

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

ORDINANCE 2016-0558 (WRF-16-12)

OCTOBER 4, 2016

Location: 5577 Heckscher Drive,
between Heckscher Drive and Treasure Cay Court

Real Estate Number(s): 160702-0025, 160702-0030 & 160702-0035

Waiver Sought: Reduce Minimum Required Road Frontage from 35
Feet to 0 Feet

Current Zoning: Agriculture (AGR)

Current Land Use Category: Agriculture –iv (AGR-iv)

Planning District: North, District 6

Planning Commissioner: Marshall Adkinson

City Council Representative: The Honorable Al Ferraro, District 2

Owner: Rachel Kern Baldwin
6656 Ramoth Drive
Jacksonville, FL 32226

Agent: Marc Hardesty, Esq.
4004 Atlantic Boulevard
Jacksonville, FL 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

The application for a Waiver of Minimum Required Road Frontage, **Ordinance 2016-0558 (WRF-16-12)**, seeks to reduce the minimum required road frontage from 35 feet to 0 feet. The subject property is comprised of three lots, located in the Agriculture (AGR) Zoning District and Agriculture-iv (AGR-iv) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the

2030 Comprehensive Plan. The three lots combined are 1.18 acres and are served by well water and septic system. The lots are located on Bruner Island, in Clapboard Creek/Browns Creek. The currently undeveloped three parcels were created prior to September 21, 1990, and therefore are exempt from the AGR-iv maximum density requirements under the Comprehensive Plan. The property does not, however, meet the minimum lot area for the AGR zoning district, and therefore there is a companion Administrative Deviation (AD-16-52) to reduce the minimum lot area from 2.5 acres to the 1.18 of the current three parcels. The property does not adjoin any public road; but rather is accessed via an easement which originates off Grand Cayman Road.

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 authorized to be granted by the City Council pursuant to the criteria set forth in Section 656.133(b) 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 parcels in question are located on a small island in the middle of Clapboard Creek. The property is currently vacant. The applicant has proposed combining three parcels for the construction of a single family home. The property cannot be accessed by any other means other than a small easement road. The property was subdivided prior to the adoption of the current comprehensive plan. There are several existing single family structures already located on the island, which are accessed via the existing easement. Without the granting of the Waiver, and companion Deviation, the owner of the property would have no ability to develop their property in a similar manner to the neighboring properties.

- (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. Without approval of the Waiver and Companion Administrative Deviation, the applicant would not be able to develop their property.

- (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. the applicant has proposed to construct a single family home on three lots. The property is located on a small island, which is already developed with other single family structures, all of which are accessed by the same private easement. Approval of this application, with its companion Deviation, would allow for similar development as the surrounding properties.

- (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 property will be accessed via an existing surveyed easement, which connects to Grand Cayman Road. The easement covers not only the access road to the island itself, but also access across other properties needed to access the subject parcels.

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

No. As noted above, there are already several existing homes that are accessed via the existing easement. The majority of these homes, as well as the lots themselves, predate the existing comprehensive plan requirements for a minimum lot size of 2.5 acres in the AGR (iv) land use category. With approval of the companion Deviation, the only other deficient, that of minimum lot area, will be addressed. There has been no noted negative impact from these existing homes, and it is not anticipated that one additional single family structure will have any additional negative impact.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 21, 2016 by the Planning and Development Department the required Notice of Public Hearing sign was posted along a public right of way.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the Application for Waiver of Minimum Required Road Frontage **Ordinance 2016-0529 / WRF-16-12** be **APPROVED**.



Aerial

Source: Planning and Development Department Staff
Date: September 21, 2016



Subject Property

Source: Planning and Development Department Staff

Date: September 21, 2016



Access easment currently in use by other homeowners on Bruner Island

Source: Planning and Development Department Staff

Date: September 21, 2016



Residence adjacent to access easment

Source: Planning and Development Department Staff

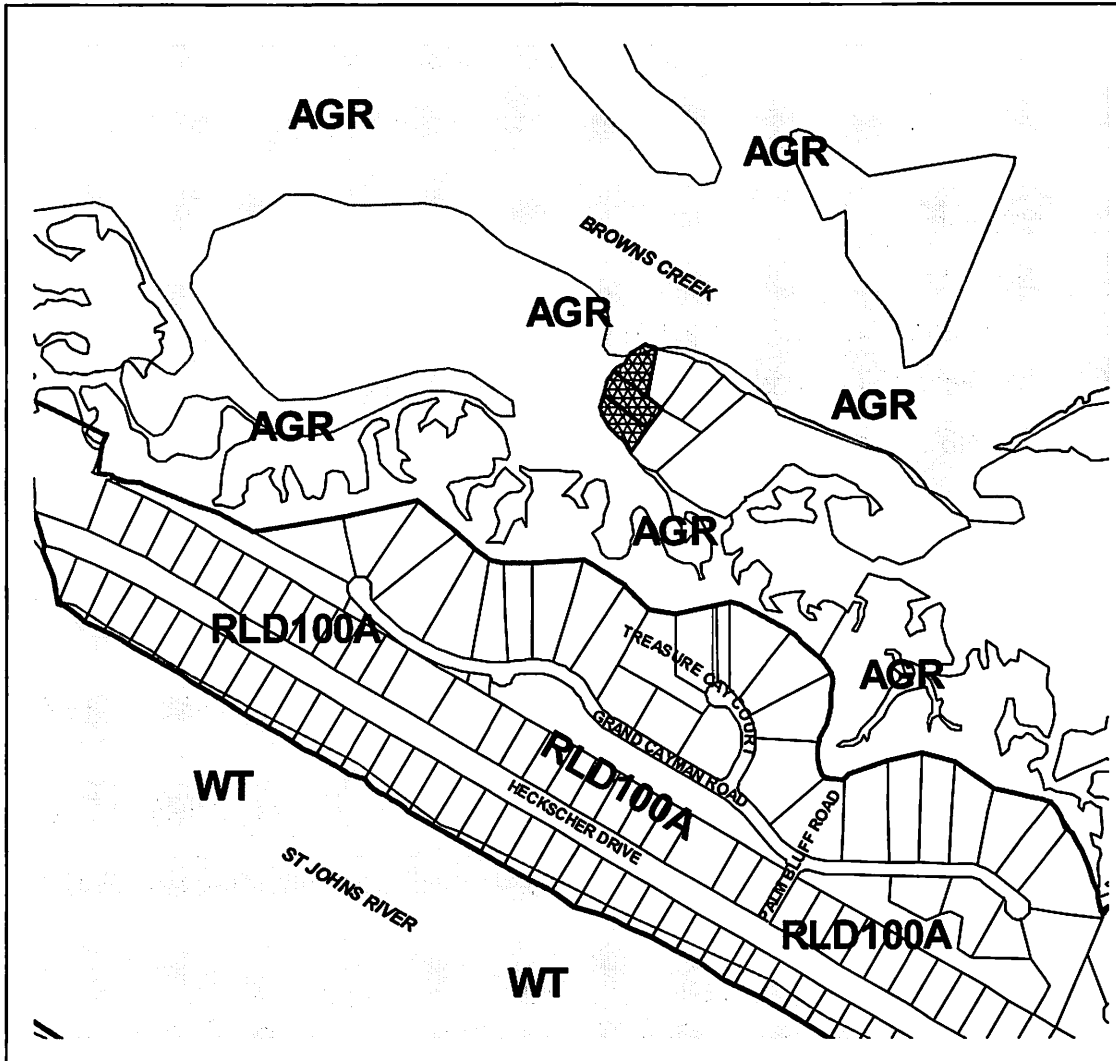
Date: September 21, 2016

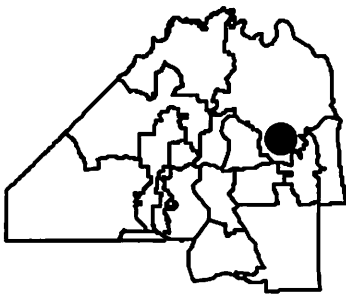



Nearby residence on Grand Cayman Road, across from access easment

Source: Planning and Development Department Staff

Date: September 21, 2016



<p>REQUEST SOUGHT:</p> <p>REDUCE ROAD FRONTAGE FROM 35 FT. TO 0 FT.</p>	 <p>APPLICATION NUMBER: WRF-2016-0012</p>	 <p>0100 Feet</p> <p>COUNCIL DISTRICT: 02</p> <p>Exhibit 2</p>
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MEMORANDUM

TO: Bernadette Smith, Legal Assistant, Office of General Counsel
FROM: Glenda Thompson Wiggins, Executive Secretary I
DATE: July 22, 2016
RE: New Applications

The enclosed copies of two (2) paid **applications** has been received by this office and forwarded to you for assignment of ordinance numbers.

For additional information, please call me at 255-7828. Thank you for your assistance.

WAIVER of Road Frontage (WRF-16-12) (current zoning district(s) AGR, waiver sought to reduce required minimum road frontage from 35 feet to 0 feet.), located at 5577 Heckscher Drive, Council District 2, Planning District 6. Christian Popoli is the assigned planner.

Administrative Deviation (AD-16-52) (current zoning district(s) AGR, waiver sought to reduce required minimum lot area from 2.5 acres to 1.18 acres), located at 5577 Heckscher Drive, Council District 2, Planning District 6. Christian Popoli is the assigned planner.

/GTW

CHRIS



July 18, 2016

MEMORANDUM

TO: William B Killingsworth, Director
Planning & Development Department

FROM: DEVELOPMENT SERVICES DIVISION,
ZONING SECTION

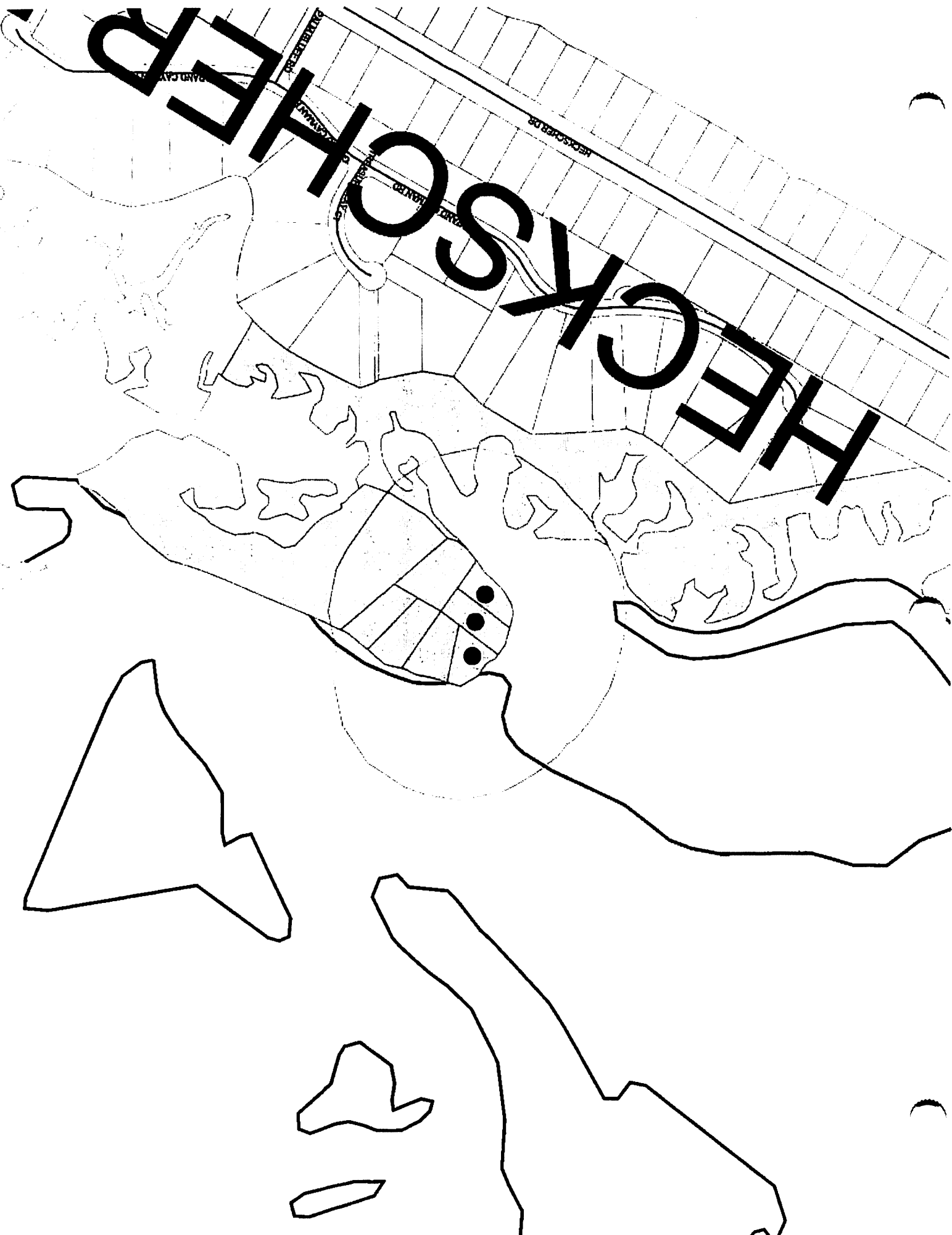
SUBJECT: ZONING EXCEPTIONS, VARIANCES AND WAIVERS

The enclosed copies of zoning exception, variances and waiver application(s) have been received by this office. They are forwarded to you for consideration.

Application Number	Date Filed	Council District	Owner/ Agent
WRF-16-12	7/15/2016	2	Rachel Kern Baldwin / Marc Hardesty

Companion Application: AD-16-52

THE CHECKSHEET



	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
2	160702 0010	BRUNER CHARLES F		5577 HECKSCHER DR			JACKSONVILLE	FL	32226-3105
3	160702 0006	BRUNER REBECCA DEAN		5577 HECKSCHER DR			JACKSONVILLE	FL	32226
4	160702 0002	DELK SABRINA HELMILY		5577 HECKSCHER DR			JACKSONVILLE	FL	32226
5	160702 0004	EASTERLING CHARLES LEE		10332 TULSA RD			JACKSONVILLE	FL	32218
6	160747 0000	NATURE CONSERVANCY INC		2500 MAITLAND CENTER PKWY SUITE 311			MAITLAND	FL	32751
7		Eden Group Inc		1106 Baisden Rd			JACKSONVILLE	FL	32218
8		North CPAC		2924 Captiva Bluff S			JACKSONVILLE	FL	32226

Duval County, City Of Jacksonville
Michael Corrigan , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR371230

User: Harlow, Max

REZONING/VARIANCE/EXCEPTION

Date: 6/7/2016

Email: MHarlow@coj.net

Name: Rachel Kern Baldwin

Address: 6656 Ramoth Dr., Jacksonville, FL 32226

Description: Applications for Waiver of Minimum Required Road Frontage and Administrative Deviation at 5577 Heckscher Dr.

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2078 00

Control Number: 459056 | Paid Date: 7/15/2016

Total Due: \$2,078.00

Michael Corrigan , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR371230REZONING/VARIANCE/EXCEPTION

Date: 6/7/2016

Name: Rachel Kern Baldwin

Address: 6656 Ramoth Dr., Jacksonville, FL 32226

Description: Applications for Waiver of Minimum Required Road Frontage and Administrative Deviation at 5577 Heckscher Dr

Michael Corrigan, Tax Collector
 Duval County/City of Jacksonville
 Comments - taxcollector@coj.net
 Inquiries - (904)630-1916
 www.coj.net/tc
 Date: 07/15/2016 Time: 14:31:28
 Location: P03 Clerk: MJS
 Transaction 0459056

Miscellaneous
 Item: CR - CR371230
 Receipt 0459056.0001-0001 2,078.00
 Total Paid 2,078.00
 CHECK 7236 966.00
 CHECK 3628 39.00
 CHECK 7237 1,073.00
 Total Tendered 2,078.00

Total Due: \$2,078.00

Paid By: JOHN & W MARC HARDESTY
 Thank You

APPLICATION REVIEW SHEET

EXCEPTION **VARIANCE** **WAIVER** **ADMINISTRATIVE DEVIATION**

Application 6-7-16
Date

Assistant _____
Name

Forward to Planner 6-7-16
Date

COMPANION APPLICATION / WRF-16-12
A-16-52

PLANNER REVIEW AND OGC REVIEW (IF NECESSARY)

Date In _____
Date Out _____

Comments: _____

NOT OK TO FILE - NEED

LANDUSE AMENDMENT

DENSITY REQUIRES MIN 1
D.U. PER 2.5 ACRES
IN AGRIC

6.8.16

6-8-16

RESUBMIT REVIEW

Date In _____
Date Out _____

Resubmit Comments: Request notified 6-9-16
7-12-16

Approved for payment (OK to file): Current Planning GIS

\$1,126.00

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

Application No. WRF-16-12

Set for Public Hearing on:

Notice of Violation:

This application must be typed or printed in black ink and submitted in person with three (3) other copies, for a total of four (4) copies.

Planning and Development Department
Zoning Section
Ed Ball Building
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202

FOR INFORMATION REGARDING THIS FORM, CALL: (904) 255-8300.

COMPANION
APPLICATION

For Official Use Only

1. Date Submitted: <u>6-7-16</u>	2. Date Filed: <u>7-15-16</u>	3. Current Zoning District(s): <u>AGR</u>	4. Future Land Use Map Category (FLUMs) <u>AGR IV</u>	5. Applicable Section of Ordinance Code: <u>656.407</u>
6. LUZ Public Hearing Date: <u> </u> / <u> </u> / <u> </u>		7. City Council Public Hearing Date: <u> </u> / <u> </u> / <u> </u>		
8. Neighborhood Association <u>EDEL GROUP INC</u>				
9. Number of Signs to be Posted <u>1</u>				

TO BE COMPLETED BY APPLICANT

10. Complete Property Address: <u>5577 Heckscher DR (32226)</u>	13. Between Streets: <u>Heckscher DRIVE</u> and <u>TREASURE CAY CT.</u>
11. Real Estate Number: <u>160702(0015)(0030)</u> <u>(0035)</u>	
12. Date lot was recorded: <u>SEE ATTACHED</u>	
14. Waiver Sought: Reduce Required Minimum Road Frontage from <u>35</u> feet to <u>Ø</u> feet.	
15. In whose name will the exception be granted? <u>JOHN C. KERN REVOCABLE TRUST</u>	
16. Land Area (1/100 Acres): <u>± 1.18 ACRES</u>	
17. Utility Services Provider Well: <u>X</u> Septic: <u>X</u> City Water: _____ City Sewer: _____	

*** * * NOTICE TO OWNER/AGENT * * ***

Section 656.101(i), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage requirements, pursuant to Section 656.407, Ordinance Code, Section 656.133 (b) 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:

18. Provide answers to the following questions pertaining to the standards and criteria. You may attach a separate sheet if necessary. (Please note that failure by the applicant to adequately substantiate the need for the exception and to meet the criteria set forth below may result in a denial).

(i) There are practical or economic difficulties in carrying out the strict letter of the regulation;

SEE ATTACHED

(ii) 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);

(iii) 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;

(iv) 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;

(v) 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.

19. Attachments - One of each of the following should be included in each copy of the application, providing for four (4) complete copies. All copies, with the exception of the 2 required large site plans, should be on 8 1/2" x 11" paper.

- Survey (as required by the Current Planning Section)
- Site Plan as required per instructions. (2 copies on 8 1/2 x 11 and 2 copies on 11 x 17 or larger)
- Letter of Authorization for Agent/Applicant is required if application is made by any person other than the property owner.
- Legal description, may be either lot and block or metes and bounds, including real estate assessment number(s) of the subject property
- Proof of valid and effective easement for access to the property.

***** NOTICE TO OWNER / AGENT *****

Please review your application. All spaces noted as "TO BE COMPLETED BY APPLICANT" must be filled in for the application to be accepted.

No application will be accepted as "Complete and filed" until all 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. You (or your agent) must be present at the public hearing.

The required signs must be posted on the property within five (5) working days after the filing of this application. The sign(s) must remain posted and maintained until a final determination has been made on the application. Proof of notice publication must be submitted to the Current Planning Division, Planning and Development Department, Ed Ball Building, 214 North Hogan Street Suite 300, Jacksonville, Florida 32202, (904) 255-7800 PRIOR TO THE HEARING.

Also, an agent's letter of authorization must be attached if the application is not signed by the owner of record and also if someone attends the meeting on the applicant's behalf without prior authorization.

FILING FEES	NOTIFICATION COSTS:
RESIDENTIAL DISTRICTS..... \$985.00	\$7.00 PER ADDRESSEE
NON-RESIDENTIAL DISTRICTS..... \$1,009.00	ADVERTISING COSTS:
	BILLED TO OWNER / AGENT

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

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.

PLEASE PRINT:

Name and address of Owner(s)
Name: Rachel Kern Baldwin
Address: 6656 Ramoth Drive

Name and address of Authorized Agent(s)
Name: MARC HARDESTY
Address: 4009 ATLANTIC BLVD

City: Jacksonville
State: FL Zip: 32226

City: Jacksonville
State: FL Zip: 32207

Email: rachel@jaxbargaincabinets.com
Daytime Telephone: 904-838-7407

Email: HARDESTY@jaxlegal.com
Daytime Telephone: 904-398-2212

 Rachel Baldwin
SIGNATURE OF OWNER(S)


SIGNATURE OF AUTHORIZED AGENT(S)

 JOHN C. KERN
SIGNATURE OF OWNER(S)

Letter of Authorization for Agent is required if application is made by any person other than the property owner. Also, a larger scale drawing may be required for commercially zoned property with an existing structure or otherwise as required by the Planning and Development Department's Zoning Section.

INSTRUCTIONS FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

An Application for Waiver of Minimum Required Road Frontage is filed with Planning and Development Department, Zoning Section, Ed Ball Building, 214 North Hogan Street, 2nd Floor, Jacksonville, Florida 32202, (904) 255-8300. All applications must be complete when filed. The following is a step by step guide to help persons interested in applying for the Waiver.

Items 1 thru 9

These blocks are for official use only and will be completed by the Zoning Section Staff.

Item 10 - Complete Property Address

Enter the physical address of the property. If the property has not been addresses, please inform the Current Planning Section.

Items 11 and 12 – Real Estate Number / Date lot was recorded

The real estate number(s), and the date that the lot was officially recorded as shown on the original deed for the parcel. Real estate numbers can best be obtained through the Property Appraiser's Office in the Claude Yates Building on 231 E. Forsyth Street, Room 270.

Item 13 - Intersecting Streets

Provide the names of the two streets closest to the property, not including the street on which ingress and egress will occur. Normally, these streets intersect the street on which the proposed development is located.

Item 14 – Waiver Sought

If unsure, please verify the requested reduction in road frontage corresponds with the requirements of the Zoning Code.

Item 15 – Name to whom the waiver will be granted.

The applicant must provide the name of the person for whom the waiver is to be granted. All waivers for reduction of the minimum required road frontage are automatically transferable unless otherwise ordered by the City Council.

Item 16 – Land Area (acres)

Total land area of the proposed site within 1/100 of an acre (i.e. 1.01 acres)

Item 17 – Utility Services Provider.

Identify type of services (i.e. well, septic, etc.)

Item 18 – Criteria

There are five (5) criteria used by the City Council to either approve, approve with condition or deny and Application for Waiver of Minimum Required Road Frontage. The owner / agent / applicant must provide answers and be prepared to explain how the specific request meets all applicable criteria, thereby providing substantial competent evidence to approve the proposed waiver.

Item 19 - Attachments An Application for Waiver of Minimum Required road Frontage **must** consist of four (4) complete sets of the application and all required attachments. All required attachments should be provided on 8 ½ " x 11" paper, with the exception of two of the four application sets, which will include site plans at 11" x 17" or larger.

- Survey-(signed and sealed by a licensed surveyor within the last five (5) years or as required by the Current Planning Division.) The same shall show all improvements existing on the property as of the date this application is filed.
- Legal Description-(either lot and block or metes and bounds). The legal description for the property is to be provided on Exhibit 1 to the application. **The legal description must be typed and legible.**
- Site Plan
- Letter of Authorization for Agent / Applicant **is required** if application is made by **any person other than the property owner**. This must be included on the prescribed Exhibit B template included with the application.
- Proof of Ownership: (i.e. deed), Exhibit A – Ownership Affidavit must be included with the application.

The following information **must be shown** on the site plan:

- A. Property dimensions and total land area
- B. Buildings (*including dimensions and total lot coverage area*)
- C. Parking spaces and dimensions (*including handicap*) **Commercial Only**
- D. Loading and unloading area, if applicable, with turn around area and dimensions **Commercial Only**
- E. Landscape areas and dimensions **Commercial Only**
- F. Ingress and egress (*driveways, alleys and easements*)
- G. Adjacent streets and right-of-way
- H. North arrow, map scale, and date of drawing
- I. Signage (*if any*)
- J. Building setbacks per Zoning Code
- K. Adjacent zoning districts and property uses

All drawings must be drawn to scale. Failure to have a "to-scale" drawing with each of the items above shown could result in your application being deferred or denied by the Planning Commission.

Agent Authorization

Date: 5/29/16

**City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / Ed Ball Building,
214 North Hogan Street, Suite 300, Jacksonville, Florida 32202**

Re: Agent Authorization for the following site location:

160702 (0025) (0030) (0035)

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers

MARC HARDESTY

to act as agent to file application(s) for

JOHN C. KERN AND RACHEL KERN BALOWIN

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.

[Signature]
Owner's Signature

STATE OF FLORIDA
COUNTY OF DUVAL

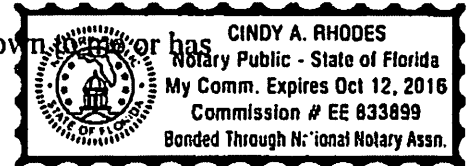
The foregoing affidavit was sworn and subscribed before me this 29TH day of

May (month), 2016 (year) by

John C. Kern & Rachel K. Balowin who is personally known to me or has

produced Driver License as identification.

Cindy Rhodes
(Notary Signature)



Legal Description

SEE ATTACHED

Application for Administrative Deviation

RE: Parcel ID numbers

160702-0025

160702-0030

160702-0035

18)

(i) There are severe economic difficulties in carrying out the strict letter of the regulation. These parcels were purchased well over 10 years ago with the understanding that the dedeed easement for ingress, egress and utilities satisfied any required road frontage.

(ii) This request is not based whatsoever on economic circumstances.

(iii) This proposed waiver of minimum required road frontage does not diminish property values, etc... as a valid deed for an easement describing ingress, egress and utilities is in effect and allows 100% legal access.

(iv) Yes, a valid and dedeed easement for ingress, egress and utilities satisfies any connectivity to a public street which is maintained by the City of Jacksonville.

(v) This proposed waiver will not be detrimental to the public health, safety or welfare; nor result in additional expense, nuisance or conflict.

KERN JOHN C TRUST
 455 CASSAT AVE
 JACKSONVILLE, FL 32254
KERN JOHN C
BALDWIN RACHEL KERN

Primary Site Address
 0 GRAND CAYMAN RD
 Jacksonville FL 32226

Official Record Book/Page
 16327-02365

Title #
 8317

0 GRAND CAYMAN RD
Property Detail

RE #	160702-0025
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	19500

Value Summary

	2015 Certified	2016 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$45,000.00	\$45,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$45,000.00	\$45,000.00
Assessed Value	\$45,000.00	\$45,000.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$45,000.00	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
<u>16327-02365</u>	3/13/2013	\$100.00	WD - Warranty Deed	Unqualified	Vacant
<u>12212-01181</u>	12/20/2004	\$85,000.00	WD - Warranty Deed	Unqualified	Vacant
<u>10445-02234</u>	3/18/2002	\$100.00	MS - Miscellaneous	Unqualified	Vacant
<u>10445-02229</u>	3/18/2002	\$100.00	QC - Quit Claim	Unqualified	Vacant
<u>05569-02165</u>	6/28/1982	\$12,000.00	WD - Warranty Deed	Unqualified	Vacant
<u>04580-00974</u>	2/27/1978	\$5,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0133	RES RIVER RURAL 2 OR LESS UNITS PER AC	AGR	75.00	190.00	Common	1.00	Lot	\$45,000.00

Legal

LN	Legal Description
1	17-15-28E .32
2	PT ISLAND NO 9 RECD O/R 12212-1181
3	BEING PARCEL 2

Buildings

No data found for this section

2015 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$45,000.00	\$0.00	\$45,000.00	\$514.89	\$514.89	\$498.26
Public Schools: By State Law	\$45,000.00	\$0.00	\$45,000.00	\$227.57	\$219.11	\$220.68
By Local Board	\$45,000.00	\$0.00	\$45,000.00	\$101.16	\$101.16	\$98.10
FL Inland Navigation Dist.	\$45,000.00	\$0.00	\$45,000.00	\$1.55	\$1.55	\$1.44
Water Mgmt Dist. SJRWMD	\$45,000.00	\$0.00	\$45,000.00	\$14.24	\$13.60	\$13.60
Gen Gov Voted	\$45,000.00	\$0.00	\$45,000.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$45,000.00	\$0.00	\$45,000.00	\$0.00	\$0.00	\$0.00
Totals				\$859.41	\$850.31	\$832.08
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$45,000.00	\$45,000.00	\$0.00	\$45,000.00		
Current Year	\$45,000.00	\$45,000.00	\$0.00	\$45,000.00		

This Instrument Prepared By:
Rachel Kern Baldwin
455 Cassat Ave
Jacksonville, FL 32254

Record and Return To:
Rachel Kern Baldwin
455 Cassat Ave
Jacksonville, FL 32254

RE Parcel ID#: 160702-0025

WARRANTY DEED

THIS WARRANTY DEED is made this 13th day of March, 2013, by and between Mermaid Bluff Trust, hereinafter referred to as the grantor, and JOHN C. KERN and RACHEL KERN BALDWIN, and their successors, as Trustees of the John C. Kern Revocable Trust, under agreement dated March 12, 2013, whose address is 455 Cassat Avenue, Jacksonville, FL 32254, hereinafter referred to as the grantee.

WITNESSETH, That the grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations paid to the grantor by the grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey to the grantee forever, all of that certain real property in Duval County, Florida, described as follows:

Property Appraiser's Parcel Identification No.: 160702-0025

Property address: 0 Grand Cayman Road

**Property legal description: 17-1S-28E .32 PT ISLAND NO 9 RECD O/R 12212-1181
BEING PARCEL 2**

See Exhibit "A" for detailed legal description.

TOGETHER with all the tenements, hereditaments and appurtenances, unto the grantee in fee simple. And the grantor fully warrants the title to said property and will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to ad valorem taxes or assessments levied or which may become a lien subsequent to December 31st of the calendar year next preceding the date hereof, and covenants, easements and restrictions of record, if any. The grantees, and their successors and assigns as Trustees of the John C. Kern Revocable Trust, shall have full power and authority to sell, convey, lease, encumber and otherwise to manage and dispose of the real property described herein, and no third party need ever inquire into their authority as Trustees under the trust agreement referred to herein.

JK

[Signature]

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Cheryl Mosley
Witness Signature

Cheryl Mosley
Witness Printed Signature

Jack Blaze
Witness Signature

JACK BLAZE
Witness Printed Signature

John C. Kern
Grantor/ BENEFICIARIES John C. Kern

455 Cassat Avenue
Jacksonville, FL 32254

Rachel Kern Baldwin
Grantor/ TRUSTEE Rachel Kern Baldwin

455 Cassat Avenue
Jacksonville, FL 32254

STATE OF FLORIDA

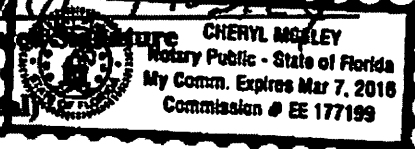
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of March, 2013, by John C. Kern, unmarried, as BENEFICIARY for the Mermaid Bluff Trust. He is personally known to me and has produced a valid Florida DL, as identification.

Notary Public State and County Aforesaid.

Cheryl Mosley
Notary Signature

3-7-2016
Expires

Cheryl Mosley
Notary Printed Signature

(Notarial Seal)

EE177199
Comm #

The foregoing instrument was acknowledged before me this 13th day of March, 2013, by Rachel Kern Baldwin, married, as TRUSTEE for the Mermaid Bluff Trust. She is personally known to me and has produced a valid Florida DL, as identification.

Notary Public State and County Aforesaid.

Cheryl Mosley
Notary Signature

3-7-2016
Expires

Cheryl Mosley
Notary Printed Signature

EE 177199
Comm #

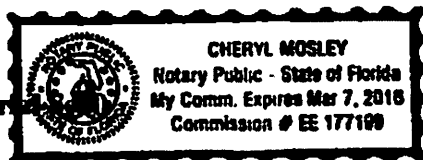
(Notary Seal) 

EXHIBIT "A"

Book 10445 Page 2223

Parcel 1; RE #160702-0030

A portion of Island No. 9, Section 17, Township 1 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

Commencing at the intersection of the Westerly line of said Section 17 with the Northerly Right-of-Way line of Hecksher Drive, a 100 foot Right-of-Way as now established; thence South 59 degrees 40 minutes 50 seconds East along the said Northerly Right-of-Way line of Hecksher Drive, 1896.31 feet; thence North 30 degrees 19 minutes 10 seconds East, 487.0 feet; thence North 02 degrees 49 minutes 40 seconds West, 825.0 feet; thence North 59 degrees 06 minutes 40 seconds West, 166.66 feet; thence North 44 degrees 31 minutes 44 seconds West, 185.85 feet; thence North 35 degrees 56 minutes 38 seconds West, 25.50 feet to the point of beginning, said point being on the edge of a marsh; thence North 36 degrees 46 minutes 10 seconds East, 115.7 feet; thence North 53 degrees 13 minutes 50 seconds West, 214 feet, more or less, to the Marshes of Brown's Creek; thence Southerly and South-easterly along and around said Marshes, 274 feet, more or less, to the point of beginning; also known as Parcel "B-2-1" per survey made by McGlin, Ard & Associates, Inc., dated March 31, 1977;

TOGETHER WITH the right of access to said property over and by easements and rights of access heretofore granted by Grantors and their predecessors in title.

Parcel 1; RE# 160702-0025

A portion of Island No. 9, Section 17, Township 1 South, Range 28 East, Duval County, Florida, being more particularly described as follows;

Commencing at the intersection of the Westerly line of said Section 17 with the Northerly Right-of-Way line of Hecksher Drive, a 100 foot Right-of-Way as now established; thence South 59 degrees 40 minutes 50 seconds East along the said Northerly Right-of-Way line of Hecksher Drive, 1896.31 feet; thence North 30 degrees 19 minutes 10 seconds East, 487.0 feet; thence North 02 degrees 49 minutes 40 seconds West, 825.0 feet; thence North 59 degrees 06 minutes 40 seconds West, 166.66 feet; thence North 44 degrees 31 minutes 44 seconds West, 185.85 feet; thence North 35 degrees 56 minutes 38 seconds West, 25.50 feet to a point; said point being on the edge of a marsh; thence North 36 degrees 46 minutes 10 seconds East, 115.7 feet, to the point of beginning; thence continue North 36 degrees 46 minutes 10 seconds East, 87.63 feet; thence North 53 degrees 13 minutes 50 seconds West, 216.0 feet, more or less to the marshes of Brown's Creek; thence South-easterly along and around said marshes 88 feet more or less to a point which point bears North 53 degrees 13 minutes 50 seconds West, 214.0 feet more or less from the point of beginning; thence South 53 degrees 13 minutes 50 seconds East, 214.0 feet more or less to the point of beginning; also known as Parcel "B-2-2" per survey made by McGlin, Ard & Associates, Inc., dated March 31, 1977;

TOGETHER WITH and subject to the right of access to said property over and by easements and rights of access heretofore granted by Grantor and/ or his predecessors in title.

EXHIBIT "A"

KERN JOHN C TRUST
 455 CASSAT AVE
 JACKSONVILLE, FL 32254
KERN JOHN C
BALDWIN RACHEL KERN

Primary Site Address
 0 GRAND CAYMAN RD
 Jacksonville FL 32226

Official Record Book/Page
 16327-02368

Title #
 8317

0 GRAND CAYMAN RD
Property Detail

RE #	160702-0030
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	15913

Value Summary

	2015 Certified	2016 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$45,000.00	\$45,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$45,000.00	\$45,000.00
Assessed Value	\$45,000.00	\$45,000.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$45,000.00	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
16327-02368	3/13/2013	\$100.00	WD - Warranty Deed	Unqualified	Vacant
16327-02365	3/13/2013	\$100.00	WD - Warranty Deed	Unqualified	Vacant
12212-01181	12/20/2004	\$85,000.00	WD - Warranty Deed	Unqualified	Vacant
10445-02234	3/18/2002	\$100.00	MS - Miscellaneous	Unqualified	Vacant
10445-02229	3/18/2002	\$100.00	QC - Quit Claim	Unqualified	Vacant
05569-02165	6/28/1982	\$12,000.00	WD - Warranty Deed	Unqualified	Vacant
04548-01185	1/11/1978	\$5,000.00	WD - Warranty Deed	Unqualified	Vacant
04454-00196	8/25/1977	\$100.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0133	RES RIVER RURAL 2 OR LESS UNITS PER AC	AGR	55.00	200.00	Common	1.00	Lot	\$45,000.00

Legal

LN	Legal Description
1	17-1S-28E .20
2	PT ISLAND NO 9 RECD O/R 16327-2365
3	BEING PARCEL 1

Buildings

No data found for this section

2015 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$45,000.00	\$0.00	\$45,000.00	\$514.89	\$514.89	\$498.26
Public Schools: By State Law	\$45,000.00	\$0.00	\$45,000.00	\$227.57	\$219.11	\$220.68
By Local Board	\$45,000.00	\$0.00	\$45,000.00	\$101.16	\$101.16	\$98.10
FL Inland Navigation Dist.	\$45,000.00	\$0.00	\$45,000.00	\$1.55	\$1.55	\$1.44
Water Mgmt Dist. SJRWMD	\$45,000.00	\$0.00	\$45,000.00	\$14.24	\$13.60	\$13.60
Gen Gov Voted	\$45,000.00	\$0.00	\$45,000.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$45,000.00	\$0.00	\$45,000.00	\$0.00	\$0.00	\$0.00
			Totals	\$859.41	\$850.31	\$832.08
	Just Value	Assessed Value	Exemptions	Taxable Value		
	Last Year \$45,000.00	\$45,000.00	\$0.00	\$45,000.00		

This Instrument Prepared By:
Rachel Kern Baldwin
455 Cassat Ave
Jacksonville, FL 32254

Record and Return To:
Rachel Kern Baldwin
455 Cassat Ave
Jacksonville, FL 32254

RE Parcel ID#: 160702-0030

WARRANTY DEED

THIS WARRANTY DEED is made this 13th day of March, 2013, by and between Mermaid Bluff Trust, hereinafter referred to as the grantor, and JOHN C. KERN and RACHEL KERN BALDWIN, and their successors, as Trustees of the John C. Kern Revocable Trust, under agreement dated March 12, 2013, whose address is 455 Cassat Avenue, Jacksonville, FL 32254, hereinafter referred to as the grantee.

WITNESSETH, That the grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations paid to the grantor by the grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey to the grantee forever, all of that certain real property in Duval County, Florida, described as follows:

Property Appraiser's Parcel Identification No.: 160702-0030

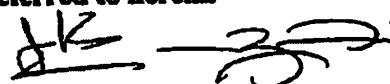
Property address: 0 Grand Cayman Road

**Property legal description: 17-1S-28E .20 PT ISLAND NO 9 RECD O/R 12212-1181
BEING PARCEL 1**

See Exhibit "A" for detailed legal description.

TOGETHER with all the tenements, hereditaments and appurtenances, unto the grantee in fee simple. And the grantor fully warrants the title to said property and will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to ad valorem taxes or assessments levied or which may become a lien subsequent to December 31st of the calendar year next preceding the date hereof, and covenants, easements and restrictions of record, if any. The grantees, and their successors and assigns as Trustees of the John C. Kern Revocable Trust, shall have full power and authority to sell, convey, lease, encumber and otherwise to manage and dispose of the real property described herein, and no third party need ever inquire into their authority as Trustees under the trust agreement referred to herein.



IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Cheryl Mosley
Witness Signature

Cheryl Mosley
Witness Printed Signature

Jack Blaze
Witness Signature

JACK BLAZE
Witness Printed Signature

[Signature]
Grantor/ BENEFICIARIES John C. Kern

455 Cassat Avenue
Jacksonville, FL 32254

[Signature]
Grantor/ TRUSTEE Rachel Kern Baldwin

455 Cassat Avenue
Jacksonville, FL 32254

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of March, 2013, by John C. Kern, unmarried, as BENEFICIARY for the Mermaid Bluff Trust. He is personally known to me and has produced a valid Florida DL, as identification.

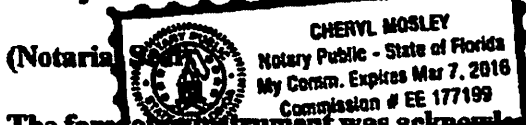
Notary Public State and County Aforesaid.

Cheryl Mosley
Notary Signature

3-7-2016
Expires

Cheryl Mosley
Notary Printed Signature

EE 177199
Comm #



The foregoing instrument was acknowledged before me this 13th day of March, 2013, by Rachel Kern Baldwin, married, as TRUSTEE for the Mermaid Bluff Trust. She is personally known to me and has produced a valid Florida DL, as identification.

Notary Public State and County Aforesaid.

Cheryl Mosley
Notary Signature

3-7-2016
Expires

Cheryl Mosley
Notary Printed Signature

EE 177199
Comm #

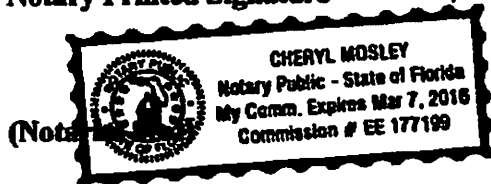


EXHIBIT "A"

Book 10445 Page 2233

Parcel 1; RE #160702-0030

A portion of Island No. 9, Section 17, Township 1 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

Commencing at the intersection of the Westerly line of said Section 17 with the Northerly Right-of-Way line of Hecksher Drive, a 100 foot Right-of-Way as now established; thence South 39 degrees 40 minutes 50 seconds East along the said Northerly Right-of-Way line of Hecksher Drive, 1896.31 feet; thence North 30 degrees 19 minutes 10 seconds East, 487.0 feet; thence North 02 degrees 49 minutes 40 seconds West, 823.0 feet; thence North 39 degrees 06 minutes 40 seconds West, 166.66 feet; thence North 44 degrees 31 minutes 44 seconds West, 185.85 feet; thence North 35 degrees 36 minutes 38 seconds West, 25.50 feet to the point of beginning, said point being on the edge of a marsh; thence North 36 degrees 46 minutes 10 seconds East, 115.7 feet; thence North 53 degrees 13 minutes 50 seconds West, 214 feet, more or less, to the Marshes of Brown's Creek; thence Southerly and South-easterly along and around said Marshes, 274 feet, more or less, to the point of beginning; also known as Parcel "B-2-1" per survey made by McGhin, Ard & Associates, Inc., dated March 31, 1977;

TOGETHER WITH the right of access to said property over and by easements and rights of access heretofore granted by Grantors and their predecessors in title.

Parcel 1; RE# 160702-0025

A portion of Island No. 9, Section 17, Township 1 South, Range 28 East, Duval County, Florida, being more particularly described as follows;

Commencing at the intersection of the Westerly line of said Section 17 with the Northerly Right-of-Way line of Hecksher Drive, a 100 foot Right-of-Way as now established; thence South 39 degrees 40 minutes 50 seconds East along the said Northerly Right-of-Way line of Hecksher Drive, 1896.31 feet; thence North 30 degrees 19 minutes 10 seconds East, 487.0 feet; thence North 02 degrees 49 minutes 40 seconds West, 823.0 feet; thence North 39 degrees 06 minutes 40 seconds West, 166.66 feet; thence North 44 degrees 31 minutes 44 seconds West, 185.85 feet; thence North 35 degrees 36 minutes 38 seconds West, 25.50 feet to a point, said point being on the edge of a marsh; thence North 36 degrees 46 minutes 10 seconds East, 115.7 feet, to the point of beginning; thence continue North 36 degrees 46 minutes 10 seconds East, 87.63 feet; thence North 53 degrees 13 minutes 50 seconds West, 214.0 feet, more or less to the marshes of Brown's Creek; thence Southwesterly along and around said marshes, 88 feet more or less to a point which point bears North 53 degrees 13 minutes 50 seconds West, 214.0 feet more or less from the point of beginning; thence South 53 degrees 13 minutes 50 seconds East, 214.0 feet more or less to the point of beginning; also known as Parcel "B-2-2" per survey made by McGhin, Ard & Associates, Inc., dated March 31, 1977;

TOGETHER WITH and subject to the right of access to said property over and by easements and rights of access heretofore granted by Grantor and/or his predecessors in title.

EXHIBIT "A"

KERN JOHN C TRUST
 455 CASSAT AVE
 JACKSONVILLE, FL 32254
 KERN JOHN C
 BALDWIN RACHEL KERN

Primary Site Address
 5577 HECKSCHER DR
 Jacksonville FL 32226

Official Record Book/Page
 16327-02362

Title #
 8317

5577 HECKSCHER DR
Property Detail

RE #	160702-0035
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	15822

Value Summary

	2015 Certified	2016 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$4,374.00	\$4,324.00
Land Value (Market)	\$65,000.00	\$65,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$69,374.00	\$69,324.00
Assessed Value	\$69,374.00	\$69,324.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$69,374.00	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
16327-02362	3/13/2013	\$100.00	WD - Warranty Deed	Unqualified	Vacant
12212-01177	12/20/2004	\$80,000.00	WD - Warranty Deed	Qualified	Vacant
07378-00110	7/18/1992	\$100.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GRWR2	Garage/Util Bdg Wood	0	0	0	830.00	\$4,324.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0133	RES RIVER RURAL 2 OR LESS UNITS PER AC	AGR	150.00	80.00	Common	1.00	Lot	\$65,000.00

Legal

LN	Legal Description
1	17-1S-28E .36
2	PT ISLAND NO 9 RECD
3	O/R 16324-2362

Buildings

No data found for this section

2015 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$69,374.00	\$0.00	\$69,374.00	\$796.06	\$793.77	\$768.14
Public Schools: By State Law	\$69,374.00	\$0.00	\$69,374.00	\$351.84	\$337.78	\$340.20
By Local Board	\$69,374.00	\$0.00	\$69,374.00	\$156.40	\$155.95	\$151.24
FL Inland Navigation Dist.	\$69,374.00	\$0.00	\$69,374.00	\$2.40	\$2.39	\$2.22
Water Mgmt. Dist. SJRWMD	\$69,374.00	\$0.00	\$69,374.00	\$22.01	\$20.97	\$20.97
Gen Gov Voted	\$69,374.00	\$0.00	\$69,374.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$69,374.00	\$0.00	\$69,374.00	\$0.00	\$0.00	\$0.00
Totals				\$1,328.71	\$1,310.86	\$1,282.77

	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$69,574.00	\$69,574.00	\$0.00	\$69,574.00
Current Year	\$69,374.00	\$69,374.00	\$0.00	\$69,374.00

2015 TRIM Property Record Card (PRC)

This Instrument Prepared By:
Rachel Kern Baldwin
455 Cassat Ave
Jacksonville, FL 32254

Record and Return To:
Rachel Kern Baldwin
455 Cassat Ave
Jacksonville, FL 32254

RE Parcel ID#: 160702-0035

WARRANTY DEED

THIS WARRANTY DEED is made this 13th day of March, 2013, by and between Mermaid Bluff Trust, hereinafter referred to as the grantor, and JOHN C. KERN and RACHEL KERN BALDWIN, and their successors, as Trustees of the John C. Kern Revocable Trust, under agreement dated March 12, 2013, whose address is 455 Cassat Avenue, Jacksonville, FL 32254, hereinafter referred to as the grantee.

WITNESSETH, That the grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations paid to the grantor by the grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey to the grantee forever, all of that certain real property in Duval County, Florida, described as follows:

Property Appraiser's Parcel Identification No.: 160702-0035

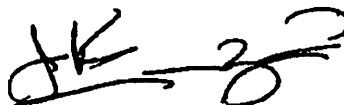
Property address: 5577 Heckscher Drive, Jacksonville, FL 32226

Property legal description: 17-1S-28E .36 PT ISLAND NO 9 RECD O/R 12212-1177

See Exhibit "A" for detailed legal description.

TOGETHER with all the tenements, hereditaments and appurtenances, unto the grantee in fee simple. And the grantor fully warrants the title to said property and will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to ad valorem taxes or assessments levied or which may become a lien subsequent to December 31st of the calendar year next preceding the date hereof, and covenants, easements and restrictions of record, if any. The grantees, and their successors and assigns as Trustees of the John C. Kern Revocable Trust, shall have full power and authority to sell, convey, lease, encumber and otherwise to manage and dispose of the real property described herein, and no third party need ever inquire into their authority as Trustees under the trust agreement referred to herein.



IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jack Blaze
Witness Signature

JACK BLAZE
Witness Printed Signature

John C. Kern
Grantor/ BENEFICIARIES John C. Kern

455 Cassat Avenue
Jacksonville, FL 32254

Cheryl Mosley
Witness Signature

Cheryl Mosley
Witness Printed Signature

Rachel Kern Baldwin
Grantor/ TRUSTEE Rachel Kern Baldwin

455 Cassat Avenue
Jacksonville, FL 32254

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of March, 2013, by John C. Kern, unmarried, as BENEFICIARY for the Mermaid Bluff Trust. He is personally known to me and has produced a valid Florida DL, as identification.

Notary Public State and County Aforesaid.

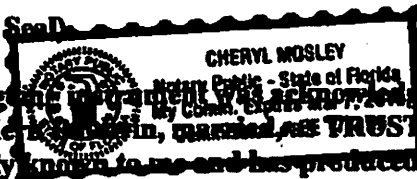
Cheryl Mosley
Notary Signature

3.7.2016
Expires

Cheryl Mosley
Notary Printed Signature

EE 177199
Comm #

(Notarial Seal)



The foregoing instrument was acknowledged before me this 13th day of March, 2013, by Rachel Kern Baldwin, married, as TRUSTEE for the Mermaid Bluff Trust. She is personally known to me and has produced a valid Florida DL, as identification.

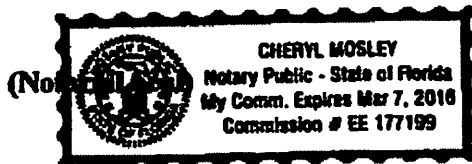
Notary Public State and County Aforesaid.

Cheryl Mosley
Notary Signature

3.7.2016
Expires

Cheryl Mosley
Notary Printed Signature

EE 177199
Comm #

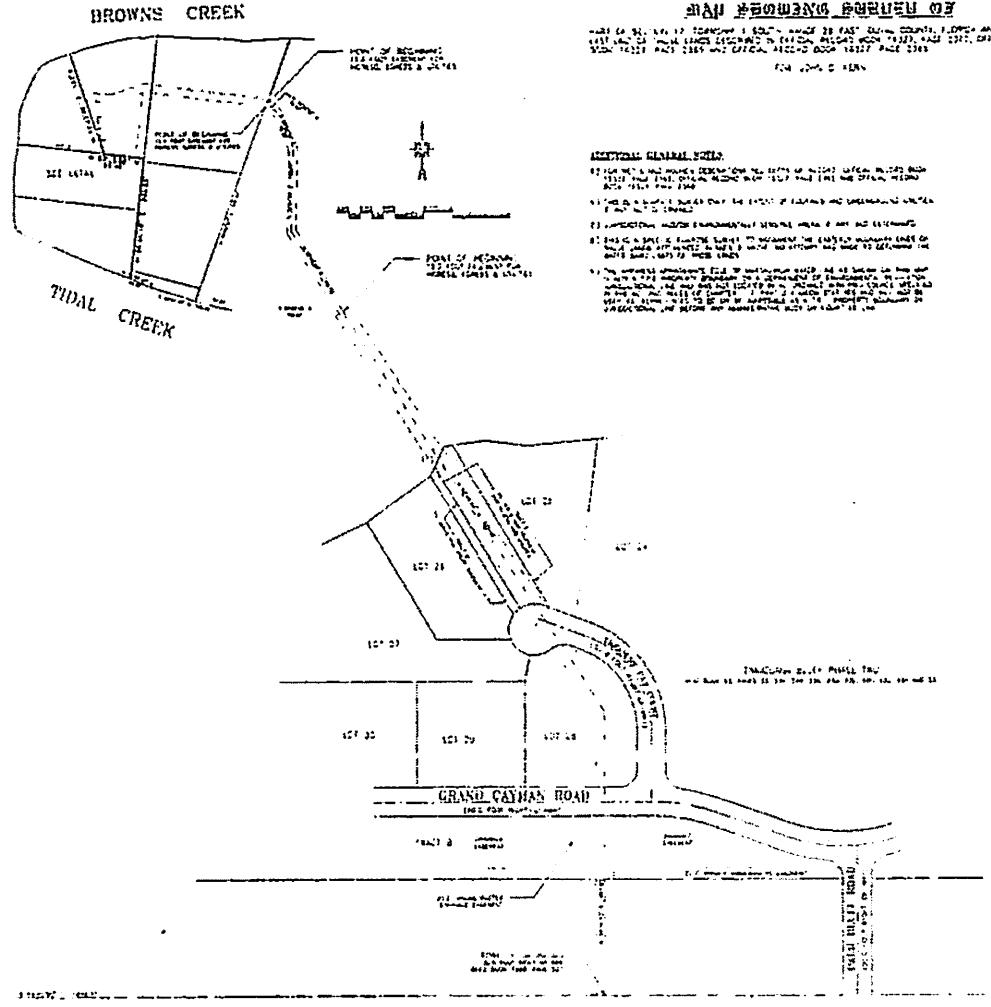
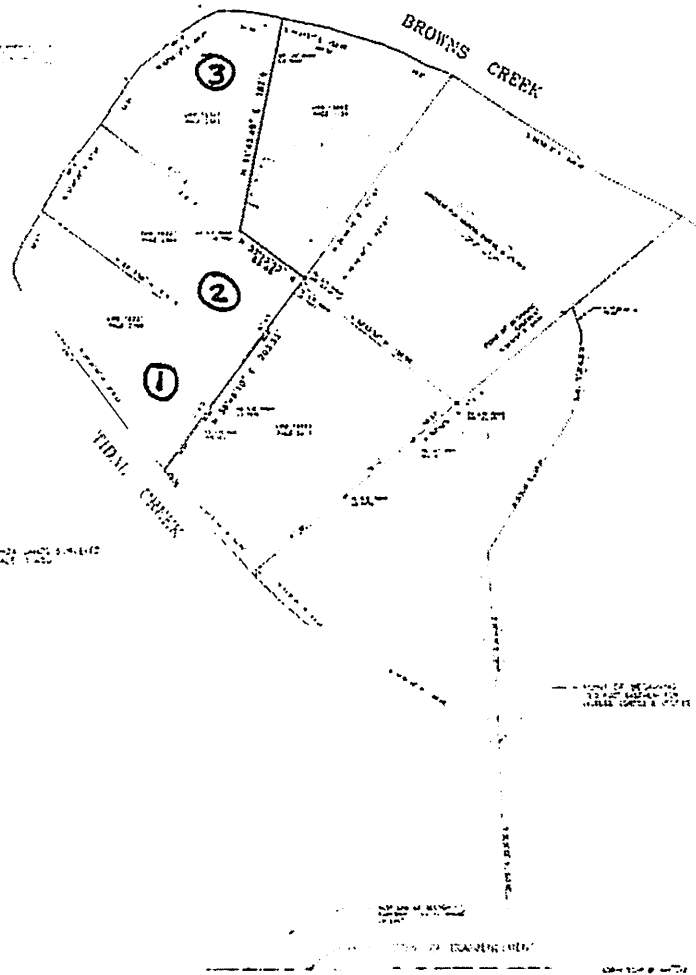


PLAN SHOWING SURVEY OF

TRACT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

FOR JOHN D. KERN

- GENERAL NOTES:**
1. THE SURVEY IS BASED ON THE ORIGINAL SURVEY OF THE TRACTS BY JOHN D. KERN, 1917, AND THE ORIGINAL SURVEY OF THE TRACTS BY JOHN D. KERN, 1917, AND THE ORIGINAL SURVEY OF THE TRACTS BY JOHN D. KERN, 1917.
 2. THE SURVEY IS BASED ON THE ORIGINAL SURVEY OF THE TRACTS BY JOHN D. KERN, 1917, AND THE ORIGINAL SURVEY OF THE TRACTS BY JOHN D. KERN, 1917, AND THE ORIGINAL SURVEY OF THE TRACTS BY JOHN D. KERN, 1917.
 3. THE SURVEY IS BASED ON THE ORIGINAL SURVEY OF THE TRACTS BY JOHN D. KERN, 1917, AND THE ORIGINAL SURVEY OF THE TRACTS BY JOHN D. KERN, 1917, AND THE ORIGINAL SURVEY OF THE TRACTS BY JOHN D. KERN, 1917.
 4. THE SURVEY IS BASED ON THE ORIGINAL SURVEY OF THE TRACTS BY JOHN D. KERN, 1917, AND THE ORIGINAL SURVEY OF THE TRACTS BY JOHN D. KERN, 1917, AND THE ORIGINAL SURVEY OF THE TRACTS BY JOHN D. KERN, 1917.
 5. THE SURVEY IS BASED ON THE ORIGINAL SURVEY OF THE TRACTS BY JOHN D. KERN, 1917, AND THE ORIGINAL SURVEY OF THE TRACTS BY JOHN D. KERN, 1917, AND THE ORIGINAL SURVEY OF THE TRACTS BY JOHN D. KERN, 1917.



- ① .66 AC
- ② .43 AC
- ③ 1.13 AC

<p>LEGEND:</p> <ul style="list-style-type: none"> 1. Survey Boundary 2. Easement Boundary 3. Right-of-Way Boundary 4. Property Boundary 5. Unimproved Land 6. Water 7. Road 8. Other 	<p>ECK LAND SURVEYORS, INC. 1000 WEST 10TH AVENUE SUITE 100 DENVER, COLORADO 80202 PHONE: 724-1111 FAX: 724-1112</p> <p><i>(Signature)</i></p>
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