

Date Submitted:	4/13/21
Date Filed:	4/19/2021

Application Number:	WRF-21-06
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:	RLD-60	Current Land Use Category: LDR
Council District:	12	Planning District: 4
Previous Zoning Applications Filed (provide application numbers): none found		
Applicable Section of Ordinance Code: 656.305 A II (F)(7) / 656.407		
Notice of Violation(s): none found		
Neighborhood Associations: West Jax Civic Association		
Overlay: none		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$1441.	Zoning Asst. Initials: DJR

CR#584176

PROPERTY INFORMATION	
1. Complete Property Address: 2235 Oxbow Road	2. Real Estate Number: 009140 0000
3. Land Area (Acres): 1.56	4. Date Lot was Recorded:
5. Property Located Between Streets: Oxbow Road and Monteau Drive	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 <u>144</u> feet to <u>119</u> feet.	
8. In whose name will the Waiver be granted? Trust No. 2235OR	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
9. Name: <b>Trust No. 2235OR</b>	10. E-mail: <b>tmcwinn@yahoo.com</b>
11. Address (including city, state, zip): PO Box 186, Lake Wales, Florida 33859	12. Preferred Telephone: 904.521.4077

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
13. Name: <b>scott sailer for the permitguy llc</b>	14. E-mail: <b>sailer210@comcast.net</b>
15. Address (including city, state, zip): 3736 Southern Hills Drive Jacksonville, FL. 32225	16. Preferred Telephone: 904.521.4077

<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.

The request is to reduce the required road frontage from 144' to 119', for three dwellings in the RLD-60 zoning district. Two homes exist on the 1.56 acre rectangular property, with one home at the west side along Oxbow Road and the second home approximately 500 feet away at the eastern edge. A third home is proposed in the central area of the property.

Subdivision of the property is not proposed.

The property comprises approximately 67,953 square feet or more than 11 times the area of an RLD-60 lot, requiring a minimum of 6,000 square feet. There is ample space to add a third home in the center of the property.

Five qualifying criteria:

- 1.) There are practical and economic challenges in meeting the strict regulation of required road frontage. Purchase of adjacent property is not available to meet 80% of the 60' width for road frontage in RLD-60 zoning.
- 2.) The request is not based exclusively on the desire to reduce costs of acquiring additional property to add a dwelling to the property.
- 3.) The proposed waiver will not diminish the character or property values in the area by adding a third home on 1.56 acres in the RLD-60 zoning district. Many adjacent properties comprise more than one dwelling and multiple buildings.
- 4.) The property owner does not plan to subdivide the property, thus an access easement is not required.
- 5.) The proposed waiver of minimum required road frontage will not be detrimental to the public health, safety or welfare; create additional public expense; or conflict with other applicable laws.

**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](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. *Not Applicable*

**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) TRUST NO. 22350A, LANDTRUS

Print name: SERVICE CORP TRUSTEE

Signature: BY [Signature] PRESIDENT

Applicant or Agent (if different than owner)

Print name: Scott Seiler of the permit guy llc

Signature: [Signature]

It is expressly understood and agreed between the parties and all successors and assigns that this instrument is executed by the Trustee, not personally, but as Trustee in ~~exercise~~ of authority conferred upon such Trustee. No personal liability or responsibility is assumed by or shall be enforceable against said Trustee, either express or implied.

Owner(s)

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

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

\*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

**MAP SHOWING SKETCH OF**

A PARCEL OF LAND BEING A PART OF TRACT 10, BLOCK 1, SECTION 34, TOWNSHIP 2 SOUTH, RANGE 23 EAST, ALCONZA MERIDIAN, AS RECORDED IN PLAT BOOK 3, PAGE 81, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FOR A POINT OF REFERENCE AT THE SOUTHWEST CORNER OF SAID TRACT 10, THENCE NORTH 00 DEGREES 37 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT 10, 118.98 FEET; THENCE ALONG THE CENTERLINE OF OXBOW ROAD A 30.00 FOOT BIGHT OF WAY MAINTAINED BY THE CITY OF JACKSONVILLE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUAL NORTH 00 DEGREES 37 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT 10 TO THE NORTH LINE OF SAID TRACT 10, THENCE NORTH 88 DEGREES 52 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT 10, A DISTANCE OF 660.07 FEET TO THE EAST LINE OF SAID TRACT 10; THENCE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST ALONG SAID EAST LINE 118.98 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 05 SECONDS WEST ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

HERRING ROAD

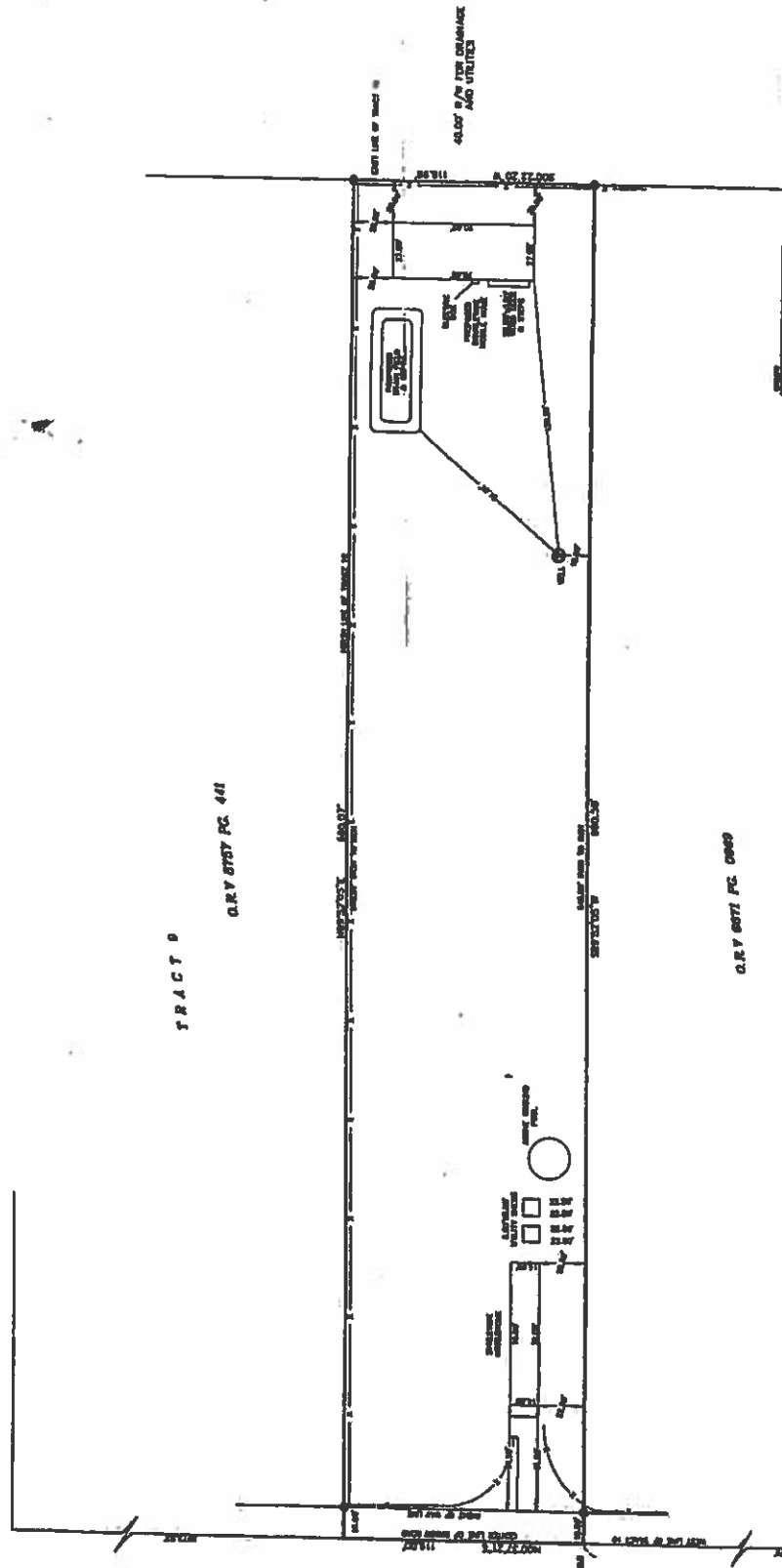
TRACT 9

G.R.V. 8707 P.C. 411

SECTION 34

OXBOW (30' R/W) ROAD

G.R.V. 8877 P.C. 0869



**ROONEY & SONS**

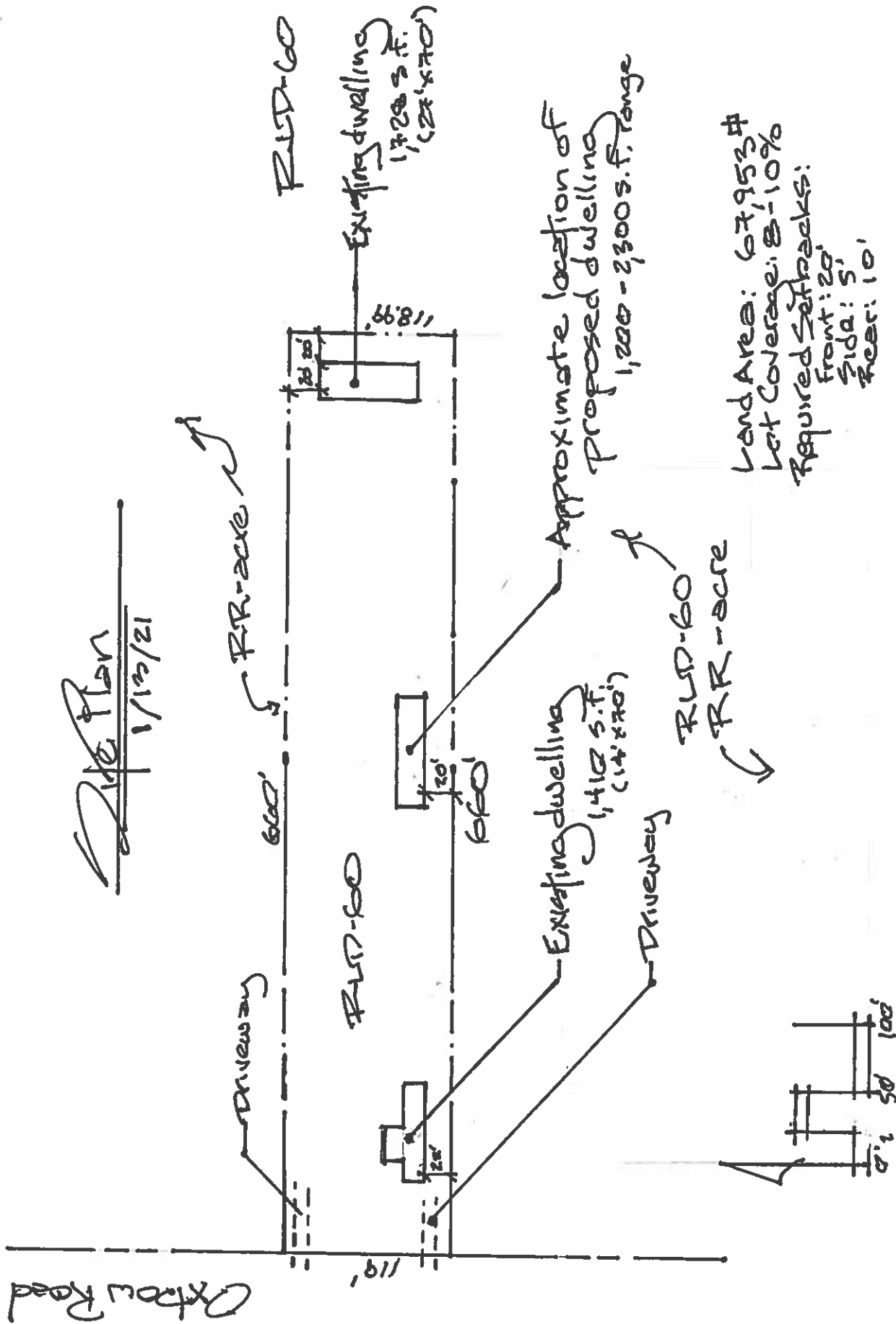
I HEREBY CERTIFY TO :

THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ROONEY & SONS  
 2201-A.E. BAY STREET, JACKSONVILLE, FLORIDA 32202-4807  
 PHONE: (904) 255-1919 FAX: (904) 255-2209  
 TOLL FREE: 1-800-368-3333  
 E-MAIL: ROONEY@ROONEYANDSONS.COM  
 WWW.ROONEYANDSONS.COM

THIS IS A COPY OF A SURVEY  
 A SURVEY MADE AND RECORDED BY PROPERTY OWNER

Site Plan  
1/12/21



Land Area: 67,953 #  
Lot Coverage: 8-10%  
Required Setbacks:  
Front: 20'  
Side: 5'  
Rear: 10'





**EXHIBIT A**

**Property Ownership Affidavit – Corporation managed by corporate entity**

Date: 4/5/21

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: 2235 OXBOW RD RE#(s): 009140-0000

To Whom it May Concern:

I MARK WARDA, as PRESIDENT of LAND TRUST SERVICE CORP, a CORPORATION organized under the laws of the state of FLORIDA, hereby certify that I have the authority to execute this affidavit for TRUST NO. 22350R, LAND TRUST SERVICE corporation, who is the Owner of the property described in Exhibit 1, in connection with filing application(s) for \_\_\_\_\_ submitted to the Jacksonville Planning and Development Department.

Corporate Name: (print) LAND TRUST SERVICE CORP, TRUSTEE

By: (signature) [Signature]

(print name) MARK WARDA

Its: (print) PRESIDENT

It is expressly understood and agreed between the parties and all successors and assigns that this instrument is executed by the Trustee, not personally, but as Trustee in exercise of authority conferred upon such Trustee. No personal liability or responsibility is assumed by or shall be enforceable against said Trustee, either express or implied.

On behalf of TRUST NO 22350R, DATED NOV. 28, 2014

Corporate Name: (print) \_\_\_\_\_

By: (signature) \_\_\_\_\_

(print name) \_\_\_\_\_

Its: (print) \_\_\_\_\_

On behalf of

Corporate Name: (print) \_\_\_\_\_

By: (signature) \_\_\_\_\_

(print name) \_\_\_\_\_

Its: (print) \_\_\_\_\_

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last update: 1/10/2017

Please provide documentation illustrating that signatory for each corporate entity is an authorized representative of the entity; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF ~~DUVAL~~ POLK

Sworn to and subscribed and acknowledged before me this 5 day of  
APRIL 2021, by MARK WREDA, as  
PRESIDENT, of LAND TRUST SERVICE CORP, a FLORIDA  
corporation, who is personally known to me or who has produced  
\_\_\_\_\_ as identification and who took an oath.



Kristen Harvard  
(Signature of NOTARY PUBLIC)  
Kristen Harvard  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: \_\_\_\_\_

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last update: 1/10/2017

**EXHIBIT B**

**Agent Authorization - Individual**

Date: 4/5/21

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: 2235 W BOW Road RE#(s): 009140-0000

To Whom it May Concern:

You are hereby advised that MARK WARDA, as PRESIDENT of LAND TRUST SERVICE CORPORATION, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Scott S. Larcubeth@parade.com to act as agent to file application(s) for 2235 W BOW Road 32210 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.

TRUST NO. 2235OR, DATED NOV 28, 2014  
LAND TRUST SERVICE CORP, AS TRUSTEE

By [Signature]

Print Name: MARK WARDA, PRESIDENT

It is expressly understood and agreed between the parties and all successors and assigns that this instrument is executed by the Trustee, not personally, but as Trustee in exercise of authority conferred upon such Trustee. No personal liability or responsibility is assumed by or shall be enforceable against said Trustee, either express or implied.

STATE OF FLORIDA  
COUNTY OF ~~DUAL~~ DUVAL Polk

Sworn to and subscribed and acknowledged before me this 5 day of APRIL 2021  
by MARK WARDA, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.



[Signature]  
(Signature of NOTARY PUBLIC)

Kristen Harvard  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: \_\_\_\_\_

**EXHIBIT 1**

A parcel of land being a part of Tract 10, Block 4, Section 34, 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 and being more particularly described as follows: Commence for a point of reference at the Southwest corner of said Tract 10, thence North 00 degrees 37 minutes 20 seconds East along the West line of said Tract 10, said line being the centerline of Oxbow Road, a 30 foot right-of-way maintained by the City of Jacksonville, a distance of 560.76 feet to the Point of Beginning; thence continue North 00 degrees 37 minutes 20 seconds East along said West line 119.0 feet to the North line of Tract 10; thence North 89 degrees 52 minutes 05 seconds East along the North line of said Tract 10, a distance of 660.07 feet to the East line of said Tract 10, thence South 00 degrees 22 minutes 20 seconds West along said East line 118.99 feet; thence South 89 degrees 52 minutes 05 seconds West 660.59 feet to the Point of Beginning.

Less and except any portion lying in Oxbow Road.

Prepared by and Return to:  
Sunshine Title Corporation  
8613 Old Kings Road South, Suite 100  
Jacksonville, Florida 32217  
File Number: STC #106035

### General Warranty Deed

Made this December 8, 2014 A.D., By **Wanda Ryan King**, whose post office address is: 885 Westgate Road, Jacksonville, Florida 32221, hereinafter called the grantor, to Trust No. 2235OR dated 11/28/2014, Land Trust Service Corporation as Trustee, with full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statutes 689.071 and 689.073, whose post office address is: P.O. Box 186, Lake Wales, Florida 33859, hereinafter called the grantee:

(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 Attached Schedule A

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

The interest of the beneficiaries under said trust is personal property. Persons dealing with the Trustee are not obligated to look to the application of purchase monies. The interest of the beneficiaries is solely in the rights, proceeds and avails of trust property, not in the title, legal or equitable, of said real estate. The liability of the Trustee under this deed and the trust agreement is limited to the assets of the trust and the Trustee hereunder has no personal liability whatsoever.

Parcel ID Number: 009140-0000


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

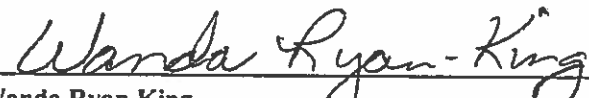
**To Have and to Hold**, the same in fee simple forever.

**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, ~~2014~~ 2009

**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:

  
Witness Printed Name J.M. Danese

 (Seal)  
Wanda Ryan King  
Address: 885 Westgate Road  
Jacksonville, Florida 32221



## Exhibit "A"

A parcel of land being a part of Tract 10, Block 4, Section 34, 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 and being more particularly described as follows: Commence for a point of reference at the Southwest corner of said Tract 10, thence North 00 degrees 37 minutes 20 seconds East along the West line of said Tract 10, said line also being the centerline of Oxbow Road, a 30 foot right-of-way maintained by the City of Jacksonville, a distance of 560.76 feet to the Point of Beginning; thence continue North 00 degrees 37 minutes 20 seconds East along said West line 119.0 feet to the North line of Tract 10; thence North 89 degrees 52 minutes 05 seconds East along the North line of said Tract 10, a distance of 660.07 feet to the East line of said Tract 10; thence South 00 degrees 22 minutes 20 seconds West along said East line 118.99 feet; thence South 89 degrees 52 minutes 05 seconds West 660.59 feet to the Point of Beginning.

Less and except any portion lying in Oxbow Road.

2235 OXBOW RD

Property Detail

RE #	009140-0000
Tax District	GS
Property Use	0200 Mobile Home
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00019 JAX HEIGHTS SEC
Total Area	67765

Value Summary

Value Description	2020 Certified	2021 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$38,750.00	\$38,750.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$38,750.00	\$38,750.00
Assessed Value	\$38,750.00	\$38,750.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$38,750.00	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="#">17008-00205</a>	11/1/2014	\$16,600.00	QC - Quit Claim	Unqualified	Improved
<a href="#">17001-02416</a>	12/8/2014	\$33,200.00	WD - Warranty Deed	Qualified	Improved
<a href="#">17001-02413</a>	11/1/2014	\$16,600.00	QC - Quit Claim	Unqualified	Improved
<a href="#">15999-01767</a>	4/12/2012	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">13141-00972</a>	3/15/2006	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">12675-01145</a>	8/9/2005	\$10,500.00	QC - Quit Claim	Qualified	Improved
<a href="#">08618-01469</a>	5/2/1997	\$65,000.00	WD - Warranty Deed	Qualified	Improved
<a href="#">06726-01184</a>	6/29/1989	\$28,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">05558-01725</a>	8/17/1982	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">03660-00920</a>	1/31/1974	\$20,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	CVPR2	Covered Patio	1	10	14	140.00	\$0.00
2	DKWR2	Deck Wooden	1	6	7	42.00	\$0.00
3	CVPR2	Covered Patio	2	8	16	128.00	\$0.00
4	CVPR2	Covered Patio	2	18	9	162.00	\$0.00
5	DKWR2	Deck Wooden	2	3	9	27.00	\$0.00
6	DKWR2	Deck Wooden	2	6	9	54.00	\$0.00

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	0.00	0.00	Common	1.55	Acreage	\$38,750.00	1	5-93 34-2S-25E 1.554
										2	JACKSONVILLE HEIGHTS
										3	PT TRACT 10 RECD O/R 17001-2416
										4	BLK 4

Buildings

Building 1  
 Building 1 Site Address  
 2235 OXBOW RD Unit  
 Jacksonville FL 32210

Building Type	0202 - MH UNASSESSED
Year Built	1989
Building Value	\$0.00

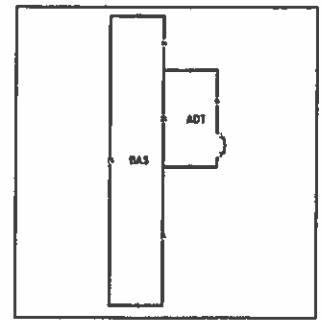
Type	Gross Area	Heated Area	Effective Area
Base Area	1050	1050	1050

Element	Code	Detail
Exterior Wall	25	25 Modular Metal
Exterior Wall	8	8 Horizontal Lap
Roof Struct	3	3 Gable or Hip
Roofing Cover	12	12 Modular Metal
Interior Wall	4	4 Plywood panel
Int Flooring	2	2 Min / Plywood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted

Addition	360	360	360
Total	1410	1410	1410

Air Cond	4	4 Packaged Unit
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Element	Code	Detail
Stories	1.000	
Bedrooms	2.000	
Baths	2.000	
Rooms / Units	1.000	

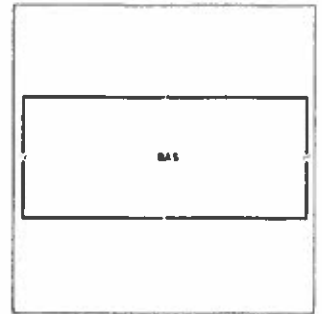


**Building 2**  
 Building 2 Site Address  
 2235 OXBOW RD Unit 1  
 Jacksonville FL 32210

<b>Building Type</b>	0202 - MH UNASSESSED
<b>Year Built</b>	1992
<b>Building Value</b>	\$0.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1728	1728	1728
Total	1728	1728	1728

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	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



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

**2020 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	\$38,750.00	\$0.00	\$38,750.00	\$860.49	\$443.37	\$424.77
Public Schools: By State Law	\$38,750.00	\$0.00	\$38,750.00	\$293.45	\$141.71	\$145.80
By Local Board	\$38,750.00	\$0.00	\$38,750.00	\$169.06	\$87.11	\$83.99
FL Inland Navigation Dist.	\$38,750.00	\$0.00	\$38,750.00	\$2.41	\$1.24	\$1.19
Water Mgmt Dist. SJRWMD	\$38,750.00	\$0.00	\$38,750.00	\$18.15	\$8.86	\$8.86
Gen Gov Voted	\$38,750.00	\$0.00	\$38,750.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$38,750.00	\$0.00	\$38,750.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,343.56	\$682.29	\$664.61
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$75,205.00	\$75,205.00	\$0.00	\$75,205.00		
Current Year	\$38,750.00	\$38,750.00	\$0.00	\$38,750.00		

**2020 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.

- 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](#)





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

## Detail by Entity Name

Florida Profit Corporation

LAND TRUST SERVICE CORPORATION

### Filing Information

<b>Document Number</b>	P98000031229
<b>FEI/EIN Number</b>	59-3504502
<b>Date Filed</b>	04/02/1998
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	NAME CHANGE AMENDMENT
<b>Event Date Filed</b>	07/29/1998
<b>Event Effective Date</b>	NONE

### Principal Address

28 WEST PARK AVE  
LAKE WALES, FL 33853

Changed: 04/28/2009

### Mailing Address

PO BOX 186  
LAKE WALES, FL 33859

Changed: 04/28/2009

### Registered Agent Name & Address

WARDA, L.C.  
28 WEST PARK AVENUE  
LAKE WALES, FL 33853

Name Changed: 04/28/2009

Address Changed: 04/29/2005

### Officer/Director Detail

#### **Name & Address**

Title PSD

WARDA, MARK  
28 WEST PARK AVENUE  
LAKE WALES, FL 33853