

Application For Sign Waiver

Planning and Development Department Info

Application # SW-25-05 **Staff Sign-Off/Date** CMC / 09/08/2025

Filing Date N/A **Number of Signs to Post** 2

Current Land Use Category CGC

Sign Waiver 1.) REDUCE THE MINIMUM SETBACK FOR TWO SIGNS FROM 10 FEET TO 1 FOOT.
2.) REDUCE THE MINIMUM DISTANCE BETWEEN TWO SIGNS FROM 200 FEET TO 79 FEET.

Applicable Section of Ordinance Code 656.1303(C)(3)(I); 656.1303(I)(2)

Notice of Violation(s) N/A

Hearing Date N/A

Neighborhood Association OPEN VOLUNTEER; THE POTTERS HOUSE CHRISTIAN FELLOWSHIP

Overlay N/A

Application Info

Tracking # 6335

Application Status FILED COMPLETE

Date Started 06/05/2025

Date Submitted 06/11/2025

General Information On Applicant

Last Name

HERZBERG

First Name

MICHAEL

Middle Name

Company Name

Mailing Address

12483 ALADDIN ROAD

City

JACKSONVILLE

State

FL

Zip Code

32223

Phone

9047318806

Fax

9047311109

Email

MHERZBERG@SLEIMAN.COM

General Information On Owner(s)

Last Name

LANE AVENUE LLC

First Name

BATEH JURBAN

Middle Name

1233 SOUTH

Company/Trust Name

BATEH JURBAN 1233 SOUTH LANE AVENUE, LLC.

Mailing Address

2844 SCOTT MILL ESTATES DRIVE

City

JACKSONVILLE

State

FL

Zip Code

32257

Phone

9046736336

Fax

Email

MHERZBERG@SLEIMAN.COM

Property Information

Previous Zoning Application Filed? ☐

If Yes, State Application No(s)

Map RE#

Map 011709 0000

Council District

9

Planning District

4

Current Zoning District(s)

CCG-1

Ensure that RE# is a 10 digit number with a space (##### #)

Total Land Area (Nearest 1/100th of an Acre)

In Whose Name Will The Deviation Be Granted

BATEH JURBAN 1233 SOUTH LANE AVENUE, LLC.

Is transferability requested? ☒ Yes ☐ No

If approved, the administrative deviation is transferred with the property.

Location Of Property

General Location

EAST SIDE OF LANE AVENUE, BETWEEN LENOX AVENUE AND NORMANDY BOULEVARD

House #

1233

Street Name, Type and Direction

LANE AVE S

Zip Code

32205

Between Streets

LENOX AVENUE

and

NORMANDY BOULEVARD

Utility Services Provider

☒ City Water/City Sewer ☐ Well/Septic ☐ City Water/Septic ☐ City Sewer/Well

Sign Waiver Sought

Click on a check box to provide details pertaining to the Sign Waiver sought.

- ☐ Increase maximum height of sign from to feet.
- ☐ Increase maximum size of sign from sq. ft. to sq. ft.
- ☐ Increase number of signs from to
- ☐ Allow for illumination or change from external to internal lighting
- ☒ Reduce minimum setback from feet to feet

Required Attachments

The following items must be attached to the application.

- ☒ Survey
- ☒ Site Plan
- ☒ Ownership Affidavit / Agent Authorization - Individual - Notarized Letter(s) - (Exhibit A)
- ☒ Ownership Affidavit / Agent Authorization - Corporation - Notarized letter(s) designating the agent - (Exhibit A).
- ☒ Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- ☒ Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- ☐ Letter From DCFS, Department of Children and Family Services - day care uses only
- ☐ Letter from the applicable Home Owner's Association, stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association - residential only
- ☐ Elevations, must be drawn to scale - height increase requests only
- ☒ Photographs of sign structure showing nonconforming nature and physical impediments to compliance.
- ☐ Two (2) estimates from licensed contractors stating the cost of bringing the sign structure into compliance

☐ Any other information the applicant wished to have considered in connection to the waiver request

Criteria

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as "a painting, structure, projected image or device which is placed, erected, constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction."

Section 656.133(c)1 through 10, Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the City Council shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

1. Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?

YES, THE EFFECT OF THE WAIVER WOULD BE COMPATIBLE WITH EXISTING AND CONTIGUOUS SIGNAGE AND ZONING, AS WELL AS THE GENERAL CHARACTER OF THE AREA. THESE SIGNS HAVE EXISTED SINCE THE EARLY 1970S AS EVIDENCED BY THE PERMIT HISTORY AND THE KNOWLEDGE OF THE FAMILY MEMBERS WHO HAVE TAKEN OVER AS OWNERS SINCE THEIR PARENTS DEVELOPED THE PROPERTY. CONSIDERING THE COMMERCIAL NATURE OF THIS AREA OF THE CORRIDOR, THE INTENSIVE ZONING ALONG THE SAME AND THE SCALE OF THE SIGNS VERSUS HOW LARGE THEY COULD BE, THE RELIEF IS REASONABLE.

2. Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?

THE RESULT OF THE WAIVER WOULD NOT DETRACT FROM THE INTENT OF THE ORDINANCE AS LANE AVENUE FROM LENOX AVENUE TO I-10 IS AN INTENSIVE COMMERCIAL CORRIDOR, BEING ZONED CCG-2 AND CCG-1. THERE ARE NUMEROUS BUILDINGS AND PARKING AREAS THAT ARE AS CLOSE, OR CLOSER THAN THE SIGN WHICH APPEARS TO HAVE EXISTED SINCE THE EARLY 1970S. ADDITIONALLY, THIS PROPERTY WAS THE SUBJECT OF A TAKING BY THE FDOT, EFFECTIVELY CREATING THE ENCROACHMENT BY REDUCING THE DISTANCE FROM THE EDGE OF THE RIGHT OF WAY. CONSIDERING THAT THE OWNERS COULD HAVE TWO SIGNS ON THIS PARCEL, EACH BEING 50 FEET TALL AND UP TO 130 SQUARE FEET EACH, PLACED AT EITHER END, THE EXISTING SIGNAGE IS MORE CONSISTENT WITH THE AREA.

3. Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?

NO, RELIEF FROM THE CURRENT STANDARDS, AND RECOGNITION OF THE TAKING THAT CREATED THIS MATTER WOULD NOT DIMINISH PROPERTY VALUES, ALTER THE AESTHETIC CHARACTER OR INJURE THE RIGHTS OF OTHERS. IN FACT, THE ELIMINATION OF THE EXISTING SIGNAGE AND REPLACEMENT WITH LARGER, TALLER SIGNS WOULD HAVE A GREATER EFFECT UPON THE CHARACTER OF THE AREA. PROPERTY VALUES WOULD NOT BE AFFECTED BY THIS RELIEF.

4. Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?

THE WAIVER WOULD NOT HAVE A DETRIMENTAL EFFECT ON VEHICULAR TRAFFIC OFF SITE. HOWEVER, THE RELOCATION OF THE SIGN STRUCTURES WOULD PUT THEM IN THE DRIVE AISLE OF THE PARKING FIELD FOR THE CENTER, CREATING ISSUES WITH OPERATIONS ON SITE. ADDITIONALLY, THE CURRENT SIGN STRUCTURES ARE SHORTER AND SMALLER THAN PERMITTED UNDER THE CURRENT ZONING AND COULD OTHERWISE BE INCREASED AND INTENSIFIED DRAMATICALLY, WHICH COULD CREATE SHADOWS, OR OTHER EFFECTS.

5. Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?

THE RELIEF DOES NOT POSE ANY THREATS TO THE PUBLIC HEALTH SAFETY OR WELFARE. NOR WOULD THE WAIVER RESULT IN ANY ADDITIONAL PUBLIC EXPENSE OR NUISANCE. AGAIN, THE EXISTING SIGNAGE IS LESS IN AREA AND HEIGHT THAN COULD BE CONSTRUCTED ON THE PROPERTY. AS THE OWNERS ARE WILLING TO FORGO TALLER SIGNS THE RELIEF IS BETTER FOR THE CORRIDOR.

On File

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6. Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?

YES, THE TAKING CREATED A VERY NARROW LANDSCAPE AREA ALONG LANE AVENUE, AND THE INTERNAL DEVELOPMENT, INCLUDING UNDERGROUND DRAINAGE SYSTEMS, PARKING FLOWS AND MAILBOXES WOULD ALL PRECLUDE COMPLIANCE WITH THE APPLICABLE STANDARDS. THESE SPECIFIC PHYSICAL LIMITATIONS ARE UNIQUE TO THE SITE AND RELATED TO THE ORIGINAL TAKING BY THE FDOT.

7. Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?

NO, THE APPLICANT IS NOT SEEKING RELIEF IN EFFORT TO REDUCE COSTS ASSOCIATED WITH COMPLIANCE. RATHER, THE OWNERS SEEK TO RETAIN THE EXISTING SIGNAGE, BEING MORE APPROPRIATE WITH THEIR DEVELOPMENT, AND AVOIDING THE COMPLICATIONS INVOLVED WITH THE RELOCATION AND NEW SIGN STRUCTURES. THE TAKING OF THE FRONTAGE ALONG LANE AVENUE HAS ALMOST ELIMINATED THE LANDSCAPE AREAS, AND THE EXISTENCE OF BOTH USPS MAILBOXES AND UNDERGROUND INFRASTRUCTURE MAKE COMPLIANCE ALMOST IMPOSSIBLE. RELOCATION OF THE TWO SIGN STRUCTURES WOULD CONFLICT WITH THE EXISTING DRIVE ISLES, AND OR REDUCE PARKING FOR THE PROPERTY. GIVEN THE FACT THAT THE SIGNS COULD BE CONSIDERABLY TALLER, MORE VISIBLE AND OBTRUSIVE, THE REQUEST IS THE MINIMUM NECESSARY TO CONTINUE TO CONVEY ONE'S MESSAGE.

8. Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?

YES, A REVIEW OF THE PERMIT HISTORY DEPICTS THESE SIGNS AS HAVING BEEN PERMITTED IN THE EARLY 1970S. THE OWNERS, BEING THE CHILDREN OF THE ORIGINAL DEVELOPERS RECALL THESE SIGNS BEING IN THESE LOCATIONS AND THERE CONTINUED EXISTENCE. THUS, THE COMBINATION OF THE LONG STANDING EXISTENCE OF THESE SIGNS AND THE TAKING OF THE PROPERTY BY THE FDOT WERE NOT THE ACTIONS OF THE CURRENT OWNERS.

9. Does the request accomplish a compelling public interest such as, for example, furthering the preservation of natural resources by saving a tree or trees?

YES, THE REQUEST WOULD ENSURE THAT TALLER AND LARGER SIGNS WERE NOT CONSTRUCTED AS THE TENANT IS TIED TO THE SITE PLAN AND DETAILS OF THIS SPECIFIC REQUEST. IF GRANTED THE SIGN STRUCTURES REMAIN IN THEIR LOCATIONS AND AS CONSTRUCTED, NOT BE PERMITTED TO BE LARGER OR INCREASED IN AREA. THIS WOULD KEEP THE LONGSTANDING CHARACTER OF THE AREA.

10. Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?

WHILE STRICT COMPLIANCE WOULD BE EXPENSIVE, THE LARGER ISSUE IS THE LACK OF AVAILABLE AREA TO RELOCATE THE SIGNS. AGAIN, THE EXISTENCE OF UNDERGROUND DRAINAGE LINES, ON-SITE PARKING AND DRIVE ISLES AND EVEN USPS MAILBOXES PRECLUDE THE LOGICAL RELOCATION OF THE SIGN STRUCTURES.

Public Hearings

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

☒ Agreed to and submitted

Filing Fee Information

1) Residential District Base Fee	\$1,161.00
2) Plus Notification Costs Per Addressee	
11 Notifications @ \$7.00/each:	\$77.00
3) Total Application Cost:	\$1,238.00

*** Applications filed to correct existing zoning violations are subject to a double fee.**

**** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.**



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity

Bateh Turban 1233 South Lane Avenue, LLC
Owner Name
1233 Lane Avenue South, Jacksonville, 32205
Address(es) for Subject Property
011709-0000
Real Estate Parcel Number(s) for Subject Property
Michael Herzberg
Appointed or Authorized Agent(s)
STEVE WATSON
Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Donald Bateh
hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Bateh Turban 1233 South Lane Ave, LLC of Florida (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Donald Batch
Signature of Affiant

Donald Batch
Printed/Typed Name of Affiant

* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

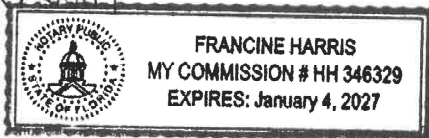
NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6th day of June, 2025, by Donald Batch, as _____ for _____, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____.

Francine Harris
Notary Public Signature

[NOTARY SEAL]



Francine Harris
Printed/Typed Name – Notary Public

My commission expires: January 4, 2027

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
BATEH JUBRAN 1233 SOUTH LANE AVENUE, LLC

Filing Information

Document Number L15000111663
FEI/EIN Number 81-1230324
Date Filed 07/01/2015
State FL
Status ACTIVE

Principal Address

2844 SCOTT MILL ESTATES DRIVE
JACKSONVILLE, FL 32257

Mailing Address

2844 SCOTT MILL ESTATES DRIVE
JACKSONVILLE, FL 32257

Registered Agent Name & Address

AKEL, EDWARD C
10151 Deerwood Park Building 300
SUITE 300
JACKSONVILLE, FL 32256

Address Changed: 01/16/2021

Authorized Person(s) Detail

Name & Address

Title MGR

JUBRAN, JAMAL
9912 VINEYARD LAKE LANE
JACKSONVILLE, FL 32256

Title MGR

BATEH, DONALD
2844 SCOTT MILL ESTATES DRIVE
JACKSONVILLE, FL 32257

Annual Reports

On File

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Report Year	Filed Date
2023	02/04/2023
2024	01/20/2024
2025	04/05/2025

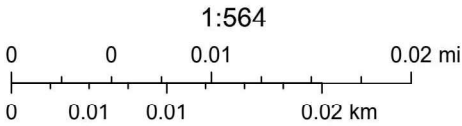
Document Images

04/05/2025 -- ANNUAL REPORT	View image in PDF format
01/20/2024 -- ANNUAL REPORT	View image in PDF format
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02/09/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/28/2017 -- ANNUAL REPORT	View image in PDF format
03/27/2016 -- ANNUAL REPORT	View image in PDF format
07/01/2015 -- Florida Limited Liability	View image in PDF format

Duval Map



June 11, 2025



Sign 1

Write a description for your map.

Legend

- A Touch of Love
- Blessed Hope Mssnry Baptist Church



Google Earth
© 2025 Google

Sign 2

Write a description for your map.

Legend

- A Touch of Love
- Blessed Hope Mssnry Baptist Church



Google Earth

© 2025 Google

Sign 2 and Sign 1

Note drive isle location and drainage inlet

Legend

- A Touch of Love
- Blessed Hope Mssnry Baptist Church

THE SOUTH
BIG CENTER & OFFICES
1233

Batch
Eye Care

THE GLASS EYE
EYE CARE

SUPER-DUCK
Infant Care

OMETHIST / ORTHODONTIST
DENTISTRY

TATTOO
ARTISTS

PROGRESSIVE
HAIRLINE

CONCEALED
ARRY CLASS

SAT 9AM

HIROPRACITOR
503-8382

Google Earth

© 2025 Google

6.09 ft

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR789125
User: Corrigan, Connor - PDCU

Date: 9/3/2025
Email: CCorrigan@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Michael Herzberg / Batch Jurban 1233 South Lane Avenue LLC
Address: 1233 Lane Avenue South
Description: Application for Sign Waiver Z-6335

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1238.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1238.00

Control Number: 7772314 | Paid Date: 9/4/2025

Total Due: \$1,238.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR789125
REZONING/VARIANCE/EXCEPTION

Date: 9/3/2025

Name: Michael Herzberg / Batch Jurban 1233 South Lane Avenue LLC
Address: 1233 Lane Avenue South
Description: Application for Sign Waiver Z-6335

Total Due: \$1,238.00

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
011778 0055	FORESTAR USA REAL ESTATE GROUP INC		2221 E LAMAR BLVD STE 790			ARLINGTON	TX	76006-7458
011778 0006	MELISSA GROVE LTD		1649 ATLANTIC BLVD			JACKSONVILLE	FL	32207
011711 0000	AKEL PROPERTIES INC		2950 HALCYON LN STE 205			JACKSONVILLE	FL	32223
011709 0000	BATEH JUBRAN 1233 SOUTH LANE AVENUE LLC		C/O DONALD BATEH	2844 SCOTT MILL ESTATES DR		JACKSONVILLE	FL	32257
011706 0110	CARMAX AUTO SUPERSTORES INC		12800 TUCKAHOE CREEK PKWY			RICHMOND	VA	23238
011706 0000	ABID JOSEPH J LIFE ESTATE		9981 VINEYARD LAKE RD E			JACKSONVILLE	FL	32256
011705 0000	ALMANZAR RAMON		5933 LENOX AVE			JACKSONVILLE	FL	32205
011704 0000	TRUST FOR CHILDREN		PO BOX 49158			JACKSONVILLE BEACH	FL	32240
011703 0000	LYNCH ROGER J LIFE ESTATE		5743 CEDAR OAKS DR			JACKSONVILLE	FL	32210
011701 0000	A GALLEY PROPERTIES LLC		542 EDGEWOOD AVE S			JACKSONVILLE	FL	32205-5333
007572 0000	HEART UTILITIES OF JACKSONVILLE INC		1180 LANE AVE S			JACKSONVILLE	FL	32205
	OPEN VOLUNTEER	RANDALL JACKSON	5807 GILCHRIST OAKS CT			JACKSONVILLE	FL	32219
	SOUTHWEST	CHRISTINA PURDY	6008 LAKE COVE AV			JACKSONVILLE	FL	32222
	THE POTTER'S HOUSE CHRISTIAN FELLOWSHIP,	NARLENE MCLAUGHLIN	5732 NORMANDY BLVD			JACKSONVILLE	FL	32205

[illegible]

3141523 T-2025-6335

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