

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

MARCH 15, 2022

Location: 13930 Grover Road; between Starratt Road and Cedar Point Road

Real Estate Number(s): 106377 0015

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

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

Current Land Use Category: Rural Residential (RR)

Planning District: North, District 6

Owner: Benjamin Croxton
15880 Baxter Creek Drive
Jacksonville, Florida 32218

Agent: Heather Hagan
45639 Musslewhite Road
Callahan, FL 32011

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage Ordinance 2022-0086 (WRF-21-28) seeks to reduce the minimum required road frontage from 80 feet to 0 feet to allow for a single family dwelling to be built on the newly created parcel. The subject property was originally part of 13930 Grover Road, which included approximately 15 acres of land. The property owners of 13930 Grover Road split the property, and the subject property (106377 0015) contains 10.96± acres of land.

In the RR-Acre Zoning District parcels of land need to be at least 43,560 Square Feet (1 acre), with 80 feet of road frontage for each single-family dwelling. The subject property currently has access to Grover Road, however, the publicly maintained portion of Grover Road ends prior to

fronting the subject property. If approved, the property will access Grover Road via an unimproved dirt road.

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... and for minimum street frontage, pursuant to Section 656.407. Waivers are authorized to be granted by the Commission pursuant to the criteria set forth in Section 656.133(b)” [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 any practical or economic difficulties in carrying out the strict letter of the regulation?*

Yes. There are practical and economic difficulties in carrying out the strict letter of the zoning code. In the RR-Acre Zoning District, a property is required to have 80 feet of road frontage per single-family dwelling. The original parcel, which was over 15 acres in size had approximately 80 feet of road frontage. However, after the lot split, the new parcel (the subject parcel) no longer has road frontage along Grover Road. According to the City’s GIS maps, Grover Road is a publicly maintained right of way that ends as an unimproved dirt road.

- (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 home on a new parcel split. Originally the subject property was joined with the southern abutting parcel. The new parcel is over 10 acres in size and will have access to a public right of way, Grover Road.

- (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. The subject property is currently undeveloped. It is not anticipated that the construction of a new dwelling will reduce the property values of the neighboring lots, nor would it interfere with the rights of other homeowners. The proposed single-family dwelling and lot size are not out of character with the surrounding neighborhood.

- (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. The subject property will have access to Grover Road, a public right of way. The publicly maintained portion of Grover Road ends right before the subject property begins, however, the applicants will be able to access Grover Road via an unimproved portion of the road.

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

No. The road frontage of the subject property is at the end of Grover Road (a public road) that is considered low traffic. There will be little to no effect on public health safety and welfare as the requested waiver will allow for one additional home along Grover Road.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on March 8, 2022 by the Planning and Development Department the required Notice of Public Hearing sign **was not** 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 2022-0086 / WRF-21-28** be **APPROVED**.



Aerial view of the subject property.



Source: Planning & Development Department, 3/8/2022
View of the subject property.



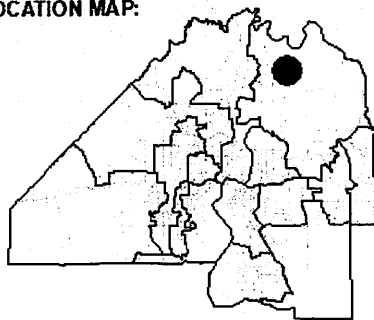

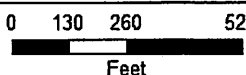
Source: Planning & Development Department, 3/8/2022
View of the subject property.



Source: Planning & Development Department, 3/8/2022

View of the subject property and dirt road accessed via Grover Road.



<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 80 FEET TO 0 FEET</p>	<p>LOCATION MAP:</p> 	 
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0086</p>	<p>TRACKING NUMBER</p> <p>WRF-21-28</p>	<p>COUNCIL DISTRICT:</p> <p>2</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Date Submitted:	12-16
Date Filed:	12/21/21

Application Number: WPT	21-28
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: RR
Council District:	2	Planning District: 6
Previous Zoning Applications Filed (provide application numbers):		
Applicable Section of Ordinance Code: 6560.407		
Notice of Violation(s):		
Neighborhood Associations: M&M Dairy, The Eden Group.		
Overlay: NONE		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 3	Amount of Fee: 1,259-	Zoning Asst. Initials: JB

PROPERTY INFORMATION	
1. Complete Property Address: 13930 Grover Rd Jacksonville, FL 32226	2. Real Estate Number: 106377-0010
3. Land Area (Acres): 15+/-	4. Date Lot was Recorded: 12-15-1998
5. Property Located Between Streets: Starratt & Cedar Point	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 700' ^{80'} feet to <u>0'</u> feet.	
8. In whose name will the Waiver be granted? Aviles & Tamara Robbins Meghan Castle & Tyler Pope	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Tyler O Pope	10. E-mail: mynameisPope96@gmail.com
11. Address (including city, state, zip): 13930 Grover Rd, Jacksonville, FL 32226	12. Preferred Telephone: 904-536-2764

APPLICANT'S INFORMATION (if different from owner)	
13. Name: -same as above	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. There are practical or economic difficulties in carrying out the strict letter of the regulation; ii. 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); iii. 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; iv. 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; v. 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.

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Meghan M. Pope NKA Meghan M. Castle	10. E-mail: MeghanP85@gmail.com
11. Address (including city, state, zip): 45635 Musslewhite Rd. Callahan, FL 32011	12. Preferred Telephone: 904-472-5729

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Same as above	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.

We acquired the property from our grandparents after their passing. Our grandparents had a mortgage on the property when they passed. We are responsible for paying the mortgage, however, the property taxes went from \$1,400/yr. to nearly \$9K +/- per year thanks to a developer's purchase of neighboring property. The mortgage went from \$1400.00 to \$2900.00/month which is not feasible. Therefore the sale of part of the property would pay off the mortgage allowing us relief from foreclosure on the whole parcel.

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. *N/A*

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>Tyler O. Pope</u> Signature: <u>[Signature]</u></p>	<p>Applicant or Agent (if different than owner) Print name: <u>Heather N. Hagan</u> Signature: <u>Heather M. Hagan</u></p>
<p>Owner(s) Print name: <u>Meghan M Pope NKA Meghan M Castle</u> Signature: <u>Meghan M Pope NKA Meghan M Castle</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: 10/22/21

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, Tyler O. Pope hereby certify that Tyler O. Pope Meghan M. Pope NKA
is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Meghan M. Cas
Waiver of Minimum Required Road Frontage submitted to the
Jacksonville Planning and Development Department.

By [Signature]
Print Name: Tyler O. Pope

STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ Nassau

Sworn to and subscribed and acknowledged before me by means of physical presence or
 online notarization, this 22nd day of October 2021, by
Tyler Pope, as co owner, of
Individual property N/A corporation, who is
personally known to me or who has produced Florida Driver License as identification
and who took an oath.



SHELLY L. FRAZIER
Notary Public, State of Florida
My Comm. Expires October 30, 2022
Commission # GG 272779

[Signature]
(Signature of NOTARY PUBLIC)
Shelly L. Frazier
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 10/30/2022

Property Ownership Affidavit - Individual

Date: 10/22/2021

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, Meghan M. Pope NKA Meghan M. Castle hereby certify that Tyler O. Pope + Meghan M. Pope NKA
is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Meghan M. Co
Waiver of Minimum Required Road Frontage submitted to the
Jacksonville Planning and Development Department.

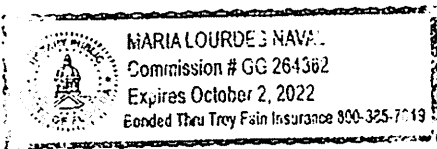
By Meghan M. Pope NKA Meghan M. Castle
Print Name: Meghan M. Pope NKA Meghan M. Castle

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or
 online notarization, this 22 day of October 2021, by
Meghan M. Pope / Castle, as _____ of
_____, a _____ corporation, who is
personally known to me or who has produced FDX # C234553986870 as identification
and who took an oath.

Maries Lourdes Naval
(Signature of NOTARY PUBLIC)

Maries Lourdes Naval
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 10/2/2022

Agent Authorization – Individual

Date: 10/22/21

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: 13930 Grover Rd., Jax, FL 32226

RE#(s): 106377-0010

To Whom it May Concern:

You are hereby advised that Tyler O. Pope as owner of 13930 Grover Rd., Jax, FL 32226

hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Heather M. Hagan to act as agent to file application(s) for Waiver of Minimum Road Frontage Required 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]

Print Name: Tyler O. Pope

STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ Nassau

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 22nd day of October 2021, by Tyler Pope, who is personally known to me or who has produced Florida Drivers License as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)



SHELLY L. FRAZIER
Notary Public, State of Florida
My Comm. Expires October 30, 2022
Commission # GG 272779

Shelly L. Frazier
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 10/30/2022

Legal Description
Exhibit 1
June 30, 2021

A PORTION OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA. PARENT TRACT OF PROPERTY PER DEED, OFFICIAL RECORD BOOK 9169, PAGES 1469 THROUGH 1470 BEING RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND STATE; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 24 WITH THE WESTERLY LINE OF GROVER ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE N 03°24'20" E ALONG SAID WESTERLY RIGHT OF WAY LINE, 993.91 FEET (DEED) TO A FOUND 1/2 INCH IRON PIPE AND CAP, PLS 4144 AT THE SOUTHEAST CORNER OF THE PARENT TRACT AFOREMENTIONED ; THENCE S 89°13'06" W (**BEARING BASIS FOR THIS DEED**) ALONG THE SOUTH LINE OF THE PARENT TRACT AFORESAID, A DISTANCE OF 991.30 FEET (DEED) 991.68 FEET (MEASURED) TO A FOUND 1/2 INCH IRON PIPE AND CAP, PLS 4144 AT THE SOUTHWEST CORNER OF THE PARENT TRACT AFORESAID; THENCE N 00°28'19" W (DEED AND MEASURED) ALONG THE WEST LINE OF THE PARENT TRACT AFORESAID, A DISTANCE OF 220.00 FEET (MEASURED) TO A 5/8 INCH REBAR AND CAP, PLS 5712 AT THE **POINT OF BEGINNING**; THENCE CONTINUE N 00°28'19" W (DEED AND MEASURED) ALONG THE WEST LINE AFORESAID, A DISTANCE OF 416.01 FEET (MEASURED) TO A FOUND 1/2 INCH IRON PIPE AND CAP, PLS 4144 AT THE NORTHWEST CORNER OF THE PARENT TRACT AFORESAID; THENCE N 89°13'06" E (DEED) N 89°12'04" E (MEASURED) ALONG THE NORTH LINE OF THE PARENT TRACT AFORESAID, A DISTANCE OF 1126.35 FEET (DEED) 1126.87 FEET (MEASURED) TO A FOUND 1/2 INCH REBAR AND CAP, PLS 4144 AT THE NORTHEAST CORNER OF THE PARENT TRACT AFORESAID AND BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GROVER ROAD AFOREMENTIONED AND BEING THE BEGINNING OF A CUREVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 603.69 FEET (DEED AND MEASURED); THENCE SOUTHWESTERLY ALONG AND AROUND THE WESTERLY RIGHT OF WAY LINE AFORESAID AND SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE A ARC DISTANCE OF 337.47 FEET (MEASURED), SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 19°24'02" W, 332.70 FEET (DEED) S 19°25'37" W, 333.10 FEET (MEASURED) TO A FOUND 1/2 INCH IRON PIPE AND CAP, PLS 4144 AT THE POINT OF TANGENCY OF SAID CURVE; THENCE S 03°24'20" W (DEED) S 03°23'57" W (MEASURED) ALONG WESTERLY RIGHT OF WAY LINE AFORESAID, A DISTANCE OF 104.68 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE AFORESAID, BEING A 5/8 INCH REBAR AND CAP, PLS 5712; THENCE S 89°15'05" W, A DISTANCE OF 1006.49 FEET (MEASURED) TO THE **POINT OF BEGINNING**, CONTAINING 10.00 ACRES MORE OR LESS.

POPE MEGHAN ET AL
 13930 GROVER RD
 JACKSONVILLE, FL 32226
 POPE TYLER

Primary Site Address
 13930 GROVER RD
 Jacksonville FL 32226

Official Record Book/Page
 19320-02242

Title #
 7224

13930 GROVER RD

Property Detail

RE #	106377-0010
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	700949

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	2021 Certified	2022 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$45,294.00	\$43,138.00
Extra Feature Value	\$3,449.00	\$3,303.00
Land Value (Market)	\$504,980.00	\$504,980.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$553,723.00	\$551,421.00
Assessed Value	\$553,723.00	\$551,421.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$553,723.00	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
 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
19320-02242	8/7/2020	\$100.00	MS - Miscellaneous	Unqualified	Improved
09169-01469	12/15/1998	\$52,500.00	WD - Warranty Deed	Qualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	\$1,260.00
2	CPWR2	Carport Wood	1	0	0	660.00	\$1,479.00
3	SHWR2	Shed Wood	1	11	12	132.00	\$564.00

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	14.00	Acreage	\$504,000.00
2	9608	POND / LAKE	RR-ACRE	0.00	0.00	Common	0.98	Acreage	\$980.00

Legal

LN	Legal Description
1	24-1N-27E 14.98
2	PT W1/2 OF SE1/4 RECD O/R 19320-2242

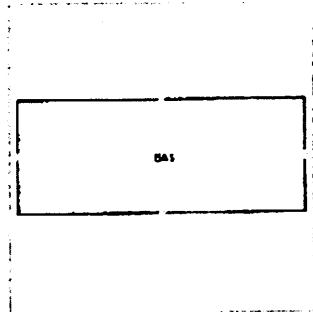
Buildings

Building 1
 Building 1 Site Address
 13930 GROVER RD Unit
 Jacksonville FL 32226

Building Type	0201 - MH ASSESSED
Year Built	1999
Building Value	\$43,138.00

Type	Gross Area	Heated Area	Effective Area
Base Area	2280	2280	2280
Total	2280	2280	2280

Element	Code	Detail
Exterior Wall	26	26 Alum/Vinyl
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	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	4	4 Packaged Unit



Element	Code	Detail
Stories	1.000	
Bedrooms	4.000	
Baths	3.000	
Rooms / Units	1.000	

2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Roll-back
Gen Govt Ex B & B	\$553,723.00	\$0.00	\$553,723.00	\$6,658.37	\$6,335.64	\$6,061.16

Public Schools: By State Law	\$553,723.00	\$0.00	\$553,723.00	\$2,128.11	\$1,971.25	\$1,937.37
By Local Board	\$553,723.00	\$0.00	\$553,723.00	\$1,308.18	\$1,244.77	\$1,190.95
FL Inland Navigation Dist.	\$553,723.00	\$0.00	\$553,723.00	\$18.62	\$17.72	\$16.94
Water Mgmt Dist. SJRWMD	\$553,723.00	\$0.00	\$553,723.00	\$133.09	\$126.64	\$121.21
Gen Gov Voted	\$553,723.00	\$0.00	\$553,723.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$553,723.00	\$0.00	\$553,723.00	\$0.00	\$0.00	\$0.00
			Totals	\$10,246.37	\$9,696.02	\$9,327.63

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$581,929.00	\$581,929.00	\$0.00	\$581,929.00
Current Year	\$553,723.00	\$553,723.00	\$0.00	\$553,723.00

2021 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.

2021

2020

2019

2018

2017

2016

2015

2014

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

More Information

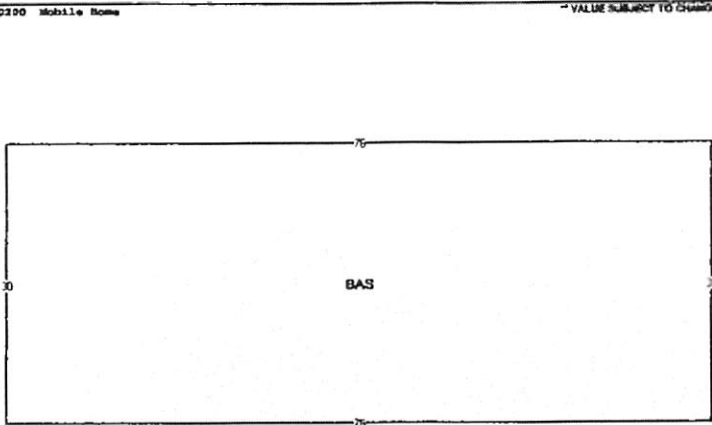
[contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

DESCRIPTION	TYPE	%	PIE
Exterior Wall	24 ALUM/VINYL	100	48.00
Roof Floor	3 GABLE OR HEP	100	9.00
Roofing Cover	3 ASPH/COMP SHNG	100	8.00
Interior Wall	5 DRYWALL	100	19.00
Int Flooring	14 CARPET	75	9.00
Int Flooring	8 SHEET VINYL	25	2.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	5.00
Air Cond	4 PACKAGED UNIT	100	8.00

DESCRIPTION	UNITS	AMT
Staircase	1.00	0
Walkways	4.00	0
Basins	3.00	0
Rooms / Units	1.00	0

ADJUSTMENT	AMOUNT
Quality Adjustment	1.0000
Net/Design Factor	1.0000
Size Adj	0.8800
TOTAL ADJUSTMENTS	2.8800

TYPE	STYL	CLAS	GRM	MR %	MRK %	LOC	% COMP
0201	02	4	03	0.40	108.50	1.00	100
MRK	0000	MRK	0000	MR	00.00	MR	00.00
MRK	0000	MRK	0000	MR	00.00	MR	00.00



Dade County Property Appraiser's Office		Valuation Summary
PROPERTY VALUATION METHOD		CAMA
RAW COST VALUE		45,234
EXTRA FEATURES VALUE		3,449
TOTAL MARKET LAND VALUE		524,389
MARKET VALUE OF AIR LAND		0
TOTAL LAND VALUE AG - COMMON		0
MARKET VALUE		333,923
ADJUSTED VALUE		333,923
CAP BASE YEAR		0
TAXABLE VALUE		333,923
EXEMPTIONS		None
TOTAL EXEMPTIONS VALUE		0
GRAND EXEMPTION VALUE		0
SYMPTOMATIC (TAXABLE VALUE)		0/1
PROPERTY TAX	TP	ST
18205	0000	
TOTAL VALUE		90,000
REVAL DATE		12/08/1998

BUILDING: 1 AKA:
 CITY ADDRESS: 13930 GROVER RD JACKSONVILLE 32226 0201 MR ASSESSED

L	YEAR	PAGE /	DATE OF	I	O	V	R	SALRS	NOTE	MAC	MAC	GRANTOR	GRANTEE	SALES NOTE
1	19330	02523	08/27/1998	MR	Q	W	01	150	0	0	0	SHERIDAN GRAYLISA MARIA	POPE MEGHAN ET AL	20100214
2	09169	01443	12/15/1998	MR	Q	W	01	32500	0	0	0	PEARSON KEADINE S		190125 0002

L	CODE	DESCRIPTION	MRK	MRK %	MRK %	LENG	WIDTH	UNITS	FACTOR	UNIT	PRICE	ACTUAL	SP	YEAR	%	GRANTOR	GRANTEE	APPROVAL DATE	APPROVED BY	
1	FFWR7	Fireplace Prefab	1	0.00	100.00	0	0	1.00	3	100	2,422.50	2,422.50	100	1999	1999			03/30/2009	MEY	
2	CPWEL	Carport Wood	1	0.00	100.00	0	0	660.00	1	100	12.45	11.21	100	2001	2001	2010	21	1,523	03/09/2009	HOV
3	SHWER	Shed Wood	1	0.00	100.00	11	12	132.00	3	100	21.35	21.35	100	2001	2001	2010	20	564	04/16/2011	PTJ
																		11/30/2009	WJ	

L	CODE	LAND USE	MRK %	MRK %	R	LOC	FRONT	DEPTH	MRK	FACTOR	UNITS	UNIT	PRICE	ACTUAL	SP	YEAR	%	GRANTOR	GRANTEE	APPROVAL DATE	APPROVED BY	
C	1	3123	RES RURAL 3 OR LESS UNITS	3.00	100.00	MR	5.00	0.00	108.50		14.00	A	0	1.00	0.30			48,500.00	34,000.00	104,300		
C	2	3608	POND / LAKE	3.00	100.00	MR	0.00	0.00	100.00		0.35	A	0	1.00	1.00			1,000.00	1,000.00	280		

L	DATE	BLD	USER ID	CD	PARCEL NOTES