

Date Submitted: 10/4/23
 Resubmitted: 11/8/23
 Date Filed: 11/14/23

Application Number: WRF-23-26
 Public Hearing:

Application for Waiver of Minimum Required Road Frontage
 City of Jacksonville, Florida
 Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only		
Current Zoning District: RR-Acre	Current Land Use Category: LDR	
Council District: 8	Planning District: 6	
Previous Zoning Applications Filed (provide application numbers): Ø		
Applicable Section of Ordinance Code: 656.304.A.1.(d)(1)		
Notice of Violation(s):		
Neighborhood Associations: North; The Eden Group, Inc.		
Overlay:		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$2211.00	Zoning Asst. Initials: <i>DM</i>

PROPERTY INFORMATION	
1. Complete Property Address: Ø + 6612 Pitts Rd.	2. Real Estate Number: 002674-0145 + 002674-0155
3. Land Area (Acres): 2.28, 5.9 acres	4. Date Lot was Recorded: 07/07/2023
5. Property Located Between Streets: New kings Road and Sycamore Street	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from 80 ¹⁶⁰ feet to ³⁰ feet for RE: 002674-0145 80 feet to 0 feet for RE: 002674-0155	
8. In whose name will the Waiver be granted? Richard and Kalli Corely	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Richard and Kalli Corley	10. E-mail: rjcorley92@gmail.com
11. Address (including city, state, zip): 6612 Pitts Road Jacksonville, FL 32219	12. Preferred Telephone: 904-237-4574

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Austin Painter	14. E-mail: tsutton@painterhomes.com
15. Address (including city, state, zip): 35081 Oak Hill Lane Callahan, FL 32011	16. Preferred Telephone: 904-923-9009

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:</p> <ul style="list-style-type: none"> i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> ii. <i>The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);</i> iii. <i>The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;</i> iv. <i>There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;</i> v. <i>The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</i>

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

The parcel was just divided up, between families and the easement prior to dividing up is already 30'. By granting the waiver, nothing will change. The proposed waiver will not diminish property values, nor alter the essential character of the area surrounding the site.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- 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, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Proof of valid and effective easement for access to the property.

FILING FEES

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

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

AUTHORIZATION

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 City Council. 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.

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.

<p>Owner(s) Print name: <u>Richard & Kalli Corley, Jr.</u> Signature: <u></u></p>	<p>Applicant or Agent (if different than owner) Print name: <u>Austin Painter</u> Signature: <u></u></p>
<p>Owner(s) Print name: <u>Richard & Carol Corley</u> Signature: <u></u></p>	<p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:
Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

Property Ownership Affidavit - Individual

Date: 10/1/2023

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: RE#(s): 002674-0145, 002674-0155

To Whom it May Concern:

I, Richard & Kalli Corley hereby certify that Richard & Kalli Corley
is the Owner of the property described in Exhibit 1 in connection with filing application(s) for
Waiver Road Frontage submitted to the
Jacksonville Planning and Development Department.

By [Signature]
Print Name: Richard Corley & Kalli Corley

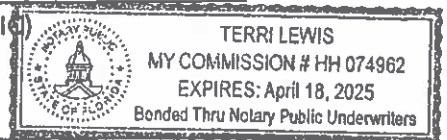
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or
 online notarization, this 1 day of October 2023, by
Richard & Kalli Corley, as owner of
002674-0145, a _____ corporation, who is
personally known to me or who has produced _____ as identification
and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Terri Lewis
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____



Agent Authorization – Individual

Date: 1/11/24

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

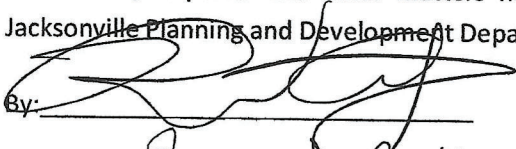
Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 6612 and 0 Pitts Road

RE#(s): 002674-0145 and 002674-0155

To Whom it May Concern:

You are hereby advised that Richard L. and Kalli Corley, as owners of property described in Exhibit 1, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Austin Painter / Austin Painter Construction to act as agent to file application(s) for Waiver of Road Frontage for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

By: 
Print Name: Richard Corley

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 11 day of January 2024, by Richard Corley, who is personally known to me or who has produced _____ as identification and who took an oath.

Terris Lewis
(Signature of NOTARY PUBLIC)

Terris Lewis
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____



Agent Authorization – Individual

Date: 12/06/2023

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 6612 Pitts Road

RE#(s): 002674-0155

To Whom it May Concern:

You are hereby advised that Richard and Carol Corley as
Owner of 6612 Pitts Road

hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Austin Painter to act as agent to file application(s) for Waiver Road Frontage for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

By: [Signature] Carol J. Corley
Print Name: Richard L. Corley Carol J. Corley

STATE OF FLORIDA
COUNTY OF DUVAL

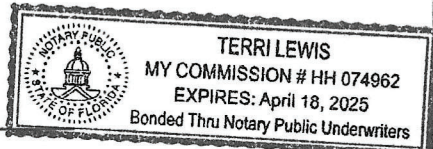
Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 27 day of December 2023 by Richard L. Corley and Carol J. Corley, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

TERRI LEWIS
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: April 18, 2025



Property Ownership Affidavit - Individual

Date: 12/06/2023

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 6612 Pitts Road
RE#(s): 002674-0155

To Whom it May Concern:

I hereby certify that Richard and Carol Corley is the Owner of the property described in Exhibit 1 in connection with filing application(s) for

Waiver Road Frontage submitted to the Jacksonville Planning and Development Department.

By [Signature]
Print Name: Richard L. Corley Carol J. Corley

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 27 day of December 2023 by Richard L. Corley and Carol J. Corley who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

TERRI LEWIS
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: April 18, 2025



PITTS (60'R/W) ROAD

CENTER LINE

P.A.C. EASEMENT

S00°20'1"E
30.00 DEED

MAP SHOWING BOUNDARY SURVEY OF A PORTION PART OR TRACT OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE LYING IN THE CENTER LINE OF PITTS ROAD (A 60.00 FOOT RIGHT OF WAY) AND THE
EASTERLY BOUNDARY OF SAID SECTION 12; THENCE SOUTH 00°20'1"E ALONG SAID EASTERLY BOUNDARY OF SAID
SECTION 12, 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID PITTS ROAD; THENCE SOUTH
89°27'30"WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE 641.24 FEET TO THE POINT OF BEGINNING; THENCE
CONTINUE SOUTH 89°27'30"WEST, 30.00 FEET; THENCE SOUTH 00°35'45"E EAST, 431.50 FEET; THENCE SOUTH
89°27'28"WEST, 117.70 FEET; THENCE SOUTH 00°35'45"E EAST, 194.83 FEET; THENCE SOUTH 89°27'30"WEST, 338.89 FEET;
THENCE SOUTH 00°35'45"E EAST, 243.00 FEET; THENCE NORTH 89°25'57"E EAST, 150.31 FEET; THENCE NORTH 00°35'19"WEST,
201.08 FEET; THENCE NORTH 89°25'57"E EAST, 338.24 FEET; THENCE NORTH 00°35'45"WEST, 667.90 FEET TO THE POINT
OF BEGINNING.
THIS PARCEL CONTAINS 2.12 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO A 30.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES BEING DESCRIBED AS
FOLLOWS:

30.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES
A PORTION PART OF TRACT OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 25
EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE LYING IN THE CENTER LINE OF PITTS ROAD (A 60.00 FOOT RIGHT OF WAY) AND THE
EASTERLY BOUNDARY OF SAID SECTION 12; THENCE SOUTH 00°20'1"E EAST ALONG SAID EASTERLY BOUNDARY OF SAID
SECTION 12, 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID PITTS ROAD; THENCE SOUTH
89°27'30"WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE 641.24 FEET TO THE POINT OF BEGINNING; THENCE
CONTINUE SOUTH 89°27'30"WEST, 30.00 FEET; THENCE SOUTH 00°35'45"E EAST, 788.83 FEET; THENCE NORTH
89°24'15"E EAST, 30.00 FEET; THENCE NORTH 00°35'45"WEST, 792.90 FEET TO THE POINT OF BEGINNING.

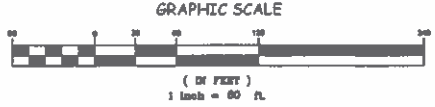
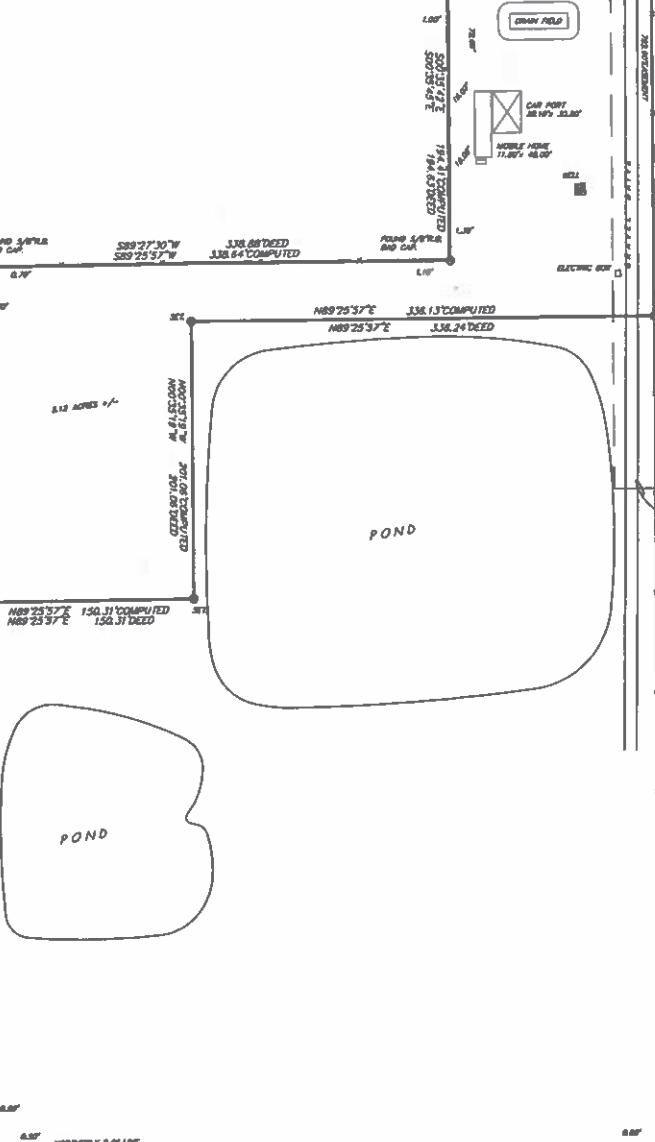
O.R.V. 16734 PAGE 178

O.R.V. 17042 PAGE 2127

O.R.V. 15532 PAGE 132

SECTION 12

O.R.V. 6918 PAGE 1219



ANTHONY PAUL O'NEIL 10446 ST AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32257 PHONE (904)-824-3269 ROONEYSONS@AOL.COM

I HEREBY CERTIFY TO :

NOTES:
1. BEARING SHOWN HEREIN ARE ASSUMED
2. BEARING OF S89°27'30"W OF PITTS ROAD HELD DEED
3. FIELD NOTES 89-89-2883

FEMA FLOOD INSURANCE RATE INFORMATION PERTAINING TO LANDS SHOWN HEREON:
FLOOD ZONE: UNDEVELOPED
DATE: 11-08-08
COUNTY: FLORIDA

PLA-POINT OF COMMENCEMENT	EL-ENCLOSURE LINE SURVEY	16-NORTH SOUTHERLY EASEMENT 16-DEED
PAB-POINT OF BEGINNING	PLP-PROPOSED CA-CENTER LINE	22-ENCLOSURE 16-TRICAL
PL-POINT OF CURVATURE	L-S-LEGEND BEARING	27-POWER POLE 16-LEGEND
PL-POINT OF TANGENT	SAL-ORIGINAL RECORDS POLINE	34-BLOCK 16-POLE
PL-POINT OF BEGINNING	SAL-ORIGINAL RECORDS BOOK	37-POWER POLE 16-LEGEND
PCC-POINT OF CURVATURE	SA-NEED BENCH PL-PAGE	CONC-CONCRETE 16-NO. CONCRETE
PCT-POINT OF TANGENT	SA-PLAT BOOK S.B.-TOP BOOK	ENT-EGGMENT 16-LEGEND
PAP-PERMANENT CONTROL POINT	GA-PROPERTY FL-FLORIDA	SAL-SUBDIVISION LINE
PAP-TEMPERATURE RECORDING POINT	SA-ORIGINAL RECORDS POLINE	SAL-ORIGINAL RECORDS BOOK
L-S-LEGEND 16-LEGEND	CONC-CONCRETE 16-NO. CONCRETE	SAL-ORIGINAL RECORDS BOOK
PL-POINT OF CURVATURE	ENT-EGGMENT 16-LEGEND	SAL-ORIGINAL RECORDS BOOK
PL-POINT OF TANGENT	SAL-ORIGINAL RECORDS POLINE	SAL-ORIGINAL RECORDS BOOK
PL-POINT OF BEGINNING	SAL-ORIGINAL RECORDS BOOK	SAL-ORIGINAL RECORDS BOOK

ANTHONY PAUL O'NEIL

2023 NOTICE OF PROPOSED PROPERTY TAXES
 Duval County, Florida

DO NOT PAY
 THIS IS NOT A BILL



106669 1 AV 0.498*****AUTO**5-DIGIT 32208 5DGS 2 PT 372

CORLEY RICHARD L JR
 CORLEY KALLI
 6612 PITTS RD
 JACKSONVILLE, FL 32219

Legal Description:

12-1S-25E 2.26
 PT SE1/4 RECD O/R 20735-1407

RE No: 0026740145R

Use: 0200

Dist: GS

Prop. Address: PITTS RD

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	Prior (2022) Taxable Value*	Your Final Tax Rate and Taxes Last Year (2022)		Current (2023) Taxable Value*	Your Tax Rate and Taxes This Year if NO Budget Change is Made		Your Tax Rate and Taxes This Year if PROPOSED Budget Change is Made	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
County	0	11.3169	0.00	69,994	10.3455	724.12	11.3169	792.12
Public Schools								
By State Law	0	3.2360	0.00	69,994	2.9342	205.38	3.1830	222.79
By Local Board	0	2.2480	0.00	69,994	2.0384	142.68	2.2480	157.35
FL Inland Navigation Dist	0	0.0320	0.00	69,994	0.0288	2.02	0.0288	2.02
Water Mgmt Dist. SJRWMD	0	0.1974	0.00	69,994	0.1793	12.55	0.1793	12.55
School Board Voted	0	0.0000	0.00	69,994	0.0000	0.00	1.0000	69.99
TOTAL AD VALOREM PROPERTY TAXES			0.00			1,086.75		1,256.82

PROPERTY APPRAISER VALUE INFORMATION

	MARKET (JUST) VALUE	ASSESSED VALUE (Before Exemptions) Applies to School Millage	ASSESSED VALUE (Before Exemptions) Applies to Non-School Millage
PRIOR YEAR (2022)	0	0	0
CURRENT YEAR (2023)	69,994	69,994	69,994

Applied Assessment Reduction	Applies To	Prior Value (2022)	Current Value (2023)
Save Our Homes or Portability Benefit	All Taxes	0	0
Agricultural Classification	All Taxes	0	0
Non-Homestead 10% Cap Benefit	Non-School Taxes	0	0
Exemptions	Applies To	Prior Value (2022)	Current Value (2023)
Charitable & Institutional	All Taxes	0	0
First Homestead or TPP	All Taxes	0	0
Additional Homestead	Non-School Taxes	0	0
Disability	All Taxes	0	0
Limited-Income Senior 1	County/Municipal Taxes	0	0
Limited-Income Senior 2 (25 yrs)	County/Municipal Taxes	0	0
Widow/Widower	All Taxes	0	0
Historic Preservation	County Operating Taxes	0	0
Deployed Service Member Exemption	All Taxes	0	0

If you feel that the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2023, or if you are entitled to an exemption or classification that is not reflected, please visit the Duval County Property Appraiser's Office at 231 E. Forsyth Street, Jacksonville, Florida 32202, call (904) 255-5900 or one of the numbers on the back of this notice.

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or exemption, you may file a petition for an adjustment with the Duval County Value Adjustment Board. Petition forms are available online at www.duvalpa.com or at the address above.

Petitions must be filed on or before
September 5, 2023

SEE REVERSE SIDE FOR EXPLANATIONS OF THE COLUMNS AND SECTIONS ABOVE.

CORLEY RICHARD L JR
6612 PITTS RD
JACKSONVILLE, FL 32219
CORLEY KALLI

Primary Site Address
0 PITTS RD
Jacksonville FL 32219

Official Record Book/Page
20735-01407

Title #
5312

0 PITTS RD
Property Detail

RE #	002674-0145
Tax District	GS
Property Use	0200 Mobile Home
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	99402

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$14,999.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$0.00	\$54,995.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$0.00	\$69,994.00
Assessed Value	\$0.00	\$69,994.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$0.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20735-01407	7/7/2023	\$100.00	WD - Warranty Deed	Unqualified	Vacant
20734-00768	6/30/2023	\$100.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-Acre	0.00	0.00	Common	1.99	Acreage	\$54,725.00
2	9400	RIGHT-OF-WAY & STS	RR-Acre	0.00	0.00	Common	0.27	Acreage	\$270.00

Legal

LN	Legal Description
1	12-1S-25E 2.26
2	PT SE1/4 RECD O/R 20735-1407

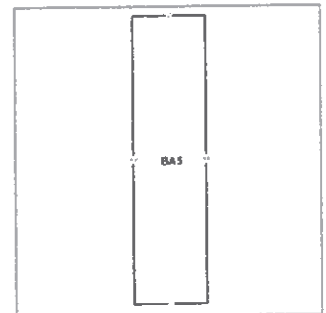
Buildings

Building 1
Building 1 Site Address
0 PITTS RD Unit
Jacksonville FL 32219

Building Type	0201 - MH ASSESSED
Year Built	1987
Building Value	\$14,999.00

Type	Gross Area	Heated Area	Effective Area
Base Area	576	576	576
Total	576	576	576

Element	Code	Detail
Exterior Wall	25	25 Modular Metal
Roof Struct	3	3 Gable or Hip
Roofing Cover	1	1 Minimum Metal
Interior Wall	4	4 Plywood panel
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Element	Code	Detail
Baths	1.000	
Bedrooms	1.000	
Stories	1.000	
Rooms / Units	1.000	

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$69,994.00	\$0.00	\$69,994.00	\$0.00	\$792.12	\$724.12
Public Schools: By State Law	\$69,994.00	\$0.00	\$69,994.00	\$0.00	\$222.79	\$205.38

By Local Board	\$69,994.00	\$0.00	\$69,994.00	\$0.00	\$157.35	\$142.68
FL Inland Navigation Dist.	\$69,994.00	\$0.00	\$69,994.00	\$0.00	\$2.02	\$2.02
Water Mgmt Dist. SJRWMD	\$69,994.00	\$0.00	\$69,994.00	\$0.00	\$12.55	\$12.55
School Board Voted	\$69,994.00	\$0.00	\$69,994.00	\$0.00	\$69.99	\$0.00
			Totals	\$0.00	\$1,256.82	\$1,086.75
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$0.00	\$0.00	\$0.00	\$0.00		
Current Year	\$69,994.00	\$69,994.00	\$0.00	\$69,994.00		

2023 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

No information available

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

CORLEY RICHARD L
6612 PITTS RD
JACKSONVILLE, FL 32219
CORLEY CAROL J

Primary Site Address
6612 PITTS RD
Jacksonville FL 32219

Official Record Book/Page
18316-01703

Title #
5312

6612 PITTS RD

Property Detail

RE #	002674-0155
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	256878

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$254,967.00	\$252,996.00
Extra Feature Value	\$63,493.00	\$59,654.00
Land Value (Market)	\$112,786.00	\$112,786.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$431,246.00	\$425,436.00
Assessed Value	\$245,257.00	\$245,257.00
Cap Diff/Portability Amt	\$185,989.00 / \$0.00	\$180,179.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$195,257.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value

Assessed Value	\$245,257.00
Homestead (HX)	-\$25,000.00
Homestead Banding 196.031(1)(b) (HB)	-\$25,000.00
Taxable Value	\$195,257.00

SJRWMD/FIND Taxable Value

Assessed Value	\$245,257.00
Homestead (HX)	-\$25,000.00
Homestead Banding 196.031(1)(b) (HB)	-\$25,000.00
Taxable Value	\$195,257.00

School Taxable Value

Assessed Value	\$245,257.00
Homestead (HX)	-\$25,000.00
Taxable Value	\$220,257.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18316-01703	3/5/2018	\$100.00	WD - Warranty Deed	Unqualified	Improved
17756-00909	10/18/2016	\$67,000.00	WD - Warranty Deed	Qualified	Improved
17693-01575	8/9/2016	\$100.00	QC - Quit Claim	Unqualified	Improved
14915-00415	6/12/2009	\$100.00	QC - Quit Claim	Unqualified	Vacant
14870-01864	4/24/2009	\$100.00	QC - Quit Claim	Unqualified	Improved
10525-00661	6/7/2002	\$1,500.00	WD - Warranty Deed	Unqualified	Vacant
09571-00818	3/15/2000	\$1,200.00	WD - Warranty Deed	Unqualified	Improved
09571-00814	3/15/2000	\$1,200.00	WD - Warranty Deed	Qualified	Vacant
09469-02137	11/11/1999	\$100.00	WD - Warranty Deed	Unqualified	Improved
08175-00355	9/12/1995	\$100.00	AG - Agreement for Deed	Unqualified	Vacant
06706-00794	5/10/1989	\$100.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GRMR2	Garage/Util Bdg Metl	1	30	40	1,200.00	\$32,803.00
2	GRMR2	Garage/Util Bdg Metl	1	30	20	600.00	\$21,708.00
3	CVPR2	Covered Patio	1	20	14	280.00	\$5,143.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	4.09	Acreage	\$112,475.00
2	9608	POND / LAKE	RR-ACRE	0.00	0.00	Common	1.83	Acreage	\$311.00

Legal

LN	Legal Description
1	12-1S-25E 5.92
2	PT SE1/4 RECD O/R 18316-1703(EX PT
3	RECD O/R 20735-1407)

Buildings

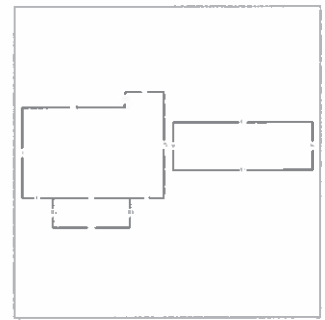
Building 1
Building 1 Site Address
6612 PITTS RD Unit
Jacksonville FL 32219

Building Type	0102 - SFR 2 STORY
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Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng

Year Built	2019
Building Value	\$252,996.00

Interior Wall	5	5 Drywall
Int Flooring	8	8 Sheet Vinyl
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Type	Gross Area	Heated Area	Effective Area
Base Area	1475	1475	1475
Finished Open Porch	260	0	78
Finished upper story 1	736	736	699
Total	2471	2211	2252

Element	Code	Detail
Baths	2.500	
Bedrooms	3.000	
Stories	2.000	
Rooms / Units	1.000	

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$245,257.00	\$50,000.00	\$195,257.00	\$0.00	\$2,209.70	\$2,020.03
Public Schools: By State Law	\$245,257.00	\$25,000.00	\$220,257.00	\$0.00	\$701.08	\$646.28
By Local Board	\$245,257.00	\$25,000.00	\$220,257.00	\$0.00	\$495.14	\$448.97
FL Inland Navigation Dist.	\$245,257.00	\$50,000.00	\$195,257.00	\$0.00	\$5.62	\$5.62
Water Mgmt Dist. SJRWMD	\$245,257.00	\$50,000.00	\$195,257.00	\$0.00	\$35.01	\$35.01
School Board Voted	\$245,257.00	\$25,000.00	\$220,257.00	\$0.00	\$220.26	\$0.00
Totals				\$0.00	\$3,666.81	\$3,155.91

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$0.00	\$0.00	\$0.00	\$0.00
Current Year	\$431,246.00	\$245,257.00	\$50,000.00	\$195,257.00

2023 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2023

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

THIS INSTRUMENT PREPARED BY AND RETURN TO:

GRANTEE

Property Appraisers Parcel Identification (Folio) Numbers:
002674-0150 (CUT-OUT)
SALE PRICE: \$10.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

**CORRECTIVE
WARRANTY DEED**

THIS CORRECTIVE WARRANTY DEED, made the 7th day of July, 2023 by

Richard L. Corley and Carol J. Corley, Husband and Wife,

whose post office address is 6612 Pitts Rd, Jacksonville, FL 32219 herein called the Grantor, to

Richard L. Corley, Jr. and Kalli Corley, Husband and Wife

whose post office address is 6612 Pitts Rd, Jacksonville, FL 32219, hereinafter called the Grantees; (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Duval County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Corrective Warranty Deed given to correct the legal description of that certain Warranty Deed recorded in Official Records Book 20734, Page 768.

Subject to easements, restrictions and reservations of record and taxes for the year 2023 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Kurtis M. Estebanez
Witness #1 Signature
Kurtis M. Estebanez
Witness #1 Printed Name

Richard L. Corley
Richard L. Corley

Kalli Corley
Witness #2 Signature
Kalli Corley
Witness #2 Printed Name

Carol J. Corley
Carol J. Corley

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of July, 2023 by Richard L. Corley and Carol J. Corley who are personally known to me or have produced Florida Driver License identification.

SEAL

Kurtis M. Estebanez
Notary Public
Kurtis M. Estebanez
Printed Notary Name

My Commission Expires



Exhibit A

MAP SHOWING BOUNDARY SURVEY OF

A PORTION PART OR TRACT OF LAND, LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENC AT AN IRON PIPE LYING IN THE CENTER LINE OF PITTS ROAD (A 60.00 FOOT RIGHT OF WAY) AND THE EASTERLY BOUNDARY OF SAID SECTION 12; THENCE SOUTH 00°20'01"EAST ALONG SAID EASTERLY BOUNDARY OF SAID SECTION 12, 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID PITTS ROAD; THENCE SOUTH 89°27'30"WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE 641.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°27'30"WEST, 30.00 FEET; THENCE SOUTH 00°35'45"EAST, 431.50 FEET; THENCE SOUTH 89°27'26"WEST, 117.70 FEET; THENCE SOUTH 00°35'45"EAST, 184.83 FEET; THENCE SOUTH 89°27'30"WEST, 338.88 FEET; THENCE SOUTH 00°35'45"EAST, 263.05 FEET; THENCE NORTH 89°25'57"EAST, 150.31 FEET; THENCE NORTH 00°35'19"WEST, 211.06 FEET; THENCE NORTH 89°25'57"EAST, 336.24 FEET; THENCE NORTH 00°35'45"WEST, 677.90 FEET TO THE POINT OF BEGINNING.
THIS PARCEL CONTAINS 2.26 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO A 30.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES BEING DESCRIBED AS FOLLOWS.

30.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES

A PORTION PART OR TRACT OF LAND, LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENC AT AN IRON PIPE LYING IN THE CENTER LINE OF PITTS ROAD (A 60.00 FOOT RIGHT OF WAY) AND THE EASTERLY BOUNDARY OF SAID SECTION 12; THENCE SOUTH 00°20'01"EAST ALONG SAID EASTERLY BOUNDARY OF SAID SECTION 12, 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID PITTS ROAD; THENCE SOUTH 89°27'30"WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE 641.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°27'30"WEST, 30.00 FEET; THENCE SOUTH 00°35'45"EAST, 792.93 FEET; THENCE NORTH 89°24'15"EAST, 30.00 FEET; THENCE NORTH 00°35'45"WEST, 782.90 FEET TO THE POINT OF BEGINNING.

THIS INSTRUMENT PREPARED BY AND RETURN TO:
GRANTOR
6556 Pitts Road
Jacksonville, FL 32218

Property Appraisers Parcel Identification (Folio) Numbers:
802674-0150

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 5th day of March, 2018 by

Robert K. Heath, Trustee and Ona A. Heath, Trustee of the Robert K. Heath and Ona A. Heath Living Trust dated Jan. 17, 2011,

whose post office address is 6556 Pitts Road, Jacksonville, FL 32218 herein called the Grantor, to

Richard L. Corley and Carol J. Corley, Husband and Wife

whose post office address is 8522 Andaloma Street, Jacksonville, FL 32211, hereinafter called the Grantees:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of trust)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in DUVAL County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF. Subject to easements, restrictions and reservations of record and to taxes for the year 2018 and thereafter.


THE SUBJECT PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **TO HAVE AND TO HOLD**, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature

CLINTON J ANDERSON
Witness #1 Printed Name


Witness #2 Signature

RASHAYL CHRISTIE
Witness #2 Printed Name

Robert K. Heath and Ona A. Heath Living Trust
dated Jan. 17, 2011

BY: 
Robert K. Heath, Trustee

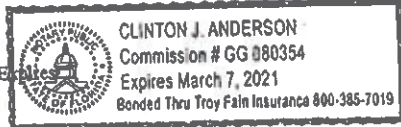
BY: 
Ona A. Heath, Trustee

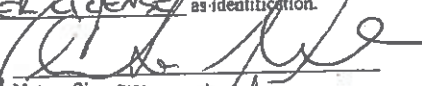
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10 day of March, 2018 by Robert K. Heath, Trustee and Ona A. Heath, Trustee of Robert K. Heath and Ona A. Heath Living Trust dated Jan. 17, 2011 on behalf of the trust. They () are personally known to me or (✓) have produced DRIVER LICENSE as identification.

SEAL

My Commission Expires




Notary Signature
CLINTON J ANDERSON
Printed Notary Signature

LEGAL DESCRIPTION

EXHIBIT "A"

A PORTION PART OR TRACT OF LAND, LYING IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE, 25 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

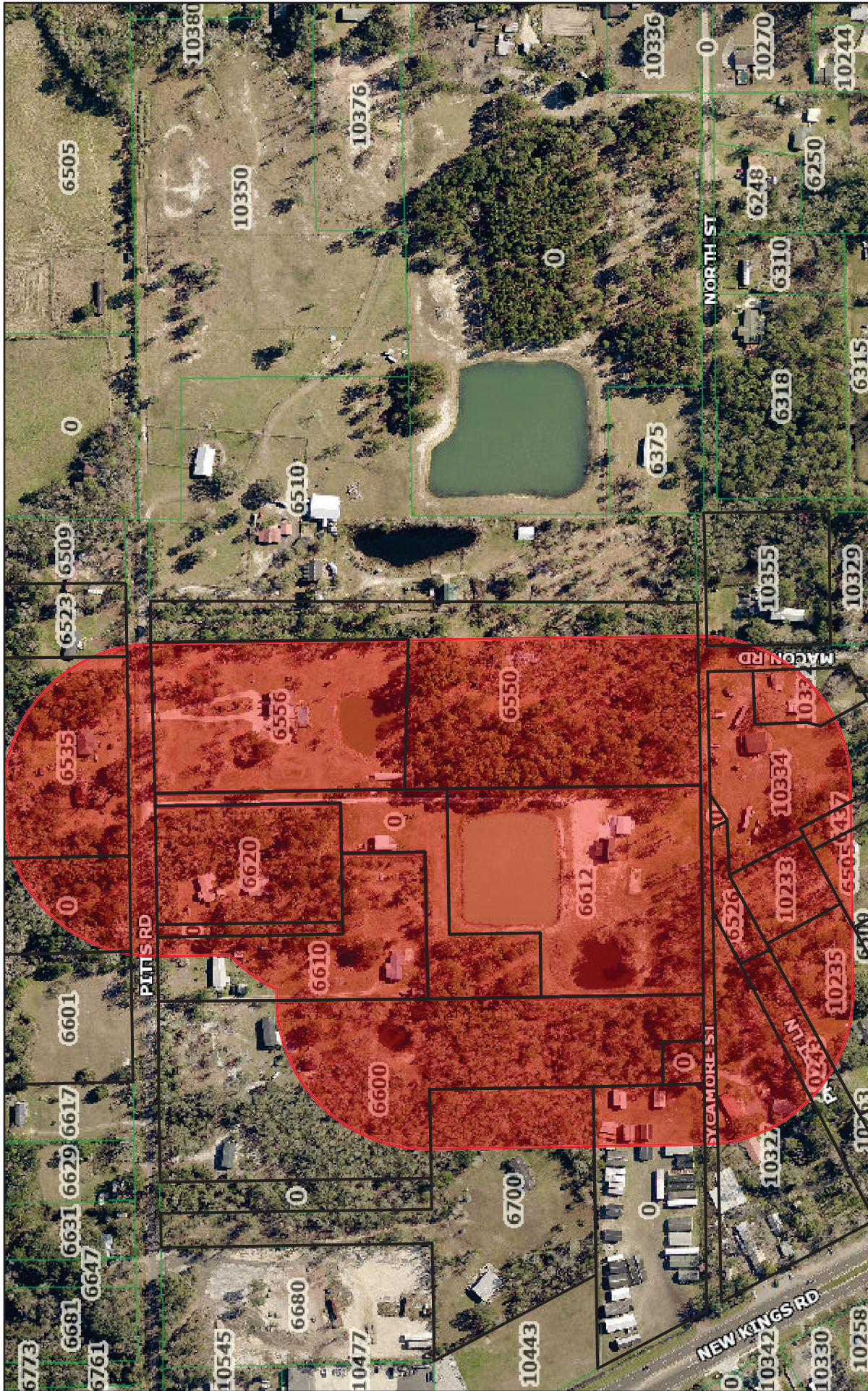
COMMENCE AT AN IRON PIPE LYING IN THE CENTER LINE OF PITTS ROAD (A 60 FOOT RIGHT OF WAY) AND THE EASTERLY BOUNDARY OF SAID SECTION 12; THENCE SOUTH 00 DEGREES 20 MINUTES 01 SECONDS EAST ALONG SAID EASTERLY BOUNDARY OF SAID SECTION 12, 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID PITTS ROAD; THENCE SOUTH 89 DEGREES 27 MINUTES 30 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 641.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 27 MINUTES 30 SECONDS WEST, 30.00 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 45 SECONDS EAST, 431.50 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 26 SECONDS WEST; 117.70 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 45 SECONDS EAST, 194.63 FEET, THENCE SOUTH 89 DEGREES 27 MINUTES 30 SECONDS WEST, 338.88 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 45 SECONDS EAST, 640.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SYCAMORE STREET; THENCE NORTH 89 DEGREES 53 MINUTES 42 SECONDS EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 486.59 FEET, THENCE NORTH 00 DEGREES 35 MINUTES 45 SECONDS WEST, 1269.97 FEET TO THE POINT OF BEGINNING.

PROPERTY LOCATION: 6612 PITTS ROAD, JACKSONVILLE, FL 322219

RE # 002674-0150

<u>RE</u>	<u>LNAME</u>	<u>LNAME2</u>	<u>MAIL_ADDR1</u>	<u>MAIL_ADDR2</u>	<u>MAIL_ADDR3</u>	<u>MAIL_CITY</u>	<u>MAIL_STATE</u>	<u>MAIL_ZIP</u>
002676 0040	ANDERSON UTILITY SERVICES INC		PO BOX 1878		CALLAHAN	FL	32011-1823	
002674 0250	BARFIELD DONALD V		6550 PITTS RD		JACKSONVILLE	FL	32219-2483	
002682 0000	BIDDLE SAMUEL		10235 NEW KINGS RD		JACKSONVILLE	FL	32219	
002674 0145	CORLEY RICHARD L JR		6612 PITTS RD		JACKSONVILLE	FL	32219	
002732 0000	CUNNINGHAM CHARLES T		PO BOX 104		JACKSONVILLE	FL	32219	
002674 0350	DAVIS MICHAEL		6610 PITTS RD		JACKSONVILLE	FL	32219-2422	
002674 0110	GORE TRUST		55262 COUNTRY TRAIL DR		CALLAHAN	FL	32011	
002674 0275	HEATH ROBERT K & ONA A TRUST		C/O ROBERT K HEATH	6556 PITTS RD	JACKSONVILLE	FL	32219-2483	
003875 1000	J & J HOMES AND SERVICES INC		6330 OLD KINGS RD N		JACKSONVILLE	FL	32254	
002691 0000	KALLAS JAMES M JR		6509 BARTH RD		JACKSONVILLE	FL	32219-2401	
002715 0000	KALLAS JAMES M JR		6505 BARTH RD		JACKSONVILLE	FL	32219-2401	
003877 0110	LUCAS KRISTA M		2819 OCEAN MIST DR		FERNANDINA BEACH	FL	32034	
002674 0160	MANNING ROBERT		PO BOX 251		CALLAHAN	FL	32011	
002674 0000	MILLER BECKHAM J		6523 PITTS RD		JACKSONVILLE	FL	32219	
002674 0140	RAMOS JUSTIN A		C/O LAURA SMILEY	6620 PITTS RD	JACKSONVILLE	FL	32219-2422	
002674 0200	RATNARAP SANI B		22486 OLDE HEWITT RD		LEXINGTON PARK	MD	20653	
002674 1000	SIMMONS CARL		6535 PITTS RD		JACKSONVILLE	FL	32219-2481	
003875 2000	SMITH THOMAS M		12074 EVANS BLUFF CT		JACKSONVILLE	FL	32246	
002740 0000	SPIRES ROBERT K		44441 ARTESIAN BLVD		CALLAHAN	FL	32011	
002676 0050	TAYLOR SYLVESTER ROBERT		6437 BARTH RD		JACKSONVILLE	FL	32219-2401	
	THE EDEN GROUP INC.	DICK BERRY						
	WE PROVIDE HOPE INC	SHERETTA JOSEPH	9921 NEW KINGS RD		JACKSONVILLE	FL	32219	
	NORTH	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD S		JACKSONVILLE	FL	32226	

Land Development Review



January 2, 2024

2103140_WRF-23-26

Parcels

On File