



\$ 1,250,000



13936 Mandarin Rd, Jacksonville, FL 32223

- » MLS #: 2124116
- » Land | Lot: 4 acres
- » More Info: [13936MandarinRdJacksonville.IsForSale.com](https://www.13936MandarinRdJacksonville.IsForSale.com)

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Remarks

Beautiful 4-acre landward tract in the historic Mandarin, offering privacy, usability, investment opportunity, and strong future potential. This high and dry property sits approximately 15 feet above sea level and is close to the scenic St. Johns River. The land is cleared, level, and well maintained, featuring majestic century-old oak trees, mature landscaping, flowering beds, and natural brush that create both open pasture and shaded areas. All grass is under irrigation. A functional deep well and separate electric meter are already in place, allowing flexibility for residential, agricultural, or investment use. Zoned RLD120, allowing potential subdivision into four 1-acre homesites (buyer to verify), making this ideal for a homestead, development, private estate, equestrian use, or small farming. Property is part of a larger parcel and represents a proposed split per survey; subdivision not yet recorded. Option to purchase the entire 5.81-acre parcel including riverfront home.

