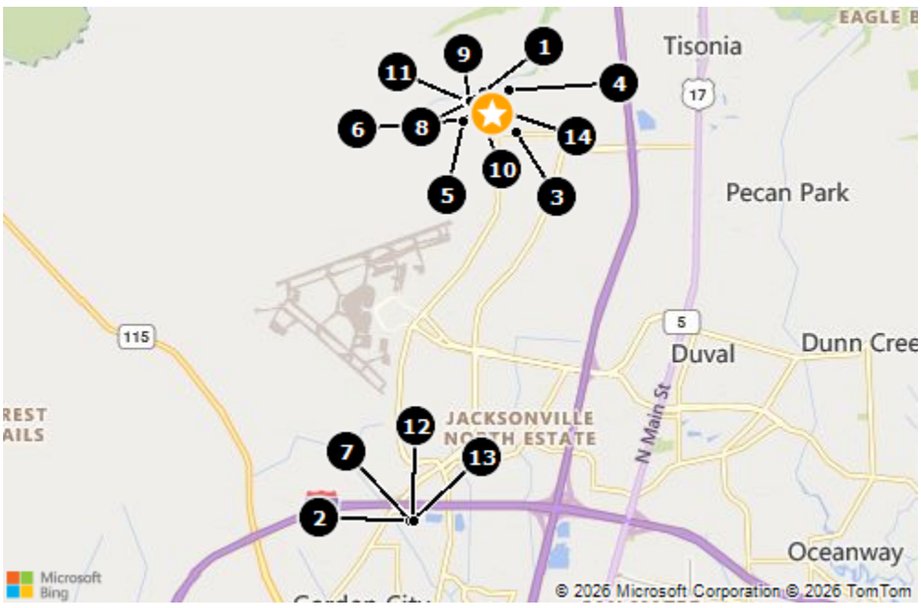
ICE SiteX Report

OrderID: 98722986

SiteX Property Information Report



Subject Property Location

1484 HUNTLEY HOLLOW DR, JACKSONVILLE, FL 32218-1343

County:	**DUVAL FL**	Census Tract:	120310103.011002
Property Use:	Single Family Residential	Zoning:	PUD
Parcel Number:	019600-0885	Thomas Bros Pg-Grid:	

Valuation

Value:	**$469,000**	FSD:	7	Common Confidence Score:	82
Value Range:	$436,170 - $501,830	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	GS
Assd Land Value:	$60,000	Market Land Value:	$60,000	Tax Year:	2024
Assd Improvement:	$307,875	Market Improvment Value:	$307,875	Total Taxable Value:	$4,210
Total Assessed Value:	$367,875	Total Assessor Market Value:	$367,875	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 125 Subdivision: SEATON CREEK RESERVE PHASE 1 Phase No: 1 Map Ref: PM6212 Sec/Twnship/Range: SEC 39 TWN 01N RNG 26E
Abbreviated Description: 81-130 39-1N-26E SEATON CREEK RESERVE PHASE 1 LOT 125

Property Characteristics

Lot Size:	12,967 SF	Bedrooms:	4	Pool:	
Building Area:	2660 SF	Baths:	3	Fireplace:	
Year Built:	2024	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Garage	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:	01/28/2026	Sales Price:	N/A
Document #:	2026021940 BK-PG 21076-2092	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/07/2025	Sales Price:	N/A
Document #:	BK-PG 21533 -2492	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 125 Subdivision: SEATON CREEK RESERVE PHASE 1 Phase No: 1 Map Ref: PM6212 Sec/Twnship/Range: SEC 39 TWN 01N RNG 26E
Abbreviated Description: 81-130 39-1N-26E SEATON CREEK RESERVE PHASE 1 LOT 125

Prior Transfer

Recording Date:	06/04/2024	Sales Price:	$420,200
Document #:		Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/04/2024	Sales Price:	$420,200
Document #:	2024119357 BK-PG 21076-2088	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/29/2024		

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Document Type:
Legal Description:
Lot: 125 Subdivision: SEATON CREEK RESERVE PHASE 1 Map Ref: MB 81 PG 130

Area Sales Analysis

Total Area Sales	$5,030,000	Median # of Bedrooms	4
Median Lot Size	9,236 SF	Median # of Baths	2.25
Median Living Area	2,108 SF	Median Year Built	2025
Price Range - 2 Yrs	$326,500 to $410,000	Age Range	1 years to 17 years
Median Value	$357,500	Median Age	1 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**15694 THOMAS CREEK WAY** **JACKSONVILLE, FL 32218-1342**	08/24/2026	$410,000	$183	2232	/4/3	2025	9,508 SF	
		APN: 019600-1870 Document #: 2026197561 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 61 Subdivision: SEATON CREEK PRESERVE PHASE 3 MapRef: MB 82 PG 59 Abbreviated Description: Lot:61 Subdivision:SEATON CREEK PRESERVE PHASE 3 Map Ref:MB 82 PG 59								
2	.33Mi.	**1712 LACHLAN CIR** **JACKSONVILLE, FL 32218-1340**	08/06/2026	$395,000	$153	2571	/4/3	2024	7,635 SF	
		APN: 019600-1810 Document #: 2026183205 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 49 Subdivision: SEATON CREEK RESERVE Phase No: 3 MapRef: MB 82 PG 59 Abbreviated Description: Lot:49 Subdivision:SEATON CREEK RESERVE Phase No:3 Map Ref:MB 82 PG 59								
3	.35Mi.	**1550 CARPATHIAN DR** **JACKSONVILLE, FL 32218-7975**	07/16/2026	$355,000	$140	2522	/4/2.5	2009	8,248 SF	
		APN: 019586-1960 Document #: 2026164607 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 181 Subdivision: LEXINGTON PARK PHASE ONE MapRef: MB 60 PG 68 Abbreviated Description: Lot:181 Subdivision:LEXINGTON PARK PHASE ONE Map Ref:MB 60 PG 68								
4	.32Mi.	**1569 PASO FINO DR** **JACKSONVILLE, FL 32218-8159**	05/15/2026	$390,000	$156	2485	/4/3	2015	7,200 SF	
		APN: 019586-3045 Document #: 2026114196 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 373 Subdivision: LEXINGTON PARK PHASE TWO MapRef: MB 64 PG 38-47 Abbreviated Description: Lot:373 Subdivision:LEXINGTON PARK PHASE TWO Map Ref:MB 64 PG 38-47								
5	.33Mi.	**1455 GWINNETT LN** **JACKSONVILLE, FL 32218-1335**	05/08/2026	$339,900	$169	2006	/4/3	2024	7,219 SF	
		APN: 019600-1160 Document #: 2026109023 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 143 Subdivision: SEATON CREEK RESERVE PHASE 2 MapRef: MB 82 PG 15-25 Abbreviated Description: Lot:143 Subdivision:SEATON CREEK RESERVE PHASE 2 Map Ref:MB 82 PG 15-25								
6	.28Mi.	**1466 LACHLAN CIR** **JACKSONVILLE, FL 32218-1337**	03/05/2026	$370,000	$184	2006	/4/3	2024	9,902 SF	
		APN: 019600-1220 Document #: 2026050625 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 155 Subdivision: SEATON CREEK RESERVE PHASE 2 MapRef: MB 81 PG 180 Abbreviated Description: Lot:155 Subdivision:SEATON CREEK RESERVE PHASE 2 Map Ref:MB 81 PG 180								
7	.27Mi.	**1743 LACHLAN CIR** **JACKSONVILLE, FL 32218-1340**	03/03/2026	$360,000	$170	2108	/4/2	2025	7,668 SF	
		APN: 019600-2250 Document #: 2026048316 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 279 Subdivision: SEATON CREEK RESERVE PHASE 3 MapRef: MB 82 PG 59 Abbreviated Description: Lot:279 Subdivision:SEATON CREEK RESERVE PHASE 3 Map Ref:MB 82 PG 59								
8	.28Mi.	**15584 THOMAS CREEK WAY** **JACKSONVILLE, FL 32218-1341**	02/27/2026	$326,500	$191	1707	/3/2	2025	10,316 SF	
		APN: 019600-2110 Document #: 2026045612 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 251 Subdivision: SEATON CREEK RESERVE PHASE 3 MapRef: MB 82 PG 59 Abbreviated Description: Lot:251 Subdivision:SEATON CREEK RESERVE PHASE 3 Map Ref:MB 82 PG 59								
9	.29Mi.	**15578 THOMAS CREEK WAY** **JACKSONVILLE, FL 32218-1341**	01/30/2026	$360,000	$170	2108	/4/2	2025	10,316 SF	
		APN: 019600-2115 Document #: 2026024104 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 252 Subdivision: SEATON CREEK RESERVE PHASE 3 MapRef: MB 82 PG 59 Abbreviated Description: Lot:252 Subdivision:SEATON CREEK RESERVE PHASE 3 Map Ref:MB 82 PG 59								
10	.25Mi.	**15626 THOMAS CREEK WAY** **JACKSONVILLE, FL 32218-1342**	01/21/2026	$341,500	$200	1707	/3/2	2025	8,964 SF	
		APN: 019600-2090 Document #: 2026016320 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 247 Subdivision: SEATON CREEK RESERVE PHASE 3 MapRef: MB 82 PG 59 Abbreviated Description: Lot:247 Subdivision:SEATON CREEK RESERVE PHASE 3 Map Ref:MB 82 PG 59								
11	.32Mi.	**15560 THOMAS CREEK WAY** **JACKSONVILLE, FL 32218-1341**	01/15/2026	$331,000	$193	1707	/3/2	2025	12,338 SF	
		APN: 019600-2130 Document #: 2026013339 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 255 Subdivision: SEATON CREEK RESERVE PHASE 3 MapRef: MB 82 PG 59 Abbreviated Description: Lot:255 Subdivision:SEATON CREEK RESERVE PHASE 3 Map Ref:MB 82 PG 59								
12	.3Mi.	**1725 LACHLAN CIR** **JACKSONVILLE, FL 32218-1340**	01/13/2026	$335,000	$158	2108	/4/2	2025	11,292 SF	
		APN: 019600-2235 Document #: 2026011139 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 276 Subdivision: SEATON CREEK RESERVE PHASE 3 MapRef: MB 82 PG 59-71 Abbreviated Description: Lot:276 Subdivision:SEATON CREEK RESERVE PHASE 3 Map Ref:MB 82 PG 59-71

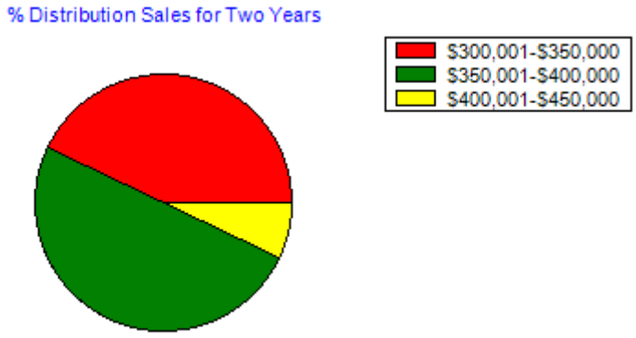
13	.28Mi.	**1737 LACHLAN CIR JACKSONVILLE, FL 32218-1340**	12/23/2025	$367,600	$155	2358	/4/2.5	2025	8,125 SF

APN: 019600-2245 Document #: 2025292716
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 278 Subdivision: SEATON CREEK RESERVE PHASE 3 MapRef: MB 82 PG 59 Abbreviated Description: Lot:278 Subdivision:SEATON CREEK RESERVE PHASE 3 Map Ref:MB 82 PG 59

14	.26Mi.	**15614 THOMAS CREEK WAY JACKSONVILLE, FL 32218-1342**	12/08/2025	$348,500	$165	2108	/4/2	2025	10,233 SF

APN: 019600-2100 Document #: 2025279542
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 249 Subdivision: SEATON CREEK RESERVE PHASE 3 MapRef: MB 82 PG 59 Abbreviated Description: Lot:249 Subdivision:SEATON CREEK RESERVE PHASE 3 Map Ref:MB 82 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.

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.	**1484 HUNTLEY HOLLOW DR**	**07/07/2025**	$367,875	$367,875	2,660	/4/3	2024	12,967 SF	
.01Mi.	**1478 HUNTLEY HOLLOW DR**	**05/31/2024**	$338,556	$338,556	2,297	/4/3	2024	12,667 SF	
.01Mi.	**1496 HUNTLEY HOLLOW DR**	**06/24/2024**	$329,236	$329,236	2,358	/4/2.5	2024	11,170 SF	
.02Mi.	**1502 HUNTLEY HOLLOW DR**	**05/31/2024**	$309,806	$309,806	2,126	/4/2	2024	10,840 SF	
.02Mi.	**1472 HUNTLEY HOLLOW DR**	**05/28/2024**	$336,108	$336,108	2,286	/4/2	2024	12,371 SF	
.03Mi.	**1508 HUNTLEY HOLLOW DR**	**06/04/2024**	$295,883	$295,883	2,006	/4/2	2024	10,016 SF	
.03Mi.	**1466 HUNTLEY HOLLOW DR**	**06/27/2024**	$338,556	$338,556	2,297	/4/3	2024	12,213 SF	
.04Mi.	**1514 HUNTLEY HOLLOW DR**	**06/04/2024**	$308,878	$308,878	2,126	/4/2	2024	10,000 SF	
.05Mi.	**1460 HUNTLEY HOLLOW DR**	**05/22/2024**	$367,875	$367,875	2,660	/4/3	2024	12,288 SF	
.05Mi.	**1520 HUNTLEY HOLLOW DR**	**06/27/2024**	$295,883	$295,883	2,006	/4/2	2024	12,200 SF	
.05Mi.	**1483 HUNTLEY HOLLOW DR**	**06/04/2024**	$332,703	$332,703	2,297	/4/3	2024	11,283 SF	
.05Mi.	**1477 HUNTLEY HOLLOW DR**	**05/28/2024**	$329,840	$329,840	2,286	/4/2	2024	11,193 SF	
.05Mi.	**1489 HUNTLEY HOLLOW DR**	**05/28/2024**	$362,337	$362,337	2,660	/4/3	2024	11,431 SF	
.05Mi.	**15507 CREEK EDGE CT**	**06/27/2024**	$276,637	$276,637	1,737	/3/2	2024	9,688 SF	
.05Mi.	**1471 HUNTLEY HOLLOW DR**	**05/24/2024**	$362,834	$362,834	2,660	/4/3	2024	11,011 SF	
.05Mi.	**1495 HUNTLEY HOLLOW DR**	**05/28/2024**	$329,840	$329,840	2,286	/4/2	2024	11,934 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

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Flood Report

The Subject Property of **1484 HUNTLEY HOLLOW DR, JACKSONVILLE, FL 32218-1343** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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