

# Application For Administrative Deviation

## Planning and Development Department Info

**Application #** AD-24-67 **Staff Sign-Off/Date** STN / 08/28/2024  
**Filing Date** 09/23/2024 **Number of Signs to Post** 1  
**Current Land Use Category** LDR  
**Deviation Sought** REDUCE REQUIRED LOT WIDTH FROM 180 FEET TO 105.3 FEET FOR TWO SINGLE FAMILY DWELLINGS.  
**Applicable Section of Ordinance Code** 656.305(D)(1)  
**Notice of Violation(s)** N/A  
**Hearing Date** 11/05/2024  
**Neighborhood Association** CLIFTON CIVIC ASSOCIATION / FREE4LIFE FOUNDATION, INC  
**Overlay** OLD ARLINGTON

## Application Info

**Tracking #** 5716 **Application Status** FILED COMPLETE  
**Date Started** 07/16/2024 **Date Submitted** 08/01/2024

## General Information On Applicant

**Last Name** ARDARY **First Name** RONALD **Middle Name** P  
**Company Name** RONALD P ARDARY CONST., INC  
**Mailing Address** 1360 SORRELLS COURT  
**City** JACKSONVILLE **State** FL **Zip Code** 32221  
**Phone** 9045094565 **Fax** 9047867172 **Email** JANETSUE2@HOTMAIL.COM

## General Information On Owner(s)

**Last Name** IKEDA **First Name** DANIEL **Middle Name** SATOSHI  
**Company/Trust Name**  
**Mailing Address** 5392 CLIFTON ROAD  
**City** JACKSONVILLE **State** FL **Zip Code** 32211  
**Phone** 6146027770 **Fax** **Email**

## Property Information

**Previous Zoning Application Filed?**

**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 129395 0000	1	2	RLD-90

Ensure that RE# is a 10 digit number with a space (##### #)

Total Land Area (Nearest 1/100th of an Acre) 1.14

In Whose Name Will The Deviation Be Granted

DANIEL IKEDA

Is transferability requested? Yes No

If approved, the administrative deviation is transferred with the property.

Location Of Property

General Location

SOUTH OF ARLINGTON EXPRESSWAY, CLIFTON NEIGHBORHOOD

House # 5392 Street Name, Type and Direction CLIFTON RD Zip Code 32211

Between Streets

CLIFTON ROAD and MAGNOLIA BLUFF AVE

Utility Services Provider

City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Deviation sought

Click on a check box to provide details pertaining to the deviation sought.

- Reduce required minimum lot area from ... to ... square feet.
Increase maximum lot coverage from ... % to ... %.
Increase maximum height of structure from ... to ... feet.
Reduce required yard(s)
REDUCE REQUIRED LOT WIDTH FROM 180 FEET TO 105.3 FEET FOR TWO SINGLE FAMILY DWELLINGS.
Reduce minimum number of off-street parking spaces from ... to ... .
Increase the maximum number of off-street parking spaces from ... to ... .
Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of 15 feet to ... feet.
Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of 25 feet to ... feet.
Decrease minimum number of loading spaces from ... required to ... loading spaces.
Reduce the dumpster setback from the required 5 feet along:
North to ... feet;
East to ... feet;
South to ... feet;
West to ... feet.
Decrease the minimum number of bicycle parking spaces from ... required to ... spaces.
Reduce the minimum width of drive from ... feet required to ... feet.
Reduce vehicle use area interior landscape from ... square feet to ... square feet.
Increase the distance from the vehicle use area to the nearest tree from 55 feet maximum to ... feet.
Reduce the number of terminal island trees from ... terminal islands required to ... terminal islands.

Reduce the landscape buffer between vehicle use area along  
Enter Street Name \_\_\_\_\_ from **10** feet per linear feet of  
frontage and **5** feet minimum width required to \_\_\_\_\_ feet per linear feet of frontage and  
\_\_\_\_\_ feet minimum width.

Reduce the number of shrubs along Enter Street Name \_\_\_\_\_ from \_\_\_\_\_  
required to \_\_\_\_\_ shrubs.

Reduce the number of trees along Enter Street Name \_\_\_\_\_ from \_\_\_\_\_  
required to \_\_\_\_\_ trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from  
**5** feet minimum width required along:

North boundary to \_\_\_\_\_ feet;

East boundary to \_\_\_\_\_ feet;

South boundary to \_\_\_\_\_ feet;

West boundary to \_\_\_\_\_ feet.

Reduce the number of trees along:

North property boundary from \_\_\_\_\_ required to \_\_\_\_\_ trees;

East property boundary from \_\_\_\_\_ required to \_\_\_\_\_ trees;

South property boundary from \_\_\_\_\_ required to \_\_\_\_\_ trees;

West property boundary from \_\_\_\_\_ required to \_\_\_\_\_ trees.

Increase the maximum width of the driveway access from Enter Street Name \_\_\_\_\_  
from  24  36  48 feet required to \_\_\_\_\_ feet.

Decrease the minimum width of the driveway access from Enter Street Name \_\_\_\_\_  
from  24  36  48 feet required to \_\_\_\_\_ feet.

Increase the maximum width of the driveway access to adjoining property from **24** feet required  
along:

North to \_\_\_\_\_ feet;

East to \_\_\_\_\_ feet;

South to \_\_\_\_\_ feet;

West to \_\_\_\_\_ feet.

Decrease the minimum width of the driveway access to adjoining property from **24** feet required  
along:

North to \_\_\_\_\_ feet;

East to \_\_\_\_\_ feet;

South to \_\_\_\_\_ feet;

West to \_\_\_\_\_ feet.

Reduce the uncomplimentary land use buffer width from **10** feet wide required along:

North property boundary to \_\_\_\_\_ feet wide;

East property boundary to \_\_\_\_\_ feet wide;

South property boundary to \_\_\_\_\_ feet wide;

West property boundary to \_\_\_\_\_ feet wide.

Reduce the uncomplimentary land use buffer trees along:

North property boundary from \_\_\_\_\_ required to \_\_\_\_\_ trees;

East property boundary from \_\_\_\_\_ required to \_\_\_\_\_ trees;

South property boundary from \_\_\_\_\_ required to \_\_\_\_\_ trees;

West property boundary from \_\_\_\_\_ required to \_\_\_\_\_ trees.

Reduce the uncomplimentary land use buffer visual screen from **6** feet tall and **85** % opaque required along:

- North property boundary to  feet tall and  %;
- East property boundary to  feet tall and  %;
- South property boundary to  feet tall and  %;
- West property boundary to  feet tall and  %.

### Required Attachments

The following items must be attached to the application.

- Survey
- Site Plan
- 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, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

### Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- Letter from the applicable Home Owner's Association, stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association - residential only
- Elevations, must be drawn to scale - height increase requests only

### Criteria

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

**I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.**

THE PROPOSED DEVIATION ARISES FROM THE SHAPE OF THE LOT SIZE OF THE PROPERTY.

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;

NEEDING THE LOT SIZE CHANGED TO BUILD A SECOND HOME.

2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.

NO

3. The proposed deviation 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 deviation;

ADD TO PROPERTY VALUES AS IT IS A SECOND HOME THAT IS BEING BUILT ON PROPERTY.

4. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;

NO

5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and

NO

6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.

YES.

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

(i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;

(ii) The length of time the violation has existed without receiving a citation; and

(iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

### Public Hearings

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 Planning Commission. 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.

### Application Certification

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.

Agreed to and submitted

### Filing Fee Information

<b>1) Residential District Base Fee</b>	\$966.00
<b>2) Plus Notification Costs Per Addressee</b>	
<b>31 Notifications @ \$7.00/each:</b>	\$217.00
<b>3) Total Application Cost:</b>	\$1,183.00

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

\*\* The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.



City of Jacksonville  
Planning & Development Department  
214 N. Hogan Street, Suite 300  
Jacksonville, Florida 32202

**AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT  
Individual**

Daniel Ikeda  
Owner (Affiant) Name

6392 Clifton Rd Jacksonville, FL 32211  
Address(es) for Subject Property

129395 - 0000  
Real Estate Parcel Number(s) for Subject Property

Ronald P. Ardery Construction, Inc.  
Appointed or Authorized Agent(s)

Administrative Deviation  
Type of Request(s)/Application(s)

STATE OF FL.

COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Daniel Ikeda, who being by me first duly sworn, under oath, deposes and states as follows:

1. I am the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above noted request(s)/application(s) being made to the City of Jacksonville.
2. I have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on my behalf in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as my agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property as identified above and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent me, I attest that the application(s) is/are made in good faith.
3. I acknowledge that any change in ownership of the Subject Property and/or the designated agent(s) that occurs prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. I further acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

X [Signature]  
Signature of Affiant

X Daniel Ikeda  
Printed/Typed Name of Affiant

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 16<sup>th</sup>, day of July, 2024, by Daniel Ikeda, who is  personally known to me or  has produced identification and who took an oath.

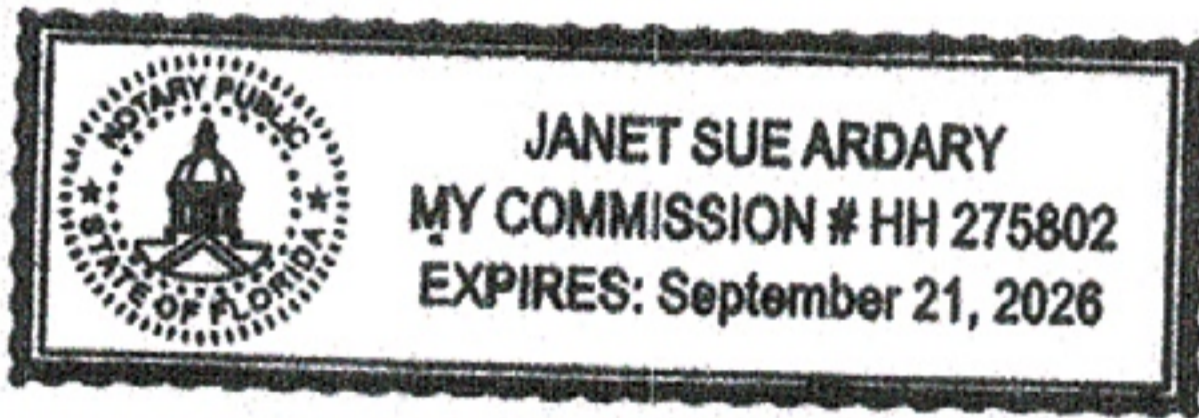
Type of identification produced Driver's License/FL.

[Signature]  
Notary Public Signature

Janetsue Ardary  
Printed/Typed Name - Notary Public

My commission expires: 9/21/26

[NOTARY SEAL]



**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE



City of Jacksonville  
Planning & Development Department  
214 N. Hogan Street, Suite 300  
Jacksonville, Florida 32202

**AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT  
Corporation/Partnership/Trust/Other Entity**

Daniel Ikeda  
Owner Name

5392 Clifton Rd Jacksonville, FL 32211  
Address(es) for Subject Property

129395-0000  
Real Estate Parcel Number(s) for Subject Property

Ronald P. Ardary Construction, Inc.  
Appointed or Authorized Agent(s)

\_\_\_\_\_  
Type of Request(s)/Application(s)

STATE OF Florida  
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Daniels Ikeda, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

- Affiant is the Owner of 5392 Clifton Rd, a residential home (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.\*
- Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
- That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE



4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

[Signature]  
 Signature of Affiant

X Daniel S. Ikeda  
 Printed/Typed Name of Affiant

\* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 1, day of August, 2024, by Daniel S Ikeda, as Owner for self, who is  personally known to me or  has produced identification and who took an oath.

Type of identification produced Driver's License/FL.

[Signature]  
 Notary Public Signature

Janetsue Ardary  
 Printed/Typed Name – Notary Public

My commission expires: 9/21/26

[NOTARY SEAL]



**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

Prepared by and return to:  
Jacksonville Blue Ocean Title  
Barbara Cokley  
4309 Pablo Oaks Court 2nd Floor  
Jacksonville, FL, 32224  
File No.: JAX-23-665

Parcel: 129395-0000

\$162,500<sup>00</sup>

23133871

### General Warranty Deed

Made this 25th day of January, 2024 by, **Jerry Richard Baker, and Elizabeth Rini Baker, husband and wife** whose mailing address is 2020 Seagate Avenue, Neptune Beach, FL 32266, hereinafter called the grantor, to **Daniel Satoshi Ikeda and Courtney Marie Ikeda, husband and wife**, whose mailing address is 5392 Clifton Road, Jacksonville, FL 32211 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:

**PART OF THE F. RICHARD GRANT, SECTION 41, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT THE NORTHWEST CORNER OF LOT 10, RIVER WOOD, AS RECORDED IN PLAT BOOK 19, PAGE 13, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 04 DEGREES 18'00" EAST, 34.25 FEET; THENCE SOUTH 88 DEGREES 18'00" WEST, 105.32 FEET, TO AN IRON PIPE; THENCE SOUTH 04 DEGREES 18'00" WEST, 487 FEET, MORE OR LESS, TO THE WATERS OF THE ARLINGTON RIVER; THENCE EASTERLY, 106 FEET, MORE OR LESS, ALONG THE WATERS OF SAID RIVER AND FOLLOWING ITS MEANDERINGS THEREOF, TO THE WEST LINE OF SAID LOT 10, RIVERWOOD; THENCE NORTH 04 DEGREES 18'00" EAST, 462 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID LOT 10, TO THE POINT OF BEGINNING.**

**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 taxes for the current year.

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

Signed, sealed, and delivered in the presence of:

[Signature]  
Witness Signature

Marla Buchanan  
Printed Name

[Signature]  
Jerry Richard Baker

Elizabeth Rini Baker  
Elizabeth Rini Baker

Blue Ocean Title  
4309 Pablo Oaks Court, 2nd Fl  
Jacksonville, FL 32224

City, State, Zip

[Signature]  
Witness Signature

Barbara Cokley  
Printed Name

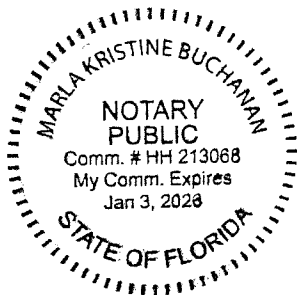
4309 Pablo Oaks Ct  
Address  
Jacksonville Fl 32224  
City, State, Zip

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument acknowledged before me by means of  physical presence or  online notarization, this 19 day of January, 2024, by **Jerry Richard Baker and Elizabeth Rini Baker**, who is/are  personally known to me or who has/have  produced FL DV as identification.

[Signature]  
Notary Public Signature

\_\_\_\_\_  
Notary Public Printed Name



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

**IKEDA DANIEL SATOSHI**  
5392 CLIFTON RD  
JACKSONVILLE, FL 32211  
**IKEDA COURTNEY MARIE**

**Primary Site Address**  
5392 CLIFTON RD  
Jacksonville FL 32211-

**Official Record Book/Page**  
20948-01533

**Tile #**  
7421

**5392 CLIFTON RD**  
Property Detail

RE #	129395-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	49727

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
<b>Total Building Value</b>	\$395,810.00	\$377,521.00
<b>Extra Feature Value</b>	\$65,320.00	\$58,579.00
<b>Land Value (Market)</b>	\$305,613.00	\$305,613.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$766,743.00	\$741,713.00
<b>Assessed Value</b>	\$473,115.00	\$487,308.00
<b>Cap Diff/Portability Amt</b>	\$293,628.00 / \$0.00	\$254,405.00 / \$0.00
<b>Exemptions</b>	\$50,000.00	See below
<b>Taxable Value</b>	\$423,115.00	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

Assessed Value	\$487,308.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
<b>Taxable Value</b>	<b>\$437,308.00</b>

SJRWMD/FIND Taxable Value

Assessed Value	\$487,308.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
<b>Taxable Value</b>	<b>\$437,308.00</b>

School Taxable Value

Assessed Value	\$487,308.00
Homestead (HX)	- \$25,000.00
<b>Taxable Value</b>	<b>\$462,308.00</b>

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<a href="#">20948-01533</a>	1/25/2024	\$1,625,000.00	WD - Warranty Deed	Qualified	Improved
<a href="#">16830-00936</a>	4/30/2014	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">16759-01911</a>	4/10/2014	\$100.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">16757-00324</a>	4/10/2014	\$100.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">07434-01392</a>	10/13/1992	\$200,000.00	WD - Warranty Deed	Qualified	Improved
<a href="#">06983-01164</a>	10/18/1990	\$137,800.00	WD - Warranty Deed	Qualified	Improved
<a href="#">06878-02119</a>	4/5/1990	\$100.00	QC - Quit Claim	Unqualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	3.00	\$2,639.00
2	POLR3	Pool	1	0	0	1.00	\$11,900.00
3	SPAR3	Spa	1	0	0	3.00	\$1,086.00
4	DLWR6	Dock Wood Light Wgt	1	0	0	1,300.00	\$11,401.00
5	CVPR2	Covered Patio	1	35	19	665.00	\$8,342.00
6	SCNR3	Screen Enclosure	1	0	0	80.00	\$8,349.00
7	BCWR6	Boat Cover	1	0	0	725.00	\$12,429.00
8	BCWR6	Boat Cover	1	10	8	80.00	\$2,433.00

**Land & Legal**

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land	Land	Land

Legal

LN	Legal Description

			Assessment			Units			Type	Value
1	0130	RES RIVER LD 3-7 UNITS PER AC	RLD-90	99.00	518.00	Common	99.00	Front Footage	\$305,613.00	

1	41-2S-27E 1.14
2	F RICHARD GRANT
3	PT RECD O/R 20948-1533

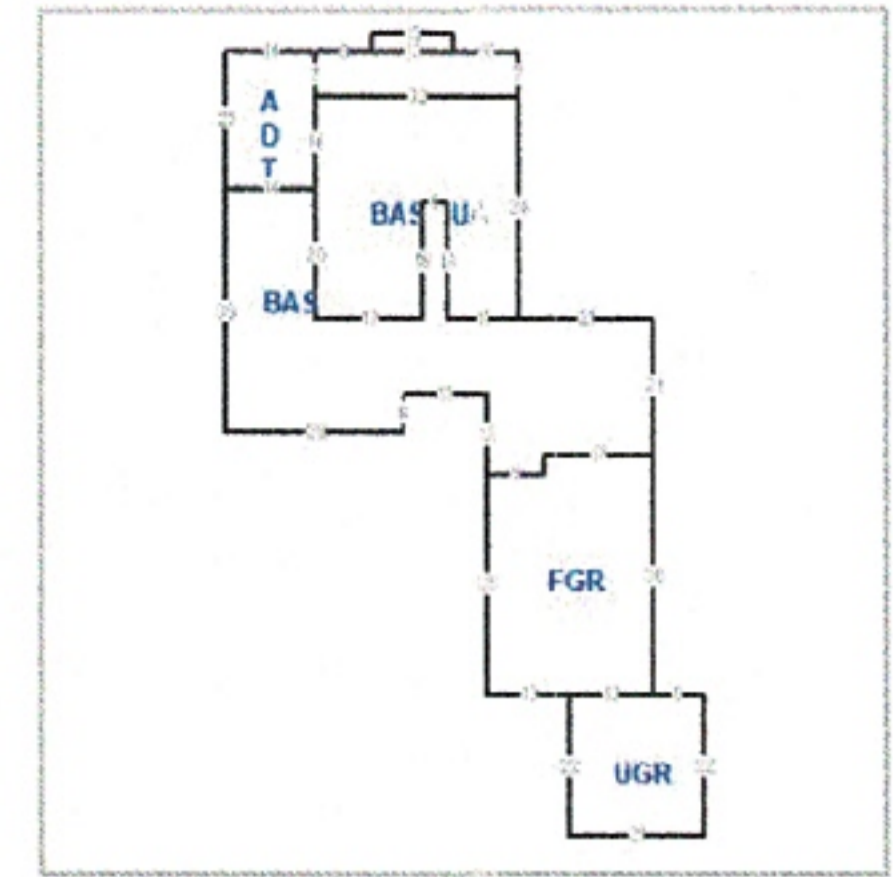
**Buildings**

**Building 1**  
 Building 1 Site Address  
 5392 CLIFTON RD Unit  
 Jacksonville FL 32211-

<b>Building Type</b>	0103 - SFR SPLIT-LEVEL
<b>Year Built</b>	1930
<b>Building Value</b>	\$377,521.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1016	1016	1016
Finished upper story 1	1016	1016	965
Base Area	1585	1585	1585
Finished Garage	961	0	480
Unfinished Garage	462	0	208
Addition	294	294	265
Fin Screened Porch	224	0	78
Fin Screened Porch	224	0	78
Fin Screened Porch	39	0	14
<b>Total</b>	<b>5821</b>	<b>3911</b>	<b>4689</b>

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
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



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

**2023 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$473,115.00	\$50,000.00	\$423,115.00	\$4,632.40	\$4,788.35	\$4,377.34
Public Schools: By State Law	\$473,115.00	\$25,000.00	\$448,115.00	\$1,405.51	\$1,426.35	\$1,314.86
By Local Board	\$473,115.00	\$25,000.00	\$448,115.00	\$976.39	\$1,007.36	\$913.44
FL Inland Navigation Dist.	\$473,115.00	\$50,000.00	\$423,115.00	\$13.10	\$12.19	\$12.19
Water Mgmt Dist. SJRWMD	\$473,115.00	\$50,000.00	\$423,115.00	\$80.80	\$75.86	\$75.86
School Board Voted	\$473,115.00	\$25,000.00	\$448,115.00	\$0.00	\$448.12	\$0.00
			<b>Totals</b>	<b>\$7,108.20</b>	<b>\$7,758.23</b>	<b>\$6,693.69</b>

Description	Just Value	Assessed Value	Exemptions	Taxable Value
<b>Last Year</b>	\$663,118.00	\$459,335.00	\$50,000.00	\$409,335.00
<b>Current Year</b>	\$766,743.00	\$473,115.00	\$50,000.00	\$423,115.00

**2023 TRIM Property Record Card (PRC)**

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

**Property Record Card (PRC)**

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

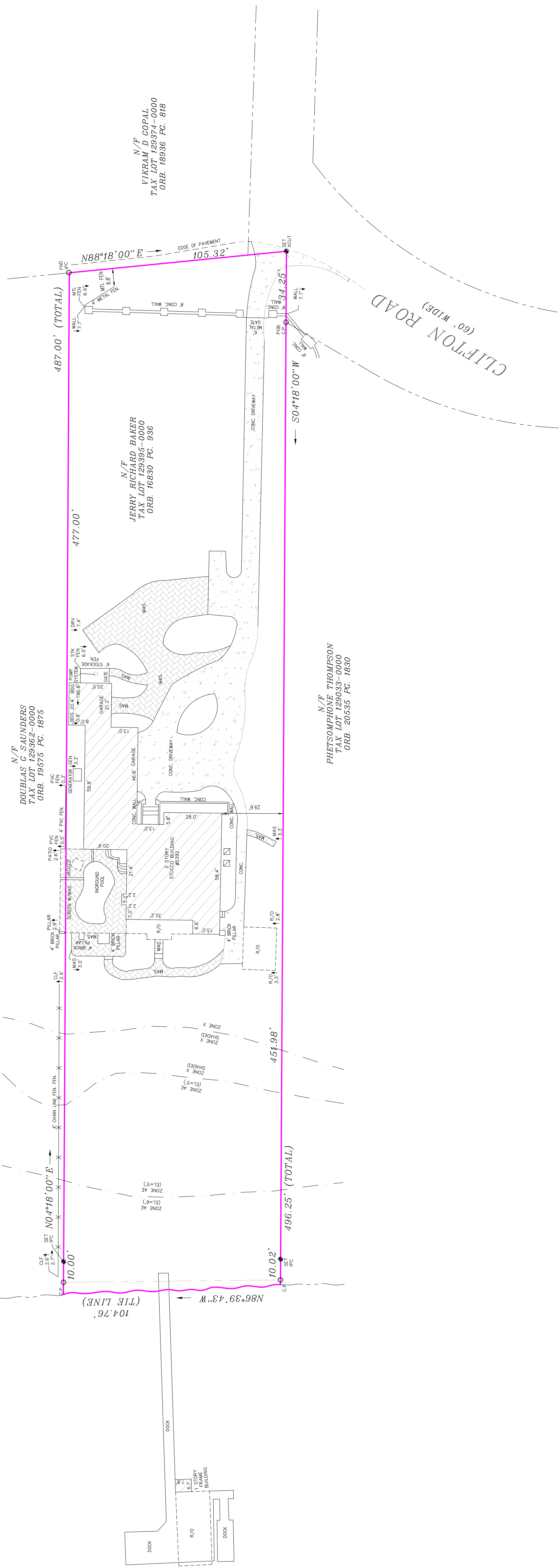
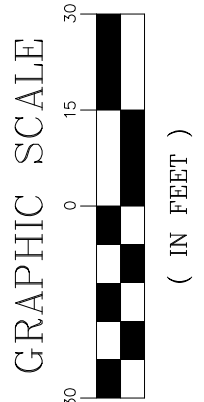
<b>2023</b>
<b>2022</b>
<b>2021</b>
<b>2020</b>
<b>2019</b>
<b>2018</b>
<b>2017</b>
<b>2016</b>
<b>2015</b>
<b>2014</b>

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

**More Information**

<https://paopropertysearch.coj.net/Basic/Detail.aspx?RE=1293950000>

REV	DATE	DESCRIPTION	BY	CHKD



LOT AREA 51,494.30 S.F. 118 AC.

PREPARED FOR AND CERTIFIED TO: DANIEL SATOSH IKEDA AND COURTNEY MARIE IKEDA OLD REPUBLIC TITLE NAVY FEDERAL CREDIT UNION

SURVEYORS CERTIFICATE I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA STATUTES AND CHAPTER 461 OF THE FLORIDA ADMINISTRATIVE CODE NOT VALID WITHOUT AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL SURVEYOR AND NUMBER MD-7827 DANIEL JACKSON 1281030761

**LEGAL DESCRIPTION**  
 Parcel 10, Subdivision 10, Block 10, Phase 10, Community 10, located in the County of Duval, State of Florida, containing approximately 100.32 acres, more or less, bounded as follows: North by the 100-foot wide easement of the State of Florida; East by the 100-foot wide easement of the State of Florida; South by the 100-foot wide easement of the State of Florida; and West by the 100-foot wide easement of the State of Florida.

**TITLE AND BOUNDARY NOTES**  
 1. REFER TO THE SURVEY MAP NO. 129395-0000 FOR THE COMPLETE DESCRIPTION OF THE PROPERTY.  
 2. THERE MAY BE ADDITIONAL EASEMENTS AND RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE LOCATED ON THE SURVEY MAP NO. 129395-0000.  
 3. UNDEVELOPED PORTIONS OF THE PROPERTY, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.  
 4. THE PROPERTY IS NOT BEING DIVIDED.  
 5. THE PROPERTY IS NOT BEING DIVIDED.  
 6. THE PROPERTY IS NOT BEING DIVIDED.  
 7. THE PROPERTY IS NOT BEING DIVIDED.  
 8. THE PROPERTY IS NOT BEING DIVIDED.  
 9. THE PROPERTY IS NOT BEING DIVIDED.  
 10. THE PROPERTY IS NOT BEING DIVIDED.

SYMBOL LEGEND	
	MONUMENT END
	1/2" IRON PIPE ORANGE
	1" IRON PIPE GREEN
	1.5" IRON PIPE BLUE
	2" IRON PIPE RED
	3" IRON PIPE YELLOW
	4" IRON PIPE PURPLE
	5" IRON PIPE BROWN
	6" IRON PIPE BLACK
	8" IRON PIPE GREY
	10" IRON PIPE WHITE
	12" IRON PIPE LIGHT BLUE
	14" IRON PIPE DARK BLUE
	16" IRON PIPE LIGHT GREEN
	18" IRON PIPE DARK GREEN
	20" IRON PIPE LIGHT YELLOW
	22" IRON PIPE DARK YELLOW
	24" IRON PIPE LIGHT ORANGE
	26" IRON PIPE DARK ORANGE
	28" IRON PIPE LIGHT RED
	30" IRON PIPE DARK RED
	32" IRON PIPE LIGHT PINK
	34" IRON PIPE DARK PINK
	36" IRON PIPE LIGHT PURPLE
	38" IRON PIPE DARK PURPLE
	40" IRON PIPE LIGHT BROWN
	42" IRON PIPE DARK BROWN
	44" IRON PIPE LIGHT GREY
	46" IRON PIPE DARK GREY
	48" IRON PIPE LIGHT BLACK
	50" IRON PIPE DARK BLACK
	52" IRON PIPE LIGHT WHITE
	54" IRON PIPE DARK WHITE
	56" IRON PIPE LIGHT BLUE-GREY
	58" IRON PIPE DARK BLUE-GREY
	60" IRON PIPE LIGHT GREEN-GREY
	62" IRON PIPE DARK GREEN-GREY
	64" IRON PIPE LIGHT YELLOW-GREY
	66" IRON PIPE DARK YELLOW-GREY
	68" IRON PIPE LIGHT ORANGE-GREY
	70" IRON PIPE DARK ORANGE-GREY
	72" IRON PIPE LIGHT RED-GREY
	74" IRON PIPE DARK RED-GREY
	76" IRON PIPE LIGHT PINK-GREY
	78" IRON PIPE DARK PINK-GREY
	80" IRON PIPE LIGHT PURPLE-GREY
	82" IRON PIPE DARK PURPLE-GREY
	84" IRON PIPE LIGHT BROWN-GREY
	86" IRON PIPE DARK BROWN-GREY
	88" IRON PIPE LIGHT GREY-GREY
	90" IRON PIPE DARK GREY-GREY
	92" IRON PIPE LIGHT BLACK-GREY
	94" IRON PIPE DARK BLACK-GREY
	96" IRON PIPE LIGHT WHITE-GREY
	98" IRON PIPE DARK WHITE-GREY
	100" IRON PIPE LIGHT BLUE-GREY
	102" IRON PIPE DARK BLUE-GREY
	104" IRON PIPE LIGHT GREEN-GREY
	106" IRON PIPE DARK GREEN-GREY
	108" IRON PIPE LIGHT YELLOW-GREY
	110" IRON PIPE DARK YELLOW-GREY
	112" IRON PIPE LIGHT ORANGE-GREY
	114" IRON PIPE DARK ORANGE-GREY
	116" IRON PIPE LIGHT RED-GREY
	118" IRON PIPE DARK RED-GREY
	120" IRON PIPE LIGHT PINK-GREY
	122" IRON PIPE DARK PINK-GREY
	124" IRON PIPE LIGHT PURPLE-GREY
	126" IRON PIPE DARK PURPLE-GREY
	128" IRON PIPE LIGHT BROWN-GREY
	130" IRON PIPE DARK BROWN-GREY
	132" IRON PIPE LIGHT GREY-GREY
	134" IRON PIPE DARK GREY-GREY
	136" IRON PIPE LIGHT BLACK-GREY
	138" IRON PIPE DARK BLACK-GREY
	140" IRON PIPE LIGHT WHITE-GREY
	142" IRON PIPE DARK WHITE-GREY
	144" IRON PIPE LIGHT BLUE-GREY
	146" IRON PIPE DARK BLUE-GREY
	148" IRON PIPE LIGHT GREEN-GREY
	150" IRON PIPE DARK GREEN-GREY
	152" IRON PIPE LIGHT YELLOW-GREY
	154" IRON PIPE DARK YELLOW-GREY
	156" IRON PIPE LIGHT ORANGE-GREY
	158" IRON PIPE DARK ORANGE-GREY
	160" IRON PIPE LIGHT RED-GREY
	162" IRON PIPE DARK RED-GREY
	164" IRON PIPE LIGHT PINK-GREY
	166" IRON PIPE DARK PINK-GREY
	168" IRON PIPE LIGHT PURPLE-GREY
	170" IRON PIPE DARK PURPLE-GREY
	172" IRON PIPE LIGHT BROWN-GREY
	174" IRON PIPE DARK BROWN-GREY
	176" IRON PIPE LIGHT GREY-GREY
	178" IRON PIPE DARK GREY-GREY
	180" IRON PIPE LIGHT BLACK-GREY
	182" IRON PIPE DARK BLACK-GREY
	184" IRON PIPE LIGHT WHITE-GREY
	186" IRON PIPE DARK WHITE-GREY
	188" IRON PIPE LIGHT BLUE-GREY
	190" IRON PIPE DARK BLUE-GREY
	192" IRON PIPE LIGHT GREEN-GREY
	194" IRON PIPE DARK GREEN-GREY
	196" IRON PIPE LIGHT YELLOW-GREY
	198" IRON PIPE DARK YELLOW-GREY
	200" IRON PIPE LIGHT ORANGE-GREY
	202" IRON PIPE DARK ORANGE-GREY
	204" IRON PIPE LIGHT RED-GREY
	206" IRON PIPE DARK RED-GREY
	208" IRON PIPE LIGHT PINK-GREY
	210" IRON PIPE DARK PINK-GREY
	212" IRON PIPE LIGHT PURPLE-GREY
	214" IRON PIPE DARK PURPLE-GREY
	216" IRON PIPE LIGHT BROWN-GREY
	218" IRON PIPE DARK BROWN-GREY
	220" IRON PIPE LIGHT GREY-GREY
	222" IRON PIPE DARK GREY-GREY
	224" IRON PIPE LIGHT BLACK-GREY
	226" IRON PIPE DARK BLACK-GREY
	228" IRON PIPE LIGHT WHITE-GREY
	230" IRON PIPE DARK WHITE-GREY
	232" IRON PIPE LIGHT BLUE-GREY
	234" IRON PIPE DARK BLUE-GREY
	236" IRON PIPE LIGHT GREEN-GREY
	238" IRON PIPE DARK GREEN-GREY
	240" IRON PIPE LIGHT YELLOW-GREY
	242" IRON PIPE DARK YELLOW-GREY
	244" IRON PIPE LIGHT ORANGE-GREY
	246" IRON PIPE DARK ORANGE-GREY
	248" IRON PIPE LIGHT RED-GREY
	250" IRON PIPE DARK RED-GREY
	252" IRON PIPE LIGHT PINK-GREY
	254" IRON PIPE DARK PINK-GREY
	256" IRON PIPE LIGHT PURPLE-GREY
	258" IRON PIPE DARK PURPLE-GREY
	260" IRON PIPE LIGHT BROWN-GREY
	262" IRON PIPE DARK BROWN-GREY
	264" IRON PIPE LIGHT GREY-GREY
	266" IRON PIPE DARK GREY-GREY
	268" IRON PIPE LIGHT BLACK-GREY
	270" IRON PIPE DARK BLACK-GREY
	272" IRON PIPE LIGHT WHITE-GREY
	274" IRON PIPE DARK WHITE-GREY
	276" IRON PIPE LIGHT BLUE-GREY
	278" IRON PIPE DARK BLUE-GREY
	280" IRON PIPE LIGHT GREEN-GREY
	282" IRON PIPE DARK GREEN-GREY
	284" IRON PIPE LIGHT YELLOW-GREY
	286" IRON PIPE DARK YELLOW-GREY
	288" IRON PIPE LIGHT ORANGE-GREY
	290" IRON PIPE DARK ORANGE-GREY
	292" IRON PIPE LIGHT RED-GREY
	294" IRON PIPE DARK RED-GREY
	296" IRON PIPE LIGHT PINK-GREY
	298" IRON PIPE DARK PINK-GREY
	300" IRON PIPE LIGHT PURPLE-GREY

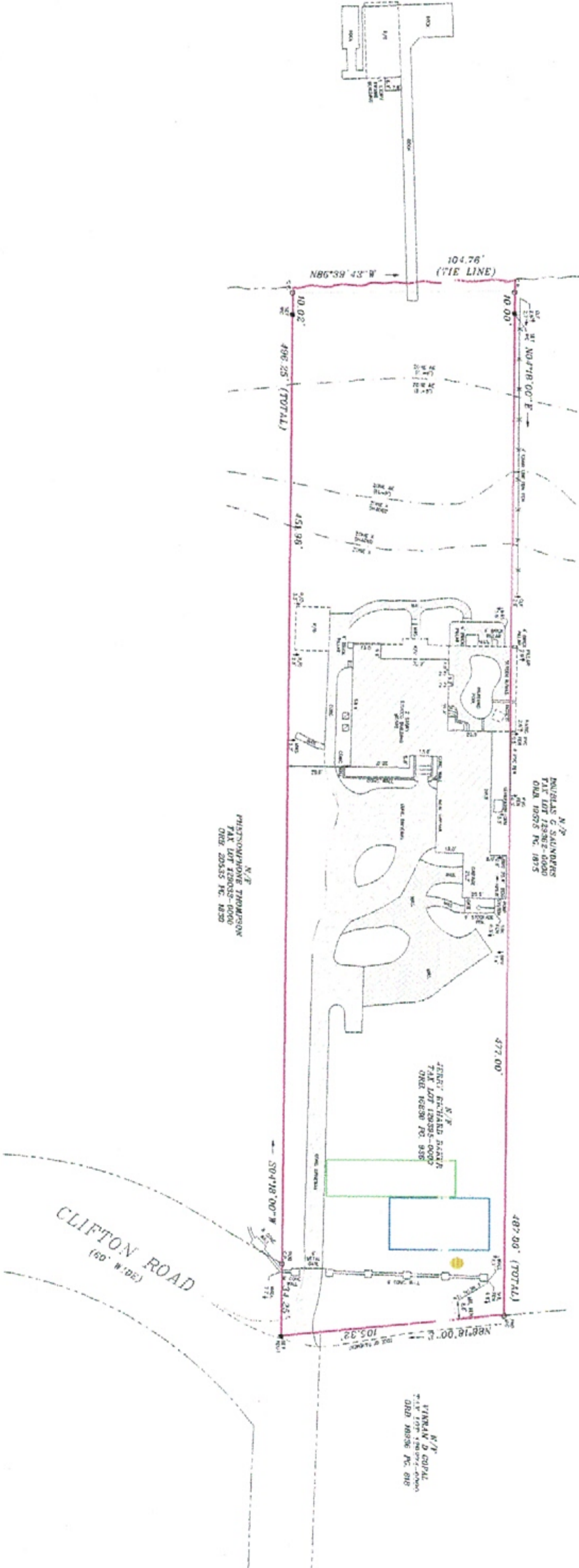
FIRM LB8534

BEARINGS SHOWN HEREON ARE BASED ON DEED BOOK 19575 PAGE 1875



SYMBOL LEGEND	
1. CENTERLINE	3. CONCRETE FOUNDATION
2. 1/4" CONC. DRIVE	4. CONCRETE WALL
5. 4" CONC. DRIVE	5. CONCRETE SLAB
6. 8" CONC. DRIVE	6. CONCRETE CURB
7. 12" CONC. DRIVE	7. CONCRETE CURB
8. 16" CONC. DRIVE	8. CONCRETE CURB
9. 20" CONC. DRIVE	9. CONCRETE CURB
10. 24" CONC. DRIVE	10. CONCRETE CURB
11. 28" CONC. DRIVE	11. CONCRETE CURB
12. 32" CONC. DRIVE	12. CONCRETE CURB
13. 36" CONC. DRIVE	13. CONCRETE CURB
14. 40" CONC. DRIVE	14. CONCRETE CURB
15. 44" CONC. DRIVE	15. CONCRETE CURB
16. 48" CONC. DRIVE	16. CONCRETE CURB
17. 52" CONC. DRIVE	17. CONCRETE CURB
18. 56" CONC. DRIVE	18. CONCRETE CURB
19. 60" CONC. DRIVE	19. CONCRETE CURB
20. 64" CONC. DRIVE	20. CONCRETE CURB
21. 68" CONC. DRIVE	21. CONCRETE CURB
22. 72" CONC. DRIVE	22. CONCRETE CURB
23. 76" CONC. DRIVE	23. CONCRETE CURB
24. 80" CONC. DRIVE	24. CONCRETE CURB
25. 84" CONC. DRIVE	25. CONCRETE CURB
26. 88" CONC. DRIVE	26. CONCRETE CURB
27. 92" CONC. DRIVE	27. CONCRETE CURB
28. 96" CONC. DRIVE	28. CONCRETE CURB
29. 100" CONC. DRIVE	29. CONCRETE CURB

ARLINGTON RIVER



**LOCAL DISCREPANCIES**  
 Discrepancies were noted between the Surveyed and Recorded Dimensions. The bearings and distances were adjusted by the method of least squares to best adjust the entire traverse. The adjusted bearings and distances are shown on this plan.

**TITLE AND BOUNDARY NOTES**  
 1. THIS SURVEY WAS MADE FOR THE PURPOSE OF DETERMINING THE BOUNDARIES OF THE LAND DESCRIBED HEREON.  
 2. THE BEARINGS AND DISTANCES WERE MEASURED BY THE SURVEYOR AND ARE SHOWN ON THIS PLAN.  
 3. THE BEARINGS AND DISTANCES WERE CHECKED BY THE SURVEYOR AND ARE SHOWN ON THIS PLAN.  
 4. THE BEARINGS AND DISTANCES WERE CHECKED BY THE SURVEYOR AND ARE SHOWN ON THIS PLAN.  
 5. THE BEARINGS AND DISTANCES WERE CHECKED BY THE SURVEYOR AND ARE SHOWN ON THIS PLAN.

**WARRANTY CERTIFICATE**  
 I, THE SURVEYOR, HEREBY WARRANT THAT THE BEARINGS AND DISTANCES SHOWN ON THIS PLAN WERE MEASURED BY ME OR BY MY DEPUTY AND ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME THIS PLAN WAS MADE.

**PERMITTED TIME AND CORRECTIONS**  
 CORRECTIONS MAY BE MADE AT ANY TIME UPON THE REQUEST OF THE CLIENT.

**LOT AREA**  
 118 AC.

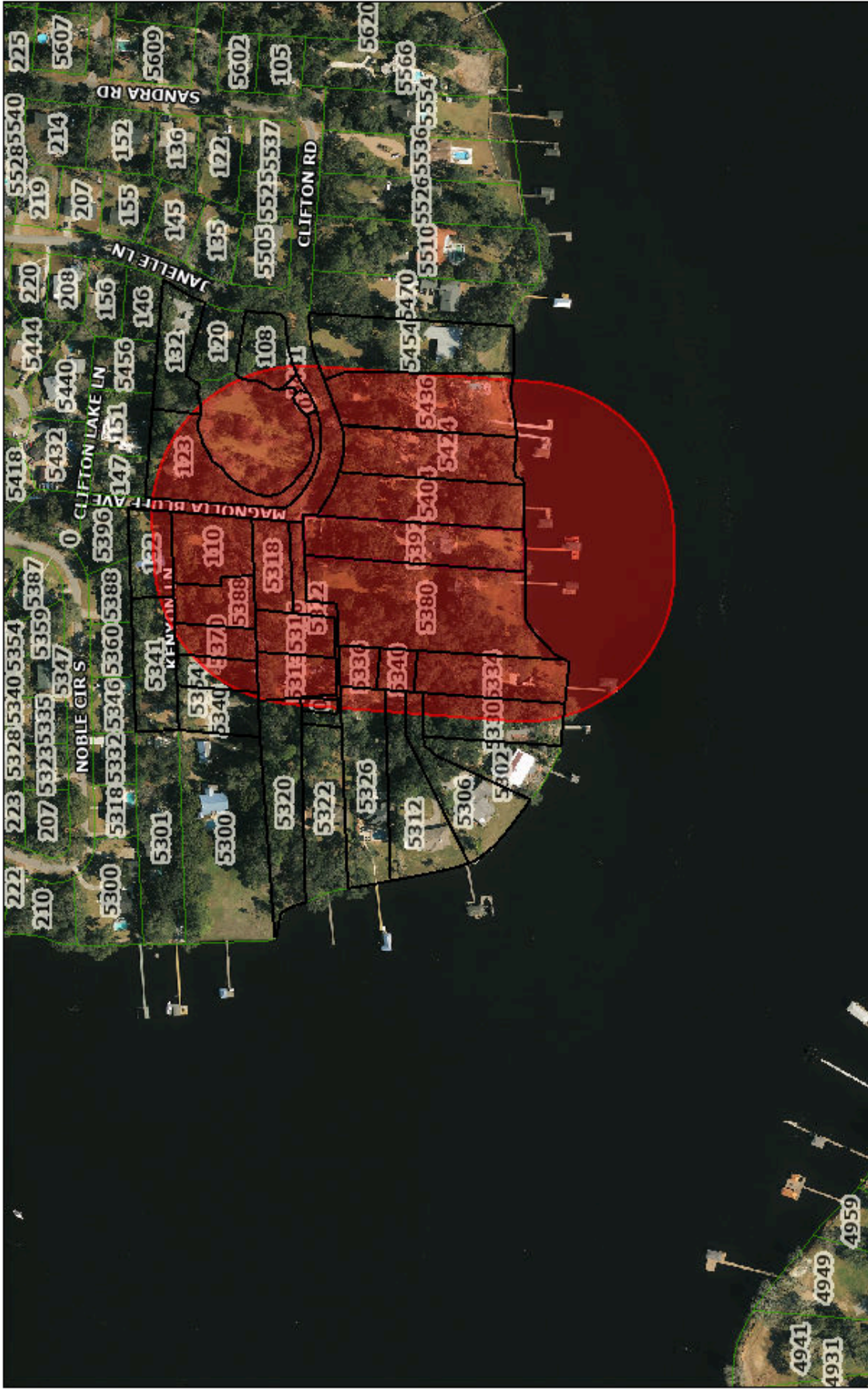


RECORDING INFORMATION AND NOTES ON FILE  
 DUAL COUNTY RECORDING DISTRICT 13  
 FIRM LB8534

<b>SHEET</b>	<b>BOUNDARY SURVEY</b>	TAX MAP NO. 129395--0000	<b>SCALICE</b> land surveying mjslandsurvey.com P:904-413-9355 205 Marketplace Avenue, Suite 200 Ponte Vedra, FL 32081	<table border="1"> <tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th><th>CHKD</th></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>	REV	DATE	DESCRIPTION	BY	CHKD					
	REV	DATE			DESCRIPTION	BY	CHKD							
5392 CLIFTON ROAD, JACKSONVILLE, FLORIDA 32211	JOB NO. D24-0065	DATE SURVEYED: 01/13/2024												
PART OF THE F. RICHARD GRANT, SECTION 41, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUAL COUNTY, FLORIDA	DR. MC	CREW: TJ												
SCALE: 1" = 30'														

1. THIS SURVEY WAS MADE FOR THE PURPOSE OF DETERMINING THE BOUNDARIES OF THE LAND DESCRIBED HEREON. 2. THE BEARINGS AND DISTANCES WERE MEASURED BY THE SURVEYOR AND ARE SHOWN ON THIS PLAN. 3. THE BEARINGS AND DISTANCES WERE CHECKED BY THE SURVEYOR AND ARE SHOWN ON THIS PLAN. 4. THE BEARINGS AND DISTANCES WERE CHECKED BY THE SURVEYOR AND ARE SHOWN ON THIS PLAN. 5. THE BEARINGS AND DISTANCES WERE CHECKED BY THE SURVEYOR AND ARE SHOWN ON THIS PLAN.

# Land Development Review



August 2, 2024

28560\_T-2024-5716

Parcels





Jim Overton  
Duval County

Date Time: 09/17/2024 10:53AM  
Drawer: P06  
Clerk: MAW  
Transaction: 6598929

al County, City Of Jacksonville  
Jim Overton , Tax Collector  
231 E. Forsyth Street  
Jacksonville, FL 32202

General Collection Receipt

Date: 9/16/2024  
Email: SNagbe@coj.net

Debit  
CR Processing: \$2,344.00  
CR747853  
Ronald P Ardary (Ronald P  
Ardary Const., INC)  
5392 CLIFTON RD  
Total: \$2,344.00

ld P Ardary (Ronald P Ardary Const., INC)  
2 CLIFTON RD  
Administrative Deviation + Companion Waiver of Road Frontage, Z-5716, 5392  
29395-0000

Receipt: 272-25-00742656

Total Funded: \$2,344.00  
Check: \$2,344.00  
Chk#9169 \$0.00  
Balance:

Activity	Interfund	Future	Debit Amount	Credit Amount
00000	00000	0000000	2344.00	0.00
00000	00000	0000000	0.00	2344.00

Paid By: RONALD P ARDARY  
CONSTRUCTION INC

Total Due: \$2,344.00

Jim Overton , Tax Collector  
General Collections Receipt  
City of Jacksonville, Duval County

Account No: CR747853  
REZONING/VARIANCE/EXCEPTION

Date: 9/16/2024

Name: Ronald P Ardary (Ronald P Ardary Const., INC)  
Address: 5392 CLIFTON RD  
Description: Administrative Deviation + Companion Waiver of Road Frontage, Z-5716, 5392 Clifton Rd, 129395-0000

Total Due: \$2,344.00