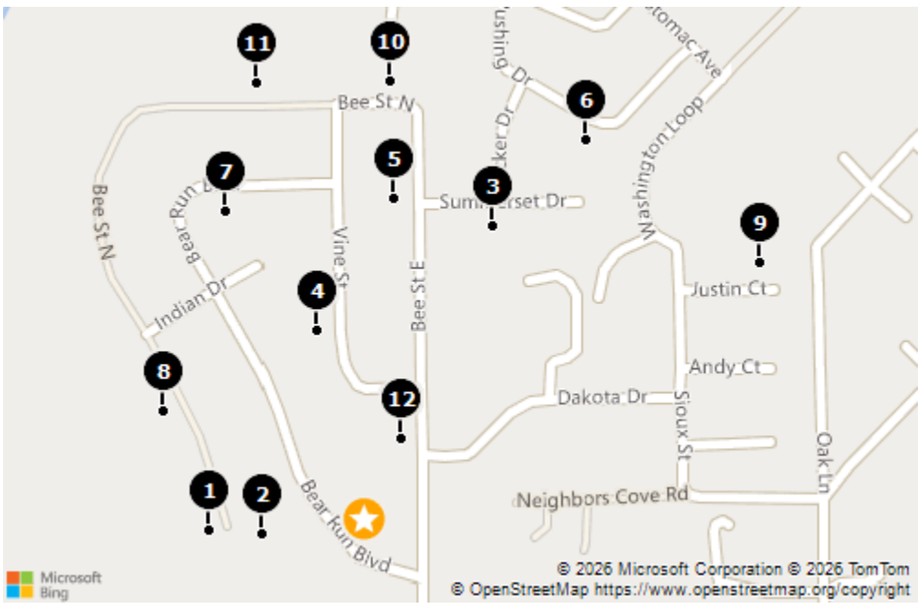
ICE SiteX Report

OrderID: 98729925

SiteX Property Information Report



Subject Property Location

1341 BEAR RUN BLVD, ORANGE PARK, FL 32065-7333

County:	**CLAY FL**	Census Tract:	120190309.033006
Property Use:	Single Family Residential	Zoning:	RB
Parcel Number:	28-04-25-007969-092-53	Thomas Bros Pg-Grid:	

Valuation

Value:	**$279,000**	FSD:	9	Common Confidence Score:	69
Value Range:	$253,890 - $304,110	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	001
Assd Land Value:	$40,000	Market Land Value:	$40,000	Tax Year:	2025
Assd Improvement:	$254,469	Market Improvment Value:	$254,469	Total Taxable Value:	$4,491
Total Assessed Value:	$294,469	Total Assessor Market Value:	$294,469	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 128 Subdivision: BEAR RUN Legal Unit: 2 Sec/Twnship/Range: SEC 28 TWN 04S RNG 25E
Abbreviated Description: LOT 128 BEAR RUN UNIT 2 AS RECO R 4650 PG 1096
City/Muni/Twp: UNINCORPORATED CNTY AREA

Property Characteristics

Lot Size:	11,064 SF	Bedrooms:	3	Pool:	
Building Area:	1596 SF	Baths:	2	Fireplace:	1
Year Built:	1986	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/25/2025	Sales Price:	$349,000
Document #:	2025018765 BK-PG 4650-1098	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/20/2022	Sales Price:	$349,000
Document #:	2022056817 BK-PG 4650-1096	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/13/2022		
Document Type:			

Legal Description:
Lot: 128 Subdivision: BEAR RUN UNIT 2 Map Ref: MB 19 PG 5&6

Prior Transfer

Recording Date:	09/13/2022	Sales Price:	$349,000
Document #:	BK-PG 4650 -1096	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 128 Subdivision: BEAR RUN Legal Unit: 2 Sec/Twnship/Range: SEC 28 TWN 04S RNG 25E
Abbreviated Description: LOT 128 BEAR RUN UNIT 2 AS RECO R 4650 PG 1096
City/Muni/Twp: UNINCORPORATED CNTY AREA

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Prior Transfer

Recording Date:	05/27/2022	Sales Price:	$14,754
Document #:	2022033595 BK-PG 4451-2116	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/07/2022	Sales Price:	$135,009
Document #:	2022015094 BK-PG 3896-0438	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/02/2022	Sales Price:	$200,000
Document #:	2022013955 BK-PG 4578-818	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/25/2022		
Document Type:			

Legal Description:

Lot: 128 Subdivision: BEAR RUN UNIT 2 Map Ref: MB 19 PG 5&6

Prior Transfer

Recording Date:	02/24/2022	Sales Price:	$200,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/04/2021	Loan Amount:	N/A
Document #:	2021027520 BK-PG 4451-2116	Loan Type:	FHA
TD Due Date:	10/01/2046	Type Finance:	

Legal Description:

Lot: 128 Subdivision: BEAR RUN UNIT 2

Mortgage Record

Recording Date:	09/12/2016	Loan Amount:	N/A
Document #:	2016045029 BK-PG 3896-0438	Loan Type:	FHA
TD Due Date:	10/01/2046	Type Finance:	

Legal Description:

Lot: 128 Subdivision: BEAR RUN Legal Unit: 2

Prior Transfer

Recording Date:	09/12/2016	Sales Price:	$137,500
Document #:	2016045028 BK-PG 3896-0437	Type of Sale:	Full Amount on Deed
Contract Date:	09/07/2016		
Document Type:			

Legal Description:

Lot: 128 Subdivision: BEAR RUN Legal Unit: 2 Map Ref: MB19 PG5&6

Prior Transfer

Recording Date:	01/11/2010	Sales Price:	$176,719
Document #:	2010001010 BK-PG 2691-0687	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/31/2009	Loan Amount:	N/A
Document #:	2009065375 BK-PG 3171-2054	Loan Type:	VA
TD Due Date:	01/01/2040	Type Finance:	

Legal Description:

Lot: 128 Subdivision: BEAR RUN UNIT 2

Prior Transfer

Recording Date:	03/13/2006	Sales Price:	$173,000
Document #:	2006016922 BK-PG 2691-0680	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/06/2006		
Document Type:			

Legal Description:

Lot: 128 Subdivision: BEAR RUN UNIT 2 Map Ref: MB19 PG5&6

Prior Transfer

Recording Date:	12/28/2005	Sales Price:	$21,000
Document #:	2005095230 BK-PG 2520-1004	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/05/2005	Sales Price:	$135,000
Document #:	2005090315 BK-PG 2642-0770	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/25/2005		
Document Type:			

Legal Description:

Lot: 128 Subdivision: BEAR RUN UNIT 2 Map Ref: MB19 PG5&6

Mortgage Record

Recording Date:	04/27/2005	Loan Amount:	N/A
Document #:	2005025801 BK-PG 2520-1004	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

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Legal Description:
Lot: 128 Subdivision: BEAR RUN UNIT 2

Prior Transfer

Recording Date:	08/23/2002	Sales Price:	N/A
Document #:	200251335 BK-PG 2088-1661	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/16/2002		
Document Type:			

Legal Description:
Lot: 128 Subdivision: REA RUN Legal Unit: 2 Map Ref: MB19 PG5&6

Area Sales Analysis

Total Area Sales	$3,404,100	Median # of Bedrooms	3
Median Lot Size	9,975 SF	Median # of Baths	2
Median Living Area	1,525 SF	Median Year Built	1987
Price Range - 2 Yrs	$189,000 to $346,000	Age Range	35 years to 42 years
Median Value	$297,450	Median Age	39 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**1225 BEE ST N** **ORANGE PARK, FL 32065-7370**	08/04/2026	$311,800	$175	1776	/4/2	1988	9,539 SF	
		APN: 28-04-25-007969-093-65 Document #: 2026038743 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 159 Subdivision: BEAR RUN Legal Unit: 3 MapRef: MB 21 PG 44 Abbreviated Description: Lot:159 Subdivision:BEAR RUN Legal Unit:3 Map Ref:MB 21 PG 44								
2	.07Mi.	**1220 BEE ST N** **ORANGE PARK, FL 32065-7369**	07/10/2026	$259,000	$191	1351	/3/2	1987	10,280 SF	
		APN: 28-04-25-007969-093-62 Document #: 2026034121 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 156 Subdivision: BEAR RUN UNIT 3 MapRef: MB 21 PG 44 Abbreviated Description: Lot:156 Subdivision:BEAR RUN UNIT 3 Map Ref:MB 21 PG 44								
3	.22Mi.	**3219 SUMMERSET DR** **ORANGE PARK, FL 32065-7368**	06/25/2026	$346,000	$183	1884	/3/2	1987	10,236 SF	Yes
		APN: 21-04-25-007969-093-33 Document #: 2026031337 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: BEAR RUN Legal Unit: 5 MapRef: MB 20 PG 52 Abbreviated Description: Lot:16 Subdivision:BEAR RUN Legal Unit:5 Map Ref:MB 20 PG 52								
4	.14Mi.	**3174 VINE ST** **ORANGE PARK, FL 32065-7349**	06/04/2026	$305,000	$168	1814	/3/2	1984	14,636 SF	
		APN: 21-04-25-007969-031-00 Document #: 2026027247 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Subdivision: BEAR RUN UNIT 1 MapRef: MB 17 PG 57&58 Abbreviated Description: Lot:16 Subdivision:BEAR RUN UNIT 1 Map Ref:MB 17 PG 57&58								
5	.22Mi.	**3164 BEE ST E** **ORANGE PARK, FL 32065-7344**	05/15/2026	$189,000	$135	1391	/3/2	1984	10,759 SF	Yes
		APN: 21-04-25-007969-057-00 Document #: 2026024009 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42 Subdivision: BEAR RUN UNIT 1 MapRef: MB 17 PG 57 Abbreviated Description: Lot:42 Subdivision:BEAR RUN UNIT 1 Map Ref:MB 17 PG 57								
6	.3Mi.	**1312 RUSHING DR** **ORANGE PARK, FL 32065-8005**	04/22/2026	$255,000	$185	1372	/3/2	1991	9,713 SF	
		APN: 21-04-25-007969-094-04 Document #: 2026019162 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Subdivision: BEAR RUN UNIT 6 MapRef: MB 23 PG 49&50 Abbreviated Description: Lot:4 Subdivision:BEAR RUN UNIT 6 Map Ref:MB 23 PG 49&50								
7	.23Mi.	**1295 BEAR RUN BLVD** **ORANGE PARK, FL 32065-7332**	04/20/2026	$232,500	$178	1304	/3/2	1985	8,624 SF	
		APN: 21-04-25-007969-092-32 Document #: 2026018750 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 107 Subdivision: BEAR RUN UNIT 2 MapRef: MB 19 PG 5 Abbreviated Description: Lot:107 Subdivision:BEAR RUN UNIT 2 Map Ref:MB 19 PG 5								
8	.16Mi.	**1249 BEE ST N** **ORANGE PARK, FL 32065-7370**	04/07/2026	$285,900	$185	1545	/3/2	1990	9,321 SF	
		APN: 28-04-25-007969-093-69 Document #: 2026016234 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 163 Subdivision: BEAR RUN UNIT 3 MapRef: MB 21 PG 44 Abbreviated Description: Lot:163 Subdivision:BEAR RUN UNIT 3 Map Ref:MB 21 PG 44								
9	.33Mi.	**2914 JUSTIN CT** **ORANGE PARK, FL 32065-7338**	03/26/2026	$305,000	$202	1504	/3/2	1987	8,755 SF	
		APN: 28-04-25-007969-092-71 Document #: 2026014175 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: BEAR RUN UNIT 4 MapRef: MB 19 PG 64&65 Abbreviated Description: Lot:16 Subdivision:BEAR RUN UNIT 4 Map Ref:MB 19 PG 64&65								
10	.1Mi.	**1347 BEE ST W** **ORANGE PARK, FL 32065-7374**	03/23/2026	$310,000	$225	1374	/3/2	1987	13,329 SF	
		APN: 28-04-25-008053-002-02 Document #: 2026013527 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: BEAR RUN UNIT 1 MapRef: MB 17 PG 57 Abbreviated Description: Subdivision:BEAR RUN UNIT 1 Map Ref:MB 17 PG 57								
11	.32Mi.	**1331 BEE ST N** **ORANGE PARK, FL 32065-7341**	03/11/2026	$289,900	$161	1798	/4/2	1989	9,670 SF	
		APN: 28-04-25-007969-093-84 Document #: 2026011139 Document Type: Price Code: D								

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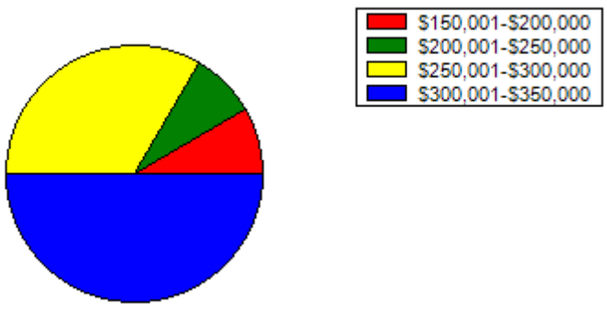
Land Use: Single Family Residential
Legal: Lot: 178 Subdivision: BEAR RUN UNIT 3 MapRef: MB 21 PG 44&45 Abbreviated Description: Lot:178 Subdivision:BEAR RUN UNIT 3 Map Ref:MB 21 PG 44&45

12	.06Mi.	**3184 BEE ST E** **ORANGE PARK, FL 32065-7345**	01/23/2026	$315,000	$192	1636	/3/2	1984	15,289 SF	

APN: 21-04-25-007969-025-00 Document #: 2026003338
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: BEAR RUN UNIT 1 MapRef: MB 17 PG 57&58 Abbreviated Description: Lot:10 Subdivision:BEAR RUN UNIT 1 Map Ref:MB 17 PG 57&58

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.	**1341 BEAR RUN BLVD**	**09/13/2022**	$294,469	$294,469	1,596	/3/2	1986	11,064 SF	
.01Mi.	**1339 BEAR RUN BLVD**	**08/16/2019**	$223,977	$223,977	1,120	/3/2	1986	12,501 SF	
.01Mi.	**1343 BEAR RUN BLVD**	**07/24/2023**	$244,696	$244,696	1,492	/3/2	1986	10,236 SF	
.02Mi.	**3190 BEE ST E**	**10/03/2019**	$248,760	$247,320	1,410	/3/2	1984	12,632 SF	
.03Mi.	**1337 BEAR RUN BLVD**	**04/01/1985**	$249,330	$249,330	1,882	/4/2	1985	13,939 SF	
.03Mi.	**3192 BEE ST E**	**07/29/2020**	$218,936	$172,964	1,532	/3/2	1986	14,157 SF	
.03Mi.	**3188 BEE ST E**	**05/29/2003**	$261,990	$131,303	1,964	/4/2	1984	14,374 SF	
.04Mi.	**1340 BEAR RUN BLVD**	**11/15/2016**	$229,682	$124,707	1,404	/3/2	1987	8,973 SF	
.04Mi.	**1342 BEAR RUN BLVD**	**04/24/1997**	$234,758	$120,533	1,676	/3/2	1986	9,321 SF	
.04Mi.	**1335 BEAR RUN BLVD**	**02/11/2020**	$271,563	$214,153	1,808	/3/2	1986	14,026 SF	
.04Mi.	**1344 BEAR RUN BLVD**	**05/24/2010**	$253,630	$180,599	1,820	/3/2	1986	10,193 SF	
.04Mi.	**1338 BEAR RUN BLVD**	**07/01/1986**	$223,004	$112,015	1,824	/3/2	1986	8,973 SF	
.04Mi.	**3186 BEE ST E**	**09/18/2015**	$260,287	$193,650	1,328	/3/2	1984	17,990 SF	
.05Mi.	**1346 BEAR RUN BLVD**	**10/02/2003**	$203,180	$90,578	1,353	/3/2	1986	10,715 SF	
.05Mi.	**1336 BEAR RUN BLVD**	**04/05/2022**	$205,592	$205,592	1,375	/3/2	1986	9,278 SF	
.05Mi.	**1331 BEAR RUN BLVD**	**04/16/2014**	$248,719	$150,374	1,904	/4/2	1985	13,198 SF	Yes

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	37.4 years old	Households:	14,972
Median Household Income:	$95,718	Households w/Family:	80%
Household Income Per Capita:	$38,528	Households w/Family Married:	59%
Most Common Education Level:	Some College	Households w/Family Children:	41%

School District

School District Zone:	Clay County School District	Students:	39,122
Number of Schools:	55	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.71Mi.	**Ridgeview High School** Number of Students: 1,792 Student-Teacher Ratio: 17.88 Advanced Placement: Yes	B	Public	9 - 12
5.34Mi.	**Orange Park Junior High School** Number of Students: 832 Student-Teacher Ratio: 19.35	C+	Public	7 - 8
1.05Mi.	**Ridgeview Elementary School**	B	Public	KG - 6

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Number of Students: 592
Student-Teacher Ratio: 10.57

Flood Report

The Subject Property of **1341 BEAR RUN BLVD, ORANGE PARK, FL 32065-7333** 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	102%	SIMILAR
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	54%	NOTABLY LOWER
FORCIBLE RAPE	65%	NOTABLY LOWER
MURDER	82%	LOWER
OVERALL	80%	LOWER

Disaster Alerts

4/19/2026 - Railroad Complex Fire

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