

Date Submitted: <b>11-28</b>
Date Filed:

Application Number: <b>WRF-23-28</b>
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: <b>RR-ACRE</b>	Current Land Use Category: <b>RR</b>	
Council District: <b>2</b>	Planning District: <b>6</b>	
Previous Zoning Applications Filed (provide application numbers): <b>NA</b>		
Applicable Section of Ordinance Code: <b>656.407</b>		
Notice of Violation(s): <b>NA</b>		
Neighborhood Associations: <b>MEM DAIRY, THE EDEN GROUP,</b>		
Overlay: <b>NA</b>		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: <b>1</b>	Amount of Fee: <b>\$1,231.00</b>	Zoning Asst. Initials: <b>[Signature]</b>

PROPERTY INFORMATION	
1. Complete Property Address: <b>0 Yellow Bluff Road</b>	2. Real Estate Number: <b>106166-0420</b>
3. Land Area (Acres): <del>NA</del> <b>2.52</b>	4. Date Lot was Recorded: <b>06/27/2022</b>
5. Property Located Between Streets: <b>Yellow Bluff between Mahou and Lake Rd.</b>	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 <del>90</del> <b>80</b> feet to <b>0</b> feet.	
8. In whose name will the Waiver be granted? <b>Melissa J. Farrar</b>	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
9. Name: <b>Melissa J. Farrar</b>	10. E-mail: <b>mfarrar4@icloud.com</b>
11. Address (including city, state, zip): 627 Delaware Ave Virginia Beach, VA 23451	12. Preferred Telephone: 757-617-4592

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
13. Name: <b>Robert Creech</b>	14. E-mail: <b>dixiecreech2@gmail.com</b>
15. Address (including city, state, zip): 14971 Yellow Bluff Road Jacksonville, FL 32226	16. Preferred Telephone: 904-699-7736

<b>CRITERIA</b>
<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"> <li>i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i></li> <li>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></li> <li>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></li> <li>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></li> <li>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></li> </ul>

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.

This application for waiver of road frontage is to allow for the building of a residential house at 0 Yellow Bluff Road. RE# 106166-0420 This property is immediately adjacent to 14971 Yellow Bluff Road where there is already a residence which has existed since approximately 2016. This adjacent property is owned by Robert and/or Dixie Creech, from whom the proposed property was purchased. They are aware and are in agreement with the building of a residence on the property that they sold to me. Mr. Creech also required a waiver of road frontage prior to building his residence.

The purpose of this waiver is not due to economic difficulties, but rather practical difficulties in carrying out the strict letter of the regulation. It is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654. The proposed waiver will not substantially diminish property values, in fact, the building of a 3000+ square foot home on the proposed property will increase adjacent property values. This waiver will not substantially interfere with or injure the rights of other whose property would be affected by this waiver. There is a valid and effective easment for adequate vehicular access connected to Yellow Bluff road, which is a city street, maintained by the city. 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 respectfully request the approval of my application for a waiver of the road frontage requirement.

ATTACHMENTS	
The following attachments must accompany each copy of the application.	
<input checked="" type="checkbox"/>	Survey
<input checked="" type="checkbox"/>	Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
<input checked="" type="checkbox"/>	Property Ownership Affidavit (Exhibit A)
<input checked="" type="checkbox"/>	Agent Authorization if application is made by any person other than the property owner (Exhibit B)
<input checked="" type="checkbox"/>	Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
<input checked="" type="checkbox"/>	Proof of property ownership – may be print-out of property appraiser record card if individual owner, <a href="http://apps.coj.net/pao_propertySearch/Basic/Search.aspx">http://apps.coj.net/pao_propertySearch/Basic/Search.aspx</a> , or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <a href="http://search.sunbiz.org/Inquiry/CorporationSearch/ByName">http://search.sunbiz.org/Inquiry/CorporationSearch/ByName</a> .
<input checked="" type="checkbox"/>	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.

**Owner(s)**

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

**Applicant or Agent (if different than owner)**

Print name: Robert J. Creech

Signature: Robert J. Creech

**Owner(s)**

Print name: Melissa J. Farrar

Signature: Melissa Farrar, RPA  
Melissa J. Farrar

*\*An agent authorization letter is required if the application is made by any person other than the property owner.*

**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, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300

**Property Ownership Affidavit - Individual**

Date: 11/7/23

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: 0 Yellow Bluff Road RE#(s): 106166-0420

To Whom it May Concern:

I, Amanda Bayne - Notary Public hereby certify that Melissa J. Farrar is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Waiver of Road Frontage submitted to the Jacksonville Planning and Development Department.

By 

Print Name: Melissa J. Farrar

**STATE OF FLORIDA  
COUNTY OF VOLUSIA**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 7 day of November 2023, by Melissa J. Farrar, as owner, of \_\_\_\_\_, a \_\_\_\_\_ corporation, who is personally known to me or who has produced Virginia Driver's License as identification and who took an oath.

  
(Signature of NOTARY PUBLIC)

Amanda Bayne  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 9/2/2027

**Agent Authorization – Individual**

Date: 11/7/23

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: 0 Yellow Bluff Road

RE#(s): 106166-0420

To Whom it May Concern:

You are hereby advised that Melissa J Farrar,  
as owner of 106166-0420, hereby certify  
that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby  
authorizes and empowers Robert J. Creech to act as agent to file application(s)  
for Waiver of Road Frontage Permit 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: Melissa J. Farrar

STATE OF FLORIDA  
COUNTY OF VOLUSIA

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online  
notarization, this 7 day of November 2023, by  
Melissa J. Farrar, who is personally known to me or who has produced  
Virginia Driver's License as identification and who took an oath.



(Signature of NOTARY PUBLIC)

Amanda Bayne

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 9/2/2027



**Prepared by and return to:  
Bernard & Schemer, P.A.  
480 Busch Drive  
Jacksonville, Florida 32218**

### **GRANT OF EASEMENT**

THIS GRANT OF EASEMENT is made this 21<sup>st</sup> day of February 2024, by and between ROBERT J. CREECH and DIXIE B. CREECH, whose address is 14971 Yellow Bluff Road, Jacksonville, Fl 32226, (hereinafter referred to as “Grantor” or “Grantors” ), and MELISSA J. FARRAR, whose address is 627 Delaware Ave, Virginia Beach, VA 23451, (hereinafter collectively referred to as “Grantee”).

### **WITNESSETH:**

- A. Grantor is the owner of certain real property located in Duval County, Florida.
- B. Grantor is desirous of granting and conveying an easement in favor of Grantee to benefit the Grantee’s property for the purposes of ingress and egress over, across and through the Easement Area and to provide access to the Easement Area and other rights as herein described, upon the terms and conditions more fully set forth herein.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby gives, grants, bargains, sells, assigns, transfers, and conveys to Grantee, her heirs, successors, assigns, guests, tenants, employees, contractors, invitees, licensees, designees and mortgagees (the “Benefitted Party”), a perpetual, non-exclusive, alienable easement hereinafter described in Exhibit “A” attached hereto and made a part hereof, (the “Easement”) over, across and through the Grantor’s property as an appurtenance to the Grantee’s Property for the benefit of the Grantee, her heirs, successors and/or assigns.

The Grantee may use this easement for pedestrian ingress and egress and Grantee, in its sole discretion and at Grantee’s option, may utilize same for all legal purposes. Grantee may, in their sole option and discretion, improve the Easement Area with pervious or impervious materials, landscaping, hardscaping or in such manner as Grantee may determine to maximize their use to provide ingress and egress to their parcel of property. Grantee shall maintain, at their sole cost and expense, any and all improvements which Grantee installs on, under or across the Easement Area. No party hereto shall ever obstruct the easement in any manner or interfere with the reasonable use thereof by any party.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the property over the Easement Area and that he has the right to convey this Easement.



The covenants and agreements herein made shall be burdens upon and run with the title to the Easement Area and shall be binding upon Grantor, and Grantor's heirs, successors and assigns.

THIS EASEMENT has been prepared with no title search nor has any opinion of title been given.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed in its name, the day and year first above written.

**Signed, sealed and delivered  
in the presence of:**

Sam Bernard

Sam Bernard

Witness  
950 Busch Drive

Witness Address  
Jax, FL 32218

[Signature]

Witness  
Courtney Bernard

Witness Address  
4180 Busch Dr., Jax, FL 32218

Robert J. Creech

ROBERT J. CREECH

Dixie B. Creech

DIXIE B. CREECH

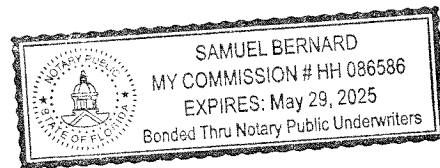
STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 day of February, 2024, by ROBERT J. CREECH and DIXIE B. CREECH, who have produced ID as identification.

Sam Bernard  
Notary Public, County and State Aforesaid

Sam Bernard

Notary Printed Signature  
My commission expires: \_\_\_\_\_



# EXHIBIT A

**A PART OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, AND A PART OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 37°54'30" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 91.76 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, THENCE NORTH 00°03'12" EAST ALONG SAID WEST LINE, 15.63 TO THE NORTH LINE OF THE SOUTH 90.00 FEET OF SAID NORTHEAST 1/4 THE NORTHEAST 1/4 OF SECTION 15 AS RECORDED IN OFFICIAL RECORDS BOOK 3748, PAGE 557 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 88°21'08" EAST, ALONG LAST SAID LINE, 1351.85 FEET TO THE WEST LINE OF SAID SECTION 14; THENCE NORTH 08°17'15" WEST ALONG LAST SAID LINE, 977.71 FEET; THENCE NORTH 89°42'45" EAST, 90.00 FEET; THENCE SOUTH 00°17'15" EAST, 1067.50 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID GOVERNMENT LOT 1, SECTION 14; THENCE SOUTH 89°48'38" WEST ALONG SAID SOUTH LINE OF SECTION 14, 90.54 FEET TO THE WEST LINE OF SAID SECTION 14; THENCE SOUTH 88°21'06" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, 1295.37 FEET TO THE POINT OF BEGINNING.**

**Said property situated in Duval County**

Prepared by:  
Amanda Rauch  
Bernard & Schemer, P.A.  
480 Busch Drive  
Jacksonville, Florida 32218

File Number: 22-1244

### General Warranty Deed

Made this May 6, 2022 A.D. By **Robert J. Creech**, conveying non homestead real property, whose address is:  
14971 Yellow Bluff Rd, Jax, FL 32226, hereinafter called the grantor, to **Melissa J. Farrar**,  
whose post office address is: 627 Delaware Ave, Virginia Beach, VA, hereinafter called the grantee:  
23451

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida, viz:

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

Parcel ID Number: 106166-0420

**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 grantee 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; that the grantor hereby fully 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, 2021.

Prepared by:  
Amanda Rauch  
Bernard & Schemer, P.A.  
480 Busch Drive  
Jacksonville, Florida 32218

File Number: 22-1244

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

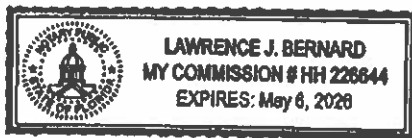
Dixie Creech  
Witness Printed Name Dixie Creech

Lawrence J. Bernard  
Witness Printed Name Lawrence J. Bernard

Robert J. Creech (Seal)  
Robert J. Creech

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6th day of May, 2022, by Robert J. Creech, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.



Lawrence J. Bernard  
Notary Public  
Print Name: Lawrence J. Bernard  
My Commission Expires: \_\_\_\_\_

## Exhibit "A"

A Part of Government Lot 1, Section 14, Township 1 North, Range 27 East, Duval County, Florida, being a portion of those lands as described in Official Records Book 7425, Page 725 of the current public records of Duval County, Florida and being more particularly described as follows:

Commence at the intersection of the Northeasterly right of way of Yellow Bluff Road ( A 60 foot right ofway as now established ) with the South line of the Northeast 1/4 of the Northeast 1/4 of Section 15 Township 1, North, Range 27 East, thence North 88° 21' 06" East, along the South line of said Northeast 1/4 if the Northeast 1/4 of Section 15, 1,295.37 feet to the west line of said Section 14; thence North 89°48' 38" East, along the South line of the North 1/2 of said Government Lot 1, Section 14, 89.50 feet;thence North 00° 17' 15" West, a distance of 1,057.50 feet; thence North 89° 42' 45" East, 500.00 feet to the Southeast corner of the lands described in Official Records Book 7428, page 725 of the current public records of Duval County, Florida and the Point of Beginning;

From the Point of Beginning thence North 00° 17' 15" West, a distance of 260.00 feet; thence North 89°42' 45" East, a distance of 250.00 feet, more or less to the waters edge of Samples Creek, having an elevation 1.88 feet (NAVD88); thence along said elevation at the waters edge of Samples Creek, meander Southeasterly 340 feet more or less to an iron rod and cap (closing line of South 49°06'17" East at a distance of 294.94 feet) lying South 89° 42' 45" West, a distance of 182.35 feet; Thence South 74° 22'10" West, a distance of 248.65 feet; thence South 89° 42' 45" West, a distance of 30.00 feet to the Point of Beginning. Said Parcel having a closing line of South 49° 06' 17" with a distance of 294.94 feet.

Together with that certain easement described as follows:

COMMENCE at the Southwest Corner of the lands described in Official Records Book 19645 Page 812 of the Current Public Records of Duval County, Florida, thence North 00'17'15" West a distance of 122.50 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING, Thence continue North 00'17'15" West, a distance of 15.00 feet; thence North 89°42'45" East, a distance of 485.00 feet; thence North 00'17'15" West, a distance of 107.50 feet; thence North 89°42'45" East, a distance of 45.00 feet; thence South 00'17'15" East, a distance of 122.50 feet; thence South 89°42'45" West, a distance of 530.00 feet to the POINT OF BEGINNING.

Containing 12792.6± Square Feet, or 0.29± Acres, More or less.

**FARRAR MELISSA J**   
 627 DELAWARE AVE  
 VIRGINIA BEACH, VA 23451

**Primary Site Address**  
 0 YELLOW BLUFF RD  
 Jacksonville FL 32226

**Official Record Book/Page**  
 20336-01960

**Title #**  
 7211

**0 YELLOW BLUFF RD**

**Property Detail**

<b>RE #</b>	106166-0420
<b>Tax District</b>	GS
<b>Property Use</b>	0000 Vacant Res < 20 Acres
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00000 SECTION LAND
<b>Total Area</b>	109960

**Value Summary**

Value Description	2023 Certified	2024 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$150,000.00	\$150,000.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$150,000.00	\$150,000.00
<b>Assessed Value</b>	\$150,000.00	\$150,000.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$150,000.00	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
<a href="#">20336-01960</a>	5/6/2022	\$200,000.00	WD - Warranty Deed	Qualified	Vacant
<a href="#">17489-01410</a>	3/3/2016	\$5,000.00	WD - Warranty Deed	Unqualified	Vacant

**Extra Features** 

No data found for this section

**Land & Legal** 

**Land**

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0173	RES MARSH RURAL 2 OR LESS UNITS PER AC	RR-Acre	260.00	420.00	Common	2.50	Acreage	\$150,000.00

**Legal**

LN	Legal Description
1	14-1N-27E 2.5
2	PT GOVT LOT 1 RECD O/R 20336-1960

**Buildings** 

No data found for this section

**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	\$150,000.00	\$0.00	\$150,000.00	\$707.31	\$1,697.54	\$1,551.83
Public Schools: By State Law	\$150,000.00	\$0.00	\$150,000.00	\$202.25	\$477.45	\$440.13
By Local Board	\$150,000.00	\$0.00	\$150,000.00	\$140.50	\$337.20	\$305.76
FL Inland Navigation Dist.	\$150,000.00	\$0.00	\$150,000.00	\$2.00	\$4.32	\$4.32
Water Mgmt Dist. SJRWMD	\$150,000.00	\$0.00	\$150,000.00	\$12.34	\$26.90	\$26.90
School Board Voted	\$150,000.00	\$0.00	\$150,000.00	\$0.00	\$150.00	\$0.00
			<b>Totals</b>	<b>\$1,064.40</b>	<b>\$2,693.41</b>	<b>\$2,328.94</b>

Description	Just Value	Assessed Value	Exemptions	Taxable Value
<b>Last Year</b>	\$62,500.00	\$62,500.00	\$0.00	\$62,500.00
<b>Current Year</b>	\$150,000.00	\$150,000.00	\$0.00	\$150,000.00

**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**

**2022**

**2021**

**2020**

[2019](#)

[2018](#)

[2017](#)

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

**More Information**

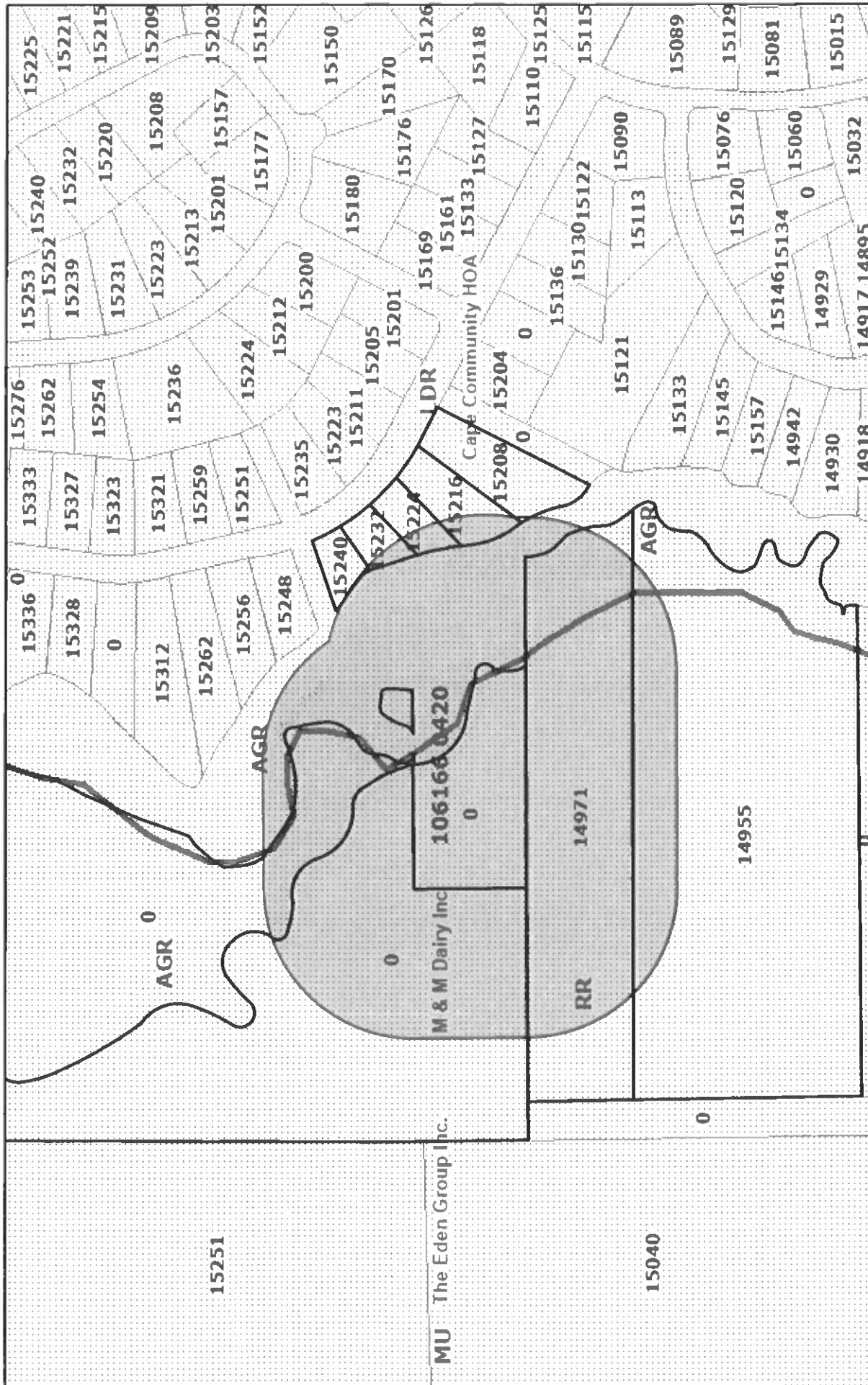
[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)







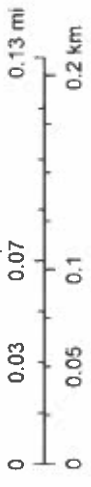
# Land Development Review



November 28, 2023

-  Parcels
-  Neighborhood Associations
-  Land Use

1:4,514



Esri, Community Maps Contributors, City of Jacksonville, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, Swisstopo

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_CITY	MAIL_ZIP
108426 1008	HENNING SAMUEL G		15232 CAPE DR S	JACKSONVILLE	FL 32226-1271
108426 1002	FENDER PAUL		15208 CAPE DR S	JACKSONVILLE	FL 32226
106162 0000	NATURE CONSERVANCY INC		1035 S SEMORAN BLVD STE 2 1021B	WINTER PARK	FL 32792
106166 0410	ALEXANDER THOMAS M		4739 RAMONA BLVD	JACKSONVILLE	FL 32205-4945
108426 1010	MAYO WILLIAM E JR		15240 CAPE DR S	JACKSONVILLE	FL 32226
108426 1004	MCCLLENAGHAN LOUANNA C LIFE ESTATE		15216 CAPE DR S	JACKSONVILLE	FL 32226
108426 1006	HARDEMAN JOSEPH F JR		15224 CAPE DR S	JACKSONVILLE	FL 32226-1271
106166 0420	FARRAR MELISSA J		627 DELAWARE AVE	VIRGINIA BEACH VA	23451
106166 0300	CREECH ROBERT J		14971 YELLOW BLUFF RD	JACKSONVILLE	FL 32226
106166 0200	KING GEORGE R		14955 YELLOW BLUFF RD	JACKSONVILLE	FL 32226-1237
	NORTH	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD S	JACKSONVILLE	FL 32226
	M & M DAIRY INC	TERESA L. MOORE	12275 HOLSTEIN DR	JACKSONVILLE	FL 32226
	THE EDEN GROUP INC.	DICK BERRY			
	CAPE COMMUNITY HOA	DELORES SPRUILL	15333 CAPE DR S	JACKSONVILLE	FL 32226-1273