

Single Family Residence

RESIDENTIAL

1556 RIVERTRACE DR

FLEMING ISLAND, FL 32003

\$544,470

TopHap Estimate · \$232 / ft² · confidence 92 · as of Jul 14, 2026



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4

BEDS

3

BATHS

2,345 ft²

LIVING AREA

0.26 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

VALUATION

\$544K

\$499K low

\$590K high

Last Sale

\$538,500 · Oct 3, 2024

Est. Owner Equity

\$119,055

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$5,040 (2025)
Assessed Value	\$370,617
Previous Assessed	\$234,524
Assessor Market Value	\$441,522

PROPERTY FACTS

Property Type	Single Family Residence
County	Clay
Lot (acres)	0.27
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 42 ft²

Porch · 430 ft²

CLIMATE RISK

41 FLOOD	24 WILDFIRE	96 HEAT	68 STORM	15 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 4, 2025	Financing	Intrafamily Transfer			
Sep 25, 2024	Resale	Warranty Deed	\$538,500	\$230	\$425K
Jun 21, 2001	Resale	Grant Deed	\$214,600	\$92	\$193K
Mar 1, 2001	Resale	Grant Deed	\$46,000	\$20	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fleming Island Elementary School	Elementary	KG–6	0.6 mi
Lakeside Junior High School	Middle	7–8	2.2 mi
Fleming Island High School	High	9–12	2.6 mi

District: Clay County School District



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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 32003

27 CRIME INDEX	87 AIR POLLUTION	32,060 POPULATION	\$123K MEDIAN IN-COME	70°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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