

LOCATION: 7227 Exline Road

REAL ESTATE NUMBER: 016209 0020

DEVIATION SOUGHT:

- 1. Reduce lot area from 1 Acre minimum required to 0.55 Acres**

PRESENT ZONING: RR-Acre

CURRENT LAND USE: LDR

PLANNING DISTRICT: 4

COUNCIL DISTRICT: 12

SIGNS POSTED: 1

OWNER:

Danielle & Mark Spruell
7221 Exline Road
Jacksonville, FL 32222

AGENT:

N/A

STANDARDS, CRITERIA AND FINDINGS

| | |
|---|--|
| <p>1. Is this situation unique or similar to other properties in the neighborhood?</p> | <p><u>Recommendation:</u> Unique. The surrounding area consists of Residential Rural – Acre (RR-Acre) lots. No other properties in the immediate vicinity have filed an Administrative Deviation for reduction in lot area.</p> <p>The owner proposes to construct a new single-family residence on the newly created lot. A Companion application 2017-0391 (WRF-17-14) is to reduce the required minimum road frontage on Exline Road from 80 feet to 0 feet. Staff recommends for that request to be denied.</p> <p><u>Findings:</u></p> |
| <p>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</p> | <p><u>Recommendation:</u> No. The property was recently subdivided from a larger parcel owned by a family member to allow for the property owners to build a new residence. However, the lot was created without meeting minimum lot requirements for the Rural Residential-Acre (RR-Acre) zoning district. Due to the size of the original parcel, it would have been feasible to create a lot that would meet the minimum lot requirements for the zoning district. The creation of this lot is a self-imposed hardship.</p> <p><u>Findings:</u></p> |

ORD 2017-00390 (AD-17-28)
Companion: ORD 2017-0391 (WRF-17-14)

| | |
|---|---|
| <p>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</p> | <p><u>Recommendation:</u> No. As previously stated, it would have been feasible for the property owner of the original parcel to have subdivided the parcel into a size that meets the minimum requirements of the RR-Acre zoning district. However, this is not a request based solely on a desire to reduce cost. Additionally, this request will neither hurt nor help the public interest.</p> <p><u>Findings:</u></p> |
| <p>4. 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, in that...</p> | <p><u>Recommendation:</u> Yes. Most properties in the surrounding area contain single family dwellings that front Exline Road (with the exception of a developed residential subdivision to the west that is zoned Planned Unit Development (PUD)). All surrounding properties in the area zoned RR-Acre comply with the one acre minimum requirement. The creation of this non-conforming lot that does not meet road frontage or minimum lot size requirements could have a negative impact on the property values of surrounding property owners.</p> <p><u>Findings:</u></p> |
| <p>5. 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, in that...</p> | <p><u>Recommendation:</u> No. The newly created lot will have to demonstrate an effective easement for adequate vehicular access to Exline Road, a public street, through the included 10' easement as outlined in the legal description and site plan. Emergency services, code enforcement officers, solid waste collection, and utility providers could have difficulty accessing the property.</p> <p><u>Findings:</u></p> |
| <p>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</p> | <p><u>Recommendation:</u> No. The spirit and intent of the Zoning Code is to maximize the utility of property for its intended use while protecting the interests of other surrounding property owners. However, the creation of this non-conforming lot represents a self-imposed hardship as the lot does not meet any of the minimum lot requirements of the RR-Acre zoning district.</p> <p><u>Findings:</u></p> |
| <p>7. The City landscape architect (has/has not) recommended the proposed deviation.</p> | <p>N/A</p> |

8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.

Recommendation:

N/A

Findings:

ORD 2017-00390 (AD-17-28)

Companion: ORD 2017-0391 (WRF-17-14)

PLANNER RECOMMENDATION:

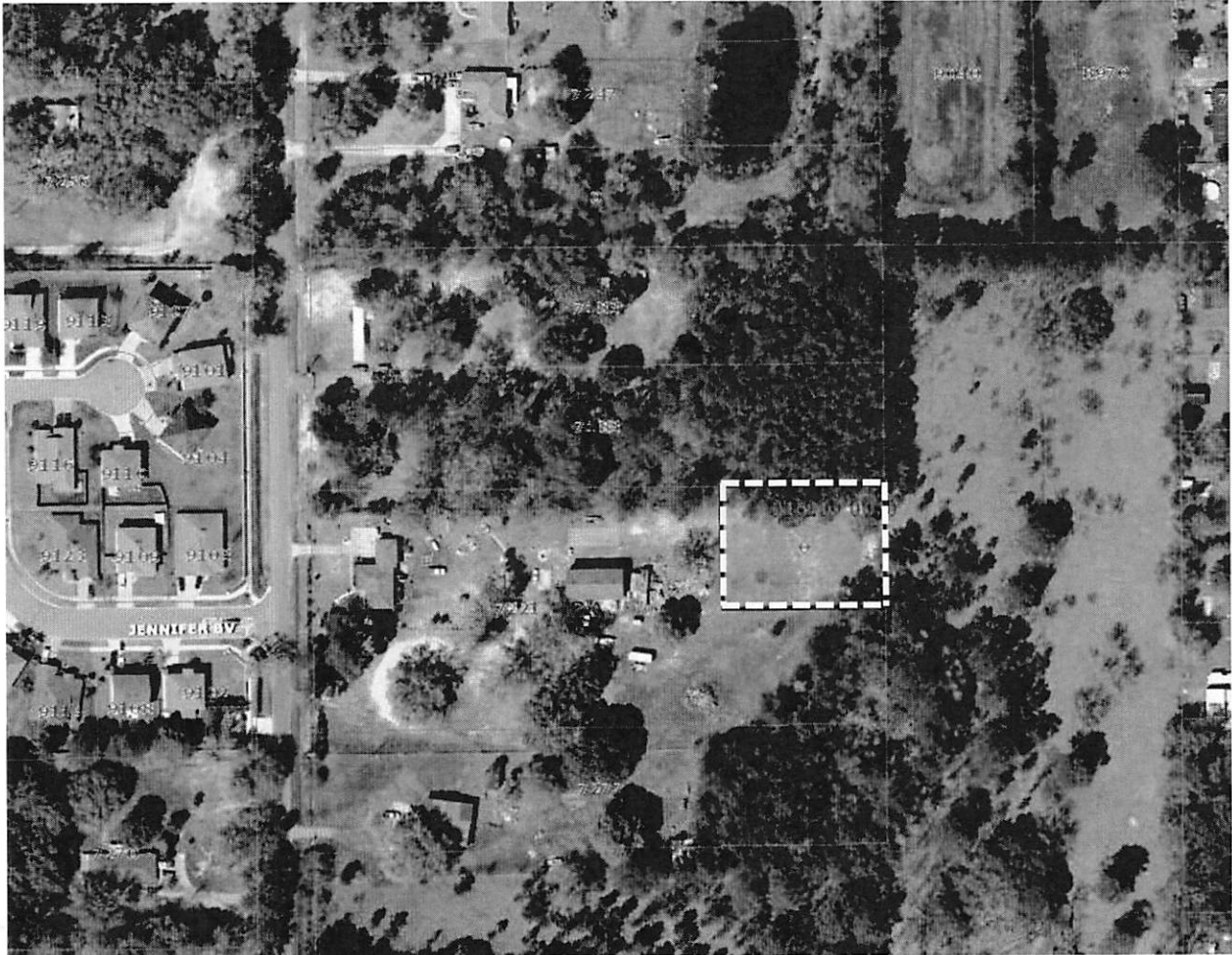
DENY

DATE OF REPORT:

June 5, 2017

LUZ DECISION:

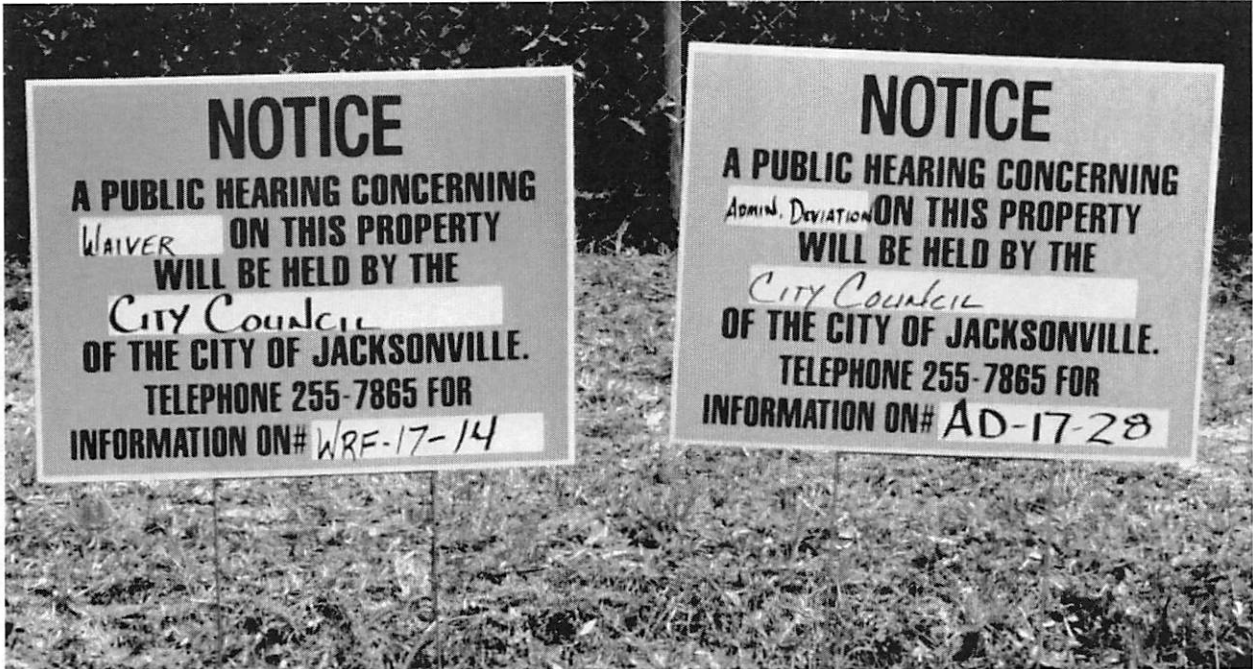
DATE:



Aerial View of Site

Source: Staff, Planning and Development Department

Date: 05.22.2017



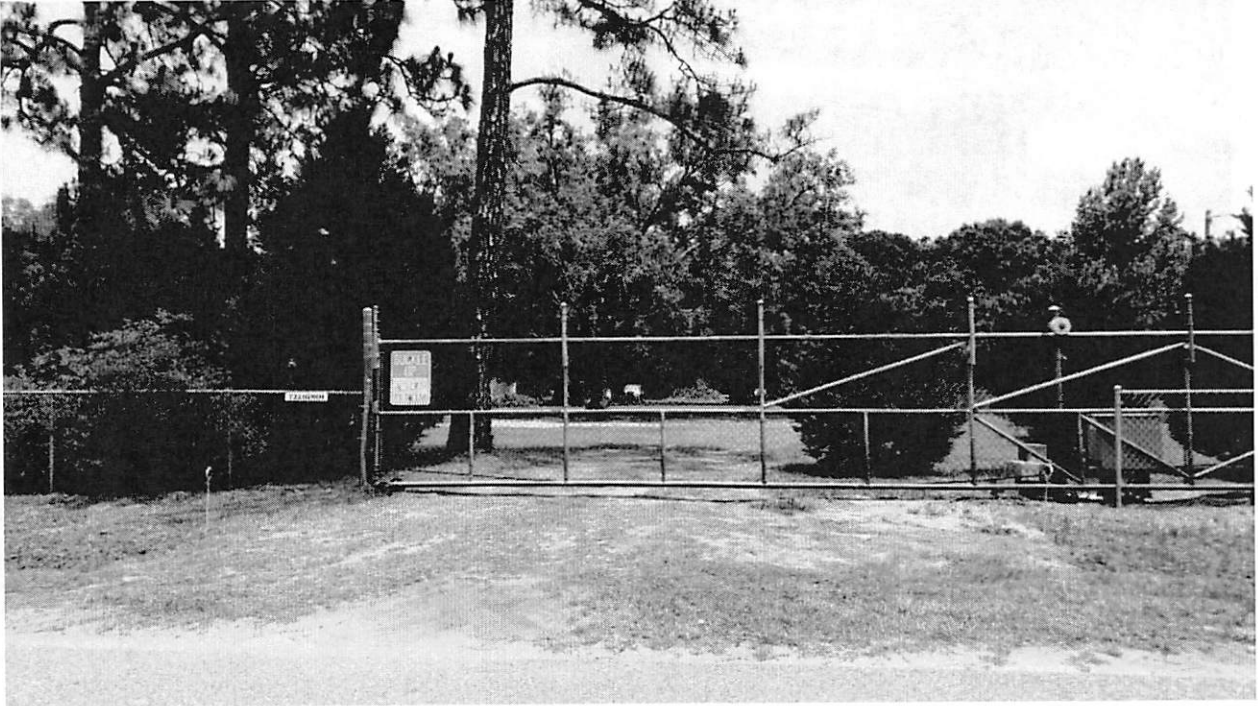
Notice Sign posted on property on May 31, 2017 at time of visit by COJ Planning and Development Department

Source: Staff, Planning and Development Department
Date: 05.31.2017



Subject property

Source: Staff, Planning and Development Department
Date: 05.31.2017



Subject property

*Source: Staff, Planning and Development Department
Date: 05.31.2017*



Adjacent property to the north

*Source: Staff, Planning and Development Department
Date: 05.31.2017*



Adjacent property to the south

Source: Staff, Planning and Development Department

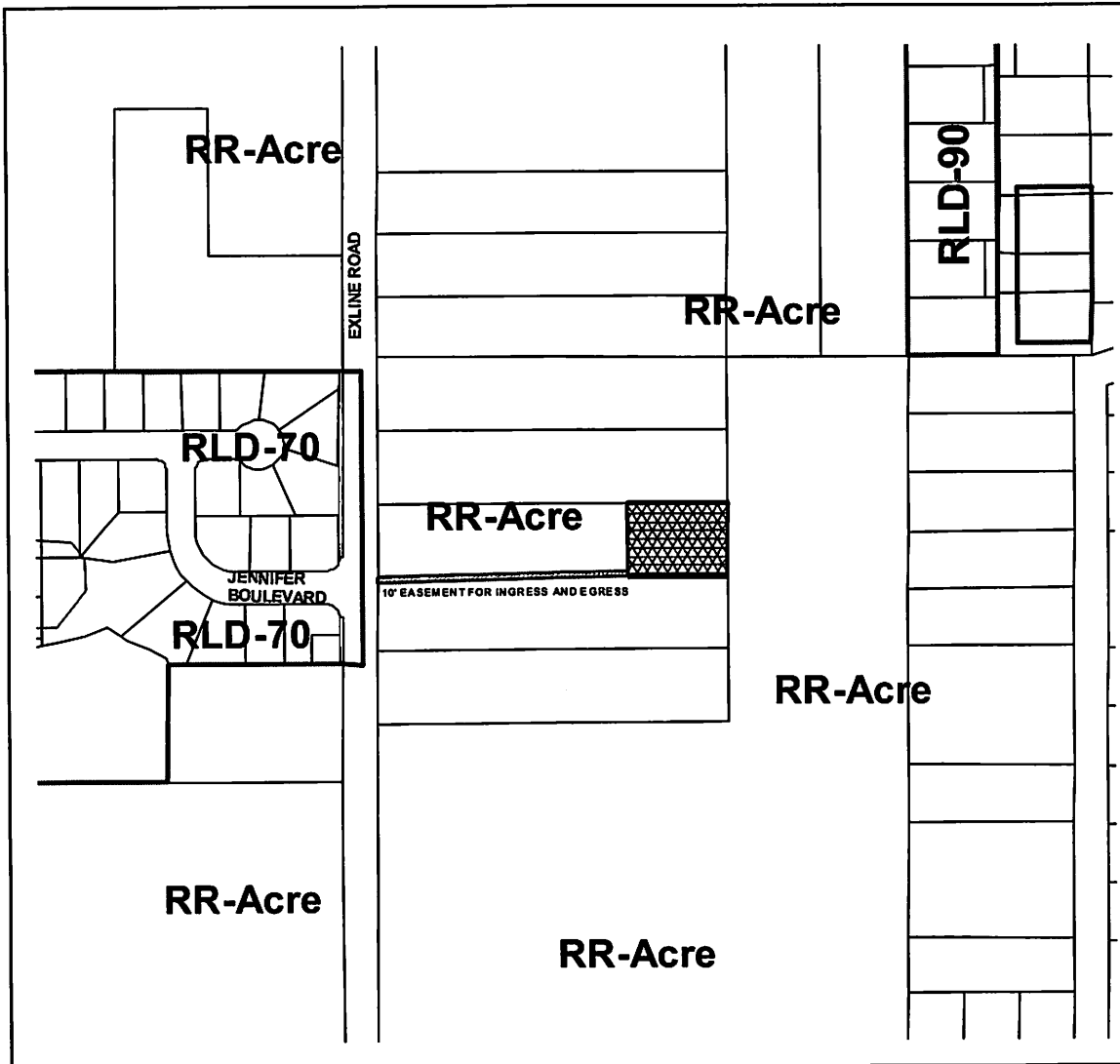
Date: 05.31.2017



Residential subdivision to the west

Source: Staff, Planning and Development Department

Date: 05.31.2017



| | | |
|--|--|--|
| <p>REQUEST SOUGHT:</p> | | |
| <p>REDUCE LOT SIZE TO .549 ACRES</p> | | <p>0 200 Feet</p> <p>COUNCIL DISTRICT: 12</p> |
| <p>APPLICATION NUMBER: AD-2017-0028</p> | | <p>EXHIBIT 2</p> |

| | |
|-----------------|---------|
| Date Submitted: | 4/4/17 |
| Date Filed: | 4-28/17 |

| | |
|---------------------|----------|
| Application Number: | 10-17-28 |
| Public Hearing: | |

Zoning Application for an Administrative Deviation
City of Jacksonville, Florida
Planning and Development Department

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

| For Official Use Only | |
|---|--|
| Current Zoning District: RR | Current Land Use Category: LDR |
| Deviation Sought: REDUCE REQUIRED LOT AREA | Applicable Section of Ordinance Code: 656.304 (A)(1)(2) |
| Council District: 12 | Planning District: 4 |
| Previous Zoning Applications Filed (provide application numbers): NO | |
| Notice of Violation(s): | |
| Number of Signs to Post: 1 | Amount of Fee: 966.00 |
| Neighborhood Associations: ARGYLE AREA CIVIC COUNCIL | |
| Overlay: | |

| PROPERTY INFORMATION | |
|---|---|
| 1. Complete Property Address: 7227 Exline Road | 2. Real Estate Number: 016209-0020 |
| 3. Land Area (Acres): 0.549 | 4. Date Lot was Recorded: 12/08/2016 |
| 5. Property Located Between Streets: Hipps Road and Taylor Field Road | 6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input checked="" type="checkbox"/> |
| 7. In whose name will the Deviation be granted: Danielle Nicole Spruell and Mark Andrew Spruell Jr. | |
| 8. Is transferability requested? <i>If approved, the administrative deviation is transferred with the property.</i> | |
| Yes | <input type="checkbox"/> |
| No | <input checked="" type="checkbox"/> |

RECEIVED

MAY 04 2017

MAY 04 2017

RECEIVED

9. Deviation Sought:

- Reduce Required Minimum Lot Area from 43,560 to 24,163 feet.
- Increase Maximum Lot Coverage from _____ % to _____ %.
- Increase Maximum Height of Structure from _____ to _____ feet.
- Reduce Required Yard(s) _____
- 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 _____.
- 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 _____.
- Decrease minimum number of loading spaces from _____ required to _____ loading spaces.
- Reduce the dumpster setback along _____ from the required 5 feet 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 _____ sq. ft. required to _____ sq. ft.
- Increase the distance from the vehicle use area to the nearest tree from 55 feet maximum to _____ provided as indicated on the Landscape Site Plan dated _____.
- Reduce the number of terminal island trees from _____ terminal islands required to _____ terminal islands as indicated on the Landscape Site Plan dated _____.
- Reduce the landscape buffer between vehicle use area along _____ 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 _____ from _____ required to _____ shrubs and relocate as indicated on the Landscape Site Plan dated _____.
- Reduce the number of trees along _____ from _____ required to _____ trees and relocate as indicated on the Landscape Site Plan dated _____.
- Reduce the perimeter landscape buffer area between vehicle use area and abutting property along the north / east / south / west property boundary from 5 feet minimum width required to _____ feet.
- Reduce the number of trees along the north / east / south / west property boundary from _____ required to _____ trees and relocate as indicated on the Landscape Site Plan dated _____.

(Circle)

Increase the maximum / Decrease the minimum width of the driveway access from _____ from 24 / 36 / 48 feet required to _____ feet.

(Circle)

Increase the maximum / Decrease the minimum width of the driveway access to adjoining property along the north / east / south / west property boundary from 24 feet required to _____ feet.

(Circle)

Reduce the uncomplimentary land use buffer width along the north / east / south / west property boundary from 10 feet wide required to _____ feet wide.

(Circle)

Reduce the uncomplimentary land use buffer trees along the north / east / south / west property boundary from _____ required to _____ trees.

(Circle)

Reduce the uncomplimentary land use buffer visual screen along the north / east / south / west property boundary from 6 feet tall and 85 % opaque required to _____ feet tall and _____ %.

| OWNER'S INFORMATION (please attach separate sheet if more than one owner) | |
|---|---|
| 10. Name: Danielle Nicole Spruell | 11. E-mail: dspruell14@yahoo.com |
| 12. Address (including city, state, zip): 7221 Exline Road Jacksonville, FL 32222 | 13. Preferred Telephone: 904-655-7666 |

| APPLICANT'S INFORMATION (if different from owner) | |
|--|--------------------------|
| 14. Name: | 15. E-mail: |
| 16. Address (including city, state, zip): | 17. Preferred Telephone: |

(Circle)

Increase the maximum / Decrease the minimum width of the driveway access from _____ from 24 / 36 / 48 feet required to _____ feet.
(Circle)

Increase the maximum / Decrease the minimum width of the driveway access to adjoining property along the north / east / south / west property boundary from 24 feet required to _____ feet.
(Circle)

Reduce the uncomplimentary land use buffer width along the north / east / south / west property boundary from 10 feet wide required to _____ feet wide.

Reduce the uncomplimentary land use buffer trees along the north / east / south / west property boundary from _____ required to _____ trees.
(Circle)

Reduce the uncomplimentary land use buffer visual screen along the north / east / south / west property boundary from 6 feet tall and 85 % opaque required to _____ feet tall and _____ %.
(Circle)

| OWNER'S INFORMATION (please attach separate sheet if more than one owner) | |
|--|---|
| 10. Name: Mark Andrew Spruell Jr | 11. E-mail: markspruell89@yahoo.com |
| 12. Address (including city, state, zip): 7221 Exline Road Jacksonville, FL 32222 | 13. Preferred Telephone: 904-322-0914 |

| APPLICANT'S INFORMATION (if different from owner) | |
|--|--------------------------|
| 14. Name: | 15. E-mail: |
| 16. Address (including city, state, zip): | 17. Preferred Telephone: |

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:

- 1. 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.*
 - 1. There are practical or economic difficulties in carrying out the strict letter of the regulation;*
 - 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.*
 - 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;*
 - 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;*
 - 5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and*
 - 6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.*

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.*

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

We are seeking an administrative deviation for the minimum lot requirements regarding the area of our property at 0 Exline Road. This property was gifted to us from our relatives in order for us to build a home for our family and we are unable to obtain any additional acreage in order to meet the requirement. This property is less than the minimum one acre requirement and is .549 acres in size, or 24,163 feet. It does meet and exceed the minimum width requirements of 100 feet. The proposed building will not exceed the maximum lot coverage of 25 percent and there will be adequate yard space meeting the minimum yard requirements. No structures will exceed the maximum height of 35 feet. We have ensured there is an accessible easement to our property for all emergency vehicles to obtain access to the property incase an event presents itself. We are hoping you will consider our request for this deviation so that we can obtain building permits and begin construction on our home.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- 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, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Letter from the Department of Children and Family Services (DCFS) – **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 are required with **height increase requests** and must be drawn to scale

FILING FEES

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

Base Fee

Residential Districts: \$966.00

Non-residential Districts: \$952.00

Public Notices

\$7.00 per Addressee

AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval. 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 this application.

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

Owner(s)

Print name: Danielle N Spruell

Signature: 

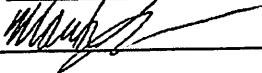
Applicant or Agent (if different than owner)

Print name: _____

Signature: _____

Owner(s)

Print name: Mark A Spruell Jr

Signature: 

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

SUBMITTAL

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

Submit applications to:

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

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 4/4/2017

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 0 Exline Road Jacksonville Florida 32222 RE#(s): 016209-0020

To Whom it May Concern:

I Danielle Nicole Spruell hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Administration Deviation submitted to the Jacksonville Planning and Development Department.

By Danielle Sp
Print Name: Danielle Spruell

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 4th day of APRIL 2017, by DANIELLE SPRUELL, who is personally known to me or who has produced _____ as identification and who took an oath.

Linda J. Fetchero
(Signature of NOTARY PUBLIC)

LINDA J. FETCHERO
(Printed name of NOTARY PUBLIC)



LINDA J. FETCHERO
MY COMMISSION # FF 059137
EXPIRES: November 4, 2017
Bonded Thru Budget Notary Services

State of Florida at Large.
My commission expires: Nov. 4, 2017

EXHIBIT 1

Legal Description

COMMENCE AT A POINT. SAID POINT BEING THE NORTHWEST CORNER PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2392 PAGE 125 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE TRAVEL ALONG THE NORTHERLY LINE OF SAID LANDS A BEARING OF N 88°35'52" E A DISTANCE OF 451.07' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY LINE A BEARING OF N 88°35'52" E A DISTANCE OF 180.00' TO A POINT SAID POINT BEING THE NORTHEASTERLY CORNER OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2392 PAGE 125 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE TRAVEL A BEARING S 01°00'00" E A DISTANCE OF 132.72' TO A POINT SAID POINT BEING THE SOUTHEASTERLY CORNER OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2392 PAGE 125 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE TRAVEL ALONG THE SOUTHERLY LINE OF PARCEL 1 A BEARING S 88°26'55" W A DISTANCE OF 180.01' TO A POINT; THENCE DEPART SAID SOUTHERLY LINE AND TRAVEL A BEARING N 01°00'00" W A DISTANCE OF 133.19' TO THE POINT OF BEGINNING.

HAVING AN AREA OF APPROXIMATELY 0.549 ACRES

TOGETHER WITH A 10' EASEMENT FOR INGRESS AND EGRESS ALONG THE SOUTHERN LINE OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2392 PAGE 125 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEING AT A POINT. SAID POINT BEING THE NORTHWEST CORNER PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2392 PAGE 125 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THENCE TRAVEL ALONG THE WESTERN LINE OF SAID PARCEL 1, SAID LINE ALSO BEING THE EASTERN RIGHT OF WAY LINE OF EXLINE ROAD A 60' RIGHT OF WAY AS CURRENTLY ESTABLISHED A BEARING OF S 01°02'14" E A DISTANCE OF 124.36' TO A POINT ALONG SAID RIGHT OF WAY LINE OF EXLINE ROAD TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE OF EXLINE ROAD AND TRAVEL A BEARING OF N 88°26'55" E A DISTANCE OF 451.00' TO A POINT; THENCE TRAVEL A BEARING OF S 01°00'00" E A DISTANCE OF 10.00' TO A POINT SAID POINT LIEING ALONG THE SOUTHERN LINE OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2392 PAGE 125 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE TRAVEL ALONG SAID SOUTHERN LINE A BEARING OF S 88°26'55" W A DISTANCE OF 450.99' TO A POINT ALONG THE EASTERLY RIGHT OF WAY LINE OF EXLINE ROAD SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID PARCEL 1; THENCE TRAVEL ALONG THE EASTERLY RIGHT OF WAY OF EXLINE ROAD BEARING OF N 01°02'14" W A DISTANCE OF 10.00' TO THE POINT OF BEGINNING.

SPRUELL DANIELLE NICOLE
 7227 EXLINE RD
 JACKSONVILLE, FL 32222
SPRUELL MARK ANDREW JR

Primary Site Address
 0 EXLINE RD
 Jacksonville FL 32222

Official Record Book/Page
 17803-00312

Title #
 5528

0 EXLINE RD

Property Detail

| | |
|-----------------------|---|
| RE # | 016209-0020 |
| Tax District | GS |
| Property Use | 9999 To Be Appraised |
| # of Buildings | 0 |
| Legal Desc. | For full legal description see Land & Legal section below |
| Subdivision | 00019 JAX HEIGHTS SEC |
| Total Area | 24163 |

Value Summary

| | 2016 Certified | 2017 In Progress |
|---------------------------------|-----------------------|-------------------------|
| Value Method | CAMA | CAMA |
| Total Building Value | \$0.00 | \$0.00 |
| Extra Feature Value | \$0.00 | \$0.00 |
| Land Value (Market) | \$0.00 | \$0.00 |
| Land Value (Agric.) | \$0.00 | \$0.00 |
| Just (Market) Value | \$0.00 | \$0.00 |
| Assessed Value | \$0.00 | \$0.00 |
| Cap Diff/Portability Amt | \$0.00 / \$0.00 | \$0.00 / \$0.00 |
| Exemptions | \$0.00 | See below |
| Taxable Value | \$0.00 | See below |

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 |
|------------------|------------------|-------------------|----------------------------------|------------------------------|------------------------|
| 17803-00312 | 11/17/2016 | \$100.00 | QC - Quit Claim | Unqualified | Vacant |

Extra Features

No data found for this section

Land & Legal

Land
 No data found for this section

Legal

| LN | Legal Description |
|-----------|-------------------------------|
| 1 | 5-93 28-3S-25E .55 |
| 2 | JACKSONVILLE HEIGHTS |
| 3 | PT TRACT 9 RECD O/R 17803-312 |
| 4 | BLK 1 |

Buildings

No data found for this section

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.
 No information available

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

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

AD-17-28

Duval County, City Of Jacksonville
Michael Corrigan , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR410004
User: Harlow, Max

Date: 4/27/2017
Email: MHarlow@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Danielle N & Mark A Spruell Jr.
Address: 7221 Exline Rd., Jacksonville, FL 32222
Description: Applications for Waiver of Minimum Road Frontage & Administrative Deviation at 7221 Exline RD.

| TranCode | IndexCode | SubObject | GLAcct | SubsidNo | UserCode | Project | ProjectDtl | Grant | GrantDtl | DocNo | Amount |
|----------|-----------|-----------|--------|----------|----------|---------|------------|-------|----------|-------|---------|
| 701 | PDCU011 | 342504 | | | | | | | | | 2211.00 |

Michael Corrigan, Tax Collector
Duval County/City of Jacksonville
Comments - taxcollector@coj.net
Inquiries - (904)630-1916
www.coj.net/tc
Date: 04/28/2017 Time: 09:50:43
Location: P13
Transaction 0260965
Clerk: CVM

Miscellaneous
Item: CR - CR410004
Receipt 0260965.0001-0001 2,211.00

Total Paid 2,211.00

CHECK 121 2,211.00

Total Tendered 2,211.00

Paid By: DANIELLE SPRUELL(M. SP
Thank You

Total Due: \$2,211.00

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

Account No: CR410004REZONING/VARIANCE/EXCEPTION

Date: 4/27/2017

Name: Danielle N & Mark A Spruell Jr.
Address: 7221 Exline Rd., Jacksonville, FL 32222

Description: Applications for Waiver of Minimum Road Frontage & Administrative Deviation at 7221 Exline RD

Total Due: \$2,211.00