 124 Subdivision: SANDLER LAKES PHASE 2 MapRef: MB 79 PG 48 Abbreviated Description: Lot:124 Subdivision:SANDLER LAKES PHASE 2 Map Ref:MB 79 PG 48

11	.58Mi.	**10545 INNISBROOK DR** **JACKSONVILLE, FL 32222-2319**	05/01/2026	$350,000	$163	2139	/3/2	1991	10,890 SF	Yes

APN: 015434-0680 Document #: 2026101623
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 31A Subdivision: BENT CREEK MapRef: MB 45 PG 59,59A-59N Abbreviated Description: Lot:31A Subdivision:BENT CREEK Map Ref:MB 45 PG 59,59A-59N

12	.61Mi.	**6524 CHESTER PARK DR** **JACKSONVILLE, FL 32222-1429**	04/20/2026	$300,000	$151	1976	/3/2	2008	8,315 SF	

APN: 015449-0605 Document #: 2026090308
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: TRAILS AT BENT CREEK MapRef: MB 58 PG 121-134 Abbreviated Description: Lot:10 Subdivision:TRAILS AT BENT CREEK Map Ref:MB 58 PG 121-134

13	.52Mi.	**10524 INNISBROOK DR** **JACKSONVILLE, FL 32222-1363**	04/16/2026	$349,900	$216	1619	/3/2	1992	22,372 SF	

APN: 015434-0885 Document #: 2026087507
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 72A Subdivision: BENT CREEK MapRef: MB 45 PG 49&49A-59N Abbreviated Description: Lot:72A Subdivision:BENT CREEK Map Ref:MB 45 PG 49&49A-59N

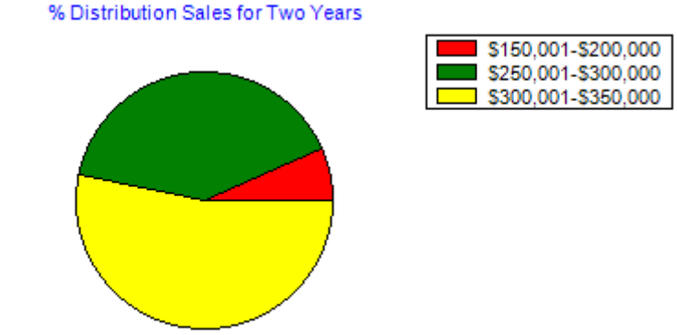
14	.67Mi.	**10106 PAVNES CREEK DR** **JACKSONVILLE, FL 32222-2556**	04/03/2026	$315,000	$181	1737	/3/2	2019	6,939 SF	

APN: 016410-0895 Document #: 2026077370
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 583 Subdivision: LONGLEAF PHASE 5 MapRef: MB 72 PG 1-32 Abbreviated Description: Lot:583 Subdivision:LONGLEAF PHASE 5 Map Ref:MB 72 PG 1-32

15	.79Mi.	**5673 PIPER GLEN BLVD** **JACKSONVILLE, FL 32222-1048**	03/30/2026	$350,000	$155	2256	/4/2	1995	9,664 SF	

APN: 015434-0560 Document #: 2026071970
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7A Subdivision: BENT CREEK MapRef: MB 45 PG 59 Abbreviated Description: Lot:7A Subdivision:BENT CREEK Map Ref:MB 45 PG 59

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

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Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**10124 SANDLER RD**	**03/12/2024**	$312,040	$312,040	2,591	/4/2.5	2013	7,315 SF	
.01Mi.	**10130 SANDLER RD**	**08/27/2014**	$260,739	$181,956	1,959	/3/2	2013	7,688 SF	
.01Mi.	**10118 SANDLER RD**	**01/13/2015**	$331,606	$238,196	2,677	/5/3.5	2014	7,655 SF	
.03Mi.	**10136 SANDLER RD**	**04/19/2024**	$297,511	$297,511	2,618	/4/3	2006	7,537 SF	
.03Mi.	**10112 SANDLER RD**	**08/13/2024**	$321,703	$321,703	2,560	/4/3.5	2013	7,707 SF	
.04Mi.	**10106 SANDLER RD**	**04/09/2015**	$308,160	$308,160	2,281	/4/3	2014	7,704 SF	
.04Mi.	**10142 SANDLER RD**	**02/28/2018**	$309,594	$309,594	2,640	/4/3	2006	8,225 SF	
.05Mi.	**10100 SANDLER RD**	**11/08/2021**	$297,665	$297,665	2,281	/4/2.5	2013	9,326 SF	
.06Mi.	**6488 SANDLERS PRESERVE DR**	**09/16/2016**	$293,554	$210,917	2,409	/3/2	2006	8,074 SF	
.06Mi.	**6494 SANDLERS PRESERVE DR**	**11/17/2022**	$304,387	$202,596	2,534	/4/3	2010	7,701 SF	
.09Mi.	**10107 SANDLER RD**	**04/27/2020**	$655,692	$332,382	3,846	/3/2	1979	4 SF	
.09Mi.	**6518 SANDLERS PRESERVE DR**	**06/13/2023**	$297,659	$297,659	2,427	/4/2.5	2007	8,279 SF	
.1Mi.	**6524 SANDLERS PRESERVE DR**	**04/15/2021**	$300,131	$300,131	2,520	/4/3	2009	10,580 SF	
.11Mi.	**10250 SANDLER RD**	**09/19/1984**	$223,023	$119,692	1,484	/3/2.5	1988	2 SF	
.11Mi.	**10119 SANDLERS PRESERVE CT**	**09/04/2018**	$233,238	$174,485	1,698	/3/2	2010	33,563 SF	
.11Mi.	**10037 SANDLER RD**	**12/22/1998**	$387,216	$182,147	2,458	/3/2	1984	2 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	35.4 years old	Households:	5,397
Median Household Income:	$76,855	Households w/Family:	69%
Household Income Per Capita:	$35,594	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Duval County School District	Students:	130,054
Number of Schools:	203	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.44Mi.	**Westview PreK - 8 School** Number of Students: 1,221 Student-Teacher Ratio: 16.96	D	Public	PK - 8
3.77Mi.	**Westside High School** Number of Students: 1,533 Student-Teacher Ratio: 20.17	D-	Public	9 - 12

Flood Report

The Subject Property of **10124 SANDLER RD, JACKSONVILLE, FL 32222-1322** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	73%	NOTABLY LOWER
BURGLARY	131%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	83%	LOWER
FORCIBLE ROBBERY	133%	NOTABLY HIGHER
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	119%	HIGHER
MURDER	94%	SIMILAR
OVERALL	86%	LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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