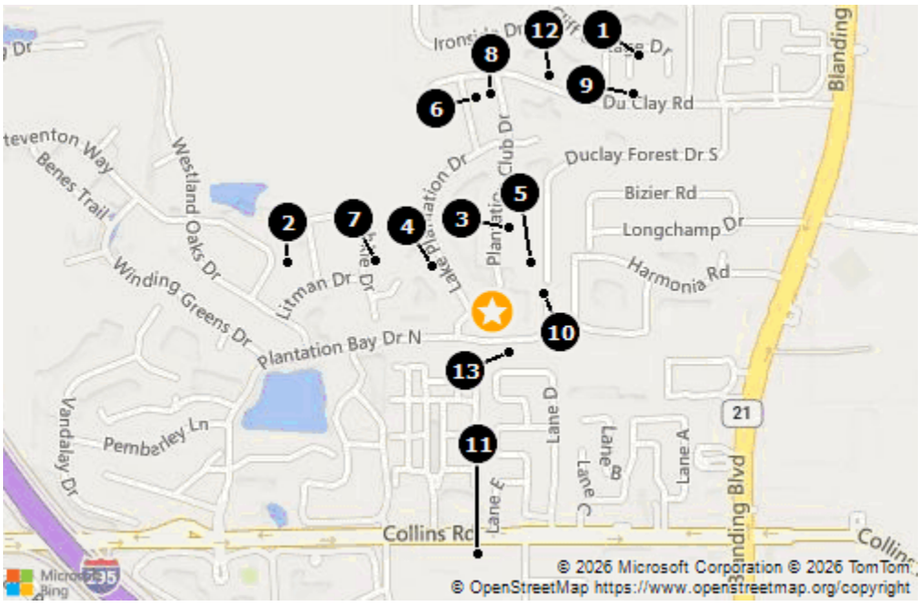
ICE SiteX Report

OrderID: 98665570

SiteX Property Information Report



Subject Property Location

7569 PLANTATION CLUB DR, JACKSONVILLE, FL 32244-5169

County:	**DUVAL FL**	Census Tract:	120310135.262000
Property Use:	Single Family Residential	Zoning:	PUD
Parcel Number:	098926-4045	Thomas Bros Pg-Grid:	

Valuation

Value:	**$316,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$290,720 - $341,280	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	GS
Assd Land Value:	$70,000	Market Land Value:	$70,000	Tax Year:	2024
Assd Improvement:	$199,774	Market Improvment Value:	$199,774	Total Taxable Value:	$4,151
Total Assessed Value:	$269,774	Total Assessor Market Value:	$269,774	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 36 Subdivision: LAKES AT WESTLAND PH-IIIA Phase No: 3 Map Ref: PM6530 Sec/Twnship/Range: SEC 30 TWN 03S RNG 26E
Abbreviated Description: 54-19 30-3S-26E .24 LAKES AT WESTLAND PHASE 3 A LOT 36

Property Characteristics

Lot Size:	10,525 SF	Bedrooms:	4	Pool:	
Building Area:	1770 SF	Baths:	2	Fireplace:	1
Year Built:	2002	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:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/03/2025	Sales Price:	$294,566
Document #:	2025231037 BK-PG 20228-1646	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/04/2023	Loan Amount:	N/A
Document #:	2023065587 BK-PG 20633-1563	Loan Type:	FHA
TD Due Date:	04/01/2063	Type Finance:	
Legal Description:			

Lot: 36 Subdivision: LAKES AT WESTLAND PHASE III A

Prior Transfer

Recording Date:	04/29/2022	Sales Price:	$91,602
Document #:	2022110867 BK-PG 14102-0261	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/26/2022	Sales Price:	$93,750
Document #:	2022105725 BK-PG 15668-1753	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

OrderID: 98665570

Prior Transfer

Recording Date:	04/18/2022	Sales Price:	$315,000
Document #:	2022097130 BK-PG 20228-1644	Type of Sale:	Full Amount on Deed
Contract Date:	04/04/2022		
Document Type:			

Legal Description:
Lot: 36 Subdivision: LAKES AT WESTLAND PHASE III A Map Ref: MB 54 PG 19,19A&19B

Prior Transfer

Recording Date:	04/18/2022	Sales Price:	$315,000
Document #:	BK-PG 20228 -1644	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 36 Subdivision: LAKES AT WESTLAND PH-IIIA Phase No: 3 Map Ref: PM6530 Sec/Twnship/Range: SEC 30 TWN 03S RNG 26E
Abbreviated Description: 54-19 30-3S-26E .24 LAKES AT WESTLAND PHASE 3 A LOT 36

Prior Transfer

Recording Date:	08/04/2011	Sales Price:	$127,122
Document #:	2011170479 BK-PG 10632-0066	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/28/2011	Loan Amount:	N/A
Document #:	2011164290 BK-PG 15668-1753	Loan Type:	New Conventional
TD Due Date:	08/01/2041	Type Finance:	

Legal Description:
Lot: 36 Subdivision: LAKES AT WESTLAND Phase No: III-A

Mortgage Record

Recording Date:	07/24/2007	Loan Amount:	N/A
Document #:	2007238839 BK-PG 14102-0261	Loan Type:	Unknown
TD Due Date:	08/01/2037	Type Finance:	

Legal Description:
Lot: 36 Subdivision: LAKES AT WESTLAND PHASE III-A

Prior Transfer

Recording Date:	08/23/2002	Sales Price:	$124,700
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/23/2002	Sales Price:	$124,700
Document #:	2002238439 BK-PG 10632-0065	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/15/2002		
Document Type:			

Legal Description:
Lot: 36 Subdivision: LAKES AT WESTLAND Phase No: III-A Map Ref: MB54 PG19-19B

Area Sales Analysis

Total Area Sales	$4,052,655	Median # of Bedrooms	3
Median Lot Size	9,055 SF	Median # of Baths	2
Median Living Area	1,852 SF	Median Year Built	2001
Price Range - 2 Yrs	$200,000 to $380,000	Age Range	14 years to 58 years
Median Value	$313,005	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**7543 CLIFF COTTAGE CT JACKSONVILLE, FL 32244-4461**	09/18/2026	$290,000	$176	1644	/4/2	2000	7,904 SF	
		APN: 098927-0095 Document #: 2026221435 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Subdivision: VILLAGES AT WESTLAND UNIT ONE MapRef: MB 53 PG 32&32A-32C Abbreviated Description: Lot:17 Subdivision:VILLAGES AT WESTLAND UNIT ONE Map Ref:MB 53 PG 32&32A-32C								
2	.3Mi.	**7539 STEVENTON WAY JACKSONVILLE, FL 32244-8140**	09/11/2026	$313,005	$175	1781	/4/2	2012	9,055 SF	
		APN: 015911-2145 Document #: 2026214386 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 259 Subdivision: WESTLAND OAKS UNIT TWO REPLAT MapRef: MB 65 PG 101-103 Abbreviated Description: Lot:259 Subdivision:WESTLAND OAKS UNIT TWO REPLAT Map Ref:MB 65 PG 101-103								
3	.12Mi.	**7525 PLANTATION CLUB DR JACKSONVILLE, FL 32244-5169**	07/30/2026	$329,900	$178	1850	/3/2	2002	6,824 SF	
		APN: 098926-5010 Document #: 2026177020 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 46 Subdivision: LAKES AT WESTLAND PHASE III B MapRef: MB 53 PG 90,90A&90B Abbreviated Description: Lot:46 Subdivision:LAKES AT WESTLAND PHASE III B Map Ref:MB 53 PG 90,90A&90B								
4	.1Mi.	**6359 LAKE PLANTATION DR JACKSONVILLE, FL 32244-5165**	07/24/2026	$325,000	$176	1838	/3/2	1998	7,500 SF	
		APN: 098926-2315 Document #: 2026172517 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 114 Subdivision: THE LAKES AT WESTLAND UNIT ONE MapRef: MB 51 PG 98 Abbreviated Description: Lot:114 Subdivision:THE LAKES AT WESTLAND UNIT ONE Map Ref:MB 51 PG 98								
5	.09Mi.	**7620 DUCLAY FOREST DR W**	07/16/2026	$365,000	$166	2197	/3/2	1968	26,561 SF	

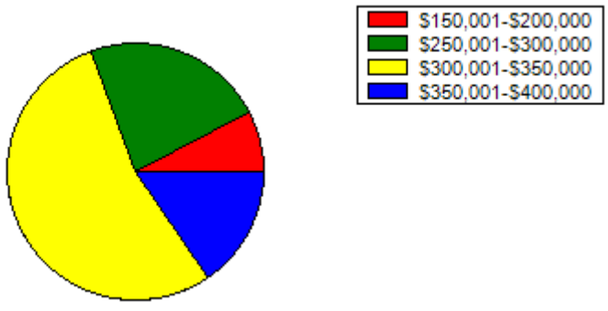
ICE SiteX Report

OrderID: 98665570

		JACKSONVILLE, FL 32244-5124							
	APN: 099013-0040 Document #: 2026165243 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4SW4 S30T03SR26E Abbreviated Description: Sec/Twnship/Range:NW4SW4 S30T03SR26E								
6	.3Mi.	**7419 LAKE PLANTATION LN**	06/24/2026	$305,000	$160	1896	/3/2	2003	6,813 SF
		JACKSONVILLE, FL 32244-5158							
	APN: 098926-2885 Document #: 2026144976 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 163 Subdivision: LAKES AT WESTLAND PHASE II A MapRef: MB 55 PG 72,72A&72B Abbreviated Description: Lot:163 Subdivision:LAKES AT WESTLAND PHASE II A Map Ref:MB 55 PG 72,72A&72B								
7	.17Mi.	**7551 MISHKIE DR**	06/12/2026	$318,750	$178	1781	/4/2	2012	14,492 SF
		JACKSONVILLE, FL 32244-8157							
	APN: 015911-1230 Document #: 2026136987 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: WESTLAND OAKS UNIT TWO MapRef: MB 65 PG 40 Abbreviated Description: Lot:11 Subdivision:WESTLAND OAKS UNIT TWO Map Ref:MB 65 PG 40								
8	.3Mi.	**7418 PLANTATION CLUB DR**	03/03/2026	$305,000	$162	1878	/3/2	2000	6,773 SF
		JACKSONVILLE, FL 32244-5160							
	APN: 098926-2480 Document #: 2026048601 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 160 Subdivision: THE LAKES AT WESTLAND UNIT ONE MapRef: MB 51 PG 98&98A-98F Abbreviated Description: Lot:160 Subdivision:THE LAKES AT WESTLAND UNIT ONE Map Ref:MB 51 PG 98&98A-98F								
9	.36Mi.	**6181 DU CLAY RD**	01/22/2026	$380,000	$165	2293	/4/2	2001	9,068 SF
		JACKSONVILLE, FL 32244-4434							
	APN: 098927-0025 Document #: 2026018068 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: VILLAGES AT WESTLAND UNIT ONE MapRef: MB 53 PG 32&32A-32C Abbreviated Description: Lot:3 Subdivision:VILLAGES AT WESTLAND UNIT ONE Map Ref:MB 53 PG 32&32A-32C								
10	.08Mi.	**7648 PLANTATION BAY DR E**	12/30/2025	$298,000	$158	1877	/3/2	2003	14,525 SF
		JACKSONVILLE, FL 32244-5181							
	APN: 098926-3650 Document #: 2025294960 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25 Subdivision: LAKES AT WESTLAND PHASE II B MapRef: MB 55 PG 9,9A&9B Abbreviated Description: Lot:25 Subdivision:LAKES AT WESTLAND PHASE II B Map Ref:MB 55 PG 9,9A&9B								
11	.34Mi.	**6346 COLLINS RD**	12/22/2025	$200,000			//		11,222 SF
		JACKSONVILLE, FL 32244-5810							
	APN: 099071-0000 Document #: 2025291463 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: 2 Subdivision: JACKSONVILLE HEIGHTS Tract No: 7 MapRef: MB 5 PG 93 Sec/Twnship/Range: S31T03SR26E Abbreviated Description: Block:2 Subdivision:JACKSONVILLE HEIGHTS Map Ref:MB 5 PG 93Sec/Twnship/Range:S31T03SR26E Abbreviated Description:PORTION TRACT7								
12	.35Mi.	**6257 DU CLAY RD**	09/12/2025	$328,000	$152	2145	/4/2	2000	20,253 SF
		JACKSONVILLE, FL 32244-5157							
	APN: 098926-2210 Document #: 2025213368 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 79 Subdivision: THE LAKES AT WESTLAND UNIT ONE MapRef: MB 51 PG 98,98A-98F Abbreviated Description: Lot:79 Subdivision:THE LAKES AT WESTLAND UNIT ONE Map Ref:MB 51 PG 98,98A-98F								
13	.06Mi.	**6276 PLANTATION BAY DR N**	09/06/2025	$295,000	$159	1852	/3/2	2003	6,504 SF
		JACKSONVILLE, FL 32244-8100							
	APN: 098926-4020 Document #: 2025208415 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Subdivision: LAKES AT WESTLAND PHASE III A MapRef: MB 54 PG 19,19A&19B Abbreviated Description: Lot:14 Subdivision:LAKES AT WESTLAND PHASE III A Map Ref:MB 54 PG 19,19A&19B								

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.

ICE SiteX Report

OrderID: 98665570

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.	**7569 PLANTATION CLUB DR**	**04/18/2022**	$269,774	$269,774	1,770	/4/2	2002	10,525 SF	
.02Mi.	**7575 PLANTATION CLUB DR**	**12/06/2023**	$308,025	$308,025	1,989	/3/2	1999	8,326 SF	Yes
.02Mi.	**6283 PLANTATION BAY DR N**	**06/14/2016**	$316,878	$206,593	2,275	/4/2	2002	10,126 SF	
.03Mi.	**6299 PLANTATION BAY DR N**	**07/18/2023**	$294,861	$294,861	1,904	/3/2	2002	7,713 SF	
.03Mi.	**7563 PLANTATION CLUB DR**	**04/18/2013**	$257,651	$137,590	1,594	/3/2	2002	43,185 SF	
.03Mi.	**6275 PLANTATION BAY DR N**	**08/19/2008**	$297,689	$231,566	2,127	/3/2	2002	9,887 SF	
.04Mi.	**7581 PLANTATION CLUB DR**	**06/17/2020**	$368,780	$227,068	2,636	/4/3	1998	16,500 SF	Pool/ Spa
.04Mi.	**7568 PLANTATION CLUB DR**	**03/14/2022**	$317,678	$317,678	2,288	/3/2.5	1999	8,548 SF	
.04Mi.	**7574 PLANTATION CLUB DR**	**11/06/2019**	$266,129	$173,926	1,858	/3/2	1998	9,714 SF	
.04Mi.	**6261 PLANTATION BAY DR N**	**11/07/2012**	$289,087	$136,769	1,922	/3/2	2003	8,454 SF	
.05Mi.	**6389 LAKE PLANTATION DR**	**09/11/2018**	$263,491	$171,667	1,680	/3/2	2001	8,817 SF	
.05Mi.	**6370 LAKE PLANTATION DR**	**10/31/2000**	$375,169	$180,104	2,573	/4/3	2000	10,586 SF	
.05Mi.	**7664 PLANTATION BAY DR E**	**12/20/2002**	$253,158	$117,172	1,638	/3/2	2002	16,184 SF	
.05Mi.	**6255 PLANTATION BAY DR N**	**06/16/2025**	$274,032	$212,900	1,850	/3/2	2002	9,579 SF	
.05Mi.	**6292 PLANTATION BAY DR N**	**06/27/2005**	$290,281	$135,470	1,958	/4/2	2002	6,503 SF	
.05Mi.	**7580 PLANTATION CLUB DR**	**12/31/2001**	$270,652	$126,989	1,867	/3/2	2001	7,502 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	34.6 years old	Households:	25,668
Median Household Income:	$63,066	Households w/Family:	64%
Household Income Per Capita:	$30,135	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

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
3.21Mi.	**Westside Middle School** Number of Students: 893 Student-Teacher Ratio: 22.33	D-	Public	6 - 8
2.86Mi.	**Westside High School** Number of Students: 1,533 Student-Teacher Ratio: 20.17	D-	Public	9 - 12
1.20Mi.	**Sadie T. Tillis Elementary School** Number of Students: 538 Student-Teacher Ratio: 22.42	D-	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	112%	HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	87%	LOWER
MURDER	95%	SIMILAR
OVERALL	88%	LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

ICE SiteX Report

OrderID: 98665570

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.