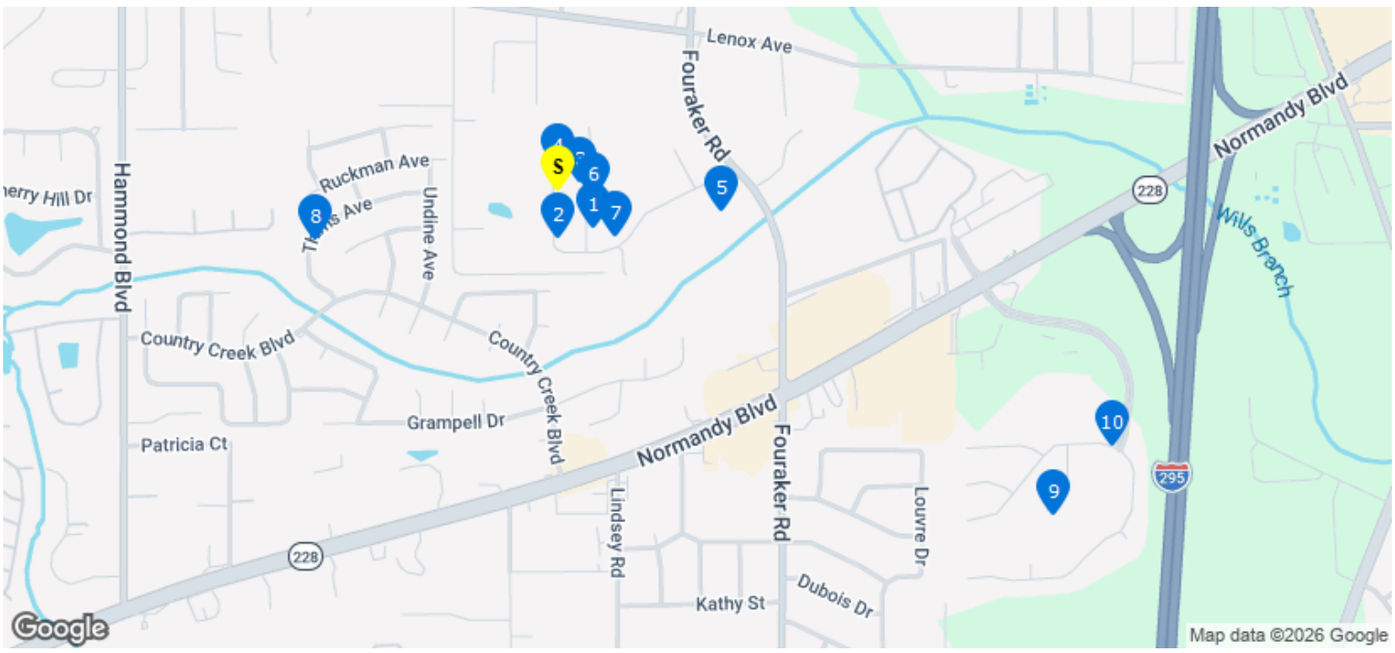
ICE SiteX Report

OrderID: 98761787

SiteX Property Information Report



Subject Property Location

8316 FOURAKER FOREST RD, JACKSONVILLE, FL 32221-7688

County:	**DUVAL FL**	Census Tract:	0119.05
Property Use:	Single Family Residential	Zoning:	PUD
Parcel Number:	008790-1460	Thomas Bros Pg-Grid:	

Valuation

Value:	**$191,000**	FSD:	11	Common Confidence Score:	62
Value Range:	$169,990 - $212,010	ICE Confidence Score:	89		

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:	$197,145	Market Improvment Value:	$197,145	Total Taxable Value:	$3,523
Total Assessed Value:	$257,145	Total Assessor Market Value:	$257,145	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 36 Subdivision: LOGAN POINTE Map Ref: PM5427 Sec/Twnship/Range: SEC 27 TWN 02S RNG 25E
Abbreviated Description: 71-83 27-2S-25E LOGAN POINTE LOT 36

Property Characteristics

Lot Size:	7,233 SF	Bedrooms:	3	Pool:	
Building Area:	1783 SF	Baths:	2	Fireplace:	
Year Built:	2020	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 unit
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/01/2025	Sales Price:	N/A
Document #:	2025103167 BK-PG 19660-2108	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	05/10/2021	Sales Price:	$258,719
Document #:	2021117647 BK-PG 19166-1967	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	04/05/2021	Loan Amount:	N/A
Document #:	2021084460 BK-PG 19660-2108	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/04/2021		
TD Due Date:	04/01/2051	Type Finance:	
Legal Description:			

Subdivision: LOGAN POINTE Map Ref: 0

Prior Transfer

Recording Date:	04/06/2020	Sales Price:	$263,493

ICE SiteX Report

OrderID: 98761787

Document #:	2020077296 BK-PG 19166-1965	Type of Sale:	Arms-Length Transfer
Contract Date:	03/31/2020		
Document Type:	Deed		

Legal Description:
Subdivision: LOGAN POINTE

Mortgage Record

Recording Date:	04/06/2020	Loan Amount:	N/A
Document #:	19166/1967 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/31/2020		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: LOGAN POINTE

Prior Transfer

Recording Date:	05/18/2018	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Subdivision: LOGAN POINTE Sec/Twnship/Range: SEC 27 TWN 02S RNG 25E
Abbreviated Description: 71-83 27-2S-25E LOGAN POINTE LOT 36

Area Sales Analysis

Total Area Sales	$2,884,848	Median # of Bedrooms	3
Median Lot Size	7,465 SF	Median # of Baths	2
Median Living Area	1,777 SF	Median Year Built	2019
Price Range - 2 Yrs	$172,148 to $335,000	Age Range	5 years to 51 years
Median Value	$300,900	Median Age	7 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**8323 FOURAKER FOREST RD** **JACKSONVILLE, FL 32221-7689**	12/31/2025	$252,000	$175	1441	/3/2	2019	6,979 SF	
		APN: 008790-1560 Document #: 2025295533 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 46 Subdivision: LOGAN POINTE MapRef: MB 71 PG 83-94 Abbreviated Description: Lot:46 Subdivision:LOGAN POINTE Map Ref:MB 71 PG 83-94								
2	.07Mi.	**8280 FOURAKER FOREST RD** **JACKSONVILLE, FL 32221-7688**	04/20/2026	$325,000	$151	2149	/3/2	2019	8,430 SF	
		APN: 008790-1400 Document #: 2026090277 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 30 Subdivision: LOGAN POINTE MapRef: MB 71 PG 83-94 Abbreviated Description: Lot:30 Subdivision:LOGAN POINTE Map Ref:MB 71 PG 83-94								
3	.08Mi.	**1474 KNUDSON DR** **JACKSONVILLE, FL 32221-7683**	02/23/2026	$317,900	$167	1902	/3/2	2018	7,692 SF	
		APN: 008790-1700 Document #: 2026041057 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 60 Subdivision: LOGAN POINTE MapRef: MB 71 PG 83-94 Abbreviated Description: Lot:60 Subdivision:LOGAN POINTE Map Ref:MB 71 PG 83-94								
4	.16Mi.	**1424 EXODUS WAY S** **JACKSONVILLE, FL 32221-6608**	01/07/2026	$279,000	$125	2232	/3/2	1975	38,398 SF	
		APN: 008721-0010 Document #: 2026003458 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Block: 1 Subdivision: JACKSONVILLE HEIGHTS Tract No: 10 MapRef: MB 5 PG 93 Sec/Twnship/Range: S27T02SR25E Abbreviated Description: Subdivision:JACKSONVILLE HEIGHTS Map Ref:MB 5 PG 93Sec/Twnship/Range:S27T02SR25E Abbreviated Description:PORTION TRACT10								
5	.23Mi.	**1507 BRITTANY CT** **JACKSONVILLE, FL 32221-6645**	01/06/2026	$255,000	$173	1470	/3/2	1977	10,061 SF	P
		APN: 008806-0928 Document #: 2026002962 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 66 Subdivision: COUNTRY CREEK UNIT FOUR MapRef: MB 35 PG 80&80A Abbreviated Description: Lot:66 Subdivision:COUNTRY CREEK UNIT FOUR Map Ref:MB 35 PG 80&80A								
6	.24Mi.	**1515 POINTER DR W** **JACKSONVILLE, FL 32221-6656**	04/30/2026	$275,000	$190	1449	/3/2	1977	8,864 SF	
		APN: 008806-0906 Document #: 2026101056 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 55 Subdivision: COUNTRY CREEK UNIT FOUR MapRef: MB 35 PG 80&80A Abbreviated Description: Lot:55 Subdivision:COUNTRY CREEK UNIT FOUR Map Ref:MB 35 PG 80&80A								
7	.29Mi.	**1229 SANTIAGO DR** **JACKSONVILLE, FL 32221-1712**	12/04/2025	$282,000	$180	1570	/3/2	1976	8,123 SF	P
		APN: 007125-2006 Document #: 2025277111 Document Type: Special Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: HERITAGE SOUTH UNIT 3 MapRef: MB 35 PG 36&36A Abbreviated Description: Lot:3 Block:1 Subdivision:HERITAGE SOUTH UNIT 3 Map Ref:MB 35 PG 36&36A								
8	.32Mi.	**1562 POINTER DR W** **JACKSONVILLE, FL 32221-6672**	01/02/2026	$356,000	$114	3133	/5/3.5	1977	19,032 SF	
		APN: 008806-0846 Document #: 2026000037 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 24 Subdivision: COUNTRY CREEK UNIT FOUR MapRef: MB 35 PG 80 Abbreviated Description: Lot:24 Subdivision:COUNTRY CREEK UNIT FOUR Map Ref:MB 35 PG 80								
9	.33Mi.	**1557 UNDINE AVE** **JACKSONVILLE, FL 32221-6579**	10/30/2025	$279,000	$192	1450	/3/2	1977	16,438 SF	
		APN: 008806-0832 Document #: 2025251415 Document Type: Warranty Deed Price Code: Q								

ICE SiteX Report

OrderID: 98761787

Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: COUNTRY CREEK UNIT FOUR MapRef: MB 35 PG 80&80A Abbreviated Description: Lot:17 Subdivision:COUNTRY CREEK UNIT FOUR Map Ref:MB 35 PG 80&80A

10	.34Mi.	**1228 SIZEMORE CT** **JACKSONVILLE, FL 32221-1717**	10/07/2026	$100,000	$45	2212	/3/2	1976	8,269 SF	

APN: 007125-2102 Document #: 2026235968
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 39 Block: 2 Subdivision: HERITAGE SOUTH Legal Unit: 3 MapRef: MB 35 PG 36 Abbreviated Description: Lot:39 Block:2 Subdivision:HERITAGE SOUTH Legal Unit:3 Map Ref:MB 35 PG 36

11	.35Mi.	**1228 PERKINS PL** **JACKSONVILLE, FL 32221-1709**	06/29/2026	$319,900	$476	672	/2/1	1976	8,884 SF	

APN: 008792-0000 Document #: 2026148380
Document Type: Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1 Subdivision: GORDON TRACT MapRef: MB 17 PG 35 Abbreviated Description: Subdivision:GORDON TRACT Map Ref:MB 17 PG 35Abbreviated Description:PORTION LOT1

12	.35Mi.	**8026 LENOX AVE** **JACKSONVILLE, FL 32221-6629**	06/08/2026	$75,000	$101	744	/3/2	1969	16,326 SF	

APN: 008635-1000 Document #: 2026131432
Document Type: Warranty Deed Price Code: Q
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Sec/Twnship/Range: S2SE4NE4 S27T02SR25E Abbreviated Description: Sec/Twnship/Range:S2SE4NE4 S27T02SR25E

13	.35Mi.	**8012 LENOX AVE** **JACKSONVILLE, FL 32221-6629**	03/10/2026	$449,900	$152	2969	/3/2	1986	81,414 SF	

APN: 008634-0000 Document #: 2026055111
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4NE4 S27T02SR25E Abbreviated Description: Sec/Twnship/Range:SE4NE4 S27T02SR25E

14	.36Mi.	**1409 SHARONWOOD LN** **JACKSONVILLE, FL 32221-6598**	07/24/2026	$365,000	$175	2080	/3/2	1975	14,091 SF	P

APN: 008806-0282 Document #: 2026171967
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Block: 4 Subdivision: COUNTRY CREEK UNIT ONE MapRef: MB 35 PG 21,21A&21B Abbreviated Description: Lot:29 Block:4 Subdivision:COUNTRY CREEK UNIT ONE Map Ref:MB 35 PG 21,21A&21B

15	.36Mi.	**8128 GRAMPELL DR** **JACKSONVILLE, FL 32221-6666**	03/23/2026	$215,000	$176	1222	/3/2	1980	11,148 SF	

APN: 008806-1254 Document #: 2026066245
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: COUNTRY CREEK UNIT SIX MapRef: MB 36 PG 52&52A Abbreviated Description: Lot:27 Subdivision:COUNTRY CREEK UNIT SIX Map Ref:MB 36 PG 52&52A

16	.39Mi.	**8002 LENOX AVE** **JACKSONVILLE, FL 32221-6629**	03/31/2026	$135,000	$86	1575	/3/2	1972	35,574 SF	

APN: 008637-0000 Document #: 2026073799
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S2SE4NE4 S27T02SR25E Abbreviated Description: Sec/Twnship/Range:S2SE4NE4 S27T02SR25E

17	.4Mi.	**8634 HAMMOND FOREST DR** **JACKSONVILLE, FL 32221-1490**	06/24/2026	$289,000	$204	1414	/3/2	2000	9,348 SF	

APN: 008790-0235 Document #: 2026144908
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: HAMMOND FOREST MapRef: MB 45 PG 33 Abbreviated Description: Lot:27 Subdivision:HAMMOND FOREST Map Ref:MB 45 PG 33

18	.4Mi.	**8356 GRAMPELL DR** **JACKSONVILLE, FL 32221-6673**	06/03/2026	$269,000	$198	1360	/3/2	1978	8,545 SF	

APN: 008806-1088 Document #: 2026128064
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: COUNTRY CREEK UNIT FIVE MapRef: MB 36 PG 19&19A Abbreviated Description: Lot:44 Subdivision:COUNTRY CREEK UNIT FIVE Map Ref:MB 36 PG 19&19A

19	.4Mi.	**8411 GRAMPELL DR** **JACKSONVILLE, FL 32221-6688**	04/01/2026	$269,000	$188	1430	/3/2	1978	9,421 SF	

APN: 008806-1044 Document #: 2026075001
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: COUNTRY CREEK UNIT FIVE MapRef: MB 6 PG 19&19A Abbreviated Description: Lot:22 Subdivision:COUNTRY CREEK UNIT FIVE Map Ref:MB 6 PG 19&19A

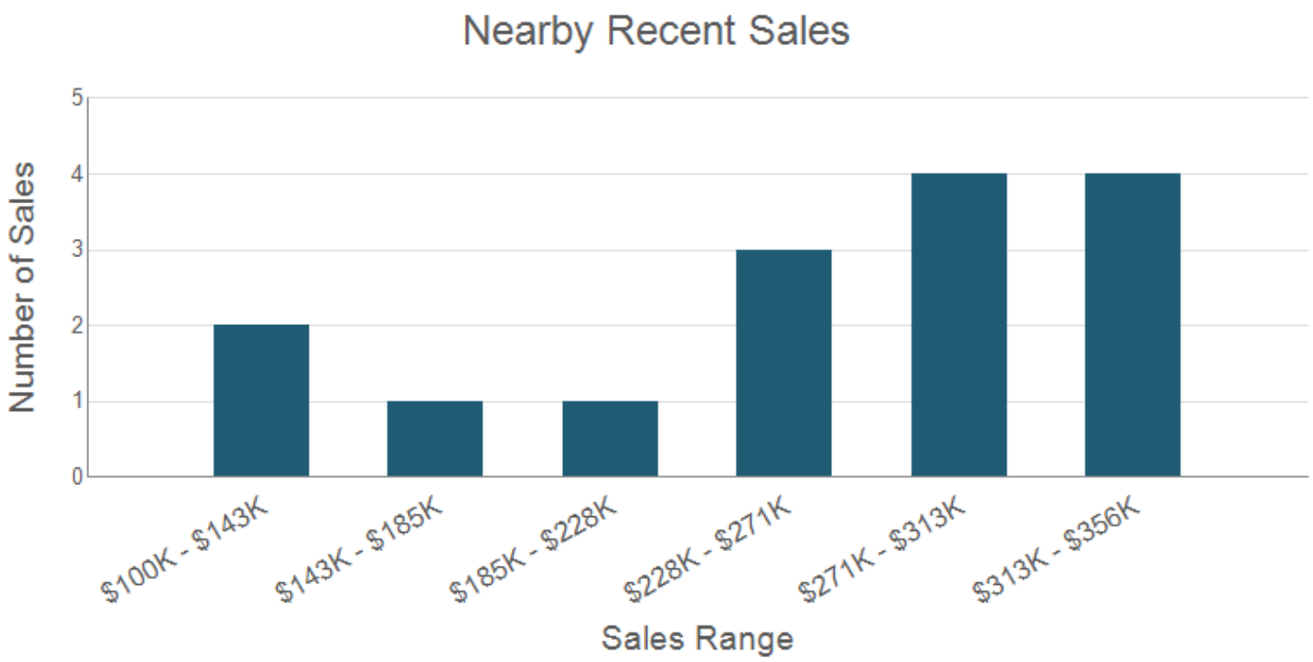
20	.42Mi.	**8523 LENOX AVE** **JACKSONVILLE, FL 32221-6509**	09/01/2026	$100,000	$55	1814	/3/2	1990	10,647 SF	

APN: 008771-0010 Document #: 2026205867
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Block: 2 Subdivision: JACKSONVILLE HEIGHTS Tract No: 14 MapRef: MB 5 PG 93 Sec/Twnship/Range: S27T02SR25E Abbreviated Description: Block:2 Subdivision:JACKSONVILLE HEIGHTS Map Ref:MB 5 PG 93Sec/Twnship/Range:S27T02SR25E Abbreviated Description:PORTION TRACT14

ICE SiteX Report

OrderID: 98761787

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.	**8316 FOURAKER FOREST RD**	**04/06/2020**	$257,145	$257,145	1,783	/3/2	2020	7,233 SF	
.01Mi.	**8310 FOURAKER FOREST RD**	**05/31/2021**	$221,440	$213,374	1,441	/3/2	2021	7,232 SF	
.01Mi.	**8322 FOURAKER FOREST RD**	**12/07/2021**	$261,664	$252,910	1,902	/3/2	2021	7,234 SF	
.02Mi.	**8328 FOURAKER FOREST RD**	**01/15/2021**	$296,931	$220,520	2,334	/3/2	2020	7,235 SF	
.02Mi.	**8304 FOURAKER FOREST RD**	**03/13/2023**	$226,576	$226,576	1,441	/3/2	2021	7,231 SF	
.03Mi.	**8317 FOURAKER FOREST RD**	**08/22/2019**	$253,061	$233,966	1,771	/3/2	2019	6,581 SF	
.03Mi.	**8311 FOURAKER FOREST RD**	**04/21/2020**	$274,721	$274,721	2,149	/3/2	2020	6,583 SF	
.03Mi.	**8334 FOURAKER FOREST RD**	**10/12/2021**	$281,112	$272,059	2,149	/4/2	2021	7,237 SF	
.03Mi.	**8298 FOURAKER FOREST RD**	**10/27/2021**	$329,419	$319,567	2,889	/4/2.5	2021	7,230 SF	
.03Mi.	**8323 FOURAKER FOREST RD**	**11/06/2019**	$217,740	$210,195	1,441	/3/2	2019	6,979 SF	
.04Mi.	**8305 FOURAKER FOREST RD**	**12/05/2019**	$245,291	$224,661	1,771	/3/2	2019	6,585 SF	
.04Mi.	**8329 FOURAKER FOREST RD**	**10/08/2019**	$268,305	$268,305	2,149	/3/2	2019	7,776 SF	
.05Mi.	**8299 FOURAKER FOREST RD**	**09/06/2019**	$220,716	$220,716	1,441	/3/2	2019	6,586 SF	
.05Mi.	**8292 FOURAKER FOREST RD**	**05/21/2021**	$251,522	$242,958	1,771	/3/2	2021	7,229 SF	
.05Mi.	**8340 FOURAKER FOREST RD**	**06/03/2020**	$256,971	$248,350	1,925	/3/2	2020	7,273 SF	
.05Mi.	**8335 FOURAKER FOREST RD**	**11/06/2019**	$255,097	$234,204	1,783	/3/2	2019	8,334 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	39.8 years old	Households:	11,798
Median Household Income:	$79,854	Households w/Family:	72%
Household Income Per Capita:	$35,033	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

ICE SiteX Report

OrderID: 98761787

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
1.29Mi.	**Edward H. White High School** Number of Students: 1,663 Student-Teacher Ratio: 21.32 Advanced Placement: Yes	D+	Public	9 - 12
0.73Mi.	**Crystal Springs Elementary School** Number of Students: 883 Student-Teacher Ratio: 18.79	D+	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	89%	LOWER
BURGLARY	128%	HIGHER
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	143%	NOTABLY HIGHER
AGGRAVATED ASSAULT	44%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	67%	NOTABLY LOWER
OVERALL	50%	SIGNIFICANTLY LOWER

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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