

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE**

**SEPTEMBER 6, 2017**

***Location:*** 1596 Gately Road  
between White Feather Drive and Quinlan Road  
North

***Real Estate Number(s):*** 161021-1200

***Waiver Sought:*** Reduce Minimum Required Road Frontage from 80  
Feet to 29.89 Feet

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

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** Greater Arlington Beaches, District 2

***Owner:*** Marcella V Jacobsen Trust  
1596 Gately Road  
Jacksonville, Florida 3225

***Owner:*** Rosann Mc Farland  
Wilbern McFarland  
1600 Gately Road  
Jacksonville, Florida 32225

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage Ordinance-2017-477 (WRF-17-17) seeks to reduce the minimum required road frontage from 80 feet to 29.89 feet. In 2007, Rosann McFarland and her husband, Wilbern McFarland deeded 1.21 acres of their 2.95± acres of property along Gately Road to Marcella V. Jacobsen, Rosann's mother. When they divided the lots, Ms. Jacobsen was given 29.69 feet of road frontage for access to her lot. Jacobsen built a home on the 1.21 acres she was given. In the RR-Acre Zoning District one acre of land is required to build a single family dwelling. Because of lineal consanguinity Jacobsen was only required to have 30 feet of access to the property, which is indicated on the permit issued for the construction of the single family dwelling (B-07-30985). Since then Jacobsen has passed away, leaving the property to her daughter, Rosann McFarland, the original owner of the property. In

the event of reselling the property to a non-blood related family member they have requested to have the road frontage requirement reduced. Only one other property along Gately Road, 1478 Gately Road, does not meet the minimum road frontage requirement in the RR-Acre Zoning District. This property has 37± feet of road frontage. All other properties in the area meet the minimum road frontage requirement for their zoning district.

The applicant has filed a companion Administrative Deviation (AD-17-41) requesting that the subject lot be reduced from the required 43,560 square feet (1 acre) to 30, 927.6 (0.71 acres) in the RR-Acre Zoning District. The lot is currently 1.21 acres.

### **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... and for minimum street frontage, pursuant to Section 656.407. Waivers are authorized to be granted by the Commission 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 any practical or economic difficulties in carrying out the strict letter of the regulation?*

Yes. There are practical and economic difficulties in carrying out the strict letter of the zoning code. In the RR-Acre Zoning District a property is required to have 80 feet of road frontage per single family dwelling. Due to the location of the single family dwelling located at 1600 Gately Road, also owned by the owners of the subject property, this is not physically possible. From the property line of the subject property to the single family dwelling on 1600 Gately Road there is approximately 84 feet of side yard (southern yard). In the RR-Acre Zoning District the side yard requirement is 10 feet which would reduce the amount of allowable access for the subject property to 74± feet, which is still less than the required minimum of 80 feet. It is not economically feasible to require the single family dwelling on 1600 Gately, built in 1979, to be relocated on their lot to accommodate the need for road frontage for the subject property. Additionally, this would increase the lot size of the subject property. Property from the southern adjacent property cannot be acquired because the property has the minimum requirement for the Zoning District.

- (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. Because of the unique physical characteristics of this property and abutting properties, it would not be economically feasible or logical to require the owner to acquire additional property to be in compliance. The site is already developed with a home on it since 2007 and the property owner has stated that there are no plans to develop the site further.

*(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 previous owner has lived with the property in this configuration for over ten years. The applicant is simply seeking the waiver to bring the property into compliance with the code in order to sell it outside of the family in the future if they so choose to do so. The waiver is for the single family dwelling that is already constructed on the property.

*(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 was deeded with 29.69 feet of road frontage from Gately Road, a City maintained two-lane road.

*(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. The road frontage of the subject property is 29.69 feet. This road frontage is on Gately Road and is clearly indicated by a mailbox on the road and a dirt driveway leading the single family dwelling. This proposed waiver will not create a public health, safety, or welfare.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on August 4, 2017 by the Planning and Development Department the required Notice of Public Hearing sign was posted.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2017-477 / WRF-17-17** be **APPROVED**.



Aerial View



**29.69 feet of Road Frontage along Gately Road which gives access to property.**

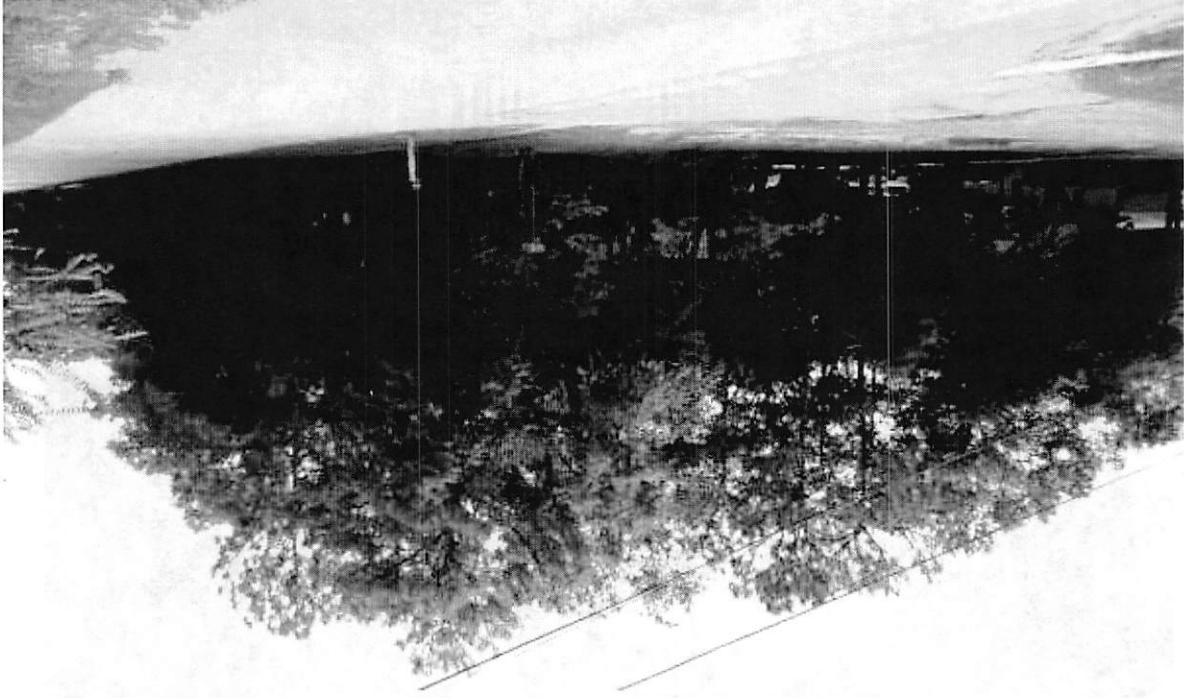
*Source: City of Jacksonville Planning & Development Department - Date: 08/04/2017*



**Mailboxes for the property clearly indicating the residence's address.**

*Source: City of Jacksonville Planning & Development Department - Date: 08/04/2017*

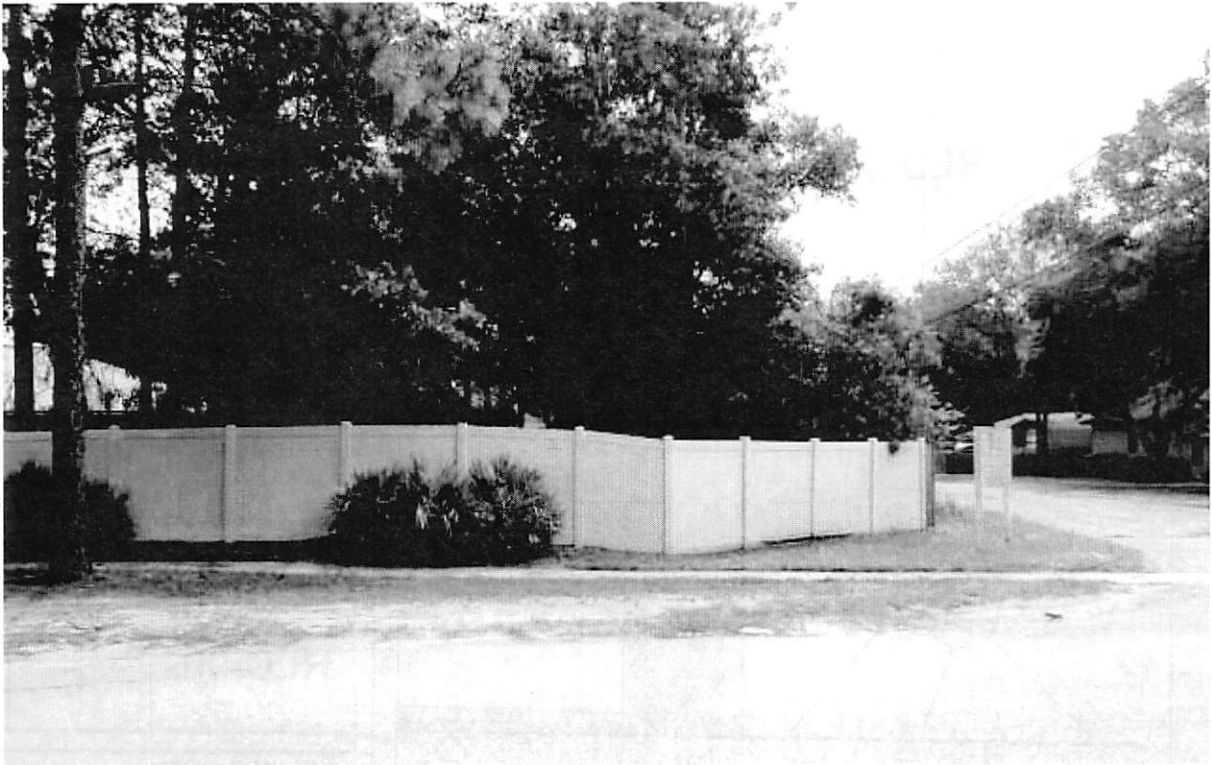
**Property to the southeast: Singel Family Dwelling (1591 Gately Road)**  
*Source: City of Jacksonville Planning & Development Department - Date: 08/04/2017*



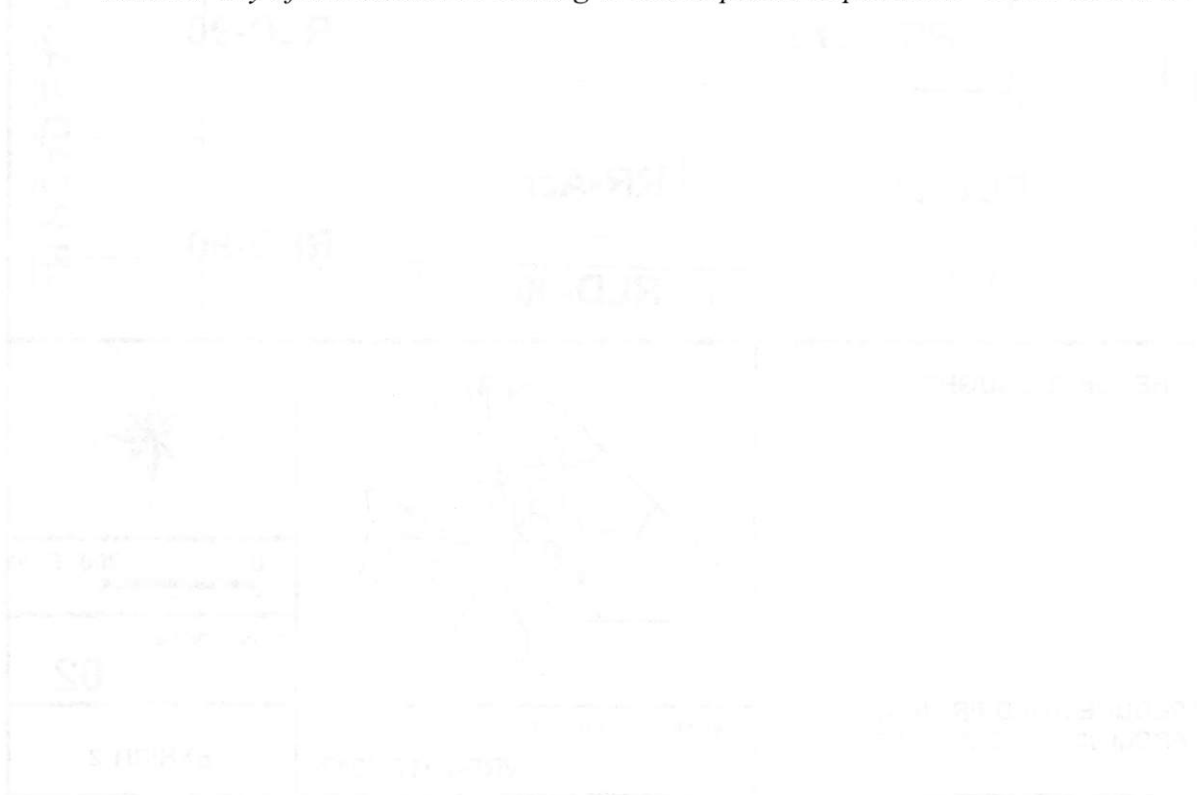
**Property to the north owned by the same property owner:  
Singel Family Dwelling (1600 Gately Road)**  
*Source: City of Jacksonville Planning & Development Department - Date: 08/04/2017*







**Property to the east: Single Family Dwelling (1601 Mariah Ann Court)**  
*Source: City of Jacksonville Planning & Development Department - Date: 08/04/2017*







CONFIDENTIAL APPLICATION WRF-17-17  
AD-17-41

Date Submitted: 5/3/17  
Date Filed: 6/2/17

Application Number: WRF-17-17  
Public Hearing:

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

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

For Official Use Only		
Current Zoning District: RR2	Current Land Use Category: LDR	
Council District: 2	Planning District: 2	
Previous Zoning Applications Filed (provide application numbers): None		
Applicable Section of Ordinance Code: 656.304(A)(1)(d)(i)		
Notice of Violation(s): Nothing Open		
Neighborhood Associations:		GREATER JACKSONVILLE Graceland PAC
Overlay: NA		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: 1161	Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: 1596 Gately Rd, Jacksonville, FL 32225	2. Real Estate Number: 161021-1200
3. Land Area (Acres): 1.21	4. Date Lot was Recorded: 4-25-2007
5. Property Located Between Streets: White Feather Drive and Quinlan Rd. North	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from 80 feet to 29.89 feet.	
8. In whose name will the Waiver be granted? Wilbert & Rosanna McFarland	

**RECEIVED**  
JUN 13 2017

Office of General Counsel



CITY OF JACKSONVILLE, FLORIDA  
 BUILDING INSPECTION DIVISION  
**B 07/30985** Permit Number

**BUILDING PERMIT APPLICATION**

(APPLICATION MUST BE TYPED OR PRINTED IN INK)

Address 627-27 928-07 # **3 09 85**

*Add Change on 7/2/07.*

R.E. NO.:

1606 DATE ISSUED: 6/22/07

<b>OFFICIAL USE ONLY</b>	HOUSE NUMBER <u>1600</u> STREET NAME <u>Gately</u>
	TYPE <u>RD</u> DIRECTION _____ APT/UNIT _____ ZONING <u>RR</u> ZONING APPROVAL _____
	ZONING NOTES: <u>linear connectivity</u>
	FINAL APPROVAL <u>[Signature]</u> FEE \$ <u>282.00</u> MINIMUM FEE: YES <input type="checkbox"/> or NO <input type="checkbox"/>
	NOTICE OF COMMENCEMENT REQUIRED? <input checked="" type="checkbox"/> YES or <input type="checkbox"/> NO REFERENCE PERMIT NO. _____ TYPE _____

ADDRESS NUMBER 1600 STREET NAME Gately Road ZIP CODE 32225  
 LOCATED BETWEEN Mt. Pleasant Rd STREET AND F. Gately Oaks Lane STREET  
 LEGAL DESCRIPTION LOT NO.: 19 BLOCK \_\_\_\_\_ SUBDIVISION SECTION 3  
 (State portion of lot if less than full lot - Attach legal description per deed in duplicate if metes and bounds)  
 CASH  
 CREDIT CARD  
 ESCROW ACCOUNT  
 EXEMPT

PROPERTY OWNER		LICENSED CONTRACTOR	* FLORIDA ARCHITECT OR ENGINEER
COMPANY NAME	COMPANY NAME	COMPANY NAME	COMPANY NAME
NAME <u>Marcella Jacobsen</u>	NAME <u>Apix Construction &amp; Development</u>	NAME <u>Murray Engineering</u>	NAME <u>Scott Murray</u>
TITLE <u>owner</u>	TITLE <u>Marc Steinhour</u>	LICENSEE NAME	LICENSEE NAME
	LICENSE NO. <u>CBC1252407</u>	LICENSE NO. <u>64010</u>	
ADDRESS <u>12403 Running River Rd. Jacksonville FL 32225</u>	ADDRESS <u>1835-9 East West Parkway Orange Park, FL 32003</u>	ADDRESS <u>417 Walnut Street Orange Cove Springs, FL 32043</u>	
TELEPHONE NO. <u>904-221-5584</u>	TELEPHONE NO. <u>904-264-2310</u>	TELEPHONE NO. <u>904-284-1738</u>	
	FAX NO. <u>904-278-6288</u>	FAX NO. <u>904-284-7963</u>	
	E-MAIL ADDRESS: <u>m.steinhour@bellwith.net</u>	E-MAIL ADDRESS: <u>smurray@arrayeng.com</u>	
FEE SIMPLE TITLEHOLDER (IF OTHER THAN OWNER)	BONDING COMPANY	MORTGAGE LENDER	
NAME	NAME	NAME <u>SunTrust Bank</u>	
ADDRESS	ADDRESS	ADDRESS <u>76 South Lanna Street Jacksonville, FL 32202</u>	

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AND AIR CONDITIONERS, etc.

**OWNER'S AFFIDAVIT**—I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning. I will not occupy or use the referenced building, or any part thereof, until all inspections are finalized and prior to obtaining a certificate of occupancy or completion issued by the building official, as required by law.

**WARNING TO OWNER—YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY.**

**IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**

<p><b>OWNER or AGENT</b>          (If Agent, Power of Attorney or Agency Letter Required)</p> <p>Signed: <u>[Signature]</u> DATE: <u>6-7-07</u>          Before me this <u>7<sup>th</sup></u> day of <u>June</u> <u>2007</u> in the County of <u>Duval</u>, State of Florida, has personally appeared <u>Marc Steinhour</u> herein by himself / herself and affirms that all statements and declarations herein are true and accurate.</p> <p>ANGELA C. MARTIN          Notary Public - State of Florida          My Commission Expires Mar 20, 2011          My Commission # DD 633456          Notary Public in Charge, State of Florida, County of <u>Duval</u>          My commission expires: <u>3-20-11</u>          Personally Known _____ or _____          Produced Identification _____</p>	<p><b>CONTRACTOR</b>          (Qualifier Only)</p> <p>Signed: <u>[Signature]</u> DATE: <u>6-7-07</u>          Before me this <u>7<sup>th</sup></u> day of <u>June</u> <u>2007</u> in the County of <u>Duval</u>, State of Florida, has personally appeared <u>Marc Steinhour</u> herein by himself / herself and affirms that all statements and declarations herein are true and accurate.</p> <p>ANGELA C. MARTIN          Notary Public - State of Florida          My Commission Expires Mar 20, 2011          My Commission # DD 633456          Notary Public in Charge, State of Florida, County of <u>Duval</u>          My commission expires: <u>3-20-11</u>          Personally Known _____ or _____          Produced Identification _____</p>
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<p><b>I. TYPE OF IMPROVEMENT</b></p> <p><input checked="" type="radio"/> A. New Building  <input type="radio"/> B. Addition  <input type="radio"/> C. Alterations and Repairs  <input type="radio"/> E. Demolition  <input type="radio"/> F. Moving Building (See Reverse Side)  <input type="radio"/> G. Foundation Only  <input type="radio"/> H. Swimming Pool: _____ Gallons  <input type="radio"/> L. Other _____</p> <p>Master Product Approval Number: _____</p>	<p><b>II. OWNERSHIP</b></p> <p><input checked="" type="radio"/> A. Private (individual, corporation, nonprofit, institution)  <input type="radio"/> B. Public (federal, state or local government)</p> <p><b>IV. NUMBER OF OFF-STREET PARKING SPACES</b></p> <p>Outdoors _____          Enclosed _____</p>	<p><b>III. COST</b></p> <p>Total costs to include plumbing, electrical, and mechanical</p> <p>Cost: \$ <u>181,037.67</u></p>
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IMPORTANT: APPLICANTS MUST COMPLETE ALL ITEMS ON THIS SIDE AND ITEMS V - XVII ON THE BACKSIDE.

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Rosann & Wilbern McFarland	10. E-mail: rosie-mac@comcast.net
11. Address (including city, state, zip): 1600 Gately Rd. Jacksonville, FL 32225	12. Preferred Telephone: (H) 904-221-5584 (c) 904-923-8408 (c) 904-923-7003

APPLICANT'S INFORMATION (if different from owner)	
13. Name: <del>Rosann McFarland</del>	14. E-mail:
15. Address (including city, state, zip):	16. Preferred Telephone:

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

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

We would like the required road frontage to be 29.89 feet wide for the property located at 1596 Gately Road Jacksonville, FL 32225

**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](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>.
- Proof of valid and effective easement for access to the property.

**FILING FEES**

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

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		





EXHIBIT 1

Legal Description

MAP SHOWING  
BOUNDARY SURVEY OF

A PORTION OF GOVERNMENT LOT 15, SECTION 3, TOWNSHIP  
2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE  
OF GOVERNMENT LOT 15 AND THE WESTERLY RIGHT OF WAY  
LINE OF GATELY ROAD (A 60 FOOT RIGHT OF WAY AS NOW  
ESTABLISHED); THENCE ALONG SAID SOUTHERLY LINE SOUTH  
88°46'07" WEST, 435.92 FEET TO A POINT OF INTERSECTION  
WITH THE EASTERLY LINE OF HUNTERS MILL SUBDIVISION;  
THENCE ALONG SAID EASTERLY LINE, NORTH 00°22'12" EAST,  
150.43 FEET; THENCE DEPARTING SAID EASTERLY LINE,  
NORTH 88°51'39" EAST, 150.08 FEET; THENCE SOUTH  
00°22'121" WEST, 120.17 FEET; THENCE NORTH 88°46'07"  
EAST, 285.68 FEET TO A POINT ON THE WESTERLY RIGHT  
OF WAY OF GATELY ROAD; THENCE SOUTH 00°19'28" WEST,  
30.01 FEET TO THE POINT OF BEGINNING OF PARCEL "A"  
HEREIN DESCRIBED.

(LEGAL DESCRIPTION AS PROVIDED)

SCALE: 1" = 30'

DATED: 10/20/16

LOT 33

LOT 32

- PLAT BOOK 42, PAGES 54, 54A-54D

+ 31 x

**EXHIBIT A**

**Property Ownership Affidavit - Individual**

Date: \_\_\_\_\_

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: 1596 Gately Rd. Jacksonville, FL 32225 RE#(s): 161021-1200

To Whom it May Concern:

I \_\_\_\_\_ hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for 161021-1200 submitted to the Jacksonville Planning and Development Department.

By \_\_\_\_\_

Print Name: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 3 day of MAY 2017, by Rosann Jacobsen McFarland, who is personally known to me or who has produced PLD-M216-730-42-668 as identification and who took an oath.

[Signature]  
\_\_\_\_\_  
(Signature of NOTARY PUBLIC)

Izora Jones  
\_\_\_\_\_  
(Printed name of NOTARY PUBLIC)

IZORA T. JONES  
Notary Public, State of Florida  
My Comm. Expires 10/24/2020  
Commission No. GG41464

State of Florida at Large.  
My commission expires: 10-24-2020



# EDWARD P. JACKSON, P. A.

BOARD CERTIFIED  
CONSUMER BANKRUPTCY LAW  
CONCENTRATING ON  
BANKRUPTCY  
PROBATES, WILLS  
AND ESTATES  
E-MAIL: [edward@edwardpjackson.com](mailto:edward@edwardpjackson.com)

E. THORNTON (NLD) JACKSON (1911-1986)  
RICHARD L. COEDON IV (1952-1989)

255 N. LIBERTY STREET  
JACKSONVILLE, FL 32202  
TELEPHONE: (904) 358-1952  
TELEFAX: (904) 358-1258  
LINDA K. JACKSON, FRP  
Florida Registered Paralegal  
TRACI N. MCHENRY  
Certified Paralegal

April 14, 2017

RE: Successor Trustee of the Marcella V. Jacobsen Trust Dated January 22, 1993

To whom it may concern,

I have reviewed the Trust agreement of Marcella V. Jacobsen dated January 22, 1993, along with its first amendment. Pursuant to the provisions of paragraph 7.3 of this Trust, upon the death of Marcella V. Jacobsen, Roseann McFarland became the successor trustee. Marcella V. Jacobsen died on July 15, 2016, so Marcella V. Jacobsen ceased to be the Trustee, and was replaced by successor trustee, Roseann McFarland.

Part of the property in the Trust is located at 1596 Gately Road, Jacksonville, Florida. In 2007 and 2008, this property was transferred into the Trust by a deed issued to Marcella V. Jacobsen, as Trustee. As successor trustee, Ms. McFarland now is the legal owner of the property and has full authority to deal with this property, including any applications relating to zoning, selling the property, mortgaging the property, or otherwise living at the property as the full and complete owner.

If you have any questions regarding Roseann McFarland's authority and ownership of this property, please feel free to contact me at any time.

Cordially,

Edward P. Jackson

EJ:cmg

**AUTHORIZATION**

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

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

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

**Owner(s)**

Print name: Rosann McFarland  
Signature: Rosann McFarland

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

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

**Owner(s)**

Print name: \_\_\_\_\_  
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, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300

**1596 GATELY RD**

**Property Detail**

<b>RE #</b>	161021-1200
<b>Tax District</b>	GS
<b>Property Use</b>	0100 Single Family
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	20054 GATELY RD
<b>Total Area</b>	52907

**Value Summary**

	2016 Certified	2017 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$162,001.00	\$172,262.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$68,062.00	\$68,062.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$230,063.00	\$240,324.00
<b>Assessed Value</b>	\$223,596.00	\$228,291.00
<b>Cap Diff/Portability Amt</b>	\$6,467.00 / \$0.00	\$12,033.00 / \$0.00
<b>Exemptions</b>	\$50,500.00	See below
<b>Taxable Value</b>	\$173,096.00	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	\$228,291.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
Widow (WF)	- \$500.00
<b>Taxable Value</b>	<b>\$177,791.00</b>

**SJRWMD/FIND Taxable Value**

Assessed Value	\$228,291.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
Widow (WF)	- \$500.00
<b>Taxable Value</b>	<b>\$177,791.00</b>

**School Taxable Value**

Assessed Value	\$228,291.00
Homestead (HX)	- \$25,000.00
Widow (WF)	- \$500.00
<b>Taxable Value</b>	<b>\$202,791.00</b>

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
14410-01285	2/29/2008	\$100.00	WD - Warranty Deed	Unqualified	Improved
14023-00888	6/5/2007	\$100.00	WD - Warranty Deed	Unqualified	Vacant
13943-02059	4/24/2007	\$100.00	QC - Quit Claim	Unqualified	Vacant

**Extra Features**

No data found for this section

**Land & Legal**

Land										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	300.00	150.00	Common	1.21	Acreage	\$68,062.00	1	03-25-28E 1.21
										2	PT LOT 15 RECD O/R 14023-888

**Buildings**

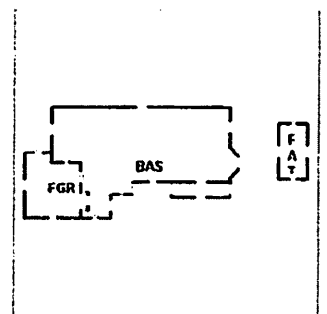
**Building 1**  
 Building 1 Site Address  
 1596 GATELY RD  
 Jacksonville FL 32225

<b>Building Type</b>	0103 - SFR SPLIT-LEVEL
<b>Year Built</b>	2007
<b>Building Value</b>	\$172,262.00

Type	Gross Area	Heated Area	Effective Area
Finished Attic	231	0	116
Base Area	1996	1996	1996
Finished Garage	502	0	251
Finished Open Porch	132	0	40
<b>Total</b>	<b>2861</b>	<b>1996</b>	<b>2403</b>

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code
Baths	2.500
Bedrooms	3.000
Stories	2.000
Rooms / Units	1.000



Gen Gov Ex B & B	\$223,596.00	\$50,500.00	\$173,096.00	\$1,962.77	\$1,980.55	\$1,914.56
Public Schools: By State Law	\$223,596.00	\$25,500.00	\$198,096.00	\$956.96	\$902.13	\$930.66
By Local Board	\$223,596.00	\$25,500.00	\$198,096.00	\$441.83	\$445.32	\$429.67
FL Inland Navigation Dist.	\$223,596.00	\$50,500.00	\$173,096.00	\$5.49	\$5.54	\$5.18
Water Mgmt Dist. SJRWMD	\$223,596.00	\$50,500.00	\$173,096.00	\$51.86	\$49.94	\$49.94
Gen Gov Voted	\$223,596.00	\$50,500.00	\$173,096.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$223,596.00	\$25,500.00	\$198,096.00	\$0.00	\$0.00	\$0.00
			Totals	\$3,418.91	\$3,383.48	\$3,330.01
	<b>Just Value</b>	<b>Assessed Value</b>		<b>Exemptions</b>	<b>Taxable Value</b>	
Last Year	\$247,572.00	\$222,042.00		\$50,500.00	\$171,542.00	
Current Year	\$230,063.00	\$223,596.00		\$50,500.00	\$173,096.00	

**2016 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.

**2016**

**2015**

**2014**

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

**More Information**

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