

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2023-0130 (WRF-23-03)

APRIL 4, 2023

Location: 1221 & 1229 Cathy Tripp Lane North
Between Well Water Road and Rewis Road

Real Estate Number(s): 004685-0005, 004685-0010

Waiver Sought: Reduce Minimum Required Road Frontage from 80 feet to 0 feet for two lots.

Present Zoning: Residential Rural-Acre (RR-Acre)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

Owner: Kim & Robert Holton
Holton Family Trust
1221 Cathy Tripp Lane North
Jacksonville, FL 32221

Jason & Jessica Atkins
1229 Cathy Tripp lane North
Jacksonville, FL 32221

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2023-0130 (WRF-23-03)** seeks to reduce the required minimum road frontage from 80 feet to 0 feet for two lots in order to allow for the development of a new single-family dwelling on parcel 1229 Cathy Tripp Lane N in the Residential Rural-Acre (RR-Acre) Zoning District. The subject parcel 1221 Cathy Tripp Lane, originally 5.05± acres, subdivided off a 1.05± acre parcel (1229 Cathy Tripp Lane N) for a family member but did not realize the parcel would not meet the minimum road frontage requirement in order to build a new single family dwelling. The northern portion of Cathy Tripp Lane is privately owned and therefore does not meet the requirements of the Public Works Department to count towards road frontage. The parcels are seeking a Waiver of Road Frontage from 80 feet to 0 feet for each parcel in order to bring the newly created lots into compliance with the Zoning Code.

Similar waiver request was approved for neighboring property 1230 Cathy Tripp Lane North (RE: 004683-0100, 004683-0200) through Waiver of Road Frontage Application **WRF-22-30 Ord. #2023-0010**.

DEFINITION

According to Section 656.1601 of the Zoning Code, the term *waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section 656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the Zoning Code. Waivers of Road Frontage are granted by the City Council pursuant to the criteria set forth in Section 656.133 of the Zoning Code.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.133 of the Zoning Code, a waiver for minimum required street frontage may be granted if the City Council makes a positive finding based on substantial, competent evidence that the application meets all of the following criteria:

- (i) *Are there practical or economic difficulties in carrying out the strict letter of the regulation?*

Yes. The subject parcels are located along a privately owned roadway, Cathy Tripp Lane, and meet all other requirements for the Residential Rural-Acre (RR-Acre) zoning district including lot width and lot area. Given the restrictions to access a public street, this creates practical and economic challenges in meeting the regulations of required road frontage.

- (ii) *Is the request 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)?*

No. The applicant is proposing to construct a new single family dwelling on the recently subdivided parcel 1221 Cathy Tripp Lane North. Approval of this request would not change the cost burden on the applicant for this construction of the single-family dwelling. It is not anticipated that the applicant will need relief from any of the requirements of Chapter 654 of the Municipal Code.

- (iii) *Will the proposed waiver substantially diminish property values in, or alter the essential character of, the area surrounding the site and will the waiver substantially interfere with or injure the rights of others?*

No. The waiver would permit a new single family dwelling to be constructed. It is not anticipated that the construction of the new dwelling will reduce the property values of the neighboring lots, nor would it interfere with the rights of other homeowners. Similar request for road frontage reduction was approved for neighboring property 1230 Cathy Tripp Lane N (RE: 004683-0100, 004683-0200) through Waiver of Road Frontage Application **WRF-22-30 Ord. #2023-0010**.

- (iv) *Is there a valid and effective easement for adequate vehicular access connected to a public street maintained by the City or an approved private street?*

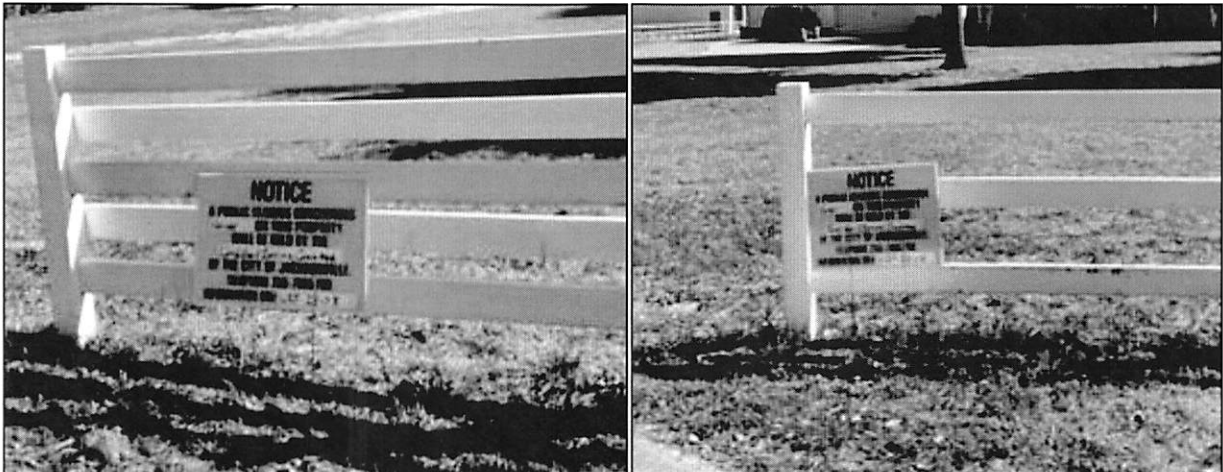
Yes. As previously mentioned the subject property fronts Cathy Tripp Lane North, which is a privately owned road but does not meet the standards of Public Works to be considered an approved ROW to count towards road frontage. Each lot meets the minimum lot width requirement of 100 feet and has frontage along Cathy Tripp Lane North which results in the need for a waiver of road frontage.

- (v) *Will the proposed waiver be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law?*

No. Cathy Tripp Lane North will provide adequate access to the subject properties. There is no detriment to the public health, safety, or welfare, and the development will comply with all other requirements of the Zoning Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **February 8th, 2023** by the Planning and Development Department the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2023-0130 (WRF-23-03)** be **APPROVED**.



Aerial View
Source: JaxGIS



Subject Property: 1221 Cathy Tripp Lane North

Source: Planning and Development Department, COJ

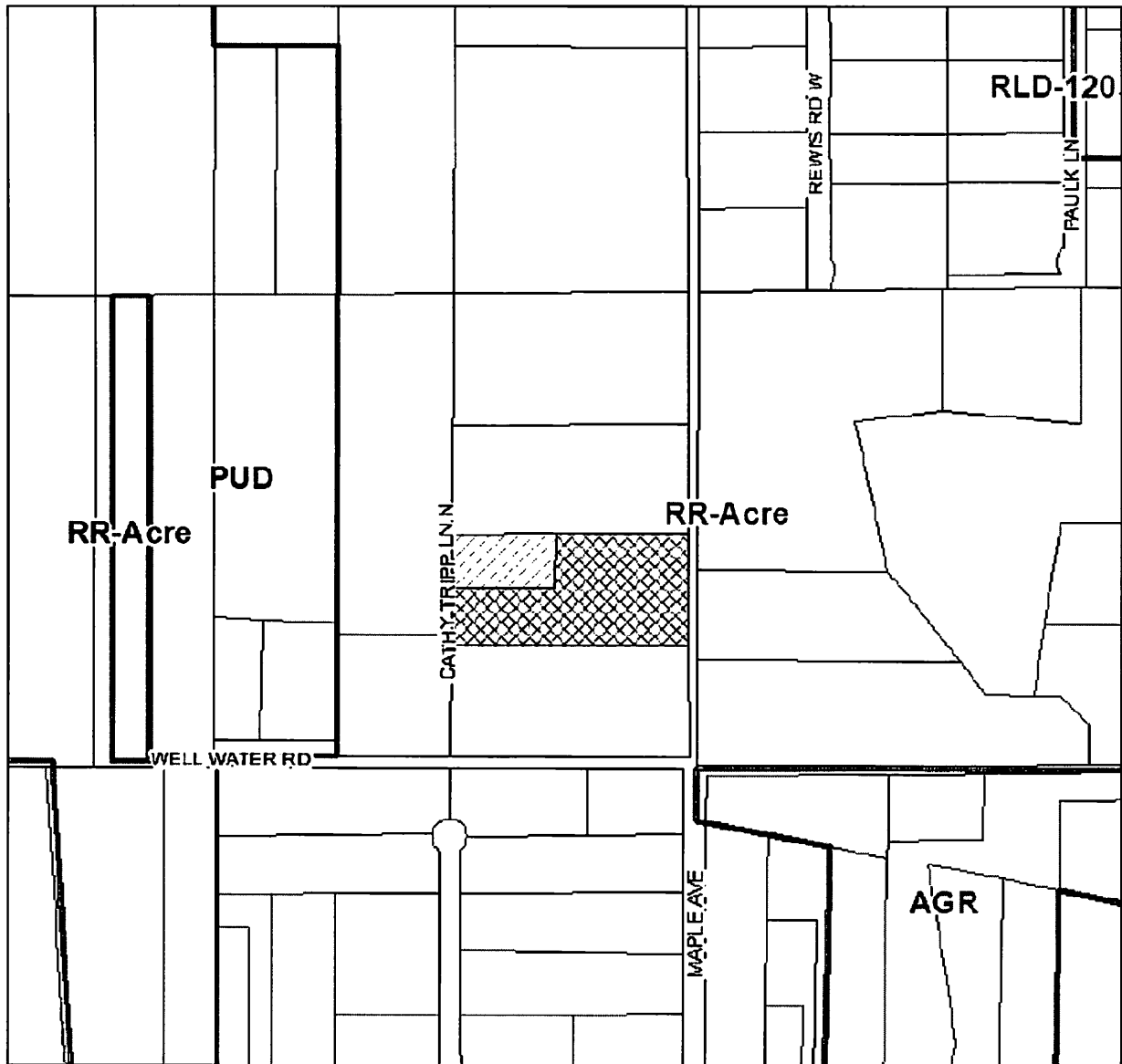
Date: February 8, 2023



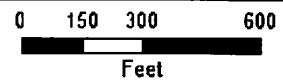
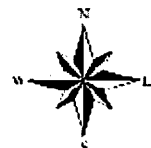
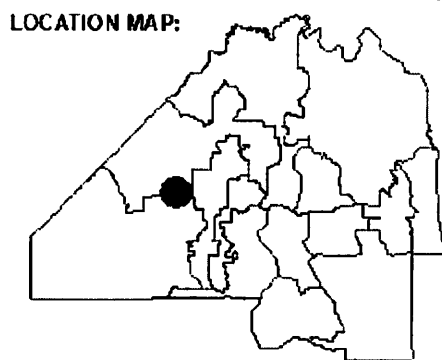
Subject Property: 1229 Cathy Tripp Lane North

Source: Planning and Development Department, COJ

Date: February 8, 2023



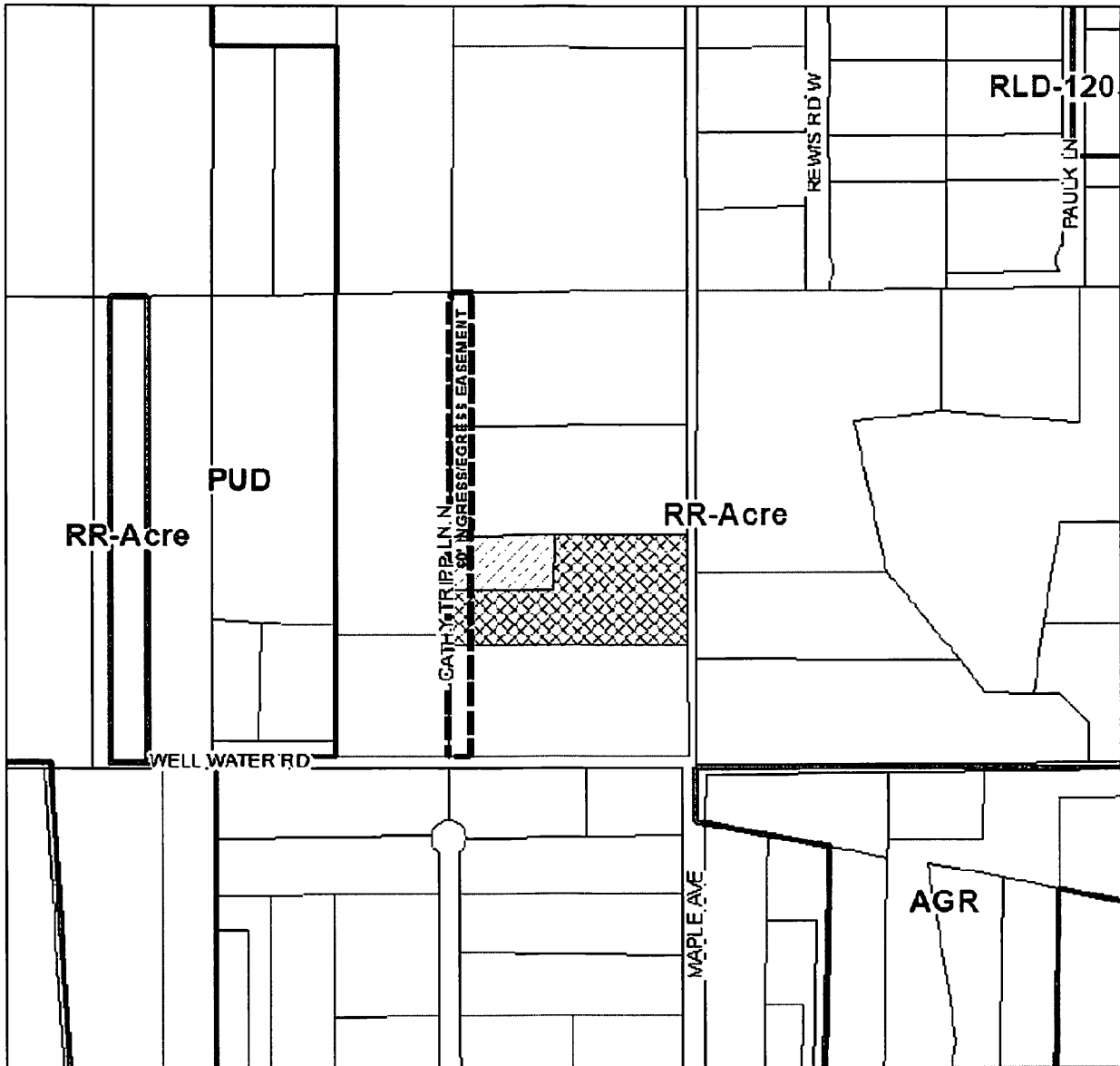
REQUEST SOUGHT:
Reduce Required Road Frontage
from 80 feet to 0 feet for two lots.



COUNCIL DISTRICT:
8

TRACKING NUMBER
WRF-23-03

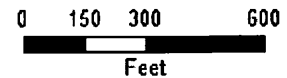
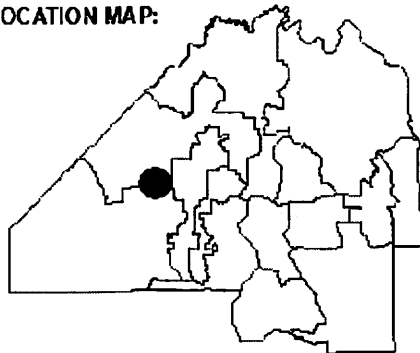
EXHIBIT 2
PAGE 1 OF 1



REQUEST SOUGHT:

Reduce Required Road Frontage from 80 feet to 0 feet for two lots.

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

WRF-23-03

**EXHIBIT 3
PAGE 1 OF 1**

Date Submitted: 11/16/2022
Date Filed: 01/20/2023

Application Number: WRF-23-03
Public Hearing:

CC Intro: 02/28/2023

City Council: 03/28/2023; LUZ: 04/04/202

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: 5	
Previous Zoning Applications Filed (provide application numbers): N/A		
Applicable Section of Ordinance Code: Sec. 656.304		
Notice of Violation(s): N/A		
Neighborhood Associations: Whitehouse Civic Association		
Overlay: Noise Contour 70db		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 2	Amount of Fee: \$1217	Zoning Asst. Initials: RM

PROPERTY INFORMATION	
1. Complete Property Address: 1221 & 1229 Cathy Tripp Lane N	2. Real Estate Number: 004685-0005 & 004685-0010
3. Land Area (Acres): 1.05 acres & 4.0 acres	4. Date Lot was Recorded: 10/18/2021 & 05/10/2022
5. Property Located Between Streets: Well Water Road & Rewis Road	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/> (Both Lots)
7. Waiver Sought: Reduce Required Minimum Road Frontage from <u>80</u> feet to <u>0</u> feet. for two lots.	
8. In whose name will the Waiver be granted? Jason & Jessica Atkins / Holton Family Trust	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: (Holton Family Trust) Kim & Robert Holton Jason & Jessica Atkins	10. E-mail: holtonci@bellsouth.net J_Marie93@hotmail.com
11. Address (including city, state, zip): 1221 Cathy Tripp Lane N Jacksonville, FL 32221 1229 Cathy Tripp Lane N	12. Preferred Telephone: Robert: (904) 545-6604 Jessica: (904) 631-1808

APPLICANT'S INFORMATION (if different from owner)	
13. Name: N/A	14. E-mail:
15. Address (including city, state, zip):	16. Preferred Telephone:

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.

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.

Owner(s)

Print name: Jason & Jessica Atkins

Signature: *Jason K. Atkins*
Jessica M. Atkins

Applicant or Agent (if different than owner)

Print name: N/A

Signature: N/A

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

Owner(s)

Print name: Robert & Kim Holton

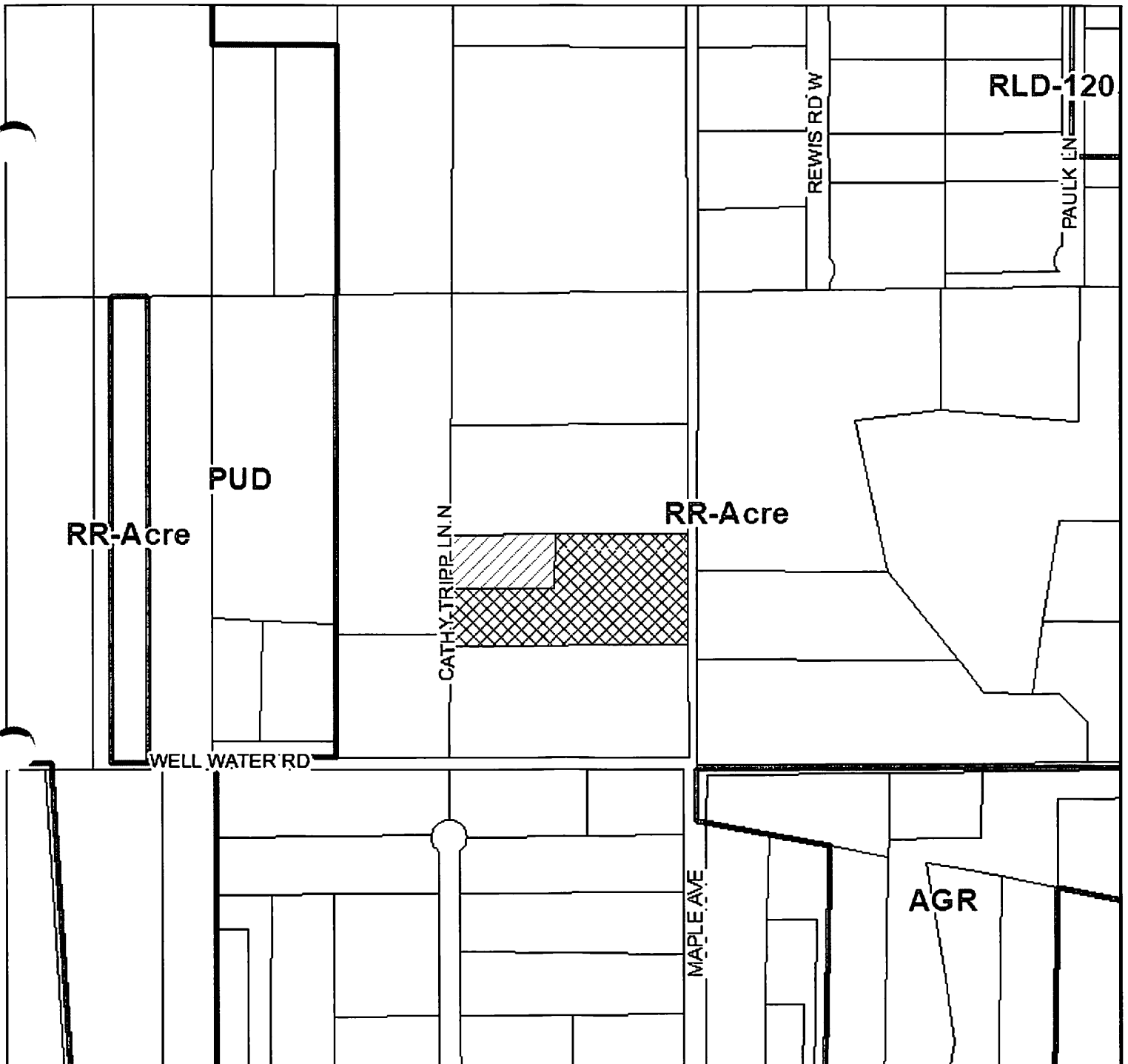
Signature: *Robert Holton*
Kimberly Holton

SUBMITTAL

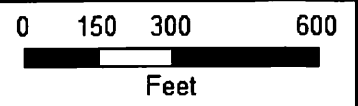
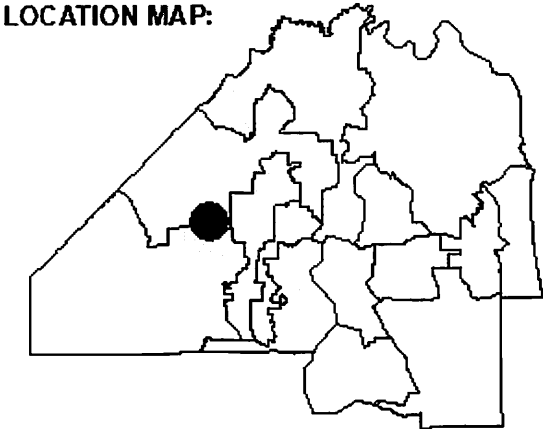
This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:

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



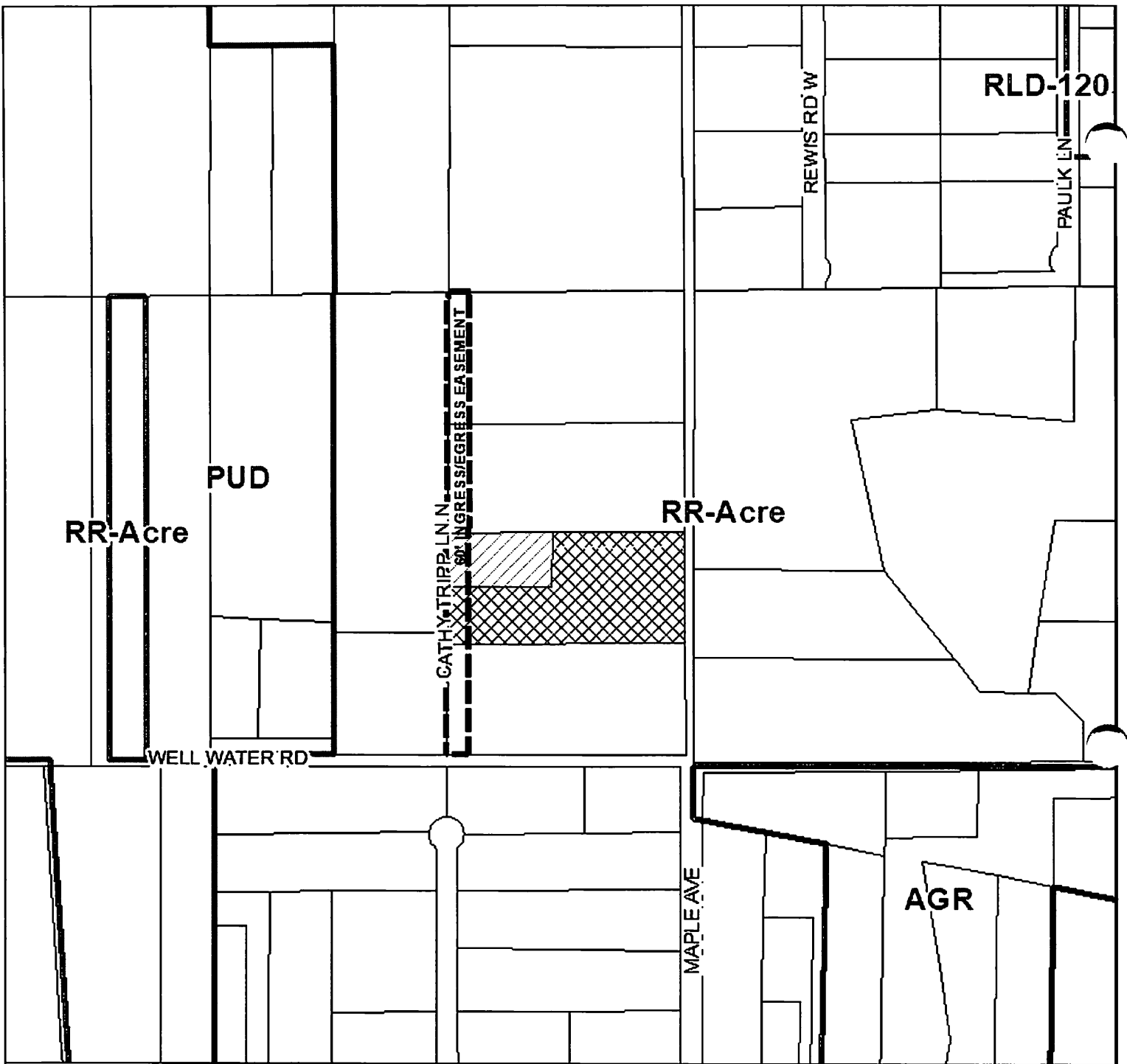
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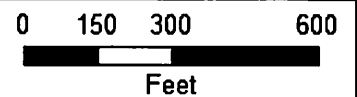
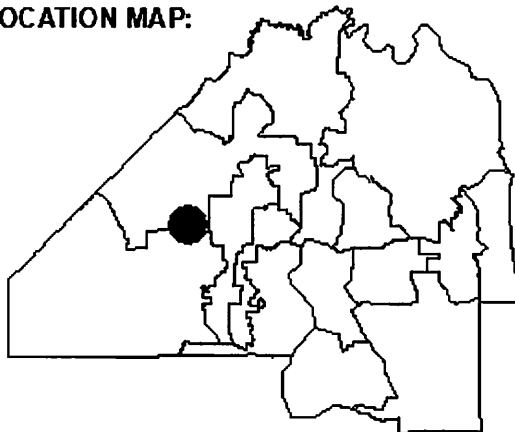
EXHIBIT 2
PAGE 1 OF 1



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LOCATION MAP:



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**EXHIBIT 3
PAGE 1 OF 1**

Property Ownership Affidavit - Individual

Date: 11-15-22

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):

1229 Cathy Tripp Ln Jax, FL 32220
To Whom it May Concern:

I, JASON ATKINS hereby certify that JASON + Jessica Atkins
is the Owner of the property described in Exhibit 1 in connection with filing application(s) for
road frontage variance for 1229 Cathy Tripp Ln submitted to the
Jacksonville Planning and Development Department. JAX. FL. 32220

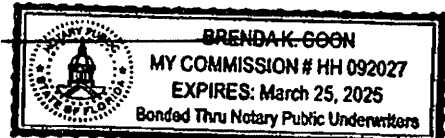
By [Signature]
Print Name: JASON ATKINS

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or
 online notarization, this 16TH day of November 2022, by
JASON ATKINS, as _____, of
_____, a _____ corporation, who is
personally known to me or who has produced personally known as identification
and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)
BRENDA K COON
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires:



Property Ownership Affidavit - Individual

Date: 11/16/22

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):

To Whom it May Concern:

I, Robert A. Holton hereby certify that Robert & Kimberly Holton
is the Owner of the property described in Exhibit 1 in connection with filing application(s) for
Application For WAIVER of MIN ROAD FRONTAGE submitted to the
Jacksonville Planning and Development Department.

By [Signature]

Print Name: Robert Holton

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or
 online notarization, this 16TH day of NOVEMBER 2022, by
ROBERT HOLTON, as _____, of
_____, a _____ corporation, who is
personally known to me or who has produced PERSONALLY KNOWN as identification
and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

BRENDA K. COON
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____

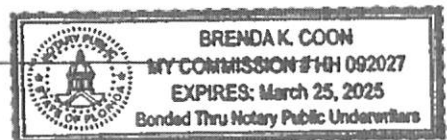


Exhibit "A"

LOT 14, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THE SOUTHERLY SIXTY (60) FEET OF THE ABOVE DESCRIBED LANDS BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS PURPOSES.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENTS
BEGIN AT THE NORTHEAST CORNER OF LOT 14, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH $00^{\circ}15'14''$ WEST ALONG THE EASTERLY LINE OF SAID LOT 14, BLOCK 4, A DISTANCE OF 1296.00 FEET; THENCE SOUTH $89^{\circ}57'00''$ EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH $00^{\circ}15'14''$ WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF SAID SECTION 8; THENCE NORTH $89^{\circ}57'00''$ WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 90.00 FEET; THENCE NORTH $00^{\circ}15'14''$ EAST, A DISTANCE OF 1326.00 FEET TO THE NORTHERLY LINE OF SAID LOT 14, BLOCK 4; THENCE NORTH $89^{\circ}59'41''$ EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A SIXTY (60) FOOT EASEMENT FOR INGRESS AND EGRESS PURPOSES ACROSS THE WESTERLY SIXTY (60) FEET OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF LOT 1, BLOCK 1, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 25 EAST, OF SAID JACKSONVILLE HEIGHTS.

File Number: 26195

Legal Description with Non Homestead
Closer's Choice

EXHIBIT "A"

PARCEL "B"

A PART OF THE NORTH ONE HALF OF TRACT 16, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5 ,PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, THENCE, N 00° 12' 46" E FOR A DISTANCE OF 331.70 FEET; THENCE, N 00° 12' 46" E FOR A DISTANCE OF 331.70 FEET; THENCE S 89° 58' 13" W FOR A DISTANCE OF 372.89 FEET TO THE POINT OF BEGINNING; THENCE, S 00° 00' 12" E FOR A DISTANCE OF 159.92 FEET; THENCE, N 89° 58' 20" W FOR A DISTANCE OF 291.48 FEET; THENCE N 00° 09' 23" E A DISTANCE OF 159.43 FEET; THENCE, N 89° 55' 47" E FOR A DISTANCE OF 291.04 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE WESTERLY 60 FEET

SAID PARCEL CONTAINS 1.05 ACRES MORE OR LESS.

ATKINS JASON KEITH
 1221 CATHY TRIPP LN
 JACKSONVILLE, FL 32220
ATKINS JESSICA MARIE
 JACKSONVILLE, FL 32220

Primary Site Address
 1229 N CATHY TRIPP LN
 JACKSONVILLE FL 32220

Official Record Book/Page
 19962-00065

1229 N CATHY TRIPP LN

RE #	004685-0010
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00019 JAX HEIGHTS SEC
Total Area	42492

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. SRWMD/FIND Taxable Value No applicable exemptions
 County/Municipal 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
19962-00065	10/8/2021	\$100.00	QC - Quit Claim	Unqualified	Vacant
19928-01225	3/16/2021	\$100.00	QC - Quit Claim	Unqualified	Vacant
19902-01534	3/16/2021	\$100.00	QC - Quit Claim	Unqualified	Improved
19703-00365	3/16/2021	\$100.00	QC - Quit Claim	Unqualified	Improved
12642-02460	7/21/2005	\$150,000.00	WD - Warranty Deed	Qualified	Improved
09264-01123	12/30/1998	\$100.00	WD - Warranty Deed	Unqualified	Vacant
07846-02354	5/2/1994	\$322,000.00	QC - Quit Claim	Unqualified	Improved
06998-02328	10/15/1990	\$263,000.00	WD - Warranty Deed	Unqualified	Vacant
06831-02386	12/28/1989	\$308,000.00	WD - Warranty Deed	Unqualified	Vacant
06612-00861	10/31/1988	\$100.00	WD - Warranty Deed	Unqualified	Vacant
33693-00226	3/19/1974	\$16,866.00	WD - Warranty Deed	Unqualified	Vacant
03624-01133	11/29/1973	\$11,000.00	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	1.07	Acreage	\$32,100.00

LN	Legal Description
1	5-93 08-25-25E 1.07
2	JACKSONVILLE HEIGHTS
3	PT TRACT 16 RECD O/R 19928-1725
4	BEING PARCEL B BLK 4

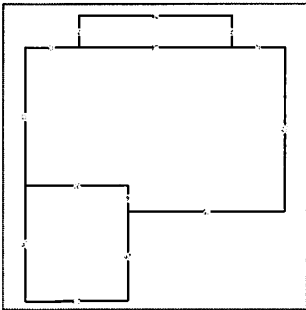
Buildings

Building 1 Site Address
 1229 N CATHY TRIPP LN Unit
 Jacksonville FL 32220

Building Type	Year Built	Building Value
0101 - SFR 1 STORY	2022	\$0.00

Type	Gross Area	Heated Area	Effective Area
Finished Carpet	598	0	150
Finished Open Porch	238	0	71
Base Area	2008	2008	2008
Total	2844	2008	2229

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



HOLTON FAMILY TRUST
 1221 CATHY TRIPP LN N
 JACKSONVILLE, FL 32220
HOLTON ROBERT A JR
HOLTON KIMBERLY H
HOLTON ROBERT A JR
HOLTON KIMBERLY H

Primary Site Address
 1221 N CATHY TRIPP LN
 Jacksonville FL 32220

Official Record Book/Page
 20272-00940

Title #
 5408

1221 N CATHY TRIPP LN
 Property Detail

RE #	004685-0005
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00019 JAX HEIGHTS SEC
Total Area	158511

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	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$436,900.00	\$433,101.00
Extra Feature Value	\$81,817.00	\$76,625.00
Land Value (Market)	\$119,700.00	\$119,700.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$638,417.00	\$629,426.00
Assessed Value	\$433,963.00	\$446,981.00
Cap Diff/Portability Amt	\$204,454.00 / \$0.00	\$182,445.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$383,963.00	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	\$446,981.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
Taxable Value	\$396,981.00

SJRWMD/FIND Taxable Value

Assessed Value	\$446,981.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
Taxable Value	\$396,981.00

School Taxable Value

Assessed Value	\$446,981.00
Homestead (HX)	- \$25,000.00
Taxable Value	\$421,981.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20272-00940	4/27/2022	\$100.00	WD - Warranty Deed	Unqualified	Improved
20264-00848	4/28/2022	\$100.00	QC - Quit Claim	Unqualified	Improved
19928-01725	3/16/2021	\$100.00	QC - Quit Claim	Unqualified	Vacant
19902-01534	3/16/2021	\$100.00	QC - Quit Claim	Unqualified	Improved
19703-00365	3/16/2021	\$100.00	QC - Quit Claim	Unqualified	Improved
12642-02460	7/21/2005	\$150,000.00	WD - Warranty Deed	Qualified	Improved
09264-01123	12/30/1998	\$100.00	WD - Warranty Deed	Unqualified	Vacant
07846-02354	5/2/1994	\$322,000.00	QC - Quit Claim	Unqualified	Improved
06998-02328	10/15/1990	\$263,000.00	WD - Warranty Deed	Unqualified	Vacant
06831-02386	12/28/1989	\$308,000.00	WD - Warranty Deed	Unqualified	Vacant
06612-00861	10/31/1988	\$100.00	WD - Warranty Deed	Unqualified	Vacant
03693-00226	3/19/1974	\$16,866.00	WD - Warranty Deed	Unqualified	Vacant
03624-01133	11/29/1973	\$11,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	HSDR2	Hay Shed Class D	1	40	26	1,040.00	\$1,373.00
2	CVPR2	Covered Patio	1	10	8	80.00	\$367.00
3	HSDR2	Hay Shed Class D	1	20	26	520.00	\$618.00
4	FPGR7	Fireplace Gas	1	0	0	1.00	\$2,993.00
5	POLR3	Pool	1	0	0	1.00	\$14,960.00
6	GRWR2	Garage/Util Bdg Wood	1	20	32	640.00	\$7,289.00
7	CVPR2	Covered Patio	1	33	20	660.00	\$6,059.00
8	SHWR2	Shed Wood	1	16	16	256.00	\$1,333.00
9	CVPR2	Covered Patio	1	4	16	64.00	\$653.00
10	CPWR2	Carport Wood	1	60	40	2,400.00	\$40,980.00

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	3.99	Acreage	\$119,700.00

LN	Legal Description
1	5-93 08-25-25E 3.99
2	JACKSONVILLE HEIGHTS
3	PT TRACT 16 RECD O/R 20272-940
4	BLK 4

Buildings

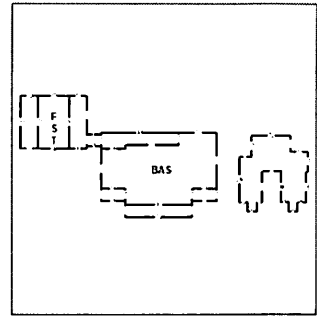
Building 1
 Building 1 Site Address
 1221 N CATHY TRIPP LN Unit
 Jacksonville FL 32220

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap

Property Appraiser - Property Details

Building Type	0103 - SFR SPLIT-LEVEL
Year Built	2007
Building Value	\$433,101.00

Exterior Wall	20	20 Face Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	12	12 Hardwood
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Type	Gross Area	Heated Area	Effective Area
Finished Open Porch	56	0	17
Base Area	2118	2118	2118
Finished Garage	300	0	150
Finished Garage	540	0	270
Finished Storage	540	0	270
Finished Garage	300	0	150
Finished upper story 1	1142	1142	1085
Finished Open Porch	336	0	101
Finished Open Porch	98	0	29
Finished Open Porch	266	0	80
Finished Open Porch	98	0	29
Total	5794	3260	4299

Element	Code	Detail
Baths	4.000	
Bedrooms	4.000	
Stories	2.000	
Rooms / Units	1.000	

2022 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	\$433,963.00	\$50,000.00	\$383,963.00	\$0.00	\$4,345.27	\$3,984.04
Public Schools: By State Law	\$433,963.00	\$25,000.00	\$408,963.00	\$0.00	\$1,323.40	\$1,280.30
By Local Board	\$433,963.00	\$25,000.00	\$408,963.00	\$0.00	\$919.35	\$808.48
FL Inland Navigation Dist.	\$433,963.00	\$50,000.00	\$383,963.00	\$0.00	\$12.29	\$11.02
Water Mgmt Dist. SJRWMD	\$433,963.00	\$50,000.00	\$383,963.00	\$0.00	\$75.79	\$75.79
			Totals	\$0.00	\$6,676.10	\$6,159.63

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$0.00	\$0.00	\$0.00	\$0.00
Current Year	\$638,417.00	\$433,963.00	\$50,000.00	\$383,963.00

2022 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.

2022

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

More Information

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

Property Appraiser - Property Details

Gen Govt Ex B & B	\$32,100.00	\$0.00	\$32,100.00	\$0.00	\$363.27	\$333.07
Public Schools: By State Law	\$32,100.00	\$0.00	\$32,100.00	\$0.00	\$103.88	\$100.49
By Local Board	\$32,100.00	\$0.00	\$32,100.00	\$0.00	\$72.16	\$63.46
FL Inland Navigation Dist.	\$32,100.00	\$0.00	\$32,100.00	\$0.00	\$1.03	\$0.92
Water Mgmt Dist. SJRWMD	\$32,100.00	\$0.00	\$32,100.00	\$0.00	\$6.34	\$6.34
			Totals	\$0.00	\$546.68	\$504.28
Description	Just Value	Assessed Value	Exemptions		Taxable Value	
Last Year	\$0.00	\$0.00	\$0.00		\$0.00	
Current Year	\$32,100.00	\$32,100.00	\$0.00		\$32,100.00	

2022 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.

2022

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More Information

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

This instrument prepared by:

David M. Goldman, Attorney at Law
Law Office of David M. Goldman PLLC
4115 Hendricks Avenue
Jacksonville, Florida 32207

Recording Fee: \$27.00
Documentary Stamps: \$0.70
Total Paid: \$27.70

004685-0005

Parcel Identification Number(s)

_____ (The space above is provided for recording information) _____

WARRANTY DEED

The Grantors, **Robert A. Holton, Jr. and Kimberly Holton**, husband and wife, whose mailing address is 1221 Cathy Tripp Lane North, Jacksonville, Florida 32220, for and in consideration of Ten Dollars (\$10) and other valuable consideration, receipt of which is acknowledged, grant and convey to the Grantees, **Robert A. Holton, Jr. and Kimberly H. Holton**, as Co-Trustees of the **Holton Family Trust** dated April 27, 2022, as amended from time to time (the "Trust"), whose mailing address is 1221 Cathy Tripp Lane North, Jacksonville, Florida 32220, the real property located in Duval County, Florida described as follows:

See attached "Exhibit A" for legal description.

Subject to covenants, restrictions, and easements of record. Subject also to applicable real property taxes for the current and subsequent years.

Such real property or its street address is commonly known as 1221 Cathy Tripp Lane North, Jacksonville, Florida 32220.

Such real property is the homestead of the Grantors.

The Grantees confirm that they have retained a beneficial interest for each of their lifetimes under Article V (C) of the Trust and are entitled to a homestead exemption pursuant to Section 196.041, Florida Statutes.

Full power and authority are conferred upon the Grantees, as Trustees, to protect, conserve, sell, lease, and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantors to vest in the Trustees full rights of ownership as authorized and contemplated by Section 689.071, Florida Statutes.

The Grantors fully warrant the title to the property and will defend the same against the lawful claims of all persons.

This conveyance is being prepared without the benefit of a title search.

Signed by the Grantors, **Robert A. Holton, Jr. and Kimberly Holton**, on April 27, 2022.

Signed in the presence of: _

C. Ashley Dilda
Carolyn A. Dilda

[Signature]
Robert A. Holton, Jr.

T. Nicole Dunkin-Bransford
T. Nicole Dunkin-Bransford

Kimberly Holton
Kimberly Holton

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, by Robert A. Holton, Jr. [] who is personally known to me or who has produced a valid Florida driver's license or _____ as identification, and Kimberly Holton, [] who is personally known to me or [] who has produced a valid Florida driver's license or _____ as identification, and sworn to and subscribed before me by the witnesses, Carolyn A. Dilda and T. Nicole Dunkin-Bransford, both of whom are personally known to me, on April 27, 2022.

[Signature]
Notary Public--State of Florida
(Print or Stamp Name, Commission # and Expiration below)

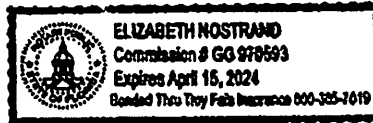


EXHIBIT "A"

PARCEL "A"

A PART OF THE NORTH ONE HALF OF TRACT 16, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5 ,PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, THENCE, N 00° 12' 46" E FOR A DISTANCE OF 331.70 FEET TO THE POINT OF BEGINNING; THENCE, N 00° 12' 46" E FOR A DISTANCE OF 331.70 FEET; THENCE S 89° 58' 13" W FOR A DISTANCE OF 372.89 FEET; THENCE, S 00° 00' 12" E FOR A DISTANCE OF 159.92 FEET TO A POINT ON A LINE; THENCE, N 89° 58' 20" W FOR A DISTANCE OF 291.48 FEET; THENCE S 00° 09' 23" W, A DISTANCE OF 172.19 FEET; THENCE N 89° 57' 35" E FOR A DISTANCE OF 663.60 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE WESTERLY 60 FEET

SAID PARCEL CONTAINS 4.0 ACRES MORE OR LESS.

Prepared by and return to:
Daryl Banks
Banks & Banks Consulting, Inc.
83 W 9th Street
Atlantic Beach, FL 32233

Atkins
Exhibit A
Attached

*Note: This Deed prepared without benefit of a title search, title insurance, or attorney's opinion of title

CORRECTIVE QUIT-CLAIM DEED

THIS QUIT CLAIM DEED made this 8th day of October, 2021 by

Robert A. Holton, Jr. AND Kimberly Holton, his wife, whose post office address: 1221 Cathy Tripp Ln N Jacksonville, FL 32220, hereinafter called the Grantor, AND Jason Keith Atkins and Jessica Marie Atkins, whose post office address: 221 Cathy Tripp Ln N Jacksonville, FL 32220, hereinafter called the Grantee,

This Corrective Deed excludes the Parcel "A" previously included which was NOT the intent of the grantors. Only 1.0 Ac parcel is to be deeded. The incorrect deed was ORV 19902-1534 to convey parcels in attached Exhibits.

WITNESSETH, that said grantor, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged/ in consideration of grantor's love and affection, does hereby remise, release, and quitclaim to the said grantee, grantee's heirs and assigns forever, the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in County, Florida to w it:

1. Parcel ID Number: 006471 0600
2. Property Address: 1221 Cathy Tripp Ln N Jacksonville, FL 32220
3. Legal Descriptions: See Exhibit "A"
4. Map: See Exhibit "B"
5. Disclaimer and Hold Harmless N/A

Subject to taxes for the year 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any. *Said property is the constitutional homestead of the Grantor.*

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREFORE, the said party of the first part have hereunto set their hand and seal the day and year first above written.

Abby R. Holton
Witness 1 Signature

[Signature]
Robert A. Holton, Jr

Abby Holton
Witness 1 Printed Name

Kimberly Holton
Kimberly Holton

[Signature]
Witness 2 Signature

BRIAN GILL
Witness 2 Printed Name

STATE OF Florida
COUNTY OF Duval

I HEREBY CERTIFY THAT BEFORE ME personally appeared Robert A. Holton Jr AND Kimberly Holton and who (check one) is personally known to me or has produced a valid driver's license as identification, and who did take an oath and who executed the foregoing deed of conveyance, and acknowledged before me that he/she executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the county and state last aforesaid this 8TH day of September, 2021.

[Signature]
Notary Public



UR BR 1992 1992 01

EXHIBIT "A"



PARCEL "B"

A PART OF THE NORTH ONE HALF OF TRACT 16, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5 ,PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE WESTERLY 60 FEET

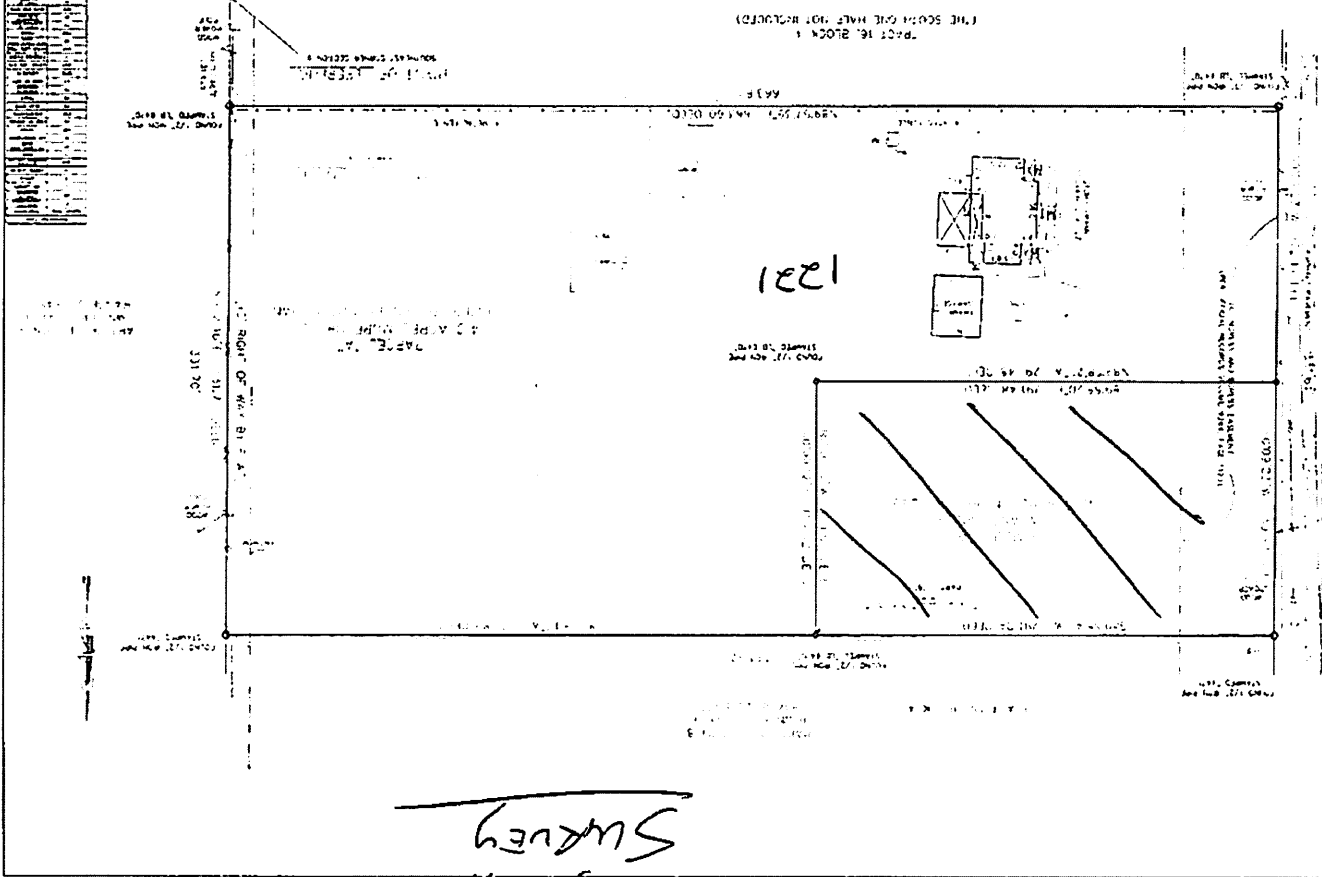
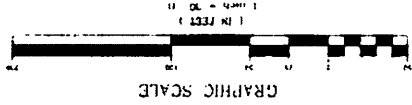
SAID PARCEL CONTAINS 1.05 ACRES MORE OR LESS.

I hereby certify that I am a duly Licensed Professional Engineer in the State of California, and that I am the author of the above described Survey.

Date of Survey: _____
 Date of this Certificate: _____
 Name of Survey: _____
 Name of Engineer: _____
 License No.: _____

Station	Bearing	Distance	Remarks
1	N 00° 00' 00" E	100.00	Start of Trip Lane N
2	N 00° 00' 00" E	100.00	
3	N 00° 00' 00" E	100.00	
4	N 00° 00' 00" E	100.00	
5	N 00° 00' 00" E	100.00	
6	N 00° 00' 00" E	100.00	
7	N 00° 00' 00" E	100.00	
8	N 00° 00' 00" E	100.00	
9	N 00° 00' 00" E	100.00	
10	N 00° 00' 00" E	100.00	
11	N 00° 00' 00" E	100.00	
12	N 00° 00' 00" E	100.00	
13	N 00° 00' 00" E	100.00	
14	N 00° 00' 00" E	100.00	
15	N 00° 00' 00" E	100.00	
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23	N 00° 00' 00" E	100.00	
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84	N 00° 00' 00" E	100.00	
85	N 00° 00' 00" E	100.00	
86	N 00° 00' 00" E	100.00	
87	N 00° 00' 00" E	100.00	
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89	N 00° 00' 00" E	100.00	
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91	N 00° 00' 00" E	100.00	
92	N 00° 00' 00" E	100.00	
93	N 00° 00' 00" E	100.00	
94	N 00° 00' 00" E	100.00	
95	N 00° 00' 00" E	100.00	
96	N 00° 00' 00" E	100.00	
97	N 00° 00' 00" E	100.00	
98	N 00° 00' 00" E	100.00	
99	N 00° 00' 00" E	100.00	
100	N 00° 00' 00" E	100.00	



1221 Cathy Trip Lane N
 Survey

EXHIBIT "B"

MAP SHOWING BOUNDARY SURVEY OF
 PART 16, BLOCK 1
 (THE SOUTH HALF, 707 REDUCED)

This map shows the boundary survey of the property described in the foregoing plat, and is a true and correct copy of the original survey as shown to me by the owner thereof.

I hereby certify that I am a duly Licensed Professional Engineer in the State of California, and that I am the author of the above described Survey.

Date of Survey: _____
 Date of this Certificate: _____
 Name of Survey: _____
 Name of Engineer: _____
 License No.: _____

1221 Cathy Tripp Ln. n.
SITE PLAN

MAP SHOWING BOUNDARY SURVEY OF:

PANEL "A"

A PART OF THE NORTH ONE HALF OF TRACT 15, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AND ADJACENT PARTS AS RECORDED IN PLAT BOOK 1, PAGE 14 OF THE CURRENT PUBLIC RECORDS OF DAVIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, THENCE S 89° 57' 47" E FOR A DISTANCE OF 331.70 FEET TO THE POINT OF BEGINNING, THENCE S 89° 57' 47" E FOR A DISTANCE OF 331.70 FEET TO A POINT ON A LINE, THENCE S 89° 57' 47" E FOR A DISTANCE OF 331.70 FEET, THENCE S 89° 57' 47" E FOR A DISTANCE OF 331.70 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR HIGHWAYS AND EASEMENTS OVER THE WEST HALF OF SECTION 8.

LAST PARCEL CONTAINS 4.0 ACRES MORE OR LESS.

PANEL "B"

A PART OF THE NORTH ONE HALF OF TRACT 15, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AND ADJACENT PARTS AS RECORDED IN PLAT BOOK 1, PAGE 14 OF THE CURRENT PUBLIC RECORDS OF DAVIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR HIGHWAYS AND EASEMENTS OVER THE WEST HALF OF SECTION 8.

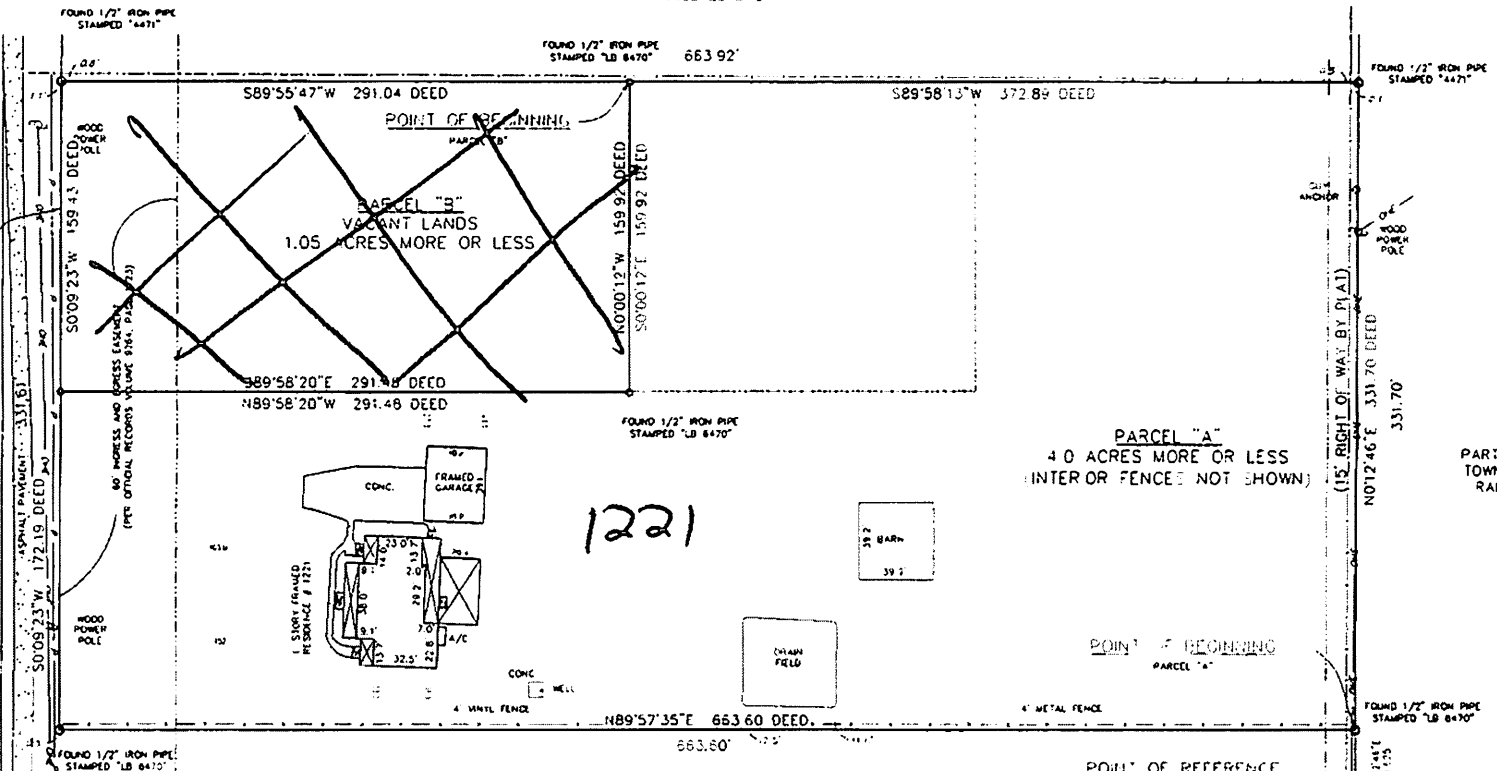
LAST PARCEL CONTAINS 1.05 ACRES MORE OR LESS.

TRACT 14, BLOCK 4

EXHIBIT "B"

CATHY TRIPP LANE
 ONE ROAD CORNER

30' EASEMENT FOR HIGHWAYS AND CROSS PURPOSES
 (PER ORIGINAL RECORDS VOLUME 10172, PAGE 1311)



SURVEYOR NOTES

1. See a 4' boundary line.
2. PLUMB LINE TO BE SET AT THE POINTS OF BEGINNING AND END OF THE LINE.
3. BEARING TO BE TAKEN ON THE PLUMB LINE OF EACH END OF THE LINE.
4. BEARING TO BE TAKEN AT THE POINTS OF BEGINNING AND END OF THE LINE.
5. BEARING TO BE TAKEN AT THE POINTS OF BEGINNING AND END OF THE LINE.
6. BEARING TO BE TAKEN AT THE POINTS OF BEGINNING AND END OF THE LINE.

GENERAL NOTES

1. NO UNRECORDED RIGHTS OR EASEMENTS ARE SHOWN.
2. ALL DISTANCES ARE GIVEN IN FEET AND INCHES.
3. ALL DISTANCES ARE GIVEN TO THE CENTER OF THE LINE.
4. ALL DISTANCES ARE GIVEN TO THE CENTER OF THE LINE.
5. ALL DISTANCES ARE GIVEN TO THE CENTER OF THE LINE.

LIMITED USE AND DISCLAIMER

1. THIS SURVEY IS FOR THE PURPOSES OF THE PARTIES TO THIS SURVEY.
2. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES.
3. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES.

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FLORIDA SURVEYING BOARD
 REGISTRATION NO. 12345
 EXPIRES 12/31/2010