

09

Date Submitted:	2/12/24
Date Filed:	4/23/24

Application Number:	WRF-24-11
Public Hearing:	X

**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:	BB-ACRE	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:		656.407	
Notice of Violation(s):		none found	
Neighborhood Associations:		Argyle Area Civic Council	
Overlay:		none	
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	1	Amount of Fee:	\$1308.
		Zoning Asst. Initials:	DIR

PROPERTY INFORMATION	
1. Complete Property Address: 0 Preciosa Ct. Jacksonville, FL 32222	2. Real Estate Number: 015380-0100
3. Land Area (Acres): 2.47	4. Date Lot was Recorded: 1982
5. Property Located Between Streets: Sandler Rd Bonita Cove Rd	6. Utility Services Provider: <input checked="" type="checkbox"/> City Water / <input type="checkbox"/> City Sewer <input checked="" type="checkbox"/> Well / <input type="checkbox"/> Septic
7. Waiver Sought: Reduce Required Minimum Road Frontage from <u>80</u> feet to <u>0</u> feet.	
8. In whose name will the Waiver be granted? <u>Luke Grant</u>	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: E. Ross Grant JR	10. E-mail: Kayella G@aol.com
11. Address (including city, state, zip): 4255 Saint Francis Cir. Jacksonville, Florida 32210	12. Preferred Telephone: (904) 233-8599

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Luke Ross Grant	14. E-mail: Jaxcdrainfield@gmail.com
15. Address (including city, state, zip): 9731 Sandler Rd. Jacksonville, FL 32222	16. Preferred Telephone: (904) 600-0707

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"> <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.

I bought this 3 acre landlocked property at a later date than my larger acreage that is attached to it. I would like my grandson to put a mobile home on this 3 acre land and to access it from my main driveway.

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

FILING FEES		
*Applications filed to correct existing zoning violations are subject to a double fee.		
<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

**AUTHORIZATION**

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

**I hereby certify that I have read and understand** the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

**Owner(s)**

Print name: Ernest Ross Grant JR  
Signature: ER Grant Jr.

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

Print name: Luke Ross Grant  
Signature: Luke Grant

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

**Owner(s)**

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

**SUBMITTAL**

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

Submit applications to:

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

**Property Ownership Affidavit - Individual**

Date: 2/7/24

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): 015380-0100

To Whom it May Concern:

I, Luke Grant hereby certify that Ernest Ross Grant JR  
is the Owner of the property described in Exhibit 1 in connection with filing application(s) for  
Waiver of Minimum Road frontage submitted to the  
Jacksonville Planning and Development Department.

By E. R. Grant Jr

Print Name: Ernest Ross Grant JR

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  
 online notarization, this 7th day of February 2024, by  
Ernest Grant Jr, as \_\_\_\_\_, of  
\_\_\_\_\_, a \_\_\_\_\_ corporation, who is  
personally known to me or who has produced FL DL: \_\_\_\_\_ as identification  
and who took an oath.

Kayla D Twiford  
(Signature of NOTARY PUBLIC)

Kayla Twiford  
(Printed name of NOTARY PUBLIC)



Kayla D. Twiford  
Comm.: HH 236598  
Expires: March 6, 2026  
Notary Public - State of Florida

State of Florida at Large.  
My commission expires: 3/6/26

**Agent Authorization – Individual**

Date: 2/7/24

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 0 Preciosa Ct.

RE#(s): 015380-0100

To Whom it May Concern:

You are hereby advised that Ernest Ross Grant, as  
of \_\_\_\_\_,

hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Luke Ross Grant to act as agent to file application(s) for \_\_\_\_\_ 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: ER Grant Jr.

Print Name: Ernest Ross Grant JR

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 7th day of February 2024, by Ernest Grant Jr., who is personally known to me or who has produced FL ID as identification and who took an oath.

DL# 6653-216-41-243-0  
Kayla Twiford  
(Signature of NOTARY PUBLIC)



Kayla D. Twiford  
Comm.: HH 236598  
Expires: March 6, 2026  
Notary Public - State of Florida

Kayla Twiford  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 3/6/26



3.25  
U.S. 6.60  
Fla. 12.00

FINANCIAL NEWS CORP. - FORM 1200-E

Vol. 2721 PG 427

6704-53-1

OFFICIAL RECORDS

STATUTORY WARRANTY DEED

# Warranty Deed

(CORPORATE)

THIS INDENTURE, Made this 29th day of April, A. D. 1967 BETWEEN  
WALTER WILLIAMS & SONS, INC.

a corporation organized and existing under the laws of the State of Florida  
of the County of Duval, State of Florida, party of the first part, and  
ERNEST R. GRANT, JR.  
Address: 1594 Joplin Ave., Jacksonville 32207

of the County of Duval, State of Florida, part y of the second part.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of  
Ten dollars and other valuable considerations-----  
to it in hand paid by the said party of the second part, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said party of the second  
part, his heirs and assigns forever, the following described land, situate, lying and  
being in the County of Duval, State of Florida, to wit:

Parts of Tracts 13 and 14, Block 4, Section 17, Township 3 South,  
Range 25 East, JACKSONVILLE HEIGHTS, according to Plat thereof recorded  
in Plat Book 5, page 93, Duval County, Florida public records, being  
also known as part of the West half of the Southeast quarter of the  
Southeast quarter of Section 17, Township 3 South, Range 25 East,  
more particularly described as: Commencing at the Southeast corner of  
said Section 17; thence South 89°37'50" West, 963 feet to a point in  
the center line of Sandler Road ( a 60 foot right-of-way as now  
established); thence North 0°33'9" West 30 feet to an iron pipe set  
in the Northerly right-of-way line of said Sandler Road for the point  
of beginning; Thence North 0°33'9" West, 710.59 feet to an iron pipe;  
thence North 89°24'5" East, 299.53 feet to an iron pipe; thence North  
0°39'58" West, 621.79 feet to an iron pipe; thence South 89°10'19" West  
656.58 feet; thence South 0°26'20" East, 1328.30 feet to an iron pipe  
set in said Northerly right-of-way line of Sandler Road; thence North  
89°37'50" East, by and along said Northerly right-of-way line 360.94  
feet to the point of beginning; being also known as Tract 13, except  
the South 30 feet thereof and Tract 14, except the South 30 feet thereof  
and those portions thereof conveyed by deeds recorded in Official Records  
Volume 1956, page 1 and Official Records Volume 1992, page 201, all in  
Block 4, Section 17, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS,  
According to Plat thereof recorded in Plat Book 5, page 93, Duval County,  
Florida public records.  
And the said party of the first part does hereby warrant the title to said land, and will defend the same  
against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused this instrument to be executed in its  
name by its President and caused its Corporate Seal attested by its Secretary to be hereto affixed  
the day and year first above written.

(CORPORATE SEAL)  
ATTEST  
By: Hilda Jean Powers  
Hilda Jean Powers  
Its Secretary

By: Walter Lee Williams, Jr.  
Walter Lee Williams, Jr.  
Its President

Signed and Sealed in Our Presence:  
Spald K. Powers  
Sam E. Jones  
STATE OF Florida )  
COUNTY OF Duval )

Before me personally appeared Walter Lee Williams, Jr. and Hilda Jean Powers  
respectively the President and Secretary of WALTER WILLIAMS & SONS, INC.  
a corporation under the laws of the State of Florida, to me well known to be the individuals and officers  
described in and who executed the foregoing instrument and severally acknowledged the execution thereof to  
be their own free act and deed as such officers thereunto duly authorized; and that the official seal of said  
corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

WITNESS my hand and official seal this 29th day of April, 1967,  
at Jacksonville, County and State aforesaid.

Sam E. Jones  
Notary Public in and for the County and State Aforesaid.  
My Commission expires:  
Notary Public, State of Florida at Large.  
My Commission Expires Jan. 26, 1968.  
Bounded by American Fire & Casualty Co.



VOL 6716 PG 1250

OFFICIAL RECORDS

STATE OF FLORIDA )  
COUNTY OF DUVAL )

BEFORE ME personally appeared PATSY ANN GRANT, to me well known and known to me to the individual described in and who executed the foregoing instrument, and acknowledged to and before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 25<sup>th</sup> day of May, 1989, at Jacksonville, County and State aforesaid.

*Emilio M. Wilson*  
Notary Public, State at Large,  
Florida  
My Commission expires: 2/24/91

(EW22-GRANTQCD1-3)

059757  
FILED AND RECORDED  
IN PUBLIC RECORDS  
OFFICE OF THE CLERK  
OF THE CIRCUIT COURT  
IN AND FOR THE COUNTY OF  
DUVAL, FLORIDA  
JUN 9 3 51 PM '89  
*Thompson*  
Clerk of Circuit Court

vol. 2721 PC 428  
OFFICIAL RECORDS



STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
1800  
MAY 1 1967  
RECORDED  
PB 19612

! DUAL  
COUNTY

RECORD and RETURN TO  
BAZARD, FERNANDEZ & CULP  
808 FLORIDA THEATRE BLDG.  
GACKSONVILLE, FLORIDA 32202

67- 24407  
MAY 1 11 23 AM '67

FILED AND RECORDED IN PUBLIC  
RECORDS OF DEVAL COUNTY, FLA  
*d. Marga Langley*  
CLERK OF COURT



OFFICIAL RECORDS

This Quit-Claim Deed, Executed this 4th day of JUNE, A. D. 1969, by

KAREN GRUNDIG GRANT, a single woman, first party, to ERNEST ROSS GRANT, JR., a single man, whose postoffice address is 9731 Sandler Road, Jacksonville, Florida

second party: (Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Duval State of Florida to-wit:

Parts of Tracts 13 and 14, Block 4, Section 17, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to Plat thereof recorded in Plat Book 5, page 93, Duval County, Florida public records, being also known as part of the West half of the Southeast quarter of the Southeast quarter of Section 17, Township 3 South, Range 25 East, more particularly described as: Commencing at the Southeast corner of said Section 17; thence South 89 37'50" West, 963 feet to a point in the center line of Sandler Road (a 60-foot right-of-way as now established); thence North 0 33'19" West 30 feet to an iron pipe set in the Northerly right-of-way line of said Sandler Road for the point of beginning; Thence North 0 33'19" West, 710.59 feet to an iron pipe; thence North 89 24'5" East, 299.53 feet to an iron pipe; thence North 0 39'58" West, 621.79 feet to an iron pipe; thence South 89 10'19" West 656.58 feet; thence South 0 26'20" East, 1328.30 feet to an iron pipe set in said Northerly right-of-way line of Sandler Road; thence North 89 37'50" East, by and along said Northerly right-of-way line 360.94 feet to the point of beginning; being also known as Tract 13, except the South 30 feet thereof and Tract 14, except the South 30 feet thereof and those portions thereof conveyed by Deeds recorded in Official Records Volume 1956, page 1 and Official Records Volume 1992, page 201, all in Block 4, Section 17, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to Plat thereof recorded in Plat Book 5, page 93, Duval County, Florida, public records.

To Have and to Hold the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in presence of:

Herna S. Paul Dorothy M. Jagan

Karen Grundig Grant KAREN GRUNDIG GRANT

Vertical text on the left margin: 'This instrument was prepared by: WALTER R. STICKFORD, Attorney, Fla., 405 Florida Title Bldg., Jacksonville, Fla.' and various tax stamps including 'DOCUMENTARY SUR TAX \$0.55' and 'STATE OF FLORIDA DOCUMENTARY STAMP TAX \$0.30'.

STATE OF FLORIDA, COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared KAREN GRUNDIG GRANT, a single woman to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this June 4th day of A. D. 1969

Notary Public, State of Florida at Large My commission expires June 11, 1971. Filed and recorded in Public Records of Duval County, Fla. JUN 6 9 24 AM '69

## OFFICIAL RECORDS

The above lands are the same lands as those described as a certain 3.0 acre parcel in the Last Will and Testament of Eva Inez Grant dated May 7, 1980, paragraph 3(a). By acceptance of this deed the party of the second part hereby agrees that the transfer and conveyance of such lands to him, is made pursuant to an agreement and understanding between him and the other beneficiaries under said will and that in consideration of the other beneficiaries receiving certain sums of money as provided in said understanding and agreement, that for purposes of construction of said will there will be no money due and owing by him to Eva Inez Grant under that certain Promissory Note dated May 7, 1980, referred to in said will; and further that said Note shall not be enforced against the party of the second part, and that upon the death of Eva Inez Grant, said Note shall be deemed as paid in full as provided in said will.

THIS Quit-Claim Deed is being executed for consideration under the authority and terms of a certain Durable Family Power of Attorney granted by party of the first part to her daughter, PATSY ANN GRANT, who is executing this instrument on behalf of the party of the first part. The said Durable Family Power of Attorney has previously been recorded in Official Records Volume 6677, page 226, current public records of Duval County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, his heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand the day and year first above written.

Signed in the presence of:

  
Witness

  
EVA INEZ GRANT, by her attorney  
in-fact, PATSY ANN GRANT

  
Witness



THIS INSTRUMENT PREPARED BY:  
RUSSELL H. SHOWALTER, JR., ESQUIRE  
HAND CARTRIDGE, SHOWALTER & BERGER, P.A.  
2109 FIRST UNION CENTER  
JACKSONVILLE, FLORIDA 32202

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, made this 25<sup>th</sup> day of May, 1989, BETWEEN EVA INEZ GRANT, an unmarried widow, by and through her undersigned attorney-in-fact, PATSY ANN GRANT, of the County of Duval, State of Duval, party of the first part, and ERNEST ROSS GRANT, JR., 9731 Sandler Rd, Jacksonville, FL 32222, of the County of Duval, State of Florida, party of the second part.

W I T N E S S E T H:

THAT the said party of the first part, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in hand paid by the said party of the second party, the receipt of which is heroby acknowledged, has remise, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part, and his heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to-wit:

Parts of Tract 14, Block 4, Section 17, Township 3 South, Range 25 East, Jacksonville Heights, according to the plat thereof recorded in Plat Book 5, page 93, of the Current Public Records of Duval County, Florida, more particularly described as follows:

Commence at the intersection of the East line of said Tract 14 and the Northerly line of Sandler Road (a 60.0 foot right of way), thence North 0°-40'-05" West, 276.12 feet along the East line of said Tract 14 to the Point of Beginning; thence continue North 0°-40'-05" West, 435.67 feet along the East line of said Tract 14; thence South 89°-24'-08" West, 299.52 feet; thence South 0°-33'-15" East, 435.67 feet; thence North 89°-24'-08" East, 300.39 feet to the Point of Beginning. Containing 3.0 acres.

Together with a 35 foot easement for ingress and egress over a part of Tracts 13 and 14, Block 4, Section 17, Township 3 South, Range 25 East, Jacksonville Heights, according to the plat thereof recorded in Plat Book 5, page 93, of the Current Public Records of Duval County, Florida, more particularly described as follows:

Commence at the intersection of the East line of said Tract 14 and the Northerly line of Sandler Road (a 60.0 foot right of way); thence South 89°-37'-50" West, 300.94 feet along the Northerly line of said Sandler Road to the Point of Beginning; thence continue South 89°-37'-50" West, 35.0 feet; thence North 0°-33'-15" West, 319.92 feet; thence North 89°-37'-50" East, 35.0 feet; thence South 0°-33'-15" East, 319.92 feet to the Point of Beginning.

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
00.55

**GRANT ERNEST R JR**  
 4255 SAINT FRANCIS CIR  
 JACKSONVILLE, FL 32210-7305

**Primary Site Address**  
 0 PRECIOSA CT  
 Jacksonville FL 32222-

**Official Record Book/Page**  
 05091-01183

**Title #**  
 5517

**0 PRECIOSA CT**

**Property Detail**

<b>RE #</b>	015380-0100
<b>Tax District</b>	GS
<b>Property Use</b>	0000 Vacant Res < 20 Acres
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00019 JAX HEIGHTS SEC
<b>Total Area</b>	129255

**Value Summary**

Value Description	2023 Certified	2024 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$75,250.00	\$75,250.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$75,250.00	\$75,250.00
<b>Assessed Value</b>	\$75,250.00	\$75,250.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$75,250.00	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
05091-01183	4/15/1980	\$22,500.00	WD - Warranty Deed	Unqualified	Vacant
06716-01248	5/24/1989	\$100.00	QC - Quit Claim	Unqualified	Vacant

**Extra Features**

No data found for this section

**Land & Legal**

**Land**

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	3.01	Acreage	\$75,250.00

**Legal**

LN	Legal Description
1	5-93 17-3S-25E
2	JACKSONVILLE HEIGHTS
3	PT TRACT 14 RECD O/R BK 6716-1248
4	BLK 4

**Buildings**

No data found for this section

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

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$75,250.00	\$0.00	\$75,250.00	\$824.35	\$851.60	\$778.50
Public Schools: By State Law	\$75,250.00	\$0.00	\$75,250.00	\$243.51	\$239.52	\$220.80
By Local Board	\$75,250.00	\$0.00	\$75,250.00	\$169.16	\$169.16	\$153.39
FL Inland Navigation Dist.	\$75,250.00	\$0.00	\$75,250.00	\$2.33	\$2.17	\$2.17
Water Mgmt Dist. SJRWMD	\$75,250.00	\$0.00	\$75,250.00	\$14.38	\$13.49	\$13.49
School Board Voted	\$75,250.00	\$0.00	\$75,250.00	\$0.00	\$75.25	\$0.00
<b>Totals</b>				\$1,253.73	\$1,351.19	\$1,168.35

Description	Just Value	Assessed Value	Exemptions	Taxable Value
<b>Last Year</b>	\$75,250.00	\$72,842.00	\$0.00	\$72,842.00
<b>Current Year</b>	\$75,250.00	\$75,250.00	\$0.00	\$75,250.00

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

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

**Property Record Card (PRC)**

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

**2023**

**2022**



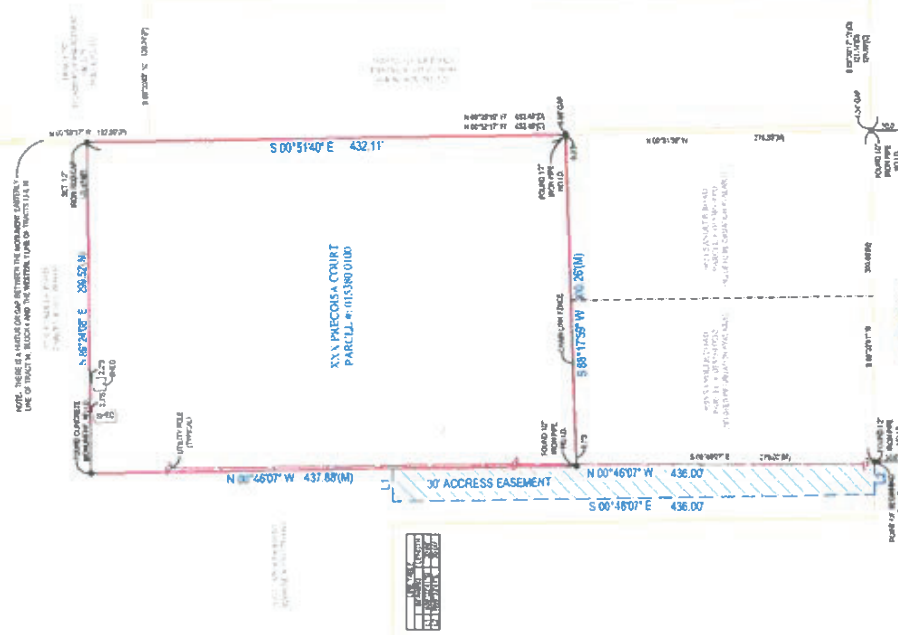
SKETCH AND DESCRIPTION FOR EASEMENT OF  
**XXX PRECIOUS COURT**  
**JACKSONVILLE, FL 32222**

PREPARED FOR:  
**ERNEST GRANT**



VICINITY MAP  
 NOT TO SCALE

**LEGAL DESCRIPTION FOR 30' ACCESS EASEMENT:**  
 BEGINNING AT AN IRON ROD LOCATED AT THE SOUTHEAST CORNER OF PARCEL # 015375-0000 ALSO KNOWN AS 2731 SANDLER ROAD; THENCE NORTH 00°46'07" WEST ALONG THE EAST LINE OF SAID PROPERTY, A DISTANCE OF 436.00 FEET; THENCE SOUTH 89°32'41" WEST, FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°46'07" EAST, FOR A DISTANCE OF 436.00 FEET; THENCE NORTH 89°32'41" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SANDLER ROAD, FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.



Flood Zone: X  
 Community Number: 120077  
 Parcel: 1203100805  
 Suffix: H  
 Base Flood Elevation: H  
 FRM Date: 06/03/2013  
 FRM Effic: Play Date: 06/03/2013

**LEGEND**

- 1. 30' ACCESS EASEMENT
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- 99. 30' ACCESS EASEMENT
- 100. 30' ACCESS EASEMENT

6250 N. MILITARY TRAIL  
 WEST PALM BEACH, FL 33407  
 PHONE: 561.640.4800  
 FAX: 561.640.0576  
 LB #743

**COMPASS SURVEYING**  
 WWW.COMPASSSURVEYING.COM

Project: C-614653  
 Date: 12-29-2023  
 Scale: 1"=50'

1 of 1

REVISIONS:  
 1. CORRECT STREET NAME TO 14-202A.  
 DATE OF FIELD WORK: 12/28/23  
 DATE OF MAP: 12/28/23

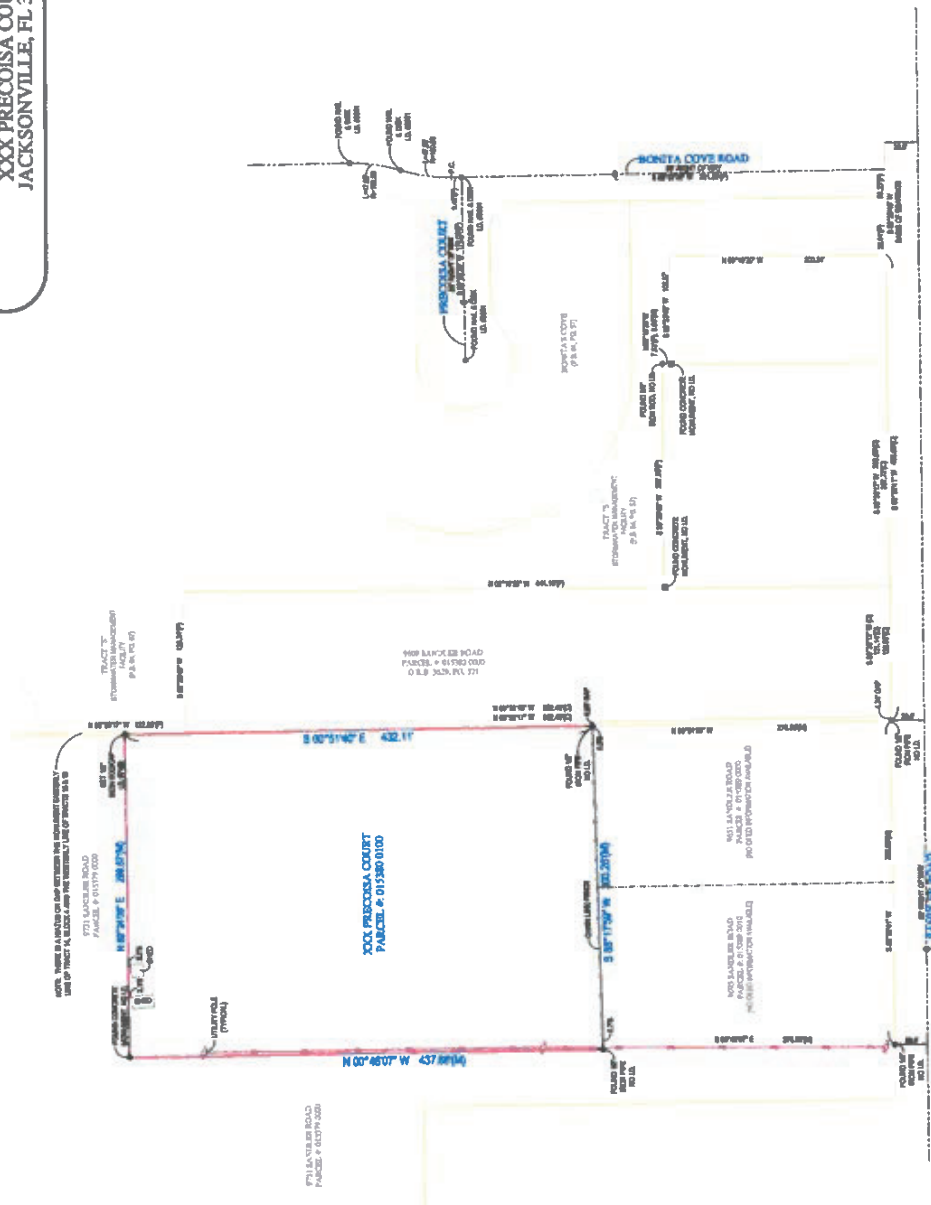
NOTES:  
 1. LEGAL DESCRIPTION CREATED BY COMPASS SURVEYING.  
 2. ALL SURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.  
 3. NO SURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.  
 4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED.  
 5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.  
 6. THE BEARINGS BETWEEN HEREON ARE BASED UPON THE SOUTH LINE OF PLAT BOOK 6, PAGE 57, HAVING A BEARING OF S89°32'41" W.

BOUNDARY SURVEY OF  
**XXX PRECOISA COURT**  
**JACKSONVILLE, FL 32222**  
**ERNEST GRANT**



**LEGAL DESCRIPTION:**  
 5-63 17-38-2-RE  
 JACKSONVILLE HEIGHTS  
 PT TRACT 14 RECD OR BK 6716-1248  
 BLK 4

Flood Zone: X  
 Community Number: 12077  
 Permit: 1203100505  
 Staff: H  
 Base Flood Elevation: H  
 FRM Date: 04/03/2013  
 FRM Ehd./Rev Date: 06/03/2013



6250 N. MILITARY TRAIL  
 SUITE 100  
 WEST PALM BEACH, FL 33407  
 PHONE: 561.640.4800  
 FAX: 561.640.0576  
 LB #7463



Project: C-814853  
 Date: 12-29-2023  
 Scale: 1"=50'

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEYOR HAS REVIEWED ALL RECORDS AND FIELD NOTES AND HAS FOUND THEM TO BE ACCURATE AND COMPLETE. THE SURVEYOR HAS ALSO REVIEWED ALL RECORDS AND FIELD NOTES AND HAS FOUND THEM TO BE ACCURATE AND COMPLETE.

DATE OF FIELD WORK: 12/29/2023  
 DATE OF MAP: 12/29/2023

NOTES:  
 1. LEGAL DESCRIPTION PROVIDED BY CLIENT.  
 2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF IDENTIFYING TITLE WAS PERFORMED BY THIS OFFICE.  
 3. THE SURVEYOR HAS REVIEWED ALL RECORDS AND FIELD NOTES AND HAS FOUND THEM TO BE ACCURATE AND COMPLETE.  
 4. ALL ANGLES ON BEARINGS AND DISTANCES BROWN IRONWORK ARE BOTH RECORDED AND RECALCULATED UNLESS OTHERWISE NOTED.  
 5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.  
 6. THE BEARINGS BROWN IRONWORK ARE BASED UPON THE SOUTH LINE OF PLAT BOOK 64, PAGE 57, HAVING A BEARING OF 89° 29' 49\"/>

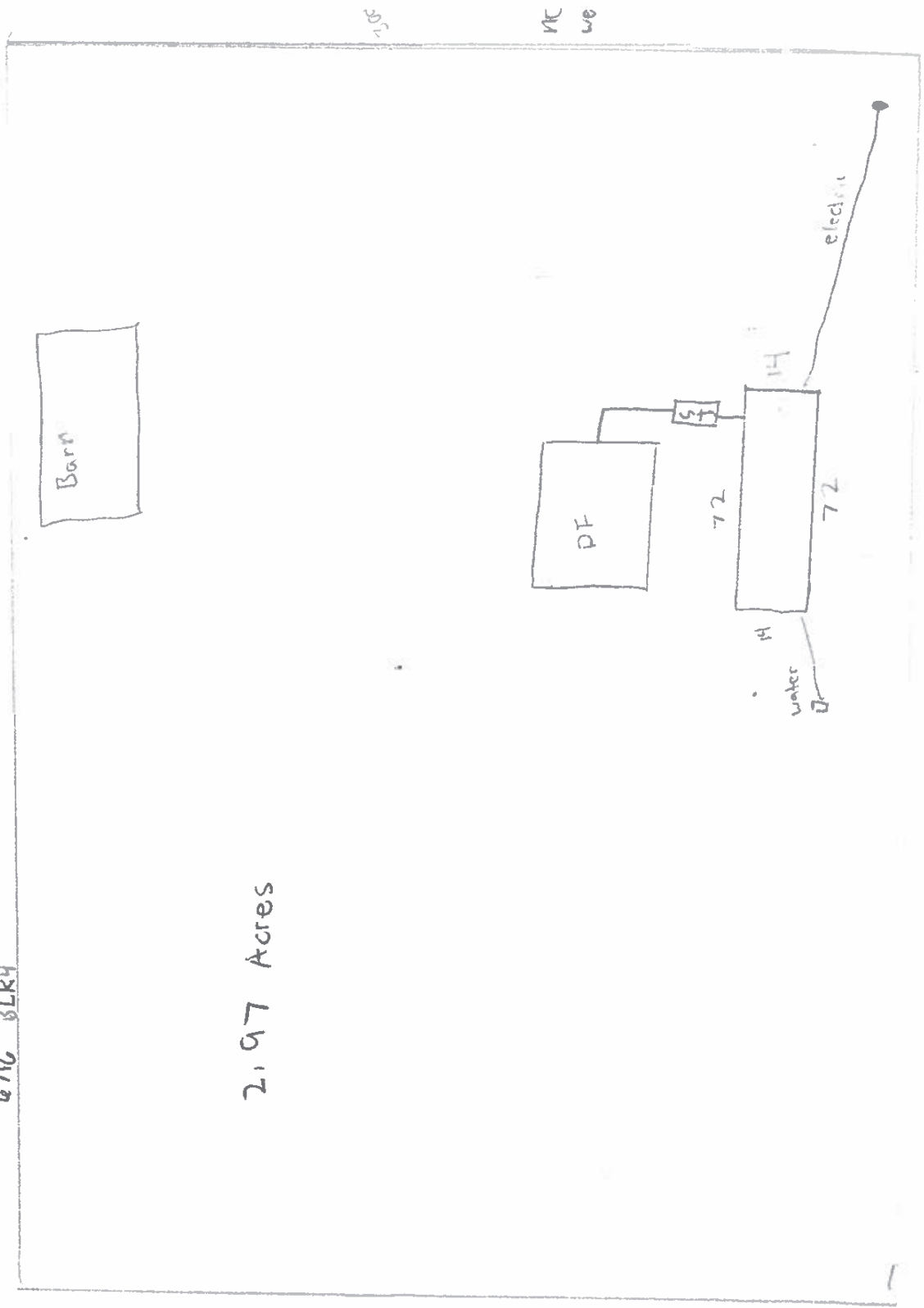
site Plan 0 Preciosa Ct

2/6/24

Legal Description S-93 17 3S-25E  
Jacksonville Heights  
PT Tract 14 Recd O/R BK  
6716 BLK4

1 inch = 50 ft

430 ft No well within 75'



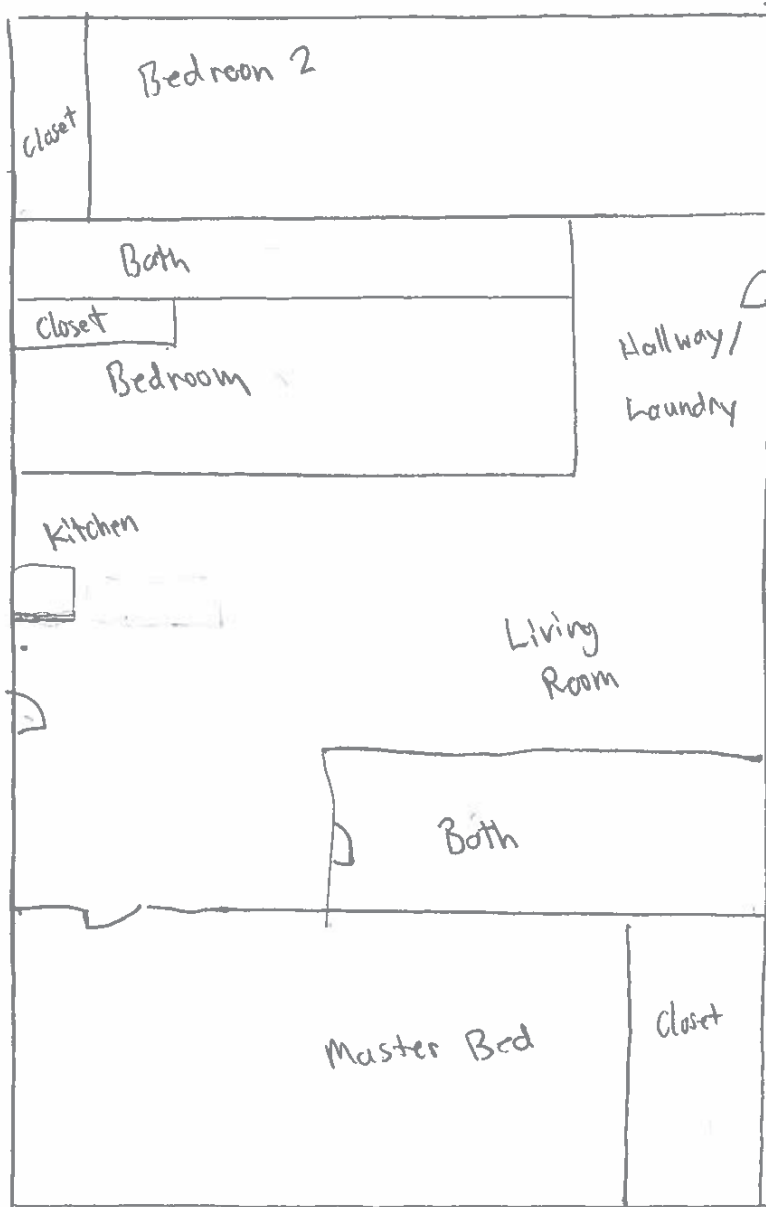
2.97 Acres

no well

430 ft

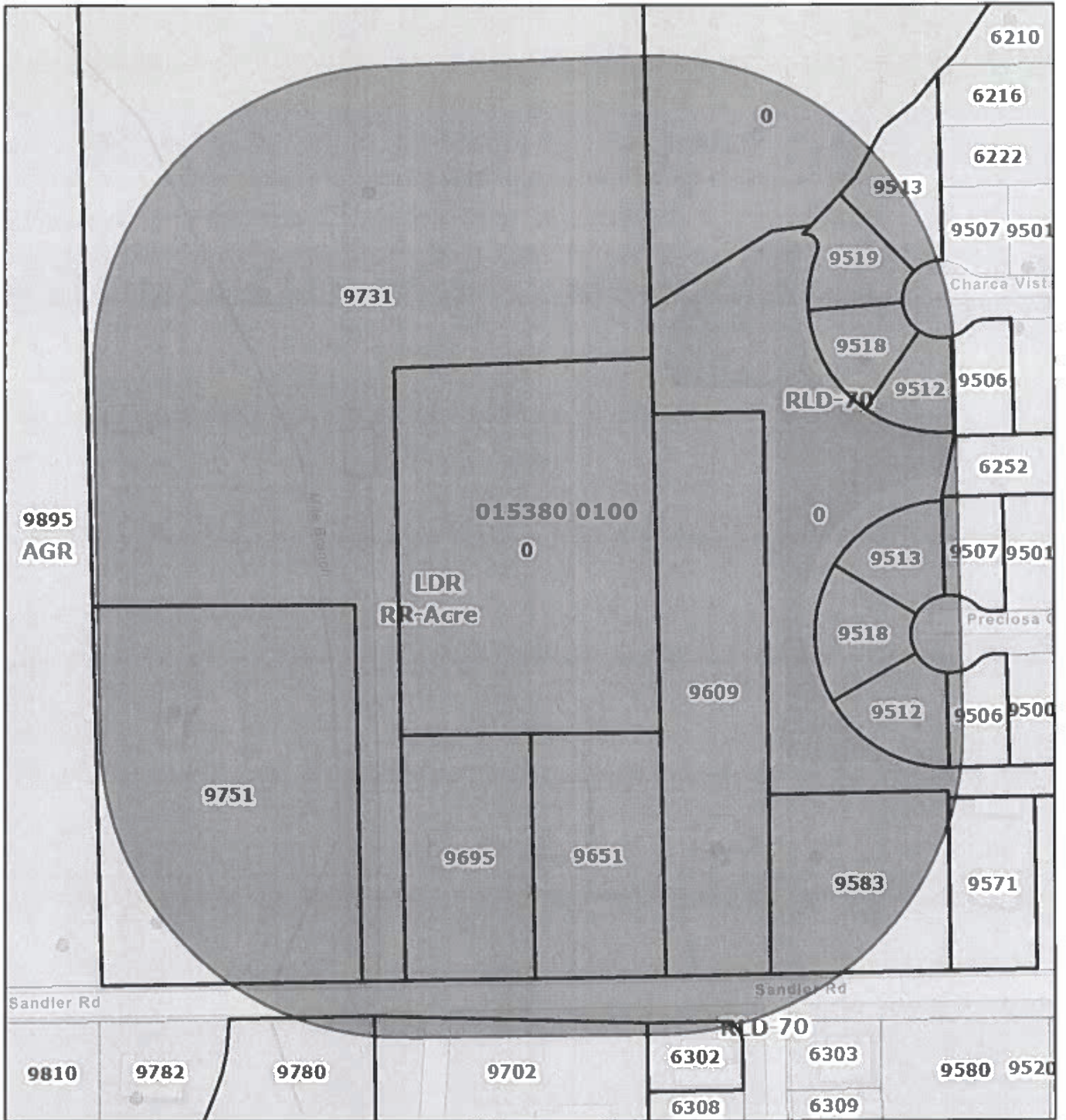
no well

North



# Preciosa CT

## Land Development Review



February 12, 2024

- Parcels
- Address Points
- Height Restriction Zones**
- HORIZONTAL SURFACE ELEV 150'
- Land Use
- Panel Index
- Zoning
- Streets**
- Public Road

Esri Community Maps Contributors, City of Jacksonville, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

	A	B	C	D	E	F	G	H	I
	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADC	MAIL_ADC	MAIL_CITY	MAIL_FL	MAIL_ZIP
1	015383 0015	G H INVESTMENTS GROUP LLC		382 NW 271ST WAY			LAWTEY	FL	32058-2259
2	015383 0035	ASISTIO HERMEDAVE J		9512 PRECIOSA CT			JACKSONVILLE	FL	32222
3	015383 0090	RICE WILLIAM W JR		9513 CHARCA VISTA CT			JACKSONVILLE	FL	32222
4	015374 0020	LYNN JERRY W		9571 SANDLER RD			JACKSONVILLE	FL	32222-1415
5	015383 0080	HUGHES EMMETT H JR		9518 CHARCA VISTA CT			JACKSONVILLE	FL	32222
6	015383 0040	PAMPLIN KEVIN		9518 PRECIOSA CT			JACKSONVILLE	FL	32222
7	015382 0000	EVANS ARNOLD		9609 SANDLER RD			JACKSONVILLE	FL	32222
8	015379 0020	CANONICO DONNA M		9751 SANDLER RD			JACKSONVILLE	FL	32222-
9	015383 0070	STANLEY BRITTANY		9506 CHARCA VISTA CT			JACKSONVILLE	FL	32222
10	015381 0000	MIHUTA IOLANDA ET AL		9583 SANDLER RD			JACKSONVILLE	FL	32222
11	015383 0060	MATTHEWS KIMBERLY D		6252 BONITA COVE RD			JACKSONVILLE	FL	32222
12	015482 0510	GAMEL JAMES W		9780 SANDLER RD			JACKSONVILLE	FL	32222-1314
13	015383 0075	MCCOY WOODROW		9512 CHARCA VISTA CT			JACKSONVILLE	FL	32222
14	015380 0000	LANE JAMES MELVIN ET AL		9651 SANDLER RD			JACKSONVILLE	FL	32222-1415
15	015380 0010	LANE LONNIE H JR		9695 SANDLER RD			JACKSONVILLE	FL	32222-1415
16	015383 0085	BROUGHTON ANGELA D		9519 CHARCA VISTA CT			JACKSONVILLE	FL	32222
17	015383 0050	HAMILTON ERIC SCOTT		9507 PRECIOSA CT			JACKSONVILLE	FL	32222
18	015482 0000	HYERS BILLIE E ESTATE		9702 SANDLER RD			JACKSONVILLE	FL	32222-1314
19	015383 0045	ACKLEY JOSEPH THOMAS SR		9513 PRECIOSA CT			JACKSONVILLE	FL	32222
20	015383 0030	PERRYMAN NELLIE LEE		9506 PRECIOSA CT			JACKSONVILLE	FL	32222
21	015524 0025	TOPEY RASHEED		6302 TRIMPE LN			JACKSONVILLE	FL	32222
22		SOUTHWEST CPAC	CHRISTINA PURDY	6008 LAKE COVE AV			JACKSONVILLE	FL	32222
23		ARGYLE AREA CIVIC COUNCIL	BILL LEWIS	8852 SOUTH IVYMILL PL			JACKSONVILLE	FL	32244
24									

$$\frac{21}{147} \times \text{Notice}$$

$$+ 1161. \text{ Fee}$$

$$\frac{\quad}{1,308. \text{ Total}}$$