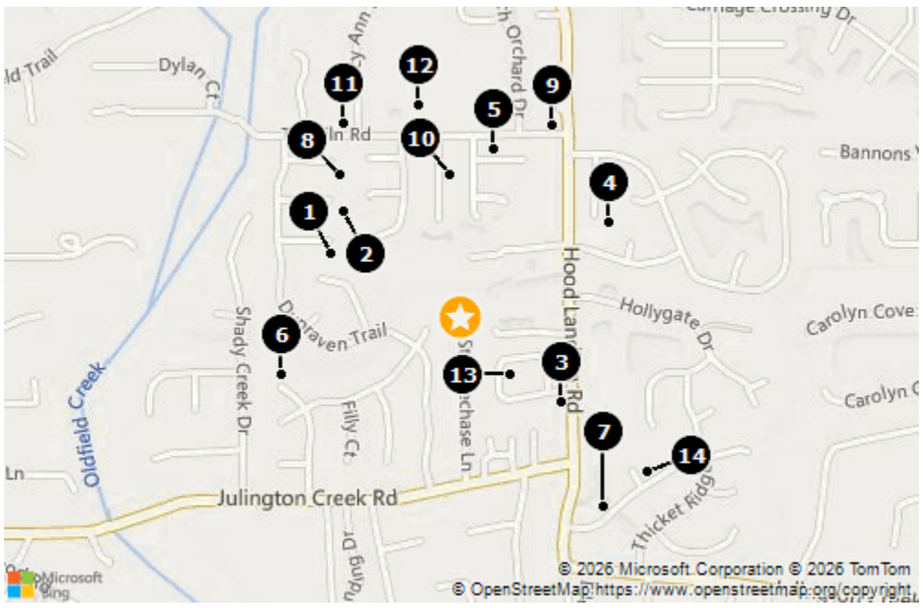
ICE SiteX Report

OrderID: 98328609

SiteX Property Information Report



Subject Property Location

12602 STEEPLECHASE LN, JACKSONVILLE, FL 32223-3506

County:	**DUVAL FL**	Census Tract:	120310168.033015
Property Use:	Single Family Residential	Zoning:	RLD-90
Parcel Number:	158232-3024	Thomas Bros Pg-Grid:	

Valuation

Value:	**$432,000**	FSD:	17	Common Confidence Score:	39
Value Range:	$358,560 - $505,440	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	GS
Assd Land Value:		Market Land Value:	$125,000	Tax Year:	2024
Assd Improvement:		Market Improvment Value:	$253,621	Total Taxable Value:	$3,511
Total Assessed Value:	$232,342	Total Assessor Market Value:	$378,621	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 12 Subdivision: STEEPECHASE Map Ref: PM7621 Sec/Twnship/Range: SEC 21 TWN 04S RNG 27E
Abbreviated Description: 41-87 21-4S-27E STEEPLECHASE LOT 12

Property Characteristics

Lot Size:	11,081 SF	Bedrooms:	4	Pool:	Yes
Building Area:	1908 SF	Baths:	2	Fireplace:	1
Year Built:	1987	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:	1	Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/12/2025	Sales Price:	N/A
Document #:	2025138478 BK-PG 20765-2436	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/20/2023	Sales Price:	$336,000
Document #:	2023195180 BK-PG 20448-1344	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/02/2023	Sales Price:	$450,000
Document #:	2023159627 BK-PG 20765-2434	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/07/2023		
Document Type:			
Legal Description:			

Lot: 12 Subdivision: STEEPLECHASE Map Ref: MB 41 PG 87&87A

Prior Transfer

Recording Date:	08/02/2023	Sales Price:	$450,000
Document #:	BK-PG 20765 -2434	Type of Sale:	Qualified Sale
Document Type:			

ICE SiteX Report

OrderID: 98328609

Legal Description:
Lot: 12 Subdivision: STEEPECHASE Map Ref: PM7621 Sec/Twnship/Range: SEC 21 TWN 04S RNG 27E
Abbreviated Description: 41-87 21-4S-27E STEEPLECHASE LOT 12

Prior Transfer

Recording Date:	09/27/2022	Sales Price:	$302,100
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/27/2022	Sales Price:	$302,085
Document #:	2022247597 BK-PG 20448-1342	Type of Sale:	Full Amount on Deed
Contract Date:	09/22/2022		
Document Type:			

Legal Description:
Lot: 12 Subdivision: STEEPLECHASE Map Ref: MB 41 PG 87&87A

Prior Transfer

Recording Date:	11/12/2021	Sales Price:	N/A
Document #:	2021302946 BK-PG 19591-0449	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/11/2021	Sales Price:	$421,265
Document #:	2021265264 BK-PG 19950-1172	Type of Sale:	Full Amount on Deed
Contract Date:	09/28/2021		
Document Type:			

Legal Description:
Lot: 12 Subdivision: STEEPLECHASE Map Ref: MB 41 PG 87&87A

Prior Transfer

Recording Date:	03/17/2021	Sales Price:	$125,500
Document #:	2021070111 BK-PG 13452-1073	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/01/2021	Sales Price:	$130,500
Document #:	2021052979 BK-PG 15885-0121	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/17/2021	Sales Price:	$245,000
Document #:	2021042975 BK-PG 19591-448	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/16/2021		
Document Type:			

Legal Description:
Lot: 12 Subdivision: STEEPLECHASE Map Ref: MB 41 PG 87&87A

Prior Transfer

Recording Date:	04/05/2012	Sales Price:	$131,900
Document #:	2012073675 BK-PG 13318-0595	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/20/2012	Loan Amount:	N/A
Document #:	2012060444 BK-PG 15885-0121	Loan Type:	New Conventional
TD Due Date:	04/01/2042	Type Finance:	

Legal Description:
Lot: 12 Subdivision: STEEPLECHASE

Mortgage Record

Recording Date:	08/11/2006	Loan Amount:	N/A
Document #:	2006281404 BK-PG 13452-1073	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 12 Subdivision: STEEPLECHASE

Prior Transfer

Recording Date:	07/07/2006	Sales Price:	$31,000
Document #:	2006236607 BK-PG 11728-1617	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/19/2006	Sales Price:	$123,750
Document #:	2006210848 BK-PG 10823-2400	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/09/2006	Sales Price:	$281,900

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Document #:	2006200906 BK-PG 13318-0594	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/02/2006		
Document Type:			

Legal Description:
Lot: 12 Subdivision: STEEPLECHASE Map Ref: MB41 PG87&87A

Mortgage Record

Recording Date:	04/01/2004	Loan Amount:	N/A
Document #:	2004110525 BK-PG 11728-1617	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/10/2024	Type Finance:	VAR

Legal Description:
Lot: 12 Subdivision: STEEPLECHASE

Mortgage Record

Recording Date:	12/19/2002	Loan Amount:	N/A
Document #:	2002362133 BK-PG 10823-2400	Loan Type:	Unknown
TD Due Date:	01/01/2033	Type Finance:	

Legal Description:
Lot: 12 Subdivision: STEEPLECHASE

Area Sales Analysis

Total Area Sales	$5,332,403	Median # of Bedrooms	3.5
Median Lot Size	13,972 SF	Median # of Baths	2
Median Living Area	2,052 SF	Median Year Built	1986
Price Range - 2 Yrs	$59,403 to $615,000	Age Range	12 years to 69 years
Median Value	$422,500	Median Age	40 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**4134 SIX GUN CT** **JACKSONVILLE, FL 32223-3517**	07/29/2026	$485,000	$235	2056	/3/2	1985	12,597 SF	Pool/ Spa
		APN: 158232-1652 Document #: 2026175201 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Subdivision: SADDLE RIDGE UNIT II MapRef: MB 40 PG 26,26A-26C Abbreviated Description: Lot:26 Subdivision:SADDLE RIDGE UNIT II Map Ref:MB 40 PG 26,26A-26C								
2	.22Mi.	**4134 SHETLAND PONY LN** **JACKSONVILLE, FL 32223-3518**	07/27/2026	$332,000	$194	1708	/3/2	1985	15,954 SF	Yes
		APN: 158232-1630 Document #: 2026174054 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Subdivision: SADDLE RIDGE UNIT II MapRef: MB 40 PG 26,26A-26C Abbreviated Description: Lot:15 Subdivision:SADDLE RIDGE UNIT II Map Ref:MB 40 PG 26,26A-26C								
3	.18Mi.	**4294 SUMMERTON OAKS CIR** **JACKSONVILLE, FL 32223-2056**	07/14/2026	$440,000	$145	3023	/4/3.5	2014	10,096 SF	
		APN: 158241-2610 Document #: 2026162331 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Subdivision: SUMMERTON MapRef: MB 65 PG 187&188 Abbreviated Description: Lot:19 Subdivision:SUMMERTON Map Ref:MB 65 PG 187&188								
4	.25Mi.	**12449 JEREMYS LANDING CT** **JACKSONVILLE, FL 32258-4132**	07/13/2026	$432,000	$236	1828	/3/2	1988	10,960 SF	
		APN: 158232-4810 Document #: 2026160609 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 61 Subdivision: JEREMYS LANDING MapRef: MB 42 PG 73,73A&73B Abbreviated Description: Lot:61 Subdivision:JEREMYS LANDING Map Ref:MB 42 PG 73,73A&73B								
5	.24Mi.	**4207 ALEX ROSE CT** **JACKSONVILLE, FL 32223-3509**	05/18/2026	$490,000	$173	2827	/4/2.5	2013	9,090 SF	
		APN: 158242-0120 Document #: 2026114982 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Subdivision: ADAMS WAY UNIT ONE MapRef: MB 63 PG 187 Abbreviated Description: Lot:24 Subdivision:ADAMS WAY UNIT ONE Map Ref:MB 63 PG 187								
6	.26Mi.	**12607 QUARTERHORSE TRL** **JACKSONVILLE, FL 32223-2073**	05/11/2026	$445,000	$217	2047	/4/2	1984	27,447 SF	
		APN: 158232-1052 Document #: 2026110118 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Subdivision: SADDLE RIDGE MapRef: MB 39 PG 24,24A&24B Abbreviated Description: Lot:26 Subdivision:SADDLE RIDGE Map Ref:MB 39 PG 24,24A&24B								
7	.33Mi.	**4337 MORNING DOVE DR** **JACKSONVILLE, FL 32258-2187**	05/06/2026	$300,000	$158	1898	/3/2	1985	16,696 SF	
		APN: 159046-1012 Document #: 2026105692 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: HOOD LANDING BLUFF MapRef: MB 39 PG 77,77A-77D Abbreviated Description: Lot:6 Subdivision:HOOD LANDING BLUFF Map Ref:MB 39 PG 77,77A-77D								
8	.26Mi.	**4128 PONY EXPRESS LN** **JACKSONVILLE, FL 32223-3519**	04/21/2026	$59,403	$25	2374	/4/2	1987	15,347 SF	
		APN: 158232-1612 Document #: 2026091260 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: SADDLE RIDGE UNIT II MapRef: MB 40 PG 26,26A-26C Abbreviated Description: Lot:6 Subdivision:SADDLE RIDGE UNIT II Map Ref:MB 40 PG 26,26A-26C								
9	.3Mi.	**12352 HOOD LANDING RD** **JACKSONVILLE, FL 32258-2037**	04/08/2026	$420,000	$228	1838	/3/2	1992	15,463 SF	
		APN: 158093-0205 Document #: 2026080235 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 39 Subdivision: SHILOH CREEK MapRef: MB 43 PG 42 Abbreviated Description: Lot:39 Subdivision:SHILOH CREEK Map Ref:MB 43 PG 42								

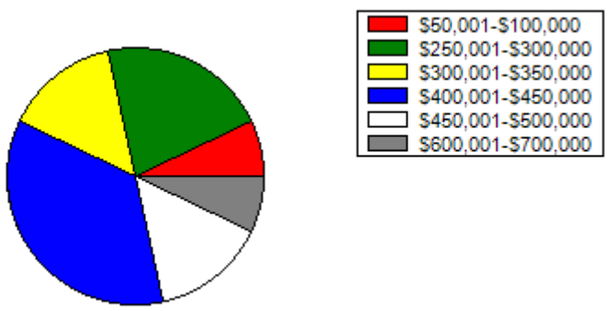
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10	.2Mi.	**12441 BLACKWATER CT** **JACKSONVILLE, FL 32223-4058**	12/11/2025	$425,000	$183	2320	/4/2.5	2006	7,580 SF	
		APN: 158241-6020 Document #: 2025282855 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Subdivision: BLACKWATER CREEK MapRef: MB 58 PG 83-85 Abbreviated Description: Lot:4 Subdivision:BLACKWATER CREEK Map Ref:MB 58 PG 83-85								
11	.33Mi.	**4091 TAR KILN RD** **JACKSONVILLE, FL 32223-2083**	12/10/2025	$325,000	$202	1608	/4/2	1963	37,772 SF	
		APN: 158082-0000 Document #: 2025281675 Document Type: Price Code: D Land Use: Single Family Residential Legal: Land Lot: 5 Sec/Twnship/Range: S16T04SR27E Abbreviated Description: Land Lot:5 Sec/Twnship/Range:S16T04SR27E								
12	.31Mi.	**4157 TAR KILN RD** **JACKSONVILLE, FL 32223-2085**	11/26/2025	$288,000	$126	2280	/3/2	1957	88,906 SF	
		APN: 158077-0010 Document #: 2025271803 Document Type: Price Code: D Land Use: Single Family Residential Legal: Land Lot: 5 Sec/Twnship/Range: S16T04SR27E Abbreviated Description: Land Lot:5 Sec/Twnship/Range:S16T04SR27E								
13	.1Mi.	**4229 SUMMERTON OAKS CIR** **JACKSONVILLE, FL 32223-2060**	11/25/2025	$615,000	$229	2681	/4/3	2014	9,662 SF	
		APN: 158241-2630 Document #: 2025270747 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Subdivision: SUMMERTON MapRef: MB 65 PG 187&188 Abbreviated Description: Lot:23 Subdivision:SUMMERTON Map Ref:MB 65 PG 187&188								
14	.34Mi.	**12735 MORNING DOVE CT** **JACKSONVILLE, FL 32258-2188**	11/24/2025	$276,000	$166	1657	/3/2	1984	12,188 SF	Yes
		APN: 159046-1026 Document #: 2025269913 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: HOOD LANDING BLUFF MapRef: MB 39 PG 77,77A-77D Abbreviated Description: Lot:13 Subdivision:HOOD LANDING BLUFF Map Ref:MB 39 PG 77,77A-77D								

Comparable Sales Chart

% Distribution Sales for Two Years



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.

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.	**12602 STEEPLECHASE LN**	**08/02/2023**	$378,621	$232,342	1,908	/4/2	1987	11,081 SF	Yes
.02Mi.	**12608 STEEPLECHASE LN**	**05/09/2022**	$546,335	$543,963	2,695	/4/3.5	1989	11,719 SF	
.02Mi.	**12605 STEEPLECHASE LN**	**11/15/2012**	$387,577	$225,259	2,249	/4/2.5	1989	10,420 SF	Yes
.03Mi.	**4218 DUNRAVEN LN**	**07/31/1992**	$337,996	$185,729	2,125	/3/2.5	1984	14,415 SF	Yes
.03Mi.	**12617 STEEPLECHASE LN**	**08/03/2022**	$354,765	$289,177	2,026	/3/2	1988	10,415 SF	
.04Mi.	**12614 STEEPLECHASE LN**	**04/25/2017**	$337,161	$337,161	2,024	/3/2	1988	11,781 SF	
.05Mi.	**4210 DUNRAVEN LN**	**07/08/2016**	$334,719	$239,332	1,852	/3/2	1984	13,694 SF	
.05Mi.	**4215 DUNRAVEN LN**	**08/05/2008**	$323,711	$164,524	1,688	/3/2	1984	12,683 SF	
.05Mi.	**4170 GREEN ACRES LN**	**04/02/1981**	$714,377	$176,003	1,828	/3/2	1982	2 SF	
.05Mi.	**12623 STEEPLECHASE LN**	**01/07/2008**	$375,856	$343,142	2,352	/4/2	1988	10,354 SF	
.06Mi.	**12620 STEEPLECHASE LN**	**09/15/2011**	$383,449	$212,178	2,393	/4/2	1987	11,000 SF	Pool/ Spa
.06Mi.	**12609 DUNRAVEN TRL**	**05/09/1994**	$310,214	$167,177	1,800	/3/2	1984	14,141 SF	
.06Mi.	**4234 SUMMERTON OAKS CIR**	**08/29/2014**	$480,759	$407,131	3,362	/5/3.5	2013	21,642 SF	Yes
.07Mi.	**4207 DUNRAVEN LN**	**11/21/2023**	$331,672	$321,300	1,722	/3/2	1984	15,913 SF	
.07Mi.	**12617 DUNRAVEN TRL**	**08/04/2004**	$318,551	$171,815	1,821	/3/2.5	1984	11,158 SF	
.07Mi.	**12629 STEEPLECHASE LN**	**09/20/2002**	$360,111	$201,219	2,112	/3/2	1988	10,297 SF	Yes

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	78%

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Demographics & Income

Median Age:	47.0 years old	Households:	11,006
Median Household Income:	$98,775	Households w/Family:	75%
Household Income Per Capita:	$49,418	Households w/Family Married:	59%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	28%

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
1.20Mi.	**Loretto Elementary School** Number of Students: 1,039 Student-Teacher Ratio: 17.32	A-	Public	PK - 5
3.29Mi.	**Mandarin Middle School** Number of Students: 1,118 Student-Teacher Ratio: 21.92	B-	Public	6 - 8
1.65Mi.	**Mandarin High School** Number of Students: 2,343 Student-Teacher Ratio: 23.91 Advanced Placement: Yes	B+	Public	9 - 12

Flood Report

The Subject Property of **12602 STEEPLECHASE LN, JACKSONVILLE, FL 32223-3506** 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	81%	LOWER
BURGLARY	48%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	74%	NOTABLY LOWER
FORCIBLE ROBBERY	79%	LOWER
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	61%	NOTABLY LOWER
MURDER	61%	NOTABLY LOWER
OVERALL	42%	SIGNIFICANTLY LOWER

Disaster Alerts

9/23/2024 - Hurricane Helene 10/5/2024 - Hurricane Milton 10/5/2024 - urricane Milton

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