

AD-17-41

LOCATION: 1596 Gately Road, between White Feather Drive and Quinlan Road North

REAL ESTATE NUMBER: 161021-1200

DEVIATION SOUGHT:

- 1. Reduce required minimum lot area from 43,560 square feet (1 acre) to 30,927.6 square feet (0.71± acres)

PRESENT ZONING: RR-Acre

CURRENT LAND USE: LDR

PLANNING DISTRICT: 2

COUNCIL DISTRICT: 2

SIGNS POSTED: 1

OWNER:
 Marcella V Jacobsen Trust
 1596 Gately Road
 Jacksonville, FL 32225

AGENT:
 Rosann McFarland
 Wilbern McFarland
 1600 Gately Road
 Jacksonville, FL 32225

STANDARDS, CRITERIA AND FINDINGS

<p>1. Is this situation unique or similar to other properties in the neighborhood?</p>	<p><u>Recommendation:</u> Unique. 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. Jacobsen built a single family dwelling 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). The applicant has a companion Waiver of Minimum Road Frontage to ask for a reduction from the 80 feet requirement. Since then Jacobsen has passed away, leaving the property to her daughter, Rosann McFarland, the original owner of the property. The McFarland’s have decided that they would like to take back 0.5± acre of the property and adding it back to the lot where they live at 1600 Gately Road. Making their lot 2.24 acres. This results in the subject lot becoming non-conforming to the RR-Acre Zoning District. Lots, zoned RR-Acre along Gately Road, conform to the minimum requirement of 1 acre per dwelling.</p>
---	--

	<u>Findings:</u>
<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 lot has been deeded as 1.21 acres for over ten years. There is no hardship in keeping the lot as a conforming lot with an acre or more of land as required by code. At the time of filing the applicants stated that they had not decided what to do with the property, either to sell it to one of their offspring or to another buyer outside the family. The applicants also explained that they wanted the land to be able to use it as their own again and not have it be sold to the potential new owners.</p> <p><u>Findings:</u></p>
<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. The request is based the desire to lower the cost of property tax on the subject site for whomever becomes the new owner. The property owner has not indicated any future plans to further develop the subject lot or the owner's adjacent lot. However, if the deviation is granted the property owner would have over 2 acres of land with 264.5± feet of road frontage which would make it legal to build another single family dwelling on the lot (1600 Gately Road). Thus increasing the density of the area with three single family dwellings on less than three acres in the RR-Acre Zoning District.</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. There is no evidence at this time that would support the claim the property values in the area would be diminished by granting this deviation. The proposed deviation would not create any physical changes to the property as it sits today, but as previously stated if the deviation is granted it would allow for the property owner to have the right to build another dwelling on the receiving property (1600 Gately Road). This would make the density of the area increase by allowing three single family dwellings on less than three acres of land in the RR-Acre Zoning District.</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> Yes. There is no evidence that the proposed deviation will have a detrimental effect on the public health, safety or welfare of the surrounding area. There are currently no plans to develop the site, per the property owner.</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. It is the opinion of the Planning & Development Department that the proposed deviation is not in harmony with the spirit and intent of the Zoning Code. By reducing a lot significantly less than the minimum square footage requirement, from 1.21 acres to 0.71 acres as proposed, the applicant is circumventing the zoning district without doing a rezoning. The Zoning Code says that the RR-Acre Zoning District must have a minimum of one acre. By taking a conforming lot and making it non-conforming for the reason of decreasing the property tax for a potential new owner, related or not, is not in the spirit of the Zoning Code. Additionally, the deviation would open the door to allowing for an increase in density if the owners or a future owner were to build a new single family dwelling on 1600 Gately Road.</p> <p><u>Findings:</u></p>
<p>7. The City landscape architect (has/has not) recommended the proposed deviation.</p>	<p><u>Recommendation:</u> N/A</p> <p><u>Findings:</u></p>
<p>8. The existing violation was not created by the applicant with intent to violate the Zoning Code.</p>	<p><u>Recommendation:</u> N/A</p> <p><u>Findings:</u></p>

PLANNER RECOMMENDATION: DENY

DATE OF REPORT: September 6, 2017

CITY COUNCIL'S DECISION:

DATE:



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.



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*



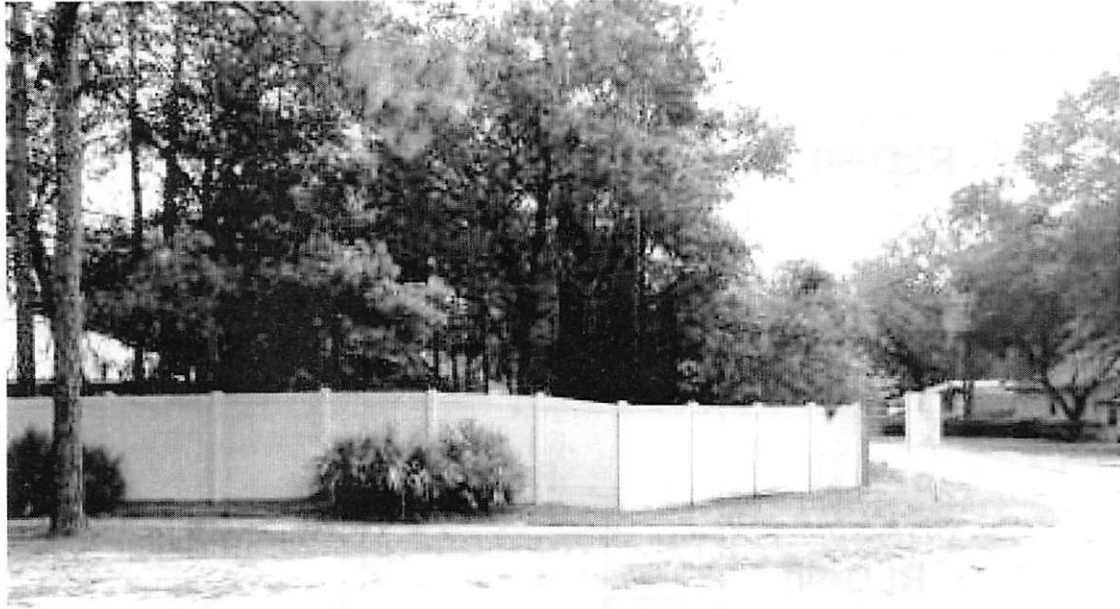
**Property to the north owned by the same property owner:
Singel Family Dwelling (1600 Gately Road)**

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



Property to the southeast: Single Family Dwelling (1591 Gately Road)

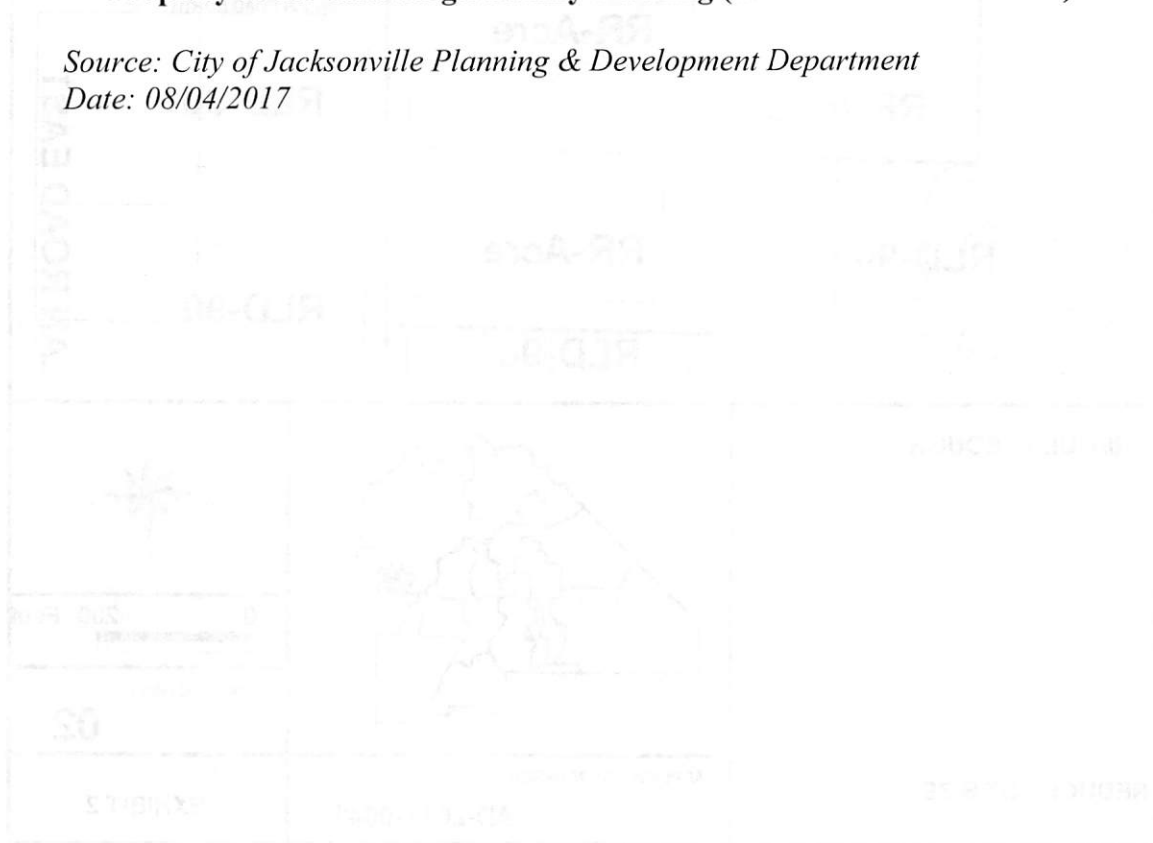
*Source: City of Jacksonville Planning & Development Department
Date: 08/04/2017*

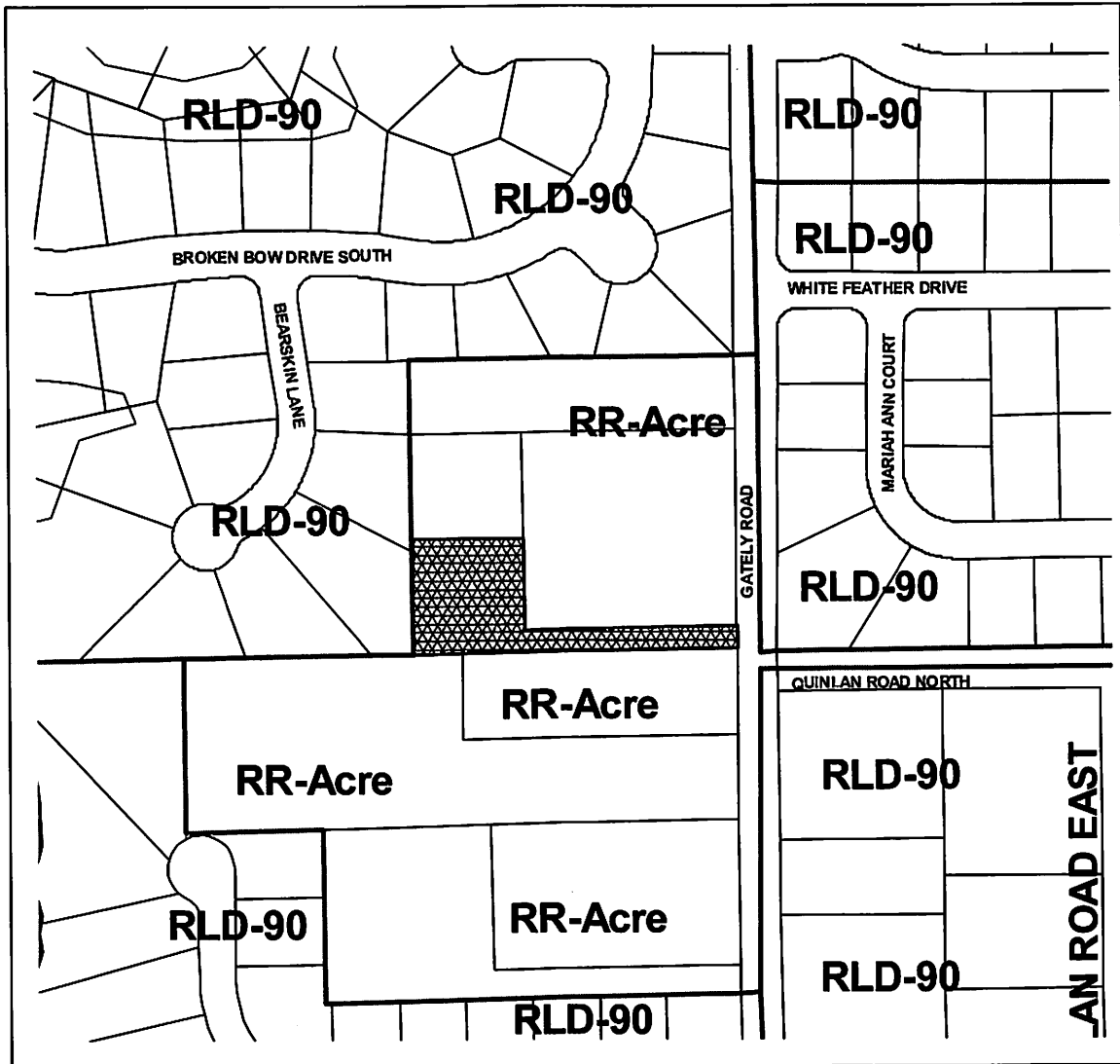


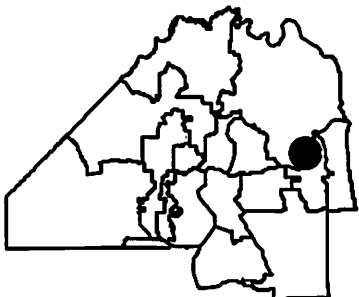

Property to the east: Single Family Dwelling (1601 Mariah Ann Court)

Source: City of Jacksonville Planning & Development Department

Date: 08/04/2017





<p>REQUEST SOUGHT:</p>		
<p>REDUCE LOT SIZE</p>	<p>APPLICATION NUMBER: AD-2017-0041</p>	<p>0 200 Feet</p> <p>COUNCIL DISTRICT: 02</p> <p>EXHIBIT 2</p>

Date Submitted: 5/17/17
 Date Filed: 5/17/17

Application Number: AD-17-41
 Public Hearing:

APPLICATION NO. WRF-17-1462/17
 AD-17-41

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 min. lot area	Applicable Section of Ordinance Code: 656.304(A)(1)(d)(2)	
Council District: 2	Planning District: 2	
Previous Zoning Applications Filed (provide application numbers): None		
Notice of Violation(s): Nothing Open		
Number of Signs to Post: 1	Amount of Fee: (40 x 7 = 280) + 966 = 1246	Zoning Asst. Initials:
Neighborhood Associations:		Greater Arlington Reading PAC
Overlay: NA		

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 & Quinlan Rd. North	6. Utility Services Provider: City Water <input checked="" type="checkbox"/> City Sewer <input checked="" type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. In whose name will the Deviation be granted: Rosann and Wilbern McFarland	
8. Is transferability requested? <i>If approved, the administrative deviation is transferred with the property.</i>	
Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

RECEIVED
 JUN 13 2017

9. Deviation Sought:

- Reduce Required Minimum Lot Area from 43560 to 30927.6 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 / ^(Circle)36 / 48 feet required to _____ feet.

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.

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.

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: <i>Marcella V Jacobsen Trust</i>	11. E-mail: <i>Rosie-mac@comcast.net</i>
12. Address (including city, state, zip): <i>1596 GATELY Rd Jacksonville FLA 32225</i>	13. Preferred Telephone: <i>9049238408</i>

APPLICANT'S INFORMATION (if different from owner)	
14. Name: <i>Rosann McFarland Wilbern McFarland</i>	15. E-mail: <i>Rosie-mac@ComCast.net</i>
16. Address (including city, state, zip): <i>1600 Gately Rd Jacksonville FLA 32225</i>	17. Preferred Telephone: <i>904-923-8408</i>

CRITERIA

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

- I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.***
 - 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.

I (Rosann McFarland) requests that roughly .5 acres from our property located at 1596 Gately Road be added back to my main residence and property located 1600 Gately Road.

1596 Gately Road, Jacksonville FL 32225 has 1.21 acres assigned to it and we want to add .5 acres (half an acre) back to our main residence located at 1600 Gately Road, Jacksonville FL 32225. Both of these properties join each other.

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

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

+ 3' X

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: Marcella V. Jacobsen Trust

Signature: _____

* DECEASED

Applicant or Agent (if different than owner)

Print name: _____

Signature: _____

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

Owner(s)

Print name: Rosanna McFarland

Signature: Rosanna McFarland

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



EDWARD P. JACKSON, P. A.

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

E. THORNTON (NEE) JACKSON (1911-1986)
RICHARD E. GOEDON IV (1952-1989)

255 N. LIBERTY STREET
JACKSONVILLE, FL 32202
TELEPHONE: (904) 358-1952
TELEFAX: (904) 358-1288
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

EPJ/cmg

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 5-3-17

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 Rosann McFarland hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for App for Administrative Reevaluation submitted to the Jacksonville Planning and Development Department.

By Rosann McFarland

Print Name: Rosann McFarland

**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 FDL M 216-730-42668-0 as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Izora Jones
(Printed name of NOTARY PUBLIC)

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

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

SHOWING SURVEY OF

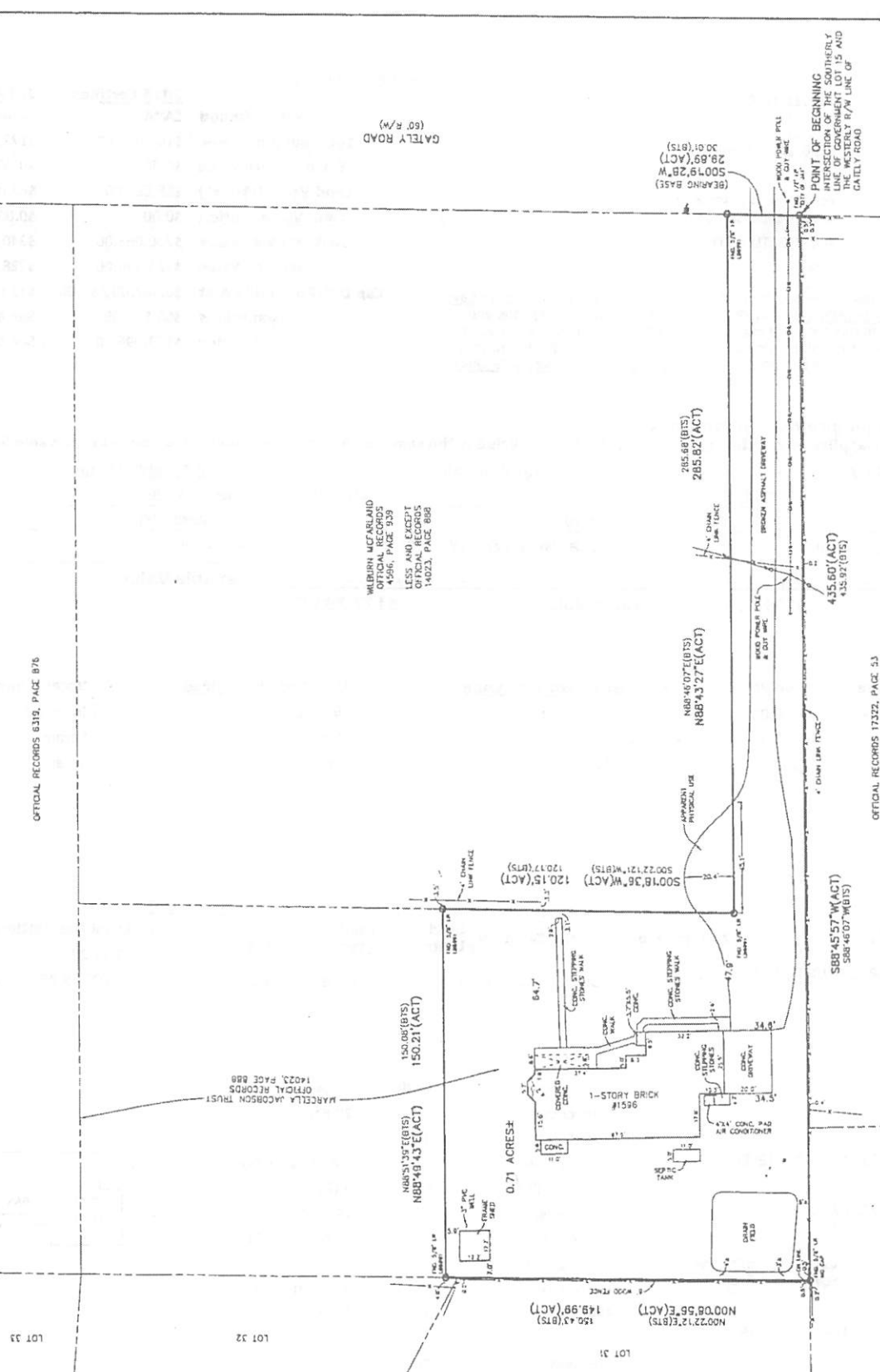
LOT 15, SECTION 31, TOWNSHIP
DUVAL COUNTY, FLORIDA, BEING
DEED AS FOLLOWS:

SECTION OF THE SOUTHERLY LINE
TO THE WESTERLY RIGHT OF WAY
3 FOOT RIGHT OF WAY AS NOW
IC SAID SOUTHERLY LINE SOUTH
OF HUNTERS MILL SUBDIVISION
F HUNTERS MILL SUBDIVISION
LY LINE, NORTH 00°22'12" EAST,
18 FEET, THENCE SOUTH
1. THENCE NORTH 88°46'07"
IN THE WESTERLY RIGHT
HENCE SOUTHERLY TO THE WEST,
F BEGINNING OF PARCEL A.

(VIDE)

DATED: 10/20/16

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



OPTIONAL RECORDS 5633, PAGE 1575

OPTIONAL RECORDS 17322, PAGE 53

OPTIONAL RECORDS 6319, PAGE 876

- NOTES:
1. BEARINGS SHOWN HEREON BASED ON SKETCH AND DESCRIPTION BY GRANITE WITHIN PROJECT NO. 1030-10-001, DATED: 07/06/2010 AND REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF GATELY ROAD AS SOUTH 01°19'28" WEST.
 2. THIS MAP WAS MADE WITH THE BENEFIT OF SKETCH AND DESCRIPTION BY BARTHAM TRAIL SURVEYING, INC. PROJECT NO. 1030-10-001, DATED: 07/06/2010.

GRAPHIC SCALE



THIS MAP MAY BE ADDITIONAL CLAIMS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. UNDERGROUND FOUNDATIONS/UTILITIES NOT LOCATED FOR DUVAL COUNTY, FLORIDA, DATED 06-03-12

C & C LAND SURVEYORS, INC.
774 STATE ROAD 13, STE. 4, ST. JOHNS, FLORIDA 32259
850-222-0807 - LICENSED BUSINESS NO. 7390

ALL INFORMATION CONTAINED HEREON IS UNLESS OTHERWISE SHOWN HEREON WAS PERFORMED UNDER THE SUPERVISION AND CONTROL OF THE SURVEYOR. THE SURVEY MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 473.001, FLORIDA STATUTES AND CHAPTER 30-11, FLORIDA ADMINISTRATIVE CODE.

THIS MAP/SURVEY IS NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

SAMUEL C. COOLEY
PROFESSIONAL SURVEYOR & MAPPER NO. 15 0017

DATE: 10/20/16
DW: BT SEC
JOB: 07/06/2010
FILE: 16-754
ORDER NO: 16-754

MARCELLA V JACOBSEN TRUST
 1596 GATELY RD
 JACKSONVILLE, FL 32225-2502
JACOBSEN MARCELLA V
JACOBSEN MARCELLA V

Primary Site Address
 1596 GATELY RD
 Jacksonville FL 32225

Official Record Book/Page
 14410-01285

Title #
 8403

1596 GATELY RD
Property Detail

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

Value Summary

Value Method	2016 Certified	2017 In Progress
	CAMA	CAMA
Total Building Value	\$162,001.00	\$172,262.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$68,062.00	\$68,062.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$230,063.00	\$240,324.00
Assessed Value	\$223,596.00	\$228,291.00
Cap Diff/Portability Amt	\$6,467.00 / \$0.00	\$12,033.00 / \$0.00
Exemptions	\$50,500.00	See below
Taxable Value	\$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
Taxable Value	\$177,791.00

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
Taxable Value	\$177,791.00

School Taxable Value

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

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

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	300.00	150.00	Common	1.21	Acreage	\$68,062.00

Legal

LN	Legal Description
1	03-2S-28E 1.21
2	PT LOT 15 RECD O/R 14023-888

Buildings

Building 1

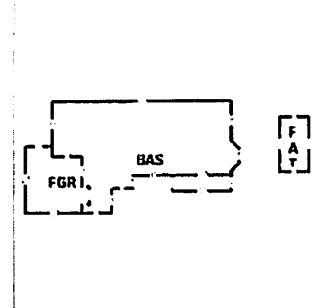
Building 1 Site Address
 1596 GATELY RD
 Jacksonville FL 32225

Building Type	0103 - SFR SPLIT-LEVEL
Year Built	2007
Building Value	\$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
Total	2861	1996	2403

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



2016 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	\$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
	Just Value	Assessed Value	Exemptions	Taxable Value		
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: [+](#)

More Information

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