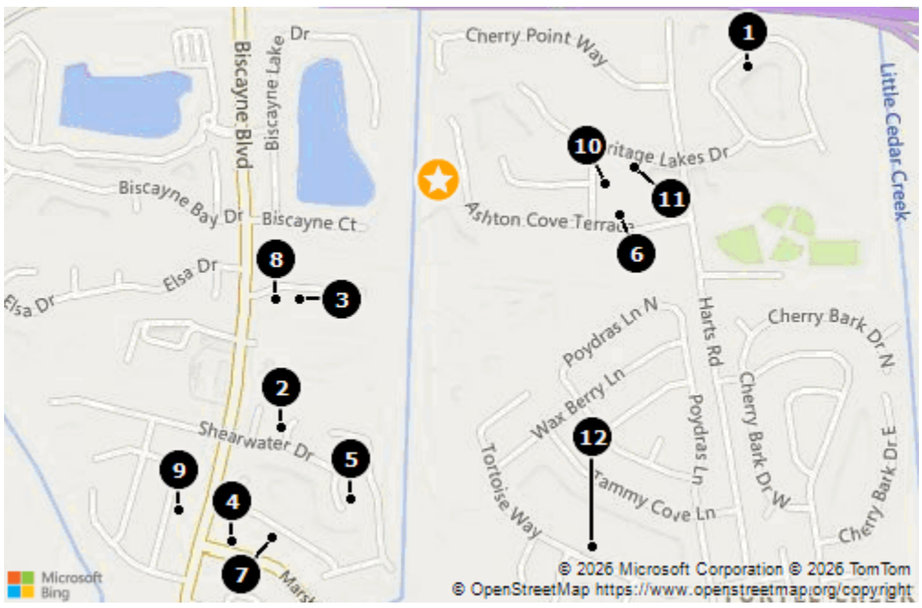
ICE SiteX Report

OrderID: 98722916

SiteX Property Information Report



Subject Property Location

982 ASHTON COVE TER, JACKSONVILLE, FL 32218-6126

County:	**DUVAL FL**	Census Tract:	120310103.082005
Property Use:	Single Family Residential	Zoning:	PUD
Parcel Number:	019699-1385	Thomas Bros Pg-Grid:	

Valuation

Value:	**$333,000**	FSD:	9	Common Confidence Score:	71
Value Range:	$303,030 - $362,970	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	GS
Assd Land Value:	$65,000	Market Land Value:	$65,000	Tax Year:	2024
Assd Improvement:	$221,449	Market Improvment Value:	$221,449	Total Taxable Value:	$4,672
Total Assessed Value:	$286,449	Total Assessor Market Value:	$286,449	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 151 Subdivision: CEDAR NORTH PHASE 2 Phase No: 2 Map Ref: PM6235 Sec/Twnship/Range: SEC 38 TWN 01N RNG 26E
Abbreviated Description: 54-85 38-1N-26E .69 CEDAR NORTH PHASE 2 LOT 151

Property Characteristics

Lot Size:	29,951 SF	Bedrooms:	4	Pool:	
Building Area:	2208 SF	Baths:	2	Fireplace:	
Year Built:	2003	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
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:	05/20/2025	Sales Price:	N/A
Document #:	2025118707 BK-PG 21476-1861	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/20/2025		
Document Type:			

Legal Description:
Lot: 151 Subdivision: CEDAR NORTH PHASE TWO Map Ref: MB 54 PG 85,85A-85G

Prior Transfer

Recording Date:	05/20/2025	Sales Price:	N/A
Document #:	BK-PG 21476 -1861	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 151 Subdivision: CEDAR NORTH PHASE 2 Phase No: 2 Map Ref: PM6235 Sec/Twnship/Range: SEC 38 TWN 01N RNG 26E
Abbreviated Description: 54-85 38-1N-26E .69 CEDAR NORTH PHASE 2 LOT 151

Prior Transfer

Recording Date:	07/22/2022	Sales Price:	N/A
Document #:	2022192369 BK-PG 19087-2049	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/20/2022	Loan Amount:	N/A

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Document #:	2022015006 BK-PG 20102-1339	Loan Type:	FHA
TD Due Date:	02/01/2050	Type Finance:	

Legal Description:
Lot: 151 Subdivision: CEDAR NORTH PHASE TWO

Prior Transfer

Recording Date:	03/05/2020	Sales Price:	$7,500
Document #:	2020053098 BK-PG 15335-0705	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/03/2020	Sales Price:	$140,113
Document #:	2020050663 BK-PG 15335-0693	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/30/2020	Sales Price:	$210,500
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/30/2020	Sales Price:	$210,500
Document #:	2020023573 BK-PG 19087-2048	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/21/2020		
Document Type:			

Legal Description:
Lot: 151 Subdivision: CEDAR NORTH PHASE TWO Map Ref: MB 54 PG 85,85A-85G

Mortgage Record

Recording Date:	02/25/2019	Loan Amount:	N/A
Document #:	2019043359 BK-PG 18700-0116	Loan Type:	FHA
TD Due Date:	03/01/2049	Type Finance:	

Legal Description:
Lot: 151 Subdivision: CEDAR NORTH Phase No: 2
City/Muni/Twp: JACKSONVILLE

Prior Transfer

Recording Date:	10/05/2018	Sales Price:	$42,000
Document #:	2018237989 BK-PG 16293-0580	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/11/2015	Loan Amount:	N/A
Document #:	2015208979 BK-PG 17298-1829	Loan Type:	Stand Alone Second
TD Due Date:	08/01/2045	Type Finance:	

Legal Description:
Lot: 151 Subdivision: CEDAR NORTH Phase No: 2

Mortgage Record

Recording Date:	03/18/2013	Loan Amount:	N/A
Document #:	2013068042 BK-PG 16293-0580	Loan Type:	Negative Amortization
TD Due Date:		Type Finance:	

Legal Description:
Lot: 151 Subdivision: CEDAR NORTH Phase No: 2

Prior Transfer

Recording Date:	08/27/2012	Sales Price:	$140,113
Document #:	2012183363 BK-PG 15335-0693	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/12/2010	Loan Amount:	N/A
Document #:	2010188094 BK-PG 15335-0705	Loan Type:	Negative Amortization
TD Due Date:		Type Finance:	

Legal Description:
Lot: 151 Subdivision: CEDAR NORTH PHASE TWO

Prior Transfer

Recording Date:	08/12/2010	Sales Price:	$142,000
Document #:	2010188092 BK-PG 15335-0691	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/29/2010		
Document Type:			

Legal Description:
Lot: 151 Subdivision: CEDAR NORTH PHASE TWO Map Ref: MB54 PG85&85A-G

Prior Transfer

Recording Date:	01/02/2008	Sales Price:	$21,584
Document #:	2008001135 BK-PG 13211-2061	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Mortgage Record

Recording Date:	12/21/2007	Loan Amount:	N/A
Document #:	2007393223 BK-PG 14321-0879	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/11/2027	Type Finance:	

Legal Description:
Lot: 151 Subdivision: CEDAR NORTH PHASE 2

Mortgage Record

Recording Date:	04/21/2006	Loan Amount:	N/A
Document #:	2006139007 BK-PG 13211-2061	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/28/2026	Type Finance:	

Legal Description:
Lot: 151 Subdivision: CEDAR NORTH PHASE TWO

Prior Transfer

Recording Date:	08/19/2005	Sales Price:	N/A
Document #:	2005308172 BK-PG 12699-0765	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/29/2003		
Document Type:			

Legal Description:
Lot: 151 Subdivision: CEDAR NORTH PHASE TWO Map Ref: MB54 PG85&85A-G
Abbreviated Description: PRIOR REF 200376796 11/05/2003

Prior Transfer

Recording Date:	07/11/2003	Sales Price:	$8,346,700 Multiple Parcels Involved in this transaction
Document #:	2003222103 BK-PG 11209-0281	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/10/2003		
Document Type:			

Legal Description:
Lot: 151 Subdivision: CEDAR NORTH Phase No: 2 Map Ref: MB54 PG85-85G

Area Sales Analysis

Total Area Sales	$3,291,900	Median # of Bedrooms	3
Median Lot Size	8,347 SF	Median # of Baths	2
Median Living Area	1,629 SF	Median Year Built	2001
Price Range - 2 Yrs	$210,000 to $339,000	Age Range	11 years to 37 years
Median Value	$275,000	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.46Mi.	**12299 SUMTER SQUARE DR W** **JACKSONVILLE, FL 32218-6124**	08/07/2026	$265,000	$158	1673	/3/2	2003	15,716 SF	
		APN: 019699-1945 Document #: 2026184484 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 263 Subdivision: CEDAR NORTH PHASE TWO MapRef: MB 54 PG 85&85A-85G Abbreviated Description: Lot:263 Subdivision:CEDAR NORTH PHASE TWO Map Ref:MB 54 PG 85&85A-85G								
2	.41Mi.	**11820 SAGEBRUSH CT** **JACKSONVILLE, FL 32218-3647**	08/03/2026	$245,000	$142	1721	/3/2	1992	6,491 SF	
		APN: 019703-7055 Document #: 2026179115 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Subdivision: SANDY POINTE MapRef: MB 44 PG 31 Abbreviated Description: Lot:11 Subdivision:SANDY POINTE Map Ref:MB 44 PG 31								
3	.26Mi.	**1346 BISCAYNE GROVE LN** **JACKSONVILLE, FL 32218-8679**	07/23/2026	$260,000	$202	1285	/3/2	2014	7,893 SF	
		APN: 019701-5450 Document #: 2026171472 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: BISCAYNE GROVE REPLAT MapRef: MB 67 PG 55-58 Abbreviated Description: Lot:27 Subdivision:BISCAYNE GROVE REPLAT Map Ref:MB 67 PG 55-58								
4	.58Mi.	**1399 MARSH HEN DR** **JACKSONVILLE, FL 32218-3662**	07/21/2026	$300,000	$181	1656	/4/2	2001	10,577 SF	
		APN: 019700-0205 Document #: 2026167745 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: JOHN BROWARD ESTATE MapRef: MB 1 PG 7&8 Sec/Twnship/Range: S50T01SR26E Abbreviated Description: Subdivision:JOHN BROWARD ESTATE Map Ref:MB 1 PG 7&8Sec/Twnship/Range:S50T01SR26E								
5	.46Mi.	**11787 TUMBLEWEED WAY** **JACKSONVILLE, FL 32218-3657**	06/30/2026	$305,000	$187	1629	/3/2	1993	7,858 SF	
		APN: 019703-7530 Document #: 2026150813 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 105 Subdivision: SANDY POINTE MapRef: MB 44 PG 31,31A-31E Abbreviated Description: Lot:105 Subdivision:SANDY POINTE Map Ref:MB 44 PG 31,31A-31E								
6	.26Mi.	**863 ASHTON COVE TER** **JACKSONVILLE, FL 32218-3796**	06/22/2026	$339,000	$187	1812	/4/2	2002	11,950 SF	
		APN: 019699-0405 Document #: 2026142986 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 52 Subdivision: CEDAR NORTH Phase No: 1 MapRef: MB 53 PG 79&79A-79H Abbreviated Description: Lot:52 Subdivision:CEDAR NORTH Phase No:1 Map Ref:MB 53 PG 79&79A-79H								
7	.55Mi.	**1380 HIGH PLAINS DR W** **JACKSONVILLE, FL 32218-7630**	06/03/2026	$289,900	$207	1395	/3/2	1991	8,414 SF	
		APN: 019703-7340 Document #: 2026128541 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 67 Subdivision: SANDY POINTE MapRef: MB 44 PG 31,31A-31E Abbreviated Description: Lot:67 Subdivision:SANDY POINTE Map Ref:MB 44 PG 31,31A-31E								
8	.28Mi.	**1374 BISCAYNE GROVE LN** **JACKSONVILLE, FL 32218-8679**	05/12/2026	$290,500	$178	1628	/3/2	2015	6,802 SF	

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APN: 019701-5465 Document #: 2026110376
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: BISCAYNE GROVE REPLAT MapRef: MB 67 PG 55-58 Abbreviated Description: Lot:30 Subdivision:BISCAYNE GROVE REPLAT Map Ref:MB 67 PG 55-58

9	.58Mi.	**11755 KINGFISHER LN E JACKSONVILLE, FL 32218-3422**	05/08/2026	$245,000	$196	1248	/3/2	1990	6,977 SF	

APN: 019703-0850 Document #: 2026108320
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 37 Block: 2 Subdivision: BISCAYNE VILLAS UNIT TWO A MapRef: MB 44 PG 71&71A Abbreviated Description: Lot:37 Block:2 Subdivision:BISCAYNE VILLAS UNIT TWO A Map Ref:MB 44 PG 71&71A

10	.23Mi.	**12239 PLUMBRIDGE LN JACKSONVILLE, FL 32218-6121**	05/04/2026	$257,500	$178	1439	/4/2	2003	8,436 SF	

APN: 019699-0385 Document #: 2026103793
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: CEDAR NORTH PHASE ONE MapRef: MB 53 PG 79 Abbreviated Description: Lot:48 Subdivision:CEDAR NORTH PHASE ONE Map Ref:MB 53 PG 79

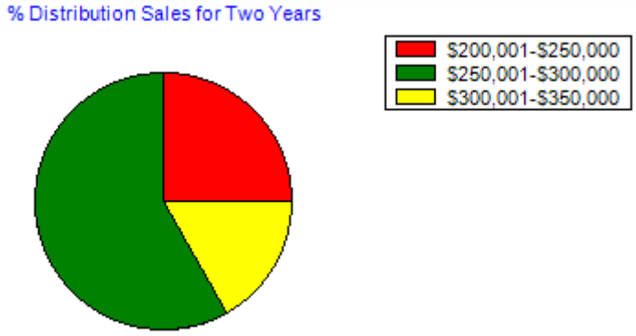
11	.27Mi.	**832 HERITAGE LAKES DR JACKSONVILLE, FL 32218-6113**	03/30/2026	$285,000	$185	1534	/3/2	2002	8,280 SF	

APN: 019699-0360 Document #: 2026072836
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: CEDAR NORTH PHASE ONE MapRef: MB 53 PG 79 Abbreviated Description: Lot:43 Subdivision:CEDAR NORTH PHASE ONE Map Ref:MB 53 PG 79

12	.55Mi.	**953 TORTOISE WAY JACKSONVILLE, FL 32218-3698**	01/27/2026	$210,000	$106	1978	/3/2	1989	18,000 SF	Yes

APN: 044281-1390 Document #: 2026020316
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 3 Subdivision: TURTLE CREEK VILLAGE UNIT THREE Phase No: 1 MapRef: MB 45 PG 14&14A Abbreviated Description: Lot:12 Block:3 Subdivision:TURTLE CREEK VILLAGE UNIT THREE Phase No:1 Map Ref:MB 45 PG 14&14A

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.	**982 ASHTON COVE TER**	**05/20/2025**	$286,449	$286,449	2,208	/4/2	2003	29,951 SF	
.02Mi.	**976 ASHTON COVE TER**	**10/27/2014**	$242,291	$242,291	1,688	/3/2	2004	14,682 SF	
.02Mi.	**988 ASHTON COVE TER**	**08/14/2003**	$315,805	$143,374	2,535	/5/3	2003	15,776 SF	
.03Mi.	**996 ASHTON COVE TER**	**08/26/2024**	$249,102	$146,236	1,708	/4/2	2003	16,849 SF	
.04Mi.	**970 ASHTON COVE TER**	**05/15/2012**	$317,116	$153,238	2,420	/4/3	2003	32,874 SF	
.04Mi.	**1004 ASHTON COVE TER**	**02/12/2003**	$251,004	$111,319	1,838	/3/2	2003	10,283 SF	
.06Mi.	**983 ASHTON COVE TER**	**02/16/2007**	$262,909	$118,908	1,881	/4/2	2003	8,987 SF	
.06Mi.	**991 ASHTON COVE TER**	**12/26/2019**	$270,514	$270,514	1,918	/4/2	2003	8,550 SF	
.06Mi.	**1012 ASHTON COVE TER**	**03/07/2006**	$246,938	$111,804	1,708	/4/2	2003	9,814 SF	
.06Mi.	**975 ASHTON COVE TER**	**08/20/2003**	$287,120	$133,974	2,256	/4/2	2003	9,475 SF	
.06Mi.	**999 ASHTON COVE TER**	**06/17/2025**	$314,639	$314,639	2,646	/5/3	2003	8,441 SF	
.06Mi.	**964 ASHTON COVE TER**	**07/08/2003**	$248,401	$111,365	1,896	/3/2	2003	1 SF	
.06Mi.	**967 ASHTON COVE TER**	**03/19/2013**	$266,470	$120,674	1,923	/4/2	2003	9,508 SF	
.06Mi.	**1003 ASHTON COVE TER**	**06/13/2003**	$284,923	$129,460	2,296	/3/2	2003	8,395 SF	
.07Mi.	**1020 ASHTON COVE TER**	**11/04/2003**	$326,935	$156,505	2,627	/4/3	2003	13,849 SF	
.07Mi.	**12697 BISCAYNE LAKE DR**	**03/11/2020**	$199,112	$134,925	1,800	/3/2	1983	3 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	59%

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Demographics & Income

Median Age:	36.6 years old	Households:	26,934
Median Household Income:	$70,845	Households w/Family:	70%
Household Income Per Capita:	$33,781	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

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
1.84Mi.	**Highlands Middle School** Number of Students: 685 Student-Teacher Ratio: 22.1	D	Public	6 - 8
0.48Mi.	**Biscayne Elementary School** Number of Students: 818 Student-Teacher Ratio: 20.45	C	Public	PK - 5
3.79Mi.	**First Coast High School** Number of Students: 2,098 Student-Teacher Ratio: 24.68 Advanced Placement: Yes	C-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	97%	SIMILAR
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	141%	NOTABLY HIGHER
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	127%	HIGHER
MURDER	86%	LOWER
OVERALL	79%	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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