

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

1) Residential District Base Fee	\$966.00
2) Plus Notification Costs Per Addressee	
31 Notifications @ \$7.00/each:	\$217.00
3) Total Application Cost:	\$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 16th, 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

[NOTARY SEAL]

Janetsue Ardary
Printed/Typed Name – Notary Public

My commission expires: 9/21/26



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:

1. 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.*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. 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

[NOTARY SEAL]



Janet sue Ardary
Printed/Typed Name – Notary Public

My commission expires: 9/21/26

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

\$162,500.00

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)

Witnesseeth, 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 R Baker
Elizabeth Rini Baker

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

City, State, Zip

[Signature]
Witness Signature

Barbara Cokley
Printed Name

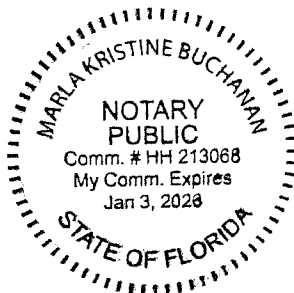
4309 Pablo Oaks Ct
Address
Jacksonville Fl 32224
City, State, Zip

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 FLDL 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
Total Building Value	\$395,810.00	\$377,521.00
Extra Feature Value	\$65,320.00	\$58,579.00
Land Value (Market)	\$305,613.00	\$305,613.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$766,743.00	\$741,713.00
Assessed Value	\$473,115.00	\$487,308.00
Cap Diff/Portability Amt	\$293,628.00 / \$0.00	\$254,405.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$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
Taxable Value	\$437,308.00

SJRWMD/FIND Taxable Value

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

School Taxable Value

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

Sales History

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

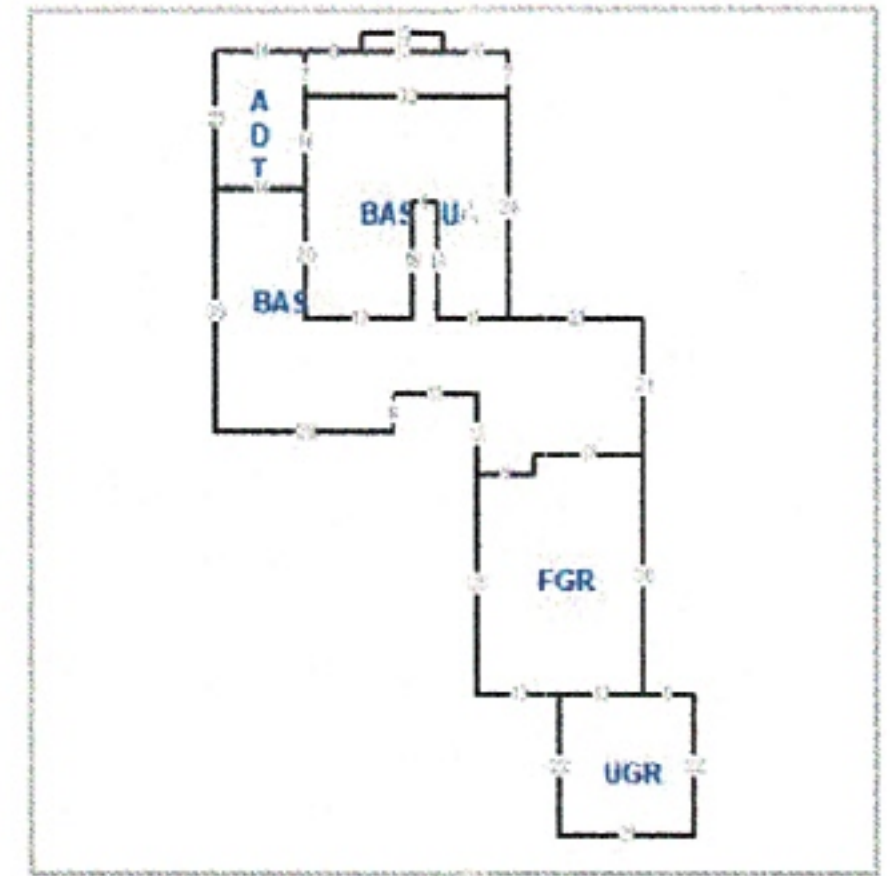
Building 1 Site Address
5392 CLIFTON RD Unit
Jacksonville FL 32211-

Building Type	0103 - SFR SPLIT-LEVEL
Year Built	1930
Building Value	\$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
Total	5821	3911	4689

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
			Totals	\$7,108.20	\$7,758.23	\$6,693.69

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$663,118.00	\$459,335.00	\$50,000.00	\$409,335.00
Current Year	\$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.

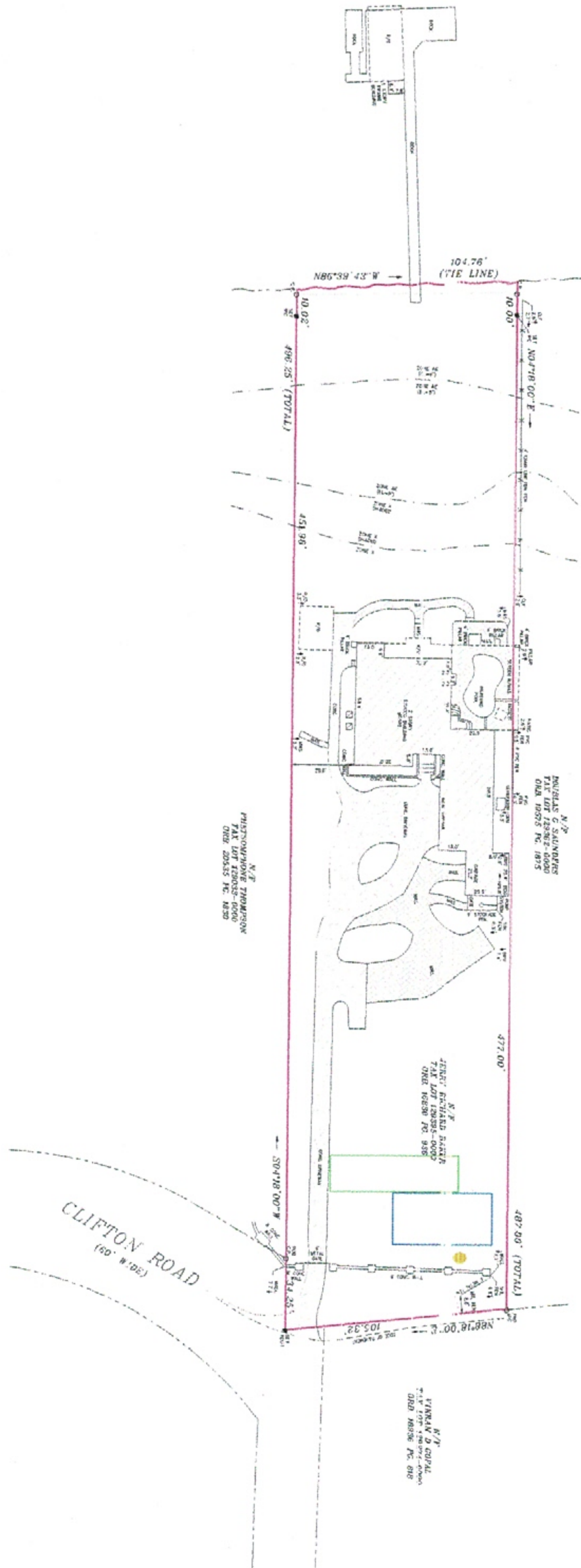
2023**2022****2021****2020****2019****2018****2017****2016****2015****2014**

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

More Information

SYMBOL LEGEND	
1. 1/4" = 1' SCALE	2. 1/4" = 1' SCALE
3. 1/4" = 1' SCALE	4. 1/4" = 1' SCALE
5. 1/4" = 1' SCALE	6. 1/4" = 1' SCALE
7. 1/4" = 1' SCALE	8. 1/4" = 1' SCALE
9. 1/4" = 1' SCALE	10. 1/4" = 1' SCALE
11. 1/4" = 1' SCALE	12. 1/4" = 1' SCALE
13. 1/4" = 1' SCALE	14. 1/4" = 1' SCALE
15. 1/4" = 1' SCALE	16. 1/4" = 1' SCALE
17. 1/4" = 1' SCALE	18. 1/4" = 1' SCALE
19. 1/4" = 1' SCALE	20. 1/4" = 1' SCALE
21. 1/4" = 1' SCALE	22. 1/4" = 1' SCALE
23. 1/4" = 1' SCALE	24. 1/4" = 1' SCALE
25. 1/4" = 1' SCALE	26. 1/4" = 1' SCALE
27. 1/4" = 1' SCALE	28. 1/4" = 1' SCALE
29. 1/4" = 1' SCALE	30. 1/4" = 1' SCALE
31. 1/4" = 1' SCALE	32. 1/4" = 1' SCALE
33. 1/4" = 1' SCALE	34. 1/4" = 1' SCALE
35. 1/4" = 1' SCALE	36. 1/4" = 1' SCALE
37. 1/4" = 1' SCALE	38. 1/4" = 1' SCALE
39. 1/4" = 1' SCALE	40. 1/4" = 1' SCALE
41. 1/4" = 1' SCALE	42. 1/4" = 1' SCALE
43. 1/4" = 1' SCALE	44. 1/4" = 1' SCALE
45. 1/4" = 1' SCALE	46. 1/4" = 1' SCALE
47. 1/4" = 1' SCALE	48. 1/4" = 1' SCALE
49. 1/4" = 1' SCALE	50. 1/4" = 1' SCALE
51. 1/4" = 1' SCALE	52. 1/4" = 1' SCALE
53. 1/4" = 1' SCALE	54. 1/4" = 1' SCALE
55. 1/4" = 1' SCALE	56. 1/4" = 1' SCALE
57. 1/4" = 1' SCALE	58. 1/4" = 1' SCALE
59. 1/4" = 1' SCALE	60. 1/4" = 1' SCALE
61. 1/4" = 1' SCALE	62. 1/4" = 1' SCALE
63. 1/4" = 1' SCALE	64. 1/4" = 1' SCALE
65. 1/4" = 1' SCALE	66. 1/4" = 1' SCALE
67. 1/4" = 1' SCALE	68. 1/4" = 1' SCALE
69. 1/4" = 1' SCALE	70. 1/4" = 1' SCALE
71. 1/4" = 1' SCALE	72. 1/4" = 1' SCALE
73. 1/4" = 1' SCALE	74. 1/4" = 1' SCALE
75. 1/4" = 1' SCALE	76. 1/4" = 1' SCALE
77. 1/4" = 1' SCALE	78. 1/4" = 1' SCALE
79. 1/4" = 1' SCALE	80. 1/4" = 1' SCALE
81. 1/4" = 1' SCALE	82. 1/4" = 1' SCALE
83. 1/4" = 1' SCALE	84. 1/4" = 1' SCALE
85. 1/4" = 1' SCALE	86. 1/4" = 1' SCALE
87. 1/4" = 1' SCALE	88. 1/4" = 1' SCALE
89. 1/4" = 1' SCALE	90. 1/4" = 1' SCALE
91. 1/4" = 1' SCALE	92. 1/4" = 1' SCALE
93. 1/4" = 1' SCALE	94. 1/4" = 1' SCALE
95. 1/4" = 1' SCALE	96. 1/4" = 1' SCALE
97. 1/4" = 1' SCALE	98. 1/4" = 1' SCALE
99. 1/4" = 1' SCALE	100. 1/4" = 1' SCALE

ARLINGTON RIVER



LOCAL EXPLANATION

1. 1/4" = 1' SCALE

2. 1/4" = 1' SCALE

3. 1/4" = 1' SCALE

4. 1/4" = 1' SCALE

5. 1/4" = 1' SCALE

6. 1/4" = 1' SCALE

7. 1/4" = 1' SCALE

8. 1/4" = 1' SCALE

9. 1/4" = 1' SCALE

10. 1/4" = 1' SCALE

11. 1/4" = 1' SCALE

12. 1/4" = 1' SCALE

13. 1/4" = 1' SCALE

14. 1/4" = 1' SCALE

15. 1/4" = 1' SCALE

16. 1/4" = 1' SCALE

17. 1/4" = 1' SCALE

18. 1/4" = 1' SCALE

19. 1/4" = 1' SCALE

20. 1/4" = 1' SCALE

21. 1/4" = 1' SCALE

22. 1/4" = 1' SCALE

23. 1/4" = 1' SCALE

24. 1/4" = 1' SCALE

25. 1/4" = 1' SCALE

26. 1/4" = 1' SCALE

27. 1/4" = 1' SCALE

28. 1/4" = 1' SCALE

29. 1/4" = 1' SCALE

30. 1/4" = 1' SCALE

31. 1/4" = 1' SCALE

32. 1/4" = 1' SCALE

33. 1/4" = 1' SCALE

34. 1/4" = 1' SCALE

35. 1/4" = 1' SCALE

36. 1/4" = 1' SCALE

37. 1/4" = 1' SCALE

38. 1/4" = 1' SCALE

39. 1/4" = 1' SCALE

40. 1/4" = 1' SCALE

41. 1/4" = 1' SCALE

42. 1/4" = 1' SCALE

43. 1/4" = 1' SCALE

44. 1/4" = 1' SCALE

45. 1/4" = 1' SCALE

46. 1/4" = 1' SCALE

47. 1/4" = 1' SCALE

48. 1/4" = 1' SCALE

49. 1/4" = 1' SCALE

50. 1/4" = 1' SCALE

51. 1/4" = 1' SCALE

52. 1/4" = 1' SCALE

53. 1/4" = 1' SCALE

54. 1/4" = 1' SCALE

55. 1/4" = 1' SCALE

56. 1/4" = 1' SCALE

57. 1/4" = 1' SCALE

58. 1/4" = 1' SCALE

59. 1/4" = 1' SCALE

60. 1/4" = 1' SCALE

61. 1/4" = 1' SCALE

62. 1/4" = 1' SCALE

63. 1/4" = 1' SCALE

64. 1/4" = 1' SCALE

65. 1/4" = 1' SCALE

66. 1/4" = 1' SCALE

67. 1/4" = 1' SCALE

68. 1/4" = 1' SCALE

69. 1/4" = 1' SCALE

70. 1/4" = 1' SCALE

71. 1/4" = 1' SCALE

72. 1/4" = 1' SCALE

73. 1/4" = 1' SCALE

74. 1/4" = 1' SCALE

75. 1/4" = 1' SCALE

76. 1/4" = 1' SCALE

77. 1/4" = 1' SCALE

78. 1/4" = 1' SCALE

79. 1/4" = 1' SCALE

80. 1/4" = 1' SCALE

81. 1/4" = 1' SCALE

82. 1/4" = 1' SCALE

83. 1/4" = 1' SCALE

84. 1/4" = 1' SCALE

85. 1/4" = 1' SCALE

86. 1/4" = 1' SCALE

87. 1/4" = 1' SCALE

88. 1/4" = 1' SCALE

89. 1/4" = 1' SCALE

90. 1/4" = 1' SCALE

91. 1/4" = 1' SCALE

92. 1/4" = 1' SCALE

93. 1/4" = 1' SCALE

94. 1/4" = 1' SCALE

95. 1/4" = 1' SCALE

96. 1/4" = 1' SCALE

97. 1/4" = 1' SCALE

98. 1/4" = 1' SCALE

99. 1/4" = 1' SCALE

100. 1/4" = 1' SCALE

PREPARED FOR AND COMPLETED BY:

SCALICE LAND SURVEYING

205 MARKETPLACE AVENUE, SUITE 200

PONTE VEDRA, FL 32081

TEL: 904-413-9355

FAX: 904-413-9356

WWW.SCALICESURVEYING.COM

GRAPHIC SCALE

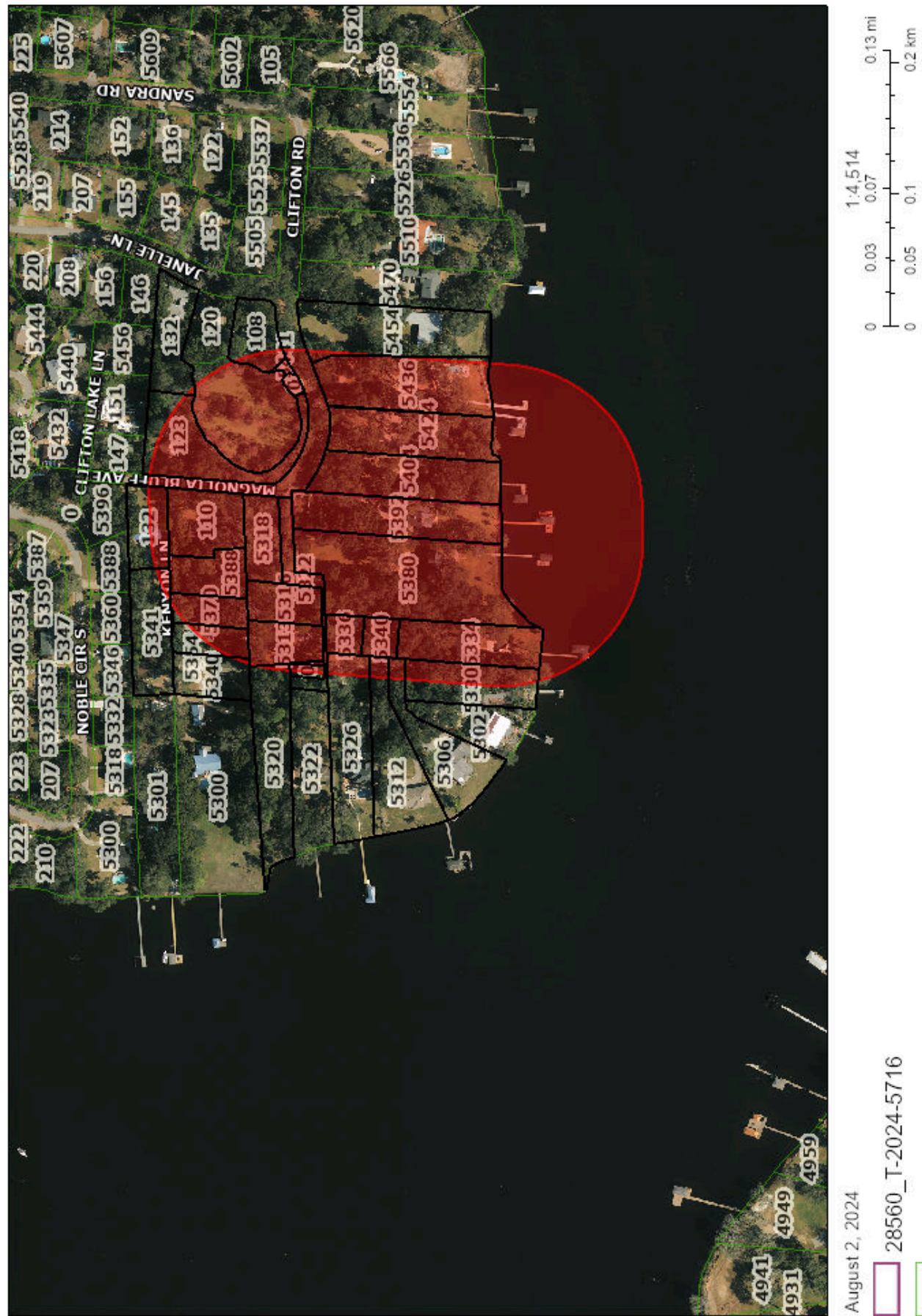
1 inch = 30 feet



SHEET 	BOUNDARY SURVEY 5392 CLIFTON ROAD, JACKSONVILLE, FLORIDA 32211		TAX MAP NO. 129395--0000		SCALICE land surveying mjslandsurvey.com P-904-413-9355 205 Marketplace Avenue, Suite 200 Ponte Vedra, FL 32081	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHKD</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	CHKD																																													
	REV	DATE	DESCRIPTION	BY			CHKD																																																	
PART OF THE F. RICHARD GRANT, SECTION 41, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA		JOB NO. 024-0065 DATE SURVEYED: 01/13/2024 DR. MC CREW: TJ SCALE: 1" = 30'																																																						
5392 CLIFTON ROAD, JACKSONVILLE, FLORIDA 32211		5392 CLIFTON ROAD, JACKSONVILLE, FLORIDA 32211																																																						
5392 CLIFTON ROAD, JACKSONVILLE, FLORIDA 32211		5392 CLIFTON ROAD, JACKSONVILLE, FLORIDA 32211																																																						

FIRM LB8534

Land Development Review



August 2, 2024

28560 T-2024-5716

Parcels

On File
Page 16 of 17

Jim Overton
Duval County

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

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

Receipt: 272-25-00742656

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

Paid By: RONALD P ARDARY
CONSTRUCTION INC

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

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

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

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