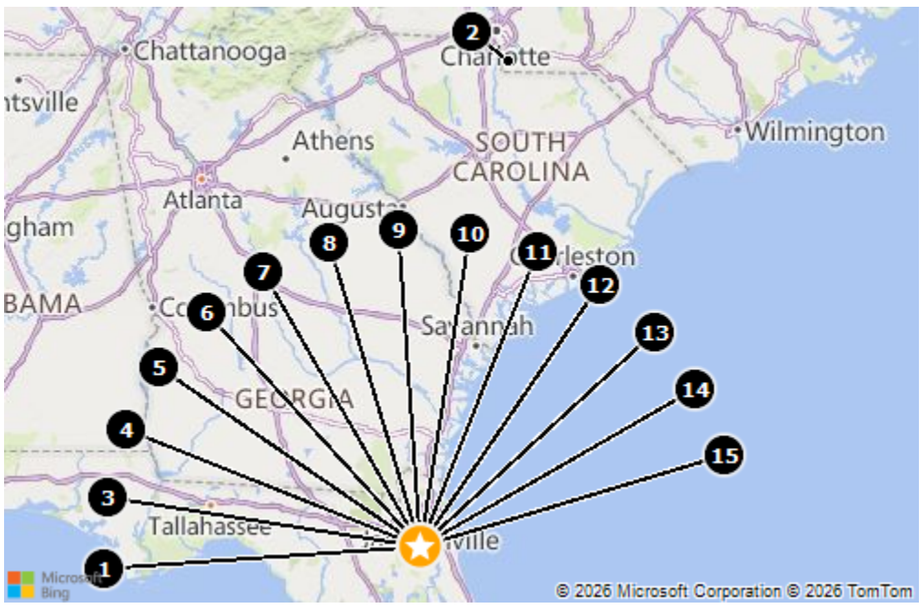
ICE SiteX Report

OrderID: 98738781

SiteX Property Information Report



Subject Property Location

3295 HIDDEN MEADOWS CT, GREEN COVE SPRINGS, FL 32043-7051

County:	**CLAY FL**	Census Tract:	120190312.023015
Property Use:	Single Family Residential	Zoning:	PUD
Parcel Number:	27-05-25-010109-014-24	Thomas Bros Pg-Grid:	

Valuation

Value:	**$275,000**	FSD:	12	Common Confidence Score:	58
Value Range:	$242,000 - $308,000	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	001
Assd Land Value:	$65,000	Market Land Value:	$65,000	Tax Year:	2025
Assd Improvement:	$199,321	Market Improvment Value:	$199,321	Total Taxable Value:	$3,419
Total Assessed Value:	$264,321	Total Assessor Market Value:	$264,321	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 24 Subdivision: CEDAR CREEK Sec/Twnship/Range: SEC 27 TWN 05S RNG 25E
Abbreviated Description: LOT 24 CEDAR CREEK @ ROLLING HILLS AS REC O R 4563 PG 1044
City/Muni/Twp: UNINCORPORATED CNTY AREA

Property Characteristics

Lot Size:	6,620 SF	Bedrooms:	3	Pool:	
Building Area:	1524 SF	Baths:	2	Fireplace:	
Year Built:	2016	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
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:	08/04/2025	Sales Price:	N/A
Document #:	2025036090 BK-PG 4563-1046	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/04/2022	Sales Price:	$189,405
Document #:	2022008304 BK-PG 3897-1008	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/25/2022	Sales Price:	$310,000
Document #:	2022005521 BK-PG 4563-1044	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/21/2022		
Document Type:			
Legal Description:			

Lot: 24 Subdivision: CEDAR CREEK AT ROLLING HILLS Map Ref: MB 55 PG 44

Prior Transfer

Recording Date:	01/21/2022	Sales Price:	$310,000
Document #:	BK-PG 4563 -1044	Type of Sale:	Qualified Sale

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 24 Subdivision: CEDAR CREEK Sec/Twnship/Range: SEC 27 TWN 05S RNG 25E
Abbreviated Description: LOT 24 CEDAR CREEK @ ROLLING HILLS AS REC O R 4563 PG 1044
City/Muni/Twp: UNINCORPORATED CNTY AREA

Prior Transfer

Recording Date:	09/15/2016	Sales Price:	$192,900
Document #:	2016045791 BK-PG 3897-1007	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/09/2016		
Document Type:			

Legal Description:
Lot: 24 Subdivision: CEDAR CREEK AT ROLLING HILLS Map Ref: MB55 PG44-52

Prior Transfer

Recording Date:	09/12/2016	Sales Price:	$192,900
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/15/2015	Sales Price:	$557,458 Multiple Parcels Involved in this transaction
Document #:	2015053361 BK-PG 3796-1560	Type of Sale:	Full Amount on Deed
Contract Date:	10/12/2015		
Document Type:			

Legal Description:
Lot: 16-28 Subdivision: CEDAR CREEK AT ROLLING HILLS Map Ref: MB55 PG44-52

Area Sales Analysis

Total Area Sales	$5,240,235	Median # of Bedrooms	4
Median Lot Size	8,712 SF	Median # of Baths	2
Median Living Area	1,844 SF	Median Year Built	2024
Price Range - 2 Yrs	$250,000 to $423,000	Age Range	2 years to 14 years
Median Value	$359,900	Median Age	2 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**3321 HIDDEN MEADOWS CT** **GREEN COVE SPRINGS, FL 32043-7066**	09/01/2026	$311,235	$118	2633	/5/2	2016	6,324 SF	
		APN: 27-05-25-010109-014-31 Document #: 2026043741 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Subdivision: CEDAR CREEK AT ROLLING HILLS MapRef: MB 55 PG 44-52 Abbreviated Description: Lot:31 Subdivision:CEDAR CREEK AT ROLLING HILLS Map Ref:MB 55 PG 44-52								
2	.4Mi.	**3188 LOWGAP PL** **GREEN COVE SPRINGS, FL 32043-7287**	08/14/2026	$325,900	$235	1383	/3/2	2024	6,970 SF	
		APN: 27-05-25-010109-017-33 Document #: 2026040653 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 50 Subdivision: ROLLING HILLS UNIT TWO B MapRef: MB 70 PG 13-17 Abbreviated Description: Lot:50 Subdivision:ROLLING HILLS UNIT TWO B Map Ref:MB 70 PG 13-17								
3	.35Mi.	**3235 MISSION OAK PL** **GREEN COVE SPRINGS, FL 32043-7289**	08/14/2026	$387,900	$196	1975	/5/3	2024	6,970 SF	
		APN: 27-05-25-010109-018-01 Document #: 2026040682 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 96 Subdivision: LLING HILLS UNIT TWO-C MapRef: MB 72 PG 1 Abbreviated Description: Lot:96 Subdivision:LLING HILLS UNIT TWO-C Map Ref:MB 72 PG 1								
4	.3Mi.	**3167 HIDDEN MEADOWS CT** **GREEN COVE SPRINGS, FL 32043-7059**	08/07/2026	$370,000	$163	2263	/4/3	2012	6,649 SF	
		APN: 22-05-25-010109-012-51 Document #: 2026039551 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 151 Subdivision: ROLLING HILLS UNIT ONE MapRef: MB 51 PG 36-48 Abbreviated Description: Lot:151 Subdivision:ROLLING HILLS UNIT ONE Map Ref:MB 51 PG 36-48								
5	.04Mi.	**3292 HIDDEN MEADOWS CT** **GREEN COVE SPRINGS, FL 32043-7051**	08/06/2026	$250,000	$154	1621	/3/2	2016	6,000 SF	
		APN: 27-05-25-010109-014-92 Document #: 2026039126 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 92 Subdivision: CEDAR CREEK AT ROLLING HILLS MapRef: MB 55 PG 44-52 Abbreviated Description: Lot:92 Subdivision:CEDAR CREEK AT ROLLING HILLS Map Ref:MB 55 PG 44-52								
6	.38Mi.	**3305 MISSION OAK PL** **GREEN COVE SPRINGS, FL 32043-7292**	06/26/2026	$359,900	$183	1960	/5/3	2024	9,148 SF	
		APN: 27-05-25-010109-017-90 Document #: 2026031729 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 38 Subdivision: ROLLING HILLS Legal Unit: 2 MapRef: MB 72 PG 1 Abbreviated Description: Lot:38 Subdivision:ROLLING HILLS Legal Unit:2 Map Ref:MB 72 PG 1								
7	.37Mi.	**3275 MISSION OAK PL** **GREEN COVE SPRINGS, FL 32043-7289**	06/26/2026	$378,900	$205	1844	/4/2	2024	15,246 SF	
		APN: 27-05-25-010109-017-96 Document #: 2026031748 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 44 Subdivision: ROLLING HILLS UNIT TWO C MapRef: MB 72 PG 1 Abbreviated Description: Lot:44 Subdivision:ROLLING HILLS UNIT TWO C Map Ref:MB 72 PG 1								
8	.28Mi.	**3202 MISSION OAK PL** **GREEN COVE SPRINGS, FL 32043-7289**	06/15/2026	$310,900	$184	1686	/3/2	2024	16,988 SF	
		APN: 27-05-25-010109-018-10 Document #: 2026029263 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 105 Subdivision: ROLLING HILLS UNIT TWO-C MapRef: MB 72 PG 1 Abbreviated Description: Lot:105 Subdivision:ROLLING HILLS UNIT TWO-C Map Ref:MB 72 PG 1

9	.38Mi.	**3309 MISSION OAK PL** **GREEN COVE SPRINGS, FL 32043-7292**	06/03/2026	$346,900	$188	1843	/4/2	2024	9,583 SF

APN: 27-05-25-010109-017-89 Document #: 2026027084
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 37 Subdivision: ROLLING HILLS UNIT TWO C MapRef: MB 72 PG 1 Abbreviated Description: Lot:37 Subdivision:ROLLING HILLS UNIT TWO C Map Ref:MB 72 PG 1

10	.32Mi.	**3215 MISSION OAK PL** **GREEN COVE SPRINGS, FL 32043-7289**	06/03/2026	$389,900	$197	1979	/5/3	2024	9,583 SF

APN: 27-05-25-010109-018-06 Document #: 2026027068
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 101 Subdivision: ROLLING HILLS UNIT TWO C MapRef: MB 72 PG 1 Abbreviated Description: Lot:101 Subdivision:ROLLING HILLS UNIT TWO C Map Ref:MB 72 PG 1

11	.37Mi.	**3281 MISSION OAK PL** **GREEN COVE SPRINGS, FL 32043-7289**	05/29/2026	$295,900	$211	1397	/3/2	2024	6,970 SF

APN: 27-05-25-010109-017-95 Document #: 2026026047
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: ROLLING HILLS UNIT TWO-C MapRef: MB 72 PG 1 Abbreviated Description: Lot:43 Subdivision:ROLLING HILLS UNIT TWO-C Map Ref:MB 72 PG 1

12	.38Mi.	**3301 MISSION OAK PL** **GREEN COVE SPRINGS, FL 32043-7292**	05/22/2026	$366,900	$199	1843	/4/2	2024	8,712 SF

APN: 27-05-25-010109-017-91 Document #: 2026025110
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: ROLLING HILLS UNIT TWO-C MapRef: MB 72 PG 1 Abbreviated Description: Lot:39 Subdivision:ROLLING HILLS UNIT TWO-C Map Ref:MB 72 PG 1

13	.16Mi.	**3578 BRADLEY CREEK PKWY** **GREEN COVE SPRINGS, FL 32043-7272**	05/15/2026	$405,000	$173	2335	/3/2	2019	11,630 SF

APN: 27-05-25-010109-016-40 Document #: 2026024022
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 459 Subdivision: SEASONS AT ROLLING HILLS MapRef: MB 60 PG 46 Abbreviated Description: Lot:459 Subdivision:SEASONS AT ROLLING HILLS Map Ref:MB 60 PG 46

14	.34Mi.	**3331 BRADLEY CREEK PKWY** **GREEN COVE SPRINGS, FL 32043-7068**	05/04/2026	$423,000	$143	2951	/5/3	2017	10,423 SF

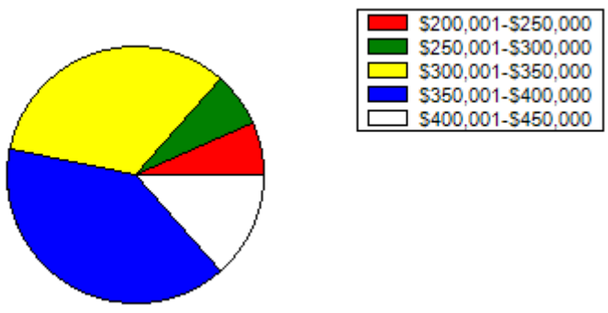
APN: 27-05-25-010109-014-64 Document #: 2026021761
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 64 Subdivision: CEDAR CREEK AT ROLLING HILLS MapRef: MB 55 PG 44-52 Abbreviated Description: Lot:64 Subdivision:CEDAR CREEK AT ROLLING HILLS Map Ref:MB 55 PG 44-52

15	.35Mi.	**3306 MISSION OAK PL** **GREEN COVE SPRINGS, FL 32043-7292**	04/29/2026	$317,900	$226	1404	/3/2	2024	7,841 SF

APN: 27-05-25-010109-017-83 Document #: 2026020924
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: ROLLING HILLS UNIT TWO C MapRef: MB 72 PG 1 Abbreviated Description: Lot:31 Subdivision:ROLLING HILLS UNIT TWO C Map Ref:MB 72 PG 1

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.

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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.	**3295 HIDDEN MEADOWS CT**	**01/21/2022**	$264,321	$264,321	1,524	/3/2	2016	6,620 SF	
.01Mi.	**3291 HIDDEN MEADOWS CT**	**07/28/2016**	$269,196	$175,554	1,621	/3/2	2016	6,180 SF	
.01Mi.	**3299 HIDDEN MEADOWS CT**	**05/22/2024**	$418,380	$309,174	2,956	/5/3	2016	7,332 SF	
.02Mi.	**3287 HIDDEN MEADOWS CT**	**11/16/2016**	$274,047	$178,893	1,674	/4/2	2016	6,565 SF	
.02Mi.	**3303 HIDDEN MEADOWS CT**	**10/26/2021**	$261,791	$261,791	1,621	/3/2	2016	8,554 SF	
.03Mi.	**3283 HIDDEN MEADOWS CT**	**10/28/2016**	$259,212	$168,684	1,524	/3/2	2016	7,059 SF	
.03Mi.	**3307 HIDDEN MEADOWS CT**	**03/16/2021**	$334,129	$321,725	2,136	/4/3	2016	9,163 SF	
.03Mi.	**3296 HIDDEN MEADOWS CT**	**08/11/2021**	$379,066	$365,917	2,633	/5/2	2016	6,717 SF	
.04Mi.	**3302 HIDDEN MEADOWS CT**	**06/25/2018**	$259,797	$259,797	1,524	/3/2	2016	7,539 SF	
.04Mi.	**3292 HIDDEN MEADOWS CT**	**12/29/2016**	$267,849	$267,849	1,621	/3/2	2016	6,000 SF	
.04Mi.	**3281 HIDDEN MEADOWS CT**	**09/21/2019**	$267,849	$267,849	1,621	/3/2	2016	7,248 SF	
.04Mi.	**3286 HIDDEN MEADOWS CT**	**08/13/2023**	$295,434	$295,434	1,852	/4/2	2016	6,864 SF	
.04Mi.	**3311 HIDDEN MEADOWS CT**	**10/12/2023**	$259,212	$259,212	1,524	/3/2	2016	8,058 SF	
.04Mi.	**3310 HIDDEN MEADOWS CT**	**06/17/2022**	$416,212	$416,212	2,936	/5/3	2016	7,496 SF	
.05Mi.	**3280 HIDDEN MEADOWS CT**	**05/21/2018**	$418,380	$279,386	2,956	/5/3	2016	7,470 SF	
.05Mi.	**3277 HIDDEN MEADOWS CT**	**11/18/2019**	$244,212	$168,684	1,524	/3/2	2016	7,685 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	42.1 years old	Households:	13,161
Median Household Income:	$76,532	Households w/Family:	74%
Household Income Per Capita:	$38,449	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

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
1.57Mi.	**Lake Asbury Junior High School** Number of Students: 940 Student-Teacher Ratio: 15.16	A-	Public	7 - 8
5.36Mi.	**Clay High School** Number of Students: 1,776 Student-Teacher Ratio: 21.24 Advanced Placement: Yes	B	Public	9 - 12
1.79Mi.	**Lake Asbury Elementary School** Number of Students: 935 Student-Teacher Ratio: 13.98	B+	Public	KG - 6

Flood Report

The Subject Property of **3295 HIDDEN MEADOWS CT, GREEN COVE SPRINGS, FL 32043-7051** 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	92%	SIMILAR
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	100%	SIMILAR
FORCIBLE RAPE	103%	SIMILAR
MURDER	105%	SIMILAR
OVERALL	111%	HIGHER

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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ICE SiteX Report

OrderID: 98738781

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