

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

ORDINANCE 2022-0114 (WRF-22-02)

APRIL 5, 2022

Location: 0 Beagle Lane
Between Chaffee Road South and Franklin Road E.

Real Estate Number(s): 008965-0120

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

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: 4-Southwest

Applicant: Lee Bradley
Bradley's Construction
1401 Cesery Terrace
Jacksonville, FL 32211

Owner: Delany Gandy
2820 Oak Street
Jacksonville, Florida. 32205

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-0114 (WRF-22-02)** seeks to reduce the required minimum road frontage from 80 feet to 0 feet in order to allow for a single-family dwelling on one single lot in the Residential RR-Acre (RR-Acre) Zoning District. The subject property is approximately 1.5± acres in size with frontage along the private road of Beagle Lane.

DEFINITION

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

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. The property is situated at the end of a privately maintained roadway that serves numerous properties in the area. In order for the single property to meet the strict letter of the regulation the owner would need to repave the existing roadway and bring it into city right of way standards, and have the city agree to take control of the roadway. It is seen as a practical and economic difficulty to require the single property owner to achieve this.

- (ii) ***Is the request based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations)?***

No. There is no evidence that granting the waiver would reduce the cost of developing the site. Granting of the waiver would allow for a dwelling to be established which will have a cost.

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

No. As discussed the subject site is located on a private roadway that is currently shared by multiple properties in the area. The additional property on the roadway will not overburden its use.

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

Yes. The proposed home would use the private Beagle Lane roadway.

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

No. The proposed home will adequate access to allow for City services including first responders via the existing driveway. Additionally, the proposed waiver will not result in additional expense or create a nuisance as the home would be located behind the existing structure.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **March 2, 2022** by the Planning and Development Department the required Notice of Public Hearing sign **was** posted correctly.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-0114 (WRF-22-02)** be **APPROVED**.



Aerial View



Subject Site



Neighboring Site



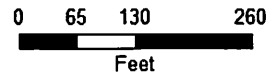
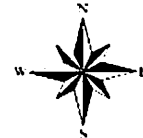
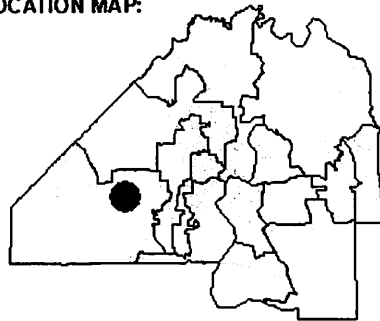
Beagle Lane



REQUEST SOUGHT:

REDUCE THE MINIMUM ROAD FRONTAGE FROM 80 FEET TO 0 FEET

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

WRF-22-02

**EXHIBIT 3
PAGE 1 OF 1**

Legal Map

Date Submitted:	1/12/22
Date Filed:	1/14/22

Application Number:	WRF-22-02
Public Hearing:	04-05-2022

Application for Waiver of Minimum Required Road Frontage
 City of Jacksonville, Florida
 Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only			
Current Zoning District:	RR-ACRE	Current Land Use Category:	LDR
Council District:	12	Planning District:	4
Previous Zoning Applications Filed (provide application numbers):		N/A	
Applicable Section of Ordinance Code:		656.407	
Notice of Violation(s):			
Neighborhood Associations: GLEN EAGLE, WEST JAX CIVIC ASSOC., SOUTHWEST			
Overlay: N/A			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	1	Amount of Fee:	\$1378.00
		Zoning Asst. Initials:	gn

PROPERTY INFORMATION	
1. Complete Property Address: 0 Beagle Lane, Jacksonville, FL 32221	2. Real Estate Number: 008965-0120
3. Land Area (Acres): 1.5 acres	4. Date Lot was Recorded: 7/18/2021
5. Property Located Between Streets: Chaffee Road South and Falkland Road E	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 80 feet to 0 feet.	
8. In whose name will the Waiver be granted? DeLaney Gandy	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Delaney Gandy	10. E-mail: delaneygandy@gmail.com
11. Address (including city, state, zip): 2820 OAK ST	12. Preferred Telephone: 720-618-6035

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Lee A Bradley / Bradley's Construction	14. E-mail: Leebradleycbc@aol.com
15. Address (including city, state, zip): 1401 Cesery Terrace Jacksonville, Florida 32211	16. Preferred Telephone: (904) 759-1222

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:</p> <ul style="list-style-type: none"> i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> ii. <i>The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);</i> iii. <i>The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;</i> iv. <i>There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;</i> v. <i>The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</i>

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can, you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

This waiver is being sought because my husband & I are building our forever home on my family's property. In order for our home to be built successful is by having access to the Road frontage on Beagle LN.

Thank you,

Delaney Sandy

ATTACHMENTS	
The following attachments must accompany each copy of the application.	
<input checked="" type="checkbox"/>	Survey
<input checked="" type="checkbox"/>	Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
<input checked="" type="checkbox"/>	Property Ownership Affidavit (Exhibit A)
<input checked="" type="checkbox"/>	Agent Authorization if application is made by any person other than the property owner (Exhibit B)
<input checked="" type="checkbox"/>	Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
<input checked="" type="checkbox"/>	Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coi.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 .
<input checked="" 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: Delaney Gandy
Signature: Delaney Gandy

Applicant or Agent (if different than owner)

Print name: Lee A Bradley
Signature: Lee A Bradley

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

Owner(s)

Print name: Jonah Gandy
Signature: Jonah Gandy

SUBMITTAL

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

Submit applications to:

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

LEGAL DESCRIPTION SHOWN HEREON PREPARED BY ASSOCIATED SURVEYORS

DATE 03-17-1937
 SCALE 1" = 40'
 JOB NO. 28183
 DR. CHARLES F. STANLEY
 LICENSED SURVEYOR
 FLORIDA LICENSE NO. 4078
 BRUNO J. SCHWARTZ
 LICENSED SURVEYOR
 FLORIDA LICENSE NO. 8122

1. HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY
 OATH AND SIGNING PURSUANT TO CHAPTER D-11200
 CHAPTER 1702, FLORIDA CONSTITUTION, CHAPTER 472, F.S.

ASSOCIATED SURVEYORS
 LAND AND CONSTRUCTION SURVEY
 2545 BAYVIEW BOULEVARD
 JACKSONVILLE, FLORIDA 32210
 PH-771-4433
 CONTRACT NO. AL-0000291



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RECORDED SURVEYOR AND MAPPER

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER D-11200, CHAPTER 1702, FLORIDA CONSTITUTION, CHAPTER 472, F.S. AND THE PROVISIONS OF CHAPTER 1702, FLORIDA CONSTITUTION, CHAPTER 472, F.S. AND THE PROVISIONS OF CHAPTER 1702, FLORIDA CONSTITUTION, CHAPTER 472, F.S.

MAP SHOWING BOUNDARY SURVEY OF

A PORTION OF TRACT 4, BLOCK 2, SECTION 21, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 82, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, FLORIDA, AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE EASTWARD ALONG THE NORTH LINE THEREOF, NORTH 89°37'46" EAST, A DISTANCE OF 137.59 FEET; THENCE SOUTH 02°07'00" WEST, A DISTANCE OF 15.00 FEET TO THE NORTH LINE OF SAID TRACT 4; AND THE POINT OF BEGINNING; THENCE EASTWARD ALONG THE NORTH LINE OF SAID TRACT 4, NORTH 89°37'46" EAST, A DISTANCE OF 222.40 FEET; THENCE SOUTH 02°07'00" WEST, A DISTANCE OF 222.40 FEET TO A POINT ON THE EASTERY LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1307, PAGE 44; THENCE ALONG SAID LINE, NORTH 02°07'00" EAST, A DISTANCE OF 303.00 FEET TO THE POINT OF BEGINNING.

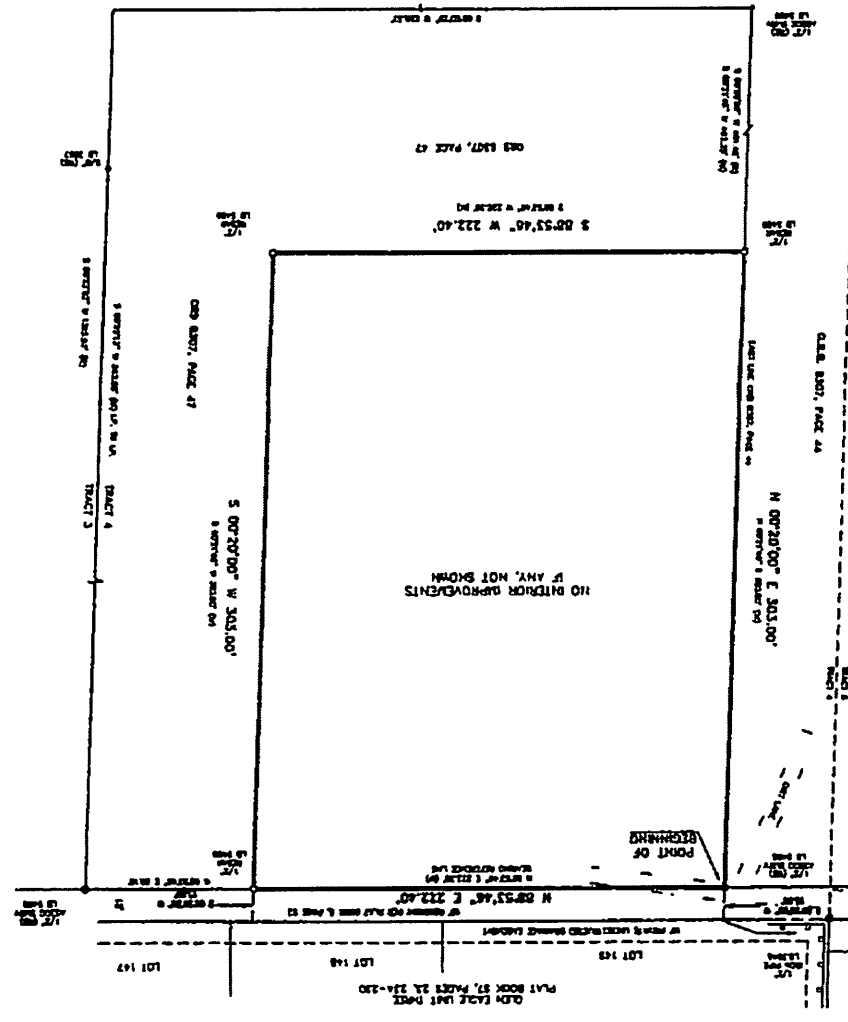
CONTAINS 1.55 ACRES, MORE OR LESS.

CHAFFEE ROAD

CENTER LINE 100' WIDE

BEAGLE LANE

POINT OF BEGINNING



**Legal Description
Exhibit 1
January 12, 2022**

A PORTION OF TRACT 4, BLOCK 2, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, BEING A PORTION OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8307, PAGE 47, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE EASTERLY ALONG THE NORTH LINE THEREOF, NORTH 88°53'46" FEAST, A DISTANCE OF 1370.59 FEET; THENCE SOUTH 00°20'00" WEST, A DISTANCE OF 15.00 FEET TO THE NORTH LINE OF SAID TRACT 4 AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE NORTH LINE OF SAID TRACT 4, NORTH 88°53'46" EAST, A DISTANCE OF 222.40 FEET; THENCE SOUTH 00°20'00" WEST, A DISTANCE OF 303.00 FEET; THENCE SOUTH 88°53'46" WEST, A DISTANCE OF 222.40 FEET TO A POINT ON THE EASTERLY LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8307, PAGE 44; THENCE ALONG LAST SAID LINE, NORTH 00°20'00" EAST , A DISTANCE OF 303.00 FEET TO THE POINT OF BEGINNING

CONTAINING 1.55 ACRES, MORE OR LESS

Agent Authorization - Individual

Date January 5, 2022

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 Beagle Lane, Jacksonville, FL 32221

RE#(s) 19822-01611

To Whom it May Concern:

You are hereby advised that Delaney Gandy
Owner of 0 Beagle Lane, Jacksonville, Florida 32221

hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Lee A. Bradley / Bradley's Construction to act as agent to file application(s) for any and all applications required for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department

By Delaney Gandy
Print Name: Delaney Gandy

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 6th day of January 2022 by Teresa Depontes, who is personally known to me or who has produced _____ as identification and who took an oath

Teresa Depontes
(Signature of NOTARY PUBLIC)

Teresa Depontes
(Printed name of NOTARY PUBLIC)

State of Florida at Large

My commission expires: March 20, 2022



Property Ownership Affidavit - Individual

Date January 5, 2022

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida
Address RE#(s)

To Whom it May Concern:

I, Delaney Gandy hereby certify that Delaney and Jonah Gandy
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 Delaney Gandy
Print Name Delaney Gandy

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or
 online notarization, this 5th day of January 2022, by
Teresa DePontes, as _____, of
_____, a _____ corporation, who is
personally known to me or who has produced _____ as identification
and who took an oath.

Teresa DePontes
(Signature of NOTARY PUBLIC)

Teresa DePontes
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: March 20, 2022

Preliminary

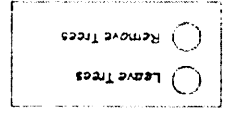
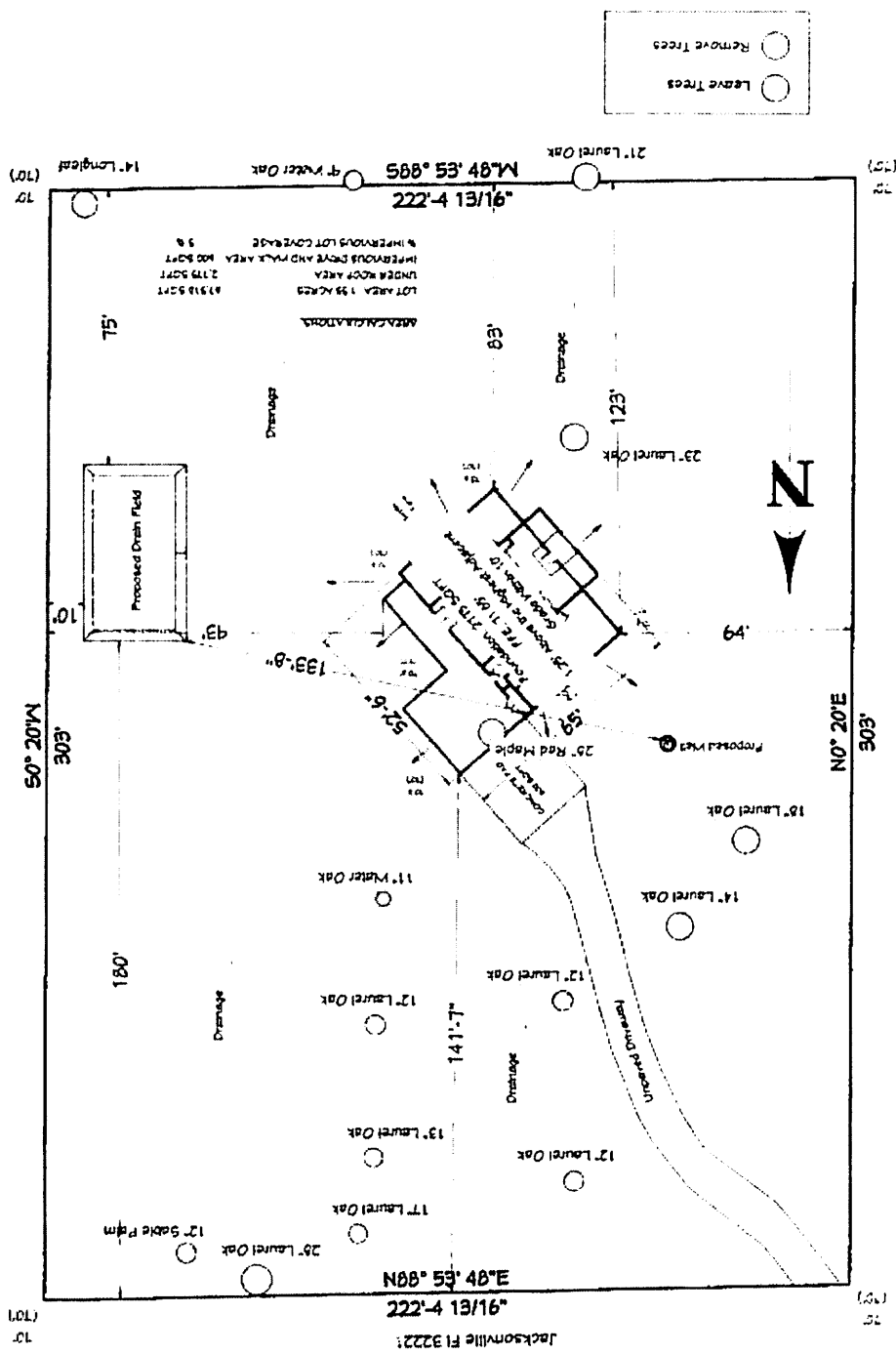
SITE PLAN
1"=15'

DATE: 1/4/2022
SCALE: 1"=15'
SHEET A 2 of 11

PROJECT DESCRIPTION
Deaney and Jansh Gandy
Residence

SITE PLAN
SHEET 11/2

Computer Design
904-219-3350



Beagle Lane RE#-008965-0120

Jacksonville FL 32221
E. 88° 53' 48" N
222'-4 13/16"

LOT AREA 1.99 ACRES
IMPERVIOUS DRIVE AND PAVED AREA 400 SQFT
2,179 SQFT
PREVIOUS LOT COVERAGE 5%

50° 20' W
300'

NO° 20' E
300'

10' (T0)

10' (T0)

10' (T0)

10' (T0)

75'

89'

123'

10'

5'

133'-8"

52'-6"

33'

141'-7"

180'

300'

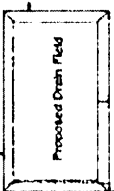
14' Laurel Oak

4' Water Oak

21' Laurel Oak

M. 88° 53' 48" N
222'-4 13/16"

23' Laurel Oak



Proposed Driveway

25' Road Maple

18' Laurel Oak

14' Laurel Oak

11' Water Oak

17' Laurel Oak

17' Laurel Oak

13' Laurel Oak

17' Laurel Oak

17' Laurel Oak

17' Sable Palm

25' Laurel Oak

E. 88° 53' 48" N
222'-4 13/16"

Jacksonville FL 32221

QUIT CLAIM DEED

THIS INDENTURE, Made this 18th day of July, 2021, between DARYL W. GANDY and CHERYL A. GANDY, husband and wife, Grantors, and JONAH SCOTT GANDY and DELANEY CLAIRE GANDY, husband and wife, whose post office address is: 11328 Beagle Lane, Jacksonville, Florida 32221, Grantee, GRANTEE'S SSN:

WITNESSETH, that said Grantors, for and in consideration of the sum of (LOVE AND AFFECTION) and other good and valuable consideration to said Grantors, in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and do quit claim to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL IDENTIFICATION NO.: 008965-0100 (Includes caption property and other land)

NOTE TO DEPT OF REVENUE: The Grantors are the parents of Grantee. The property is Not encumbered and the sole consideration is the recited love and affection.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence:

Daryl W. Gandy
PRINT NAME
Cheryl A. Gandy
PRINT NAME

Daryl W. Gandy
DARYL W. GANDY
Cheryl A. Gandy
CHERYL A. GANDY

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18th day of July, 2021, by DARYL W. GANDY and CHERYL A. GANDY, husband and wife. They are personally known to me or have produced DRIVERS LICENSE as identification.

Teresa Depantes
Notary Public, State of Florida
My commission expires:

[Signature]
Witness Shirley

[Signature]
Witness Matthew Kinnaly



EXHIBIT "A"

A portion of Tract 4, Block 2, Section 31, Township 2 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, Page 21, of the current Public Records of Duval County Florida, being a portion of that land described in Official Records Book 8307, Page 47, of the current Public Records of said Duval County, being more particularly described as follows:

For a point of reference, commence at the northwest corner of said section 31; thence easterly along the north line thereof, north 88°53'46" east, a distance of 1370.59 feet; thence south 00°20'00" west, a distance of 15.00 feet to the north line of said tract 4 and the point of beginning; thence easterly along the north line of said tract 4, north 88°53'46" east, a distance of 222.40 feet; thence south 00°20'00" west, a distance of 303.00 feet; thence south 88°53'46" west, a distance of 222.40 feet to a point on the easterly line of that land described in Official Records Book 8307, Page 44; thence along last said line, north 00°20'00" east, a distance of 303.00 feet to the point of beginning.

GANDY JONAH SCOTT
 11328 BEAGLE LN
 JACKSONVILLE, FL 32221-1846
GANDY DELANEY CLAIRE

Primary Site Address
 0 BEAGLE LN
 Jacksonville FL 32221

Official Record Book/Page
 19922-01611

File #
 5431

0 BEAGLE LN
Property Detail

RE #	008965-0120
Tax District	GS
Property Use	9999 To Be Appraised
# of Buildings	0
Legal Desc.	For full legal description see Land R Legal section below
Subdivision	00019 JAX HEIGHTS SEC
Total Area	67331

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2021 Certified	2022 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$0.00	\$0.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$0.00	\$0.00
Assessed Value	\$0.00	\$0.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$0.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19922-01611	7/18/2021	\$100.00	QC - Quit Claim	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land
 No data found for this section

Legal

LN	Legal Description
1	S-93 31-2S-2SE 1.55
2	JACKSONVILLE HEIGHTS
3	TRACT 4 HELD U/R 19822-1611
4	BLK 2

Buildings

No data found for this section

2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

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.
 No information available

• 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](#)

- **Real Estate #:**008965 0120
- **Owner:**GANDY JONAH SCOTT
- **Address:**0 BEAGLE LN
- **Zip Code:**32221
- **Transaction Price:**\$100
- **Transaction Year:**2021
- **Acres:**1.55
- **Book-Page:**1982201611
- **Map Panel:**5431
- **Legal Descriptions:**5-93 31-2S-25E 1.55 JACKSONVILLE HEIGHTS TRACT 4 RECD O/R 19822-1611
- **Flood Zone:**ZONE X
- **AshSite:**
- **EDA Level:**NOT DISTRESSED
- **Evacuation Zone:**NONE
- **Planning District:**4
- **Noise Zone:**NA
- **APZ:**NA
- **Civ HH Zone:**CECIL/HERLONG-3
- **MI HH Zone:**WHITEHOUSE-4
- **Lighting Reg:**NA
- **Civ Notice Zone:**NA
- **MI Notice Zone:**NA

PROPERTIES

PARCEL MAP



Legend

Property
1527
Parcels

1533

1539

1545

1551

11380

1711



11355

0

11336

11332

11363

11393

11312

11330

11328

0

10964

10956

10948

10940

10932

10924

10957

10949

10941

10933

10916

10908

10900

1534

1542

1550

1558

10915

1582

1590

1596

1606

1614

1622

1630

0

0

1648

1656

008965 0126

0

G. S. FRENCH'S SUBDIVISION OF

Lots 2, 3, 4 on the east of lot of lot 4, in Block 14
 Also Lots 5, 6, 7, 8, with certain strips of land adjoining
 Lot 1, and more particularly described as follows on the east
 by a line 100 ft. west of the west line of Main St., on the north
 by the south line of Seventeenth St. on the east by the east line of
 Lot 10, on the east by the east line of the alley between
 Seventeenth and Sixteenth streets, in Block 11. See Subd. 1914-
 by a line 100 ft. west of the west line of Main St., on the north
 by the south line of Seventeenth St. on the east by the east line of
 Lot 10, on the east by the east line of the alley between
 Seventeenth and Sixteenth streets, in Block 11. See Subd. 1914-
 Dwell. City, Fla., on the same are mapped, indicated and described in a
 certain plat as set out, recorded in the correct records of said City
 in Plat Book 2, Page 78.

G. S. FRENCH'S SUBDIVISION Surveyed Oct. 21, 1912
 and map is 11 feet
 Filed and recorded in the P.M. Records of Duval County, Fla., this 27th day of November 1912 in Plat Book No. 3, page 23.
 Record Verified

[Signature]
 Clerk.
 By *[Signature]* D.C.

