

Single Family Residence **RESIDENTIAL**

1269 RIBAUT RIVER DR

JACKSONVILLE, FL 32208

\$309,971 TopHap Estimate · \$165 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,874 ft²

LIVING AREA

0.24 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$310K

\$265K low

\$355K high

Last Sale

\$315,000 · Mar 19, 2026

Est. Owner Equity

\$677

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$4,208 (2025)
Assessed Value	\$221,587
Previous Assessed	\$215,569
Assessor Market Value	\$221,587

PROPERTY FACTS

Property Type	Single Family Residence
County	DUVAL
Lot (acres)	0.24
Construction	Wood (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No
View	Canal

Porch · 61 ft²

CLIMATE RISK

43
FLOOD

26
WILDFIRE

93
HEAT

60
STORM

15
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 17, 2026	Resale	Warranty Deed	\$315,000	\$168	\$309K
Oct 30, 2024	Resale	Warranty Deed	\$174,000	\$93	
Oct 30, 2024	Resale	Warranty Deed	\$150,000	\$80	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jean Ribault High School	High	9–12	1.6 mi
Northshore Elementary School	Elementary	PK–5	2.1 mi

Matthew W. Gilbert Middle School	Middle	6–8	4.4 mi
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District: Duval County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 32208

134 CRIME INDEX	74 AIR POLLUTION	37,162 POPULATION	\$44K MEDIAN IN-COME	69°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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