

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

**ORDINANCE 2017-0803 (WRF-17-28)**

**January 17, 2017**

***Location:*** 15139 Cape Drive North

***Real Estate Number(s):*** 108422-0090

***Waiver Sought:*** Reduce Minimum Required Road Frontage from 72 Feet to 0 Feet

***Present Zoning:*** Residential Low Density-90 (RLD-90)

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

***Planning District:*** 6-North

***Owner:*** Edward L. and Joan M. Raiford  
13739 Victoria Lakes Dr.  
Jacksonville, Florida 32226

***Staff Recommendation:*** **DENY**

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2017-0803 (WRF-17-28)** seeks to reduce the required minimum road frontage from 72 feet to 0 feet for a proposed residence. The lot fronts a paved concrete access easement, along which it has approximately 140 feet of frontage. The subject parcel is the last of 7 lots that connect to the easement that remains to be developed with a single family home. All 7 lots connected by the easement and the easement itself were part of a trust created in 2014, the subject parcel was created in April of 2017.

**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 granted by the City Council pursuant to the criteria set forth in Section 656.133 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. While the subject parcel has approximately 140 feet of frontage along an existing easement, that easement is not currently recognized by the Department of Public Works as an approved private road or accessway. The owners of the subject property are also not directly related to the owners of adjacent properties along the easement, meaning they do not meet the requirements of Sec. 656.407(d) of the Zoning Code.

- (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. The waiver of road frontage is not made with the intent of reducing the cost of the site's development. However, the subject property was divided from a larger lot in early 2017. Neither the old lot nor the two newly created ones have lot of record status. The subject parcel is the newest of 6 that have been progressively divided off of the former Fickling Estate, and approval of the requested Waiver will continue the pattern of dividing and reshaping of the former Fickling property. The result of these actions by property owners along Cape Drive North is a de facto subdivision without adequate provision for access via an approved public or private road, effectively circumventing Chapter 654 (Code of Subdivision Regulations) as well as Section 656.407 (Lot to have access) of the Zoning Code.

- (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. While the proposed waiver will allow the property owner to construct a single family home on a lot that is of similar size and shape to those around it, and further develop a de facto subdivision that lacks the development standards required by the Code of Subdivision Regulations, such as roads, storm water retention, and lighting, it is unlikely to diminish property values or alter the character of the area surrounding the subject parcel.

- (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 submitted application included a legal description marking out a shared 60 foot shared easement for ingress and egress that connects to Cape Drive North. The subject parcel has 140 feet of frontage along this easement. However, the easement has not been granted approved private road status by the Department of Public Works, and the existing pavement on the easement is insufficient for adequate vehicular access to the parcel.

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

Yes. The Planning and Development Department has concerns that the waiver will create a public health, safety, and welfare concern in that the complete lack of approved road frontage may make finding the lot difficult for fire, rescue, and public services. Additionally, the easement is a narrow concrete driveway maintained by area property owners. Access may be very difficult for larger vehicles such as fire trucks and solid waste trucks. Furthermore, the continued development of residences using easements has resulted in the creation of a disorganized de facto subdivision lacking continuity of development and lacking city-approved roads, drainage, and sidewalks.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on December 12, 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 2017-0803 (WRF-17-28)** be **DENIED**.



Aerial



**Entrance to access easement from Cape Drive North**



**Subject site**



**Subject site**

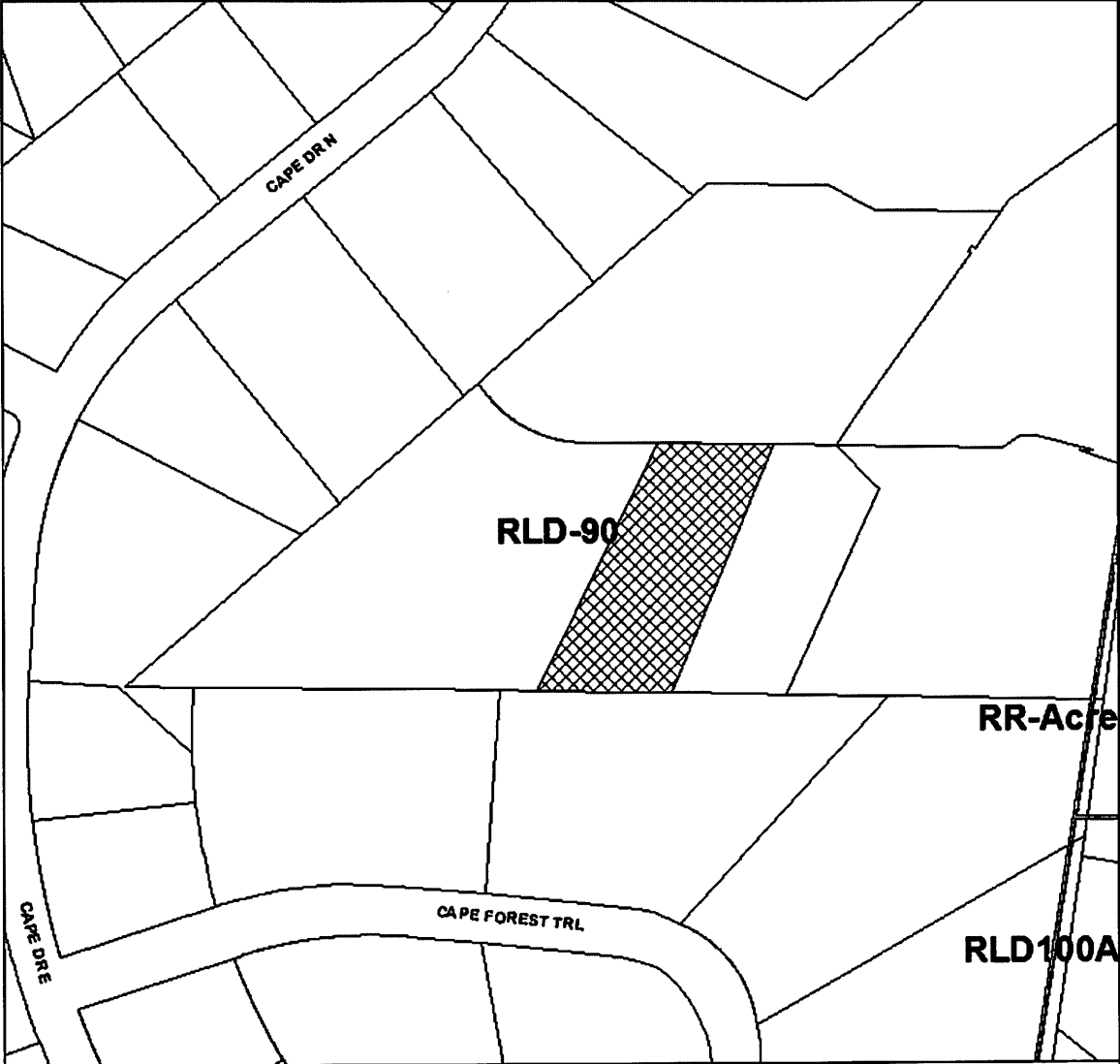


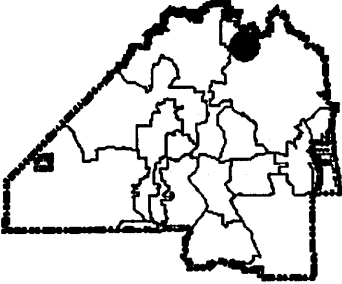
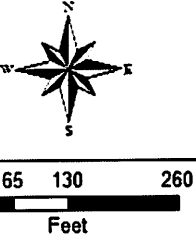
**Neighboring house to the East**

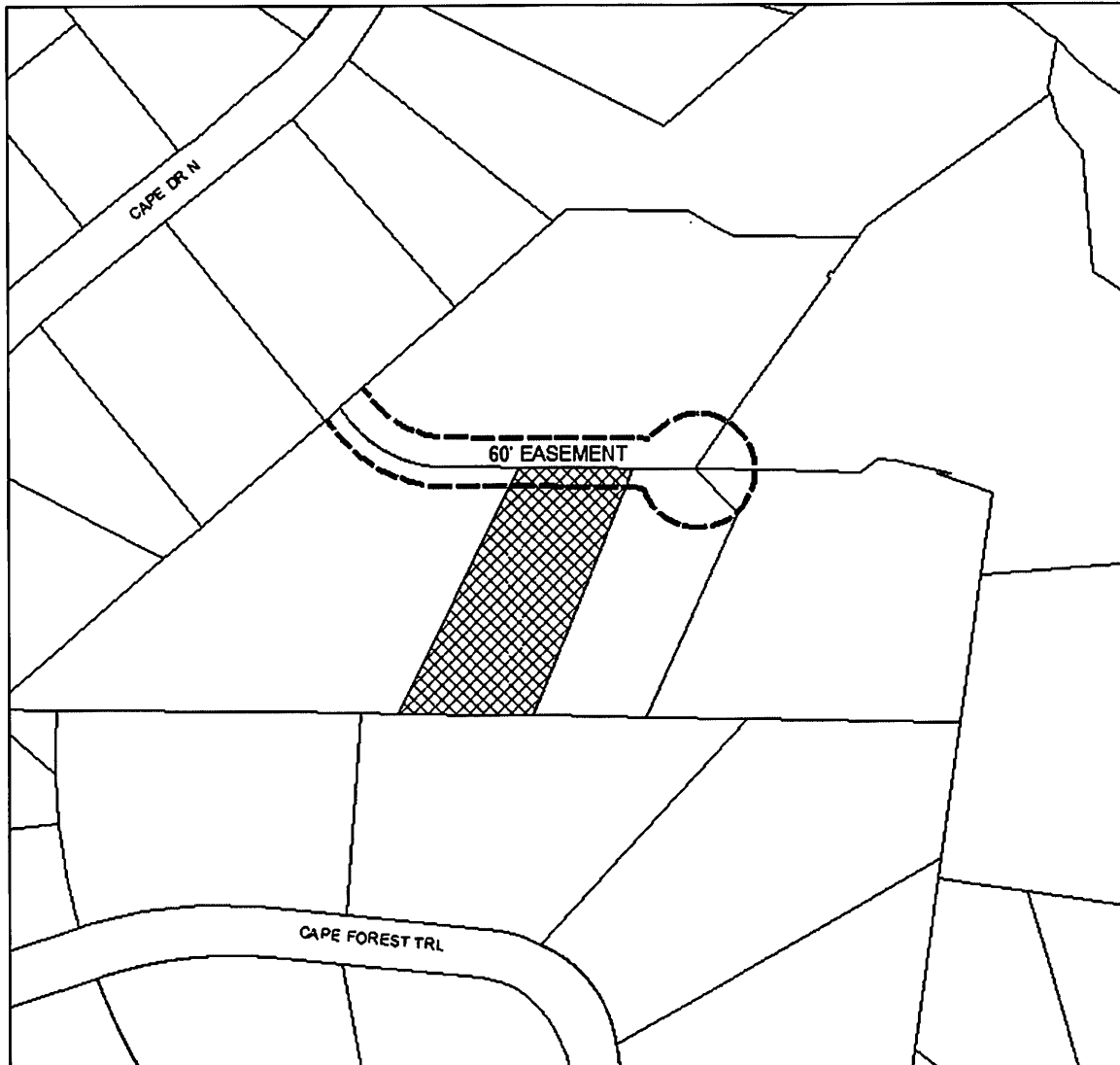


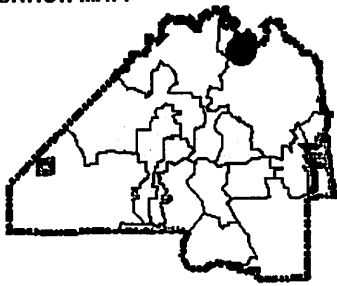
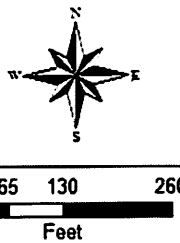
**Adjacent house, north across the access easement from the subject site**





<p><b>REQUEST SOUGHT:</b></p> <p><b>REDUCE REQUIRED MRF FROM 72' TO 0'. 140' ON EASEMENT</b></p>	<p><b>LOCATION MAP:</b></p>  <p><b>APPLICATION NUMBER</b> <b>WRF-17-28</b></p>	 <p><b>COUNCIL DISTRICT:</b> <b>2</b></p> <p><b>EXHIBIT 2</b></p>
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<p><b>REQUEST SOUGHT:</b></p> <p><b>REDUCE REQUIRED MRF FROM 72' TO 0'. 140' ON EASEMENT</b></p>	<p><b>LOCATION MAP:</b></p>  <p><b>TRACKING NUMBER:</b> <b>WRF-17-28</b></p>	 <p><b>COUNCIL DISTRICT:</b> <b>2</b></p> <p><b>EXHIBIT 3</b></p>
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Date Submitted:	10-27-17
Date Filed:	11-2-17

Application Number:	WRF-17-28
Public Hearing:	2017-803

**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:	RLD-90	Current Land Use Category: LDR
Council District:	2	Planning District: 6
Previous Zoning Applications Filed (provide application numbers): NONE		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s):		
Neighborhood Associations: THE EDEN GROUP, CAPE COMMUNITY HOA, M/M DAILY		
Overlay:		
LUZ Public Hearing Date:	2-6-18	City Council Public Hearing Date: 1-23-18
Number of Signs to Post:	Amount of Fee: 1280.00	Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: ⊕ North Cape Dr Jax 32226	2. Real Estate Number: 108422-0090
3. Land Area (Acres): 1.06	4. Date Lot was Recorded: 2017
5. Property Located Between Streets: N. CAPE DRIVE & CAPE FOREST TRAIL	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from 72 feet to ⊕ feet. 140' ON EASEMENT.	
8. In whose name will the Waiver be granted? EDWARD L., Jr & JOAN M RAIFORD	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: EDWARD L. RAIFORD, Jr	10. E-mail: Raifordmac@comcast.net <del>raifordmac@att.net.com</del>
11. Address (including city, state, zip): 13739 VICTORIA LAKES DR JAX FL 32226	12. Preferred Telephone: 904-424-8623

APPLICANT'S INFORMATION (if different from owner)	
13. Name: SAME	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>

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Joan M Raiford	10. E-mail: Joanjon@hotmail.com
11. Address (including city, state, zip): 13739 VICTORIA LAKES DR JAX FL 32226	12. Preferred Telephone: 904-714-9096

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

CRITERIA
<p>Section 656.101(i), 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.

Property # 108422-0090~~0~~ was purchased by us in March 2017 for the purpose of building our final home. To access the property, formerly a portion of the Thelmadge Fickling estate, we must drive down a private drive, which is the easement for it and seven other homes, already occupied. It is 1.06 acres. Details of our lot will include 140 feet of frontage on the property easement/driveway. That easement is on property that also was a part of the Thelmadge Fickling Estate, and faces Cape Drive N.

Our lot listed as "USE DESCRIPTION" RES LD 3.7 units Per Acre. Zoning RLD-90. LEGAL Description: 1 = 47-1N-27E 1.024  
2 = MOSES HAROLD GRANT 3 = PT RECO O/R 17934-1440.  
~~SEE BOOK & PAGE 17934-01440~~  
We have selected Collins Builders to build our home & have already had the tree survey completed by the city. We have applied for a waiver & received a temporary address of 15139 N CAPE DR. IT lies /boundaries Cape Forest Trail & Cape Drive N. OUR RE # 108422-0090.

Record info from property appraiser site = O/R 3847-1195 LYNG

See Exhibit A for easement

**ATTACHMENTS**

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 1/2 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		

**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: EDWARD L RAIFORD, JR  
Signature: Edward L Raiford, Jr

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

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

**Owner(s)**

Print name: Jean M Raiford  
Signature: Jean M Raiford

*\*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



**EXHIBIT A**

**Property Ownership Affidavit - Individual**

Date: 10-27-17

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: CAPE DRIVE NORTH 32226 REF(s): 108422-0090

TEMP-15139 CAPE DRIVE NORTH 32226

To Whom it May Concern:

I EDWARD RAIFORD, JR. hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE submitted to the Jacksonville Planning and Development Department.

By Edward Raiford, Jr.

Print Name: EDWARD RAIFORD, JR

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 27th day of October 2017, by Edward Raiford JR, who is personally known to me or who has produced Driver License as identification and who took an oath.

Vaughn Winmond  
(Signature of NOTARY PUBLIC)

Vaughn Winmond  
(Printed name of NOTARY PUBLIC)



Vaughn Winmond  
State of Florida  
My Commission Expires 05/13/2018  
Commission No. FF 120829

State of Florida at Large.  
My commission expires: 05/13/2018

**RAIFORD EDWARD JR** +  
 13739 VICTORIA LAKES DR  
 JACKSONVILLE, FL 32226  
**RAIFORD JOAN M**

**Primary Site Address**  
 0 N CAPE DR  
 Jacksonville FL 32226

**Official Record Book/Page**  
 17934-01440

**Title #**  
 7214

**0 N CAPE DR**  
 Property Detail

RE #	108422-0090
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	46385

Value Summary

	2017 Certified	2018 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$42,500.00	\$42,500.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$42,500.00	\$42,500.00
Assessed Value	\$42,500.00	\$42,500.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$42,500.00	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
<a href="#">17934-01440</a>	3/20/2017	\$46,500.00	WD - Warranty Deed	Qualified	Vacant
<a href="#">16524-00100</a>	3/8/2013	\$100.00	MS - Miscellaneous	Unqualified	Vacant
<a href="#">03847-01195</a>	12/21/1974	\$0.00	- Unknown	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	0100	RES LD 3-7 UNITS PER AC	RLD-90	0.00	0.00	Common	1.00	Lot	\$42,500.00

Legal

LN	Legal Description
1	47-1N-27E 1.024
2	MOSES HARROLD GRANT
3	PT RECD O/R 17934-1440

**Buildings** +

No data found for this section

**2017 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$42,500.00	\$0.00	\$42,500.00	\$486.28	\$486.28	\$463.37
Public Schools: By State Law	\$42,500.00	\$0.00	\$42,500.00	\$193.55	\$180.07	\$183.54
By Local Board	\$42,500.00	\$0.00	\$42,500.00	\$95.54	\$95.54	\$90.60
FL Inland Navigation Dist.	\$42,500.00	\$0.00	\$42,500.00	\$1.36	\$1.36	\$1.28
Water Mgmt Dist. SJRWMD	\$42,500.00	\$0.00	\$42,500.00	\$12.26	\$11.58	\$11.58
Gen Gov Voted	\$42,500.00	\$0.00	\$42,500.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$42,500.00	\$0.00	\$42,500.00	\$0.00	\$0.00	\$0.00
			Totals	\$788.99	\$774.83	\$750.37
	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>		
	Last Year \$42,500.00	\$42,500.00	\$0.00	\$42,500.00		
	Current Year \$42,500.00	\$42,500.00	\$0.00	\$42,500.00		

**2017 TRIM Property Record Card (PRC)**

H2

## **EXHIBIT 1**

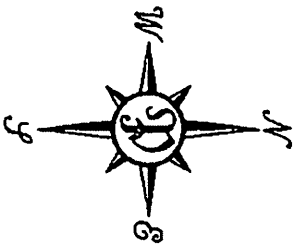
### **Legal Description**

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A PORTION OF LOT 4, HARRISON STARRETT ESTATE IN THE MOSES HAROLD GRANT IN SECTIONS 39, 46 AND 47, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF TRACT "K" AS SHOWN ON MAP OF THE CAPE UNIT TWO AS RECORDED IN PLAT BOOK 34, PAGE 37 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 49 DEGREES 30 MINUTES 00 SECONDS EAST AND ALONG THE SOUTHEASTERLY BOUNDARY OF SAID TRACT "K", 233.13 FEET; THENCE SOUTH 38 DEGREES 42 MINUTES 00 SECONDS EAST, 21.27 FEET TO THE OINT OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 149.65 FEET AND A CENTRAL ANGLE OF 50 DEGREES 37 MINUTES 53 SECONDS; THENCE SOUTHEASTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 132.25 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64 DEGREES 00 MINUTES 57 SECONDS EAST, 127.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89 DEGREES 19 MINUTES 53 SECONDS EAST 91.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 19 MINUTES 53 SECONDS EAST 140.31 FEET; THENCE SOUTH 22 DEGREES 28 MINUTES 37 SECONDS WEST, 325.33 FEET TO THE NORTH BOUNDARY OF CAPE FOREST TRAIL UNIT ONE AS SHOWN ON MAP THEREOF, RECORDED IN PLAT BOOK 37, PAGES 99 AND 99A OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 19 MINUTES 14 SECONDS WEST AND ON SAID NORTHERLY BOUNDARY, 164.67 FEET; THENCE NORTH 26 DEGREES 21 MINUTES 21 SECONDS EAST, 335.03 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE EASEMENT DESCRIBED IN THE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 17470, PAGE 368, IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

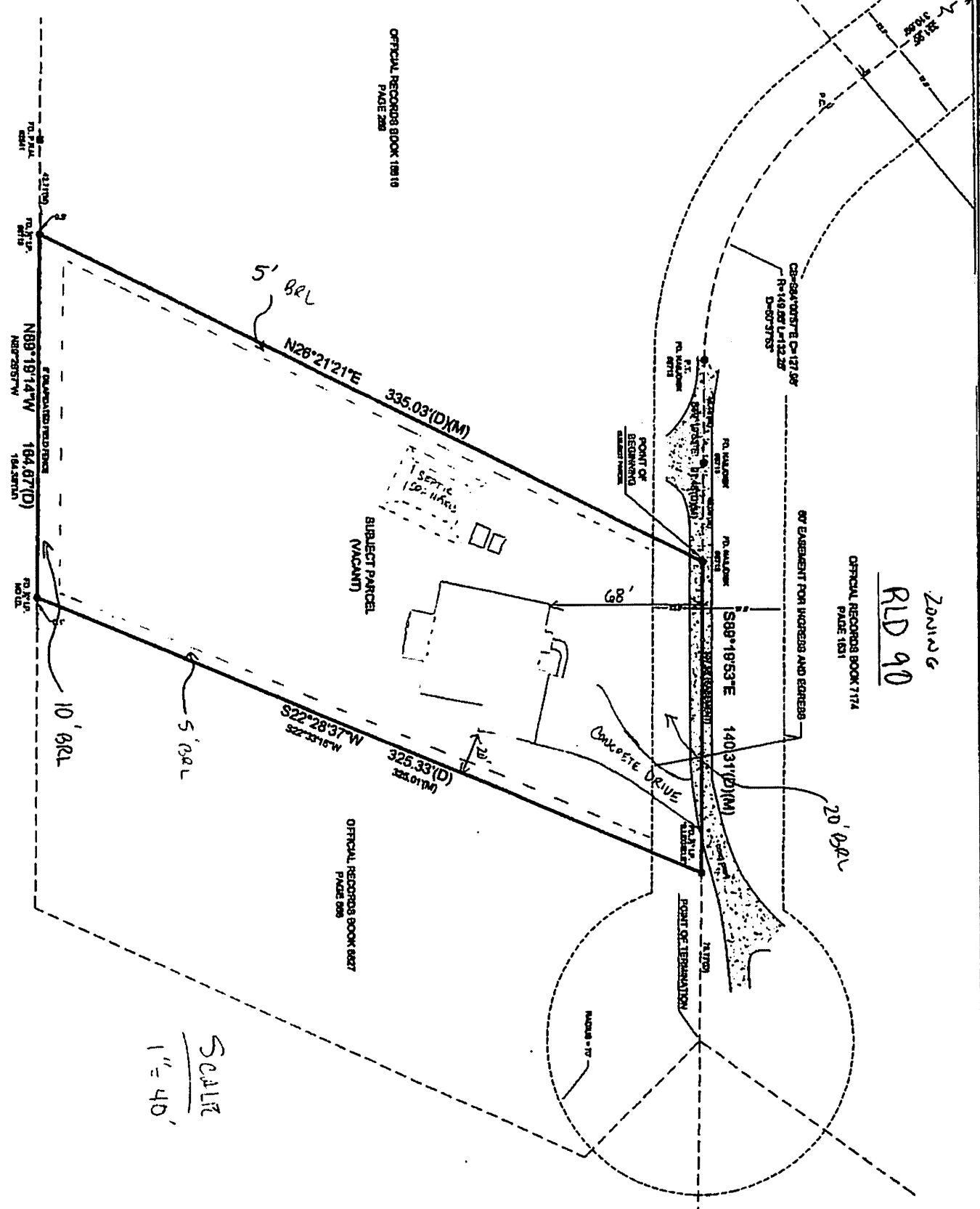


POINT OF COMMENCEMENT  
BEING THE CORNER OF THE SECTION  
BEING THE CORNER OF THE SECTION  
BEING THE CORNER OF THE SECTION  
OF QUARTER SECTION

OFFICIAL RECORDS BOOK 8154  
PAGE 183

OFFICIAL RECORDS BOOK 18816  
PAGE 288

Zoning  
RLD 90  
OFFICIAL RECORDS BOOK 7174  
PAGE 1501



OFFICIAL RECORDS BOOK 6627  
PAGE 666

SCALE  
1" = 40'



47-IN-27E 1024

Moses Harold Grant

PT RE 100 O/R 17934-1440

Temp address via Mr. Hallow = 15139 as of 10/16/17

#4

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.

I would seek a waiver of Lot 4, Lantana Stannett Estate  
to build our retirement home.

The property is just off North Cape Drive, sitting between  
15129 North Cape Drive and 15133 North Cape Drive and  
is bordered on the North by 15137 North Cape Drive.

It is in a well established residential neighborhood  
and can be found in Aerial Map - [gis.mps.caj.net/wildkey/Default.aspx](http://gis.mps.caj.net/wildkey/Default.aspx). Register can be found in official Records Book 11-170  
Page 368 in the current public Records of Duval County FL.

The lot is off a private driveway which is a registered  
easement in ~~the~~ public records book page 1000 page 444  
(Car title was validated by state by Federal title on  
March 17, 2017. File No. 6245318

Building of home will improve property values and increase  
the tax revenue for the City of Jacksonville.

All neighbors within 15130 when land was purchased  
from, widow Joan Felling, 5135 Mr Lee - 15131,  
Bill - 15129 have been made aware we are building  
our final home. Land has been surveyed, trees to  
be saved by County and some have been marked (?)  
and seven boundary lines have been identified &  
replaced those which the house will sit. We are  
following all zoning rules.



*Fidelity National Title Insurance Company*

**Wright Title & Escrow, Inc**  
1309 St. Johns Bluff Rd. N., Suite A3  
Jacksonville, FL 32225  
Phone: 904-565-2777  
Fax: 904-565-2797


Fidelity National Title Insurance Company

**COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

Order No.: 6248313  
Customer Reference: SJ171310

1. Effective Date: February 04, 2017 at 5:00 PM
2. Policy or Policies to be issued: Premium: \$TBD
  - A. ALTA Owners 2006 with Florida Modifications  
Proposed Insured: Edward L. Raiford, Jr. and Joan M. Raiford  
Proposed Amount of Insurance: \$45,000.00
3. The estate or interest in the land described or referred to in this Commitment is:  
Fee Simple
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:  
Successor Trustee of The Talmadge H. Fickling Living Trust of March 8, 2013
5. The land referred to in this Commitment is described in Exhibit "A" attached hereto and made part hereof.

Countersigned:

BY:   
Authorized Officer or Agent





**SCHEDULE B SECTION I  
REQUIREMENTS**

The following are requirements to be complied with:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Instrument(s) creating the estate or interest to be insured must be properly executed, delivered and filed for record:
  - A. Warranty Deed from Successor Trustee, individually and as Trustee(s) of The Talmadge H. Fickling Living Trust Trust dated March 8, 2013 to Edward L. Raiford, Jr. and Joan M. Raiford.

Said deed should recite:

- A. that the property conveyed is not the homestead property of any person; or
- B. whose homestead the property is and the relation of that person to the trust.

**NOTES:**

- A. If the property is the homestead of the settlor, the trustee or any beneficiary of the trust, such person, joined by spouse, if married, or with a recitation that the person is single, must also execute the deed.
- B. If the property is not the homestead of the trustee and the Certification of Trust required below states that the trustee is not a beneficiary of the trust, the requirement for the trustee to execute the deed in his/her individual capacity may be deleted.

3. Proof of payment of any outstanding assessments in favor of Duval County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

Any outstanding assessments in favor of Duval County, Florida, any special taxing district and any municipality.

4. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

5. Furnish to the Company satisfactory proof that:
  - A. The estate is not taxable, such as the recording of the DR-312 (Affidavit of No Florida Estate Tax Due);
  - B. The federal estate taxes against the Estate of Talmadge H. Fickling, if any, have been paid; or
  - C. The land to be insured has been released/divested from the lien of such taxes. Any release must be recorded.

6. Order of Discharge in Case #2013-CP-0001756, Estate of Talmadge H. Fickling.







**SCHEDULE B SECTION I**  
**Requirements continued**

7. Record a Certification of Trust for the The Talmadge H. Fickling Living Trust of March 8, 2013, meeting the requirements of Section 736.1017, Florida Statutes, executed by the current trustee. The Certification of Trust shall contain the following:

- A. A statement confirming the existence of the trust and its execution date.
- B. Identity of the settlor.
- C. The identity and address of the currently acting trustee.
- D. The trustee's powers.
- E. The revocability or irrevocability of the trust and the identity of any person holding a power to revoke the trust.
- F. The authority of co-trustees to sign or otherwise authenticate and whether all or less than all are required in order to exercise powers of the trustee.
- G. The manner of taking title to trust property.
- H. The certification must state the trust has not been revoked, modified, or amended in any manner that would cause the representations contained in the certification of trust to be incorrect.

Note:

- 1. If the current trustee(s) is not named as trustee(s) on the vesting deed, the pertinent pages of the trust and such other supporting documentation as is necessary to establish the successor trustee's authority must be attached as an exhibit.
- 2. If the settlor of a revocable trust is deceased and the property was his/her homestead, the Certification of Trust must recite that he/she was not survived by a spouse or minor child. Or, if a deceased settlor is survived by a spouse or minor child, please contact the underwriting department for additional requirements.

8. Intentionally deleted.

9. Intentionally deleted.

NOTE: 2016 Real Property Taxes in the gross amount of \$788.99 are Paid, under Tax I.D. No. 108422-0090.

The following note is for informational purposes only, is neither guaranteed nor insured, and is not part of the coverage of the commitment or policy.

The last conveyance of title that has been of record for more than 24 months and all subsequently recorded conveyances are:

Official Records Book 3847, Page 1195

**END OF SCHEDULE B SECTION I**





**SCHEDULE B SECTION II  
EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
  - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
  - B. Rights or claims of parties in possession not shown by the public records.
  - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
  - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

**NOTES ON STANDARD EXCEPTIONS:**

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

6. Grant of Easement recorded in Official Records Book 16616, Page 244.





**SCHEDULE B SECTION II  
EXCEPTIONS**

7. Easement Agreement recorded in Official Records Book 17470, Page 368.

NOTE: All recording references in this commitment/policy shall refer to the public records of Duval County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Fidelity National Title Insurance Company, 6420 Southpoint Parkway , Suite 100, Jacksonville, FL 32216; Telephone 904-633-9494.

Searched By: Carol L. Kirkland

**END OF SCHEDULE B SECTION II**



<b>A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SETTLEMENT STATEMENT</b> <b>Wright Title &amp; Escrow, Inc.</b> 1309 St. Johns Bluff Road N A3 Jacksonville, Florida 32225 (904) 563-2777 fax (904) 565-2797	<b>B. TYPE OF LOAN</b>		
	1 <input type="checkbox"/> FIA	2 <input type="checkbox"/> FMIA	3 <input type="checkbox"/> CONV UNITS
	4 <input type="checkbox"/> VA	5 <input type="checkbox"/> CONV INS	
	6 File Number <b>SJ171310</b>		7 Loan Number
8 Mortgage Ins. Case No			

**C. NOTE:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

<b>D. Buyer:</b>	Edward L. Raiford, Jr. and Joan M. Raiford, husband and wife
<b>E. Seller:</b>	Lisa Gail Allen, Successor Trustee of The Talmadge H. Fickling Living Trust of March 8, 2013
<b>F. Lender:</b>	
<b>G. Property:</b>	North Cape Drive Jacksonville, Duval County, Florida 32226
<b>H. Settlement Agent:</b>	Wright Title & Escrow, Inc.
<b>Place of Settlement:</b>	1309 St. Johns Bluff Road N A3, Jacksonville, Florida 32225 Duval County
<b>I. Settlement Date:</b>	March 20, 2017

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
<b>100. Gross Amount Due From Buyer:</b>		<b>400. Gross Amount Due To Seller:</b>	
101. Contract Sales Price	46,500.00	401. Contract Sales Price	46,500.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (line 1400)	82.00	403.	
<b>Adjustments for Items Paid by Seller in Advance:</b>		<b>Adjustments for Items Paid by Seller in Advance:</b>	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
<b>120. Gross Amount Due from Buyer:</b>	<b>46,582.00</b>	<b>420. Gross Amount Due to Seller:</b>	<b>46,500.00</b>
<b>200. Amounts Paid by or in Behalf of Buyer:</b>		<b>500. Reductions in Amount Due to Seller:</b>	
201. Deposit / Earnest Money	5,000.00	501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan		502. Settlement Charges to Seller (Line 1400)	4,071.38
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
<b>Adjustments for Items Unpaid by Seller:</b>		<b>Adjustments for Items Unpaid by Seller:</b>	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes Jan 1, 2017 thru Mar 19, 2017	168.61	511. County / Parish Taxes Jan 1, 2017 thru Mar 19, 2017	168.61
212. Assessments		512. Assessments	
<b>220. Total Paid by / for Buyer:</b>	<b>5,168.61</b>	<b>520. Total Reductions in Amount Due Seller:</b>	<b>4,239.99</b>
<b>300. Cash at Settlement from / to Buyer:</b>		<b>600. Cash at Settlement to / from Seller:</b>	
301. Gross Amount due from Buyer (line 120)	46,582.00	601. Gross Amount due to Seller (line 420)	46,500.00
302. Less Amount Paid by/for Buyer (line 220)	5,168.61	602. Less Reductions Amount due Seller (line 520)	4,239.99
<b>303. Cash From Buyer:</b>	<b>\$41,413.39</b>	<b>603. Cash To Seller:</b>	<b>\$42,260.01</b>

L. Settlement Charges				Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales / Broker's Commission: Based on Price \$46,500.00 @ 6.00% = \$2,790.00 Division of Commission as follows					
701.	2,790.00 to Watson Realty Corp.				
702.					
703.	Commission Paid at Settlement				2,790.00
704.	Brokerage Fee to Watson Realty Corp.				195.00
800.	Items Payable in Connection with Loan:				
801.	Loan Origination Fee				
802.	Loan Discount				
803.	Appraisal Fee				
804.	Credit Report				
805.	Lender's Inspection Fee				
806.	Mortgage Insurance Application Fee				
807.	Assumption Fee				
900.	Items Required by Lender to be Paid in Advance:				
901.	Daily interest charge from Mar 20, 2017				
902.	Mortgage Insurance Premium				
903.	Hazard Insurance Premium				
904.	Flood Insurance Premium				
1000.	Reserves Deposited with Lender:				
1001.	Hazard Insurance				
1002.	Mortgage Insurance				
1003.	City Property Taxes				
1004.	County Property Taxes				
1005.	Annual Assessments				
1100.	Title Charges:				
1101.	Settlement or Closing Fee to Wright Title & Escrow, Inc.				350.00
1102.	Abstract or Title Search to Fidelity National Title Insurance Company				125.00
1103.	Title Examination				
1104.	Title Insurance Binder				
1105.	Document Preparation				
1106.	Notary Fees				
1107.	Attorney Fees (includes above item numbers:				
1108.	Title Insurance to Fidelity National Title Insurance Company (includes above item numbers:				267.38
1109.	Lender's Coverage 0.00				
1110.	Owner's Coverage: 46,500.00				
1111.	Scan/Courier/Wire to Pioneer Records/WT			55.00	
1112.	Statutory Surcharge				
1200.	Government Recording and Transfer Charges:				
1201.	Recording Fees:	Deed 27.00	Mortgage 0.00	Releases 0.00	27.00
1202.	City/County Tax/Stamps:	Deed 0.00	Mortgage 0.00		
1203.	State Tax/Stamps:	Deed 325.50	Mortgage 0.00		325.50
1204.	Intangible Tax to Clerk of the Circuit Court				
1205.	Record CMA Affidavit to Clerk of the Circuit Court				
1206.	Record Trust Affidavit to Clerk of the Circuit Court				
1207.	Record DC to Clerk of the Circuit Court				
1208.	Record Trust Affidavit to Clerk of the Circuit Court				18.50
1300.	Additional Settlement Charges:				
1301.	Survey				
1302.	Pest Inspection				
1400.	Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)			582.00	\$4,071.38

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement.

Buyer: \_\_\_\_\_  
Edward L. Raiford, Jr

Seller: \_\_\_\_\_  
Lisa Gail Allen, Trustee

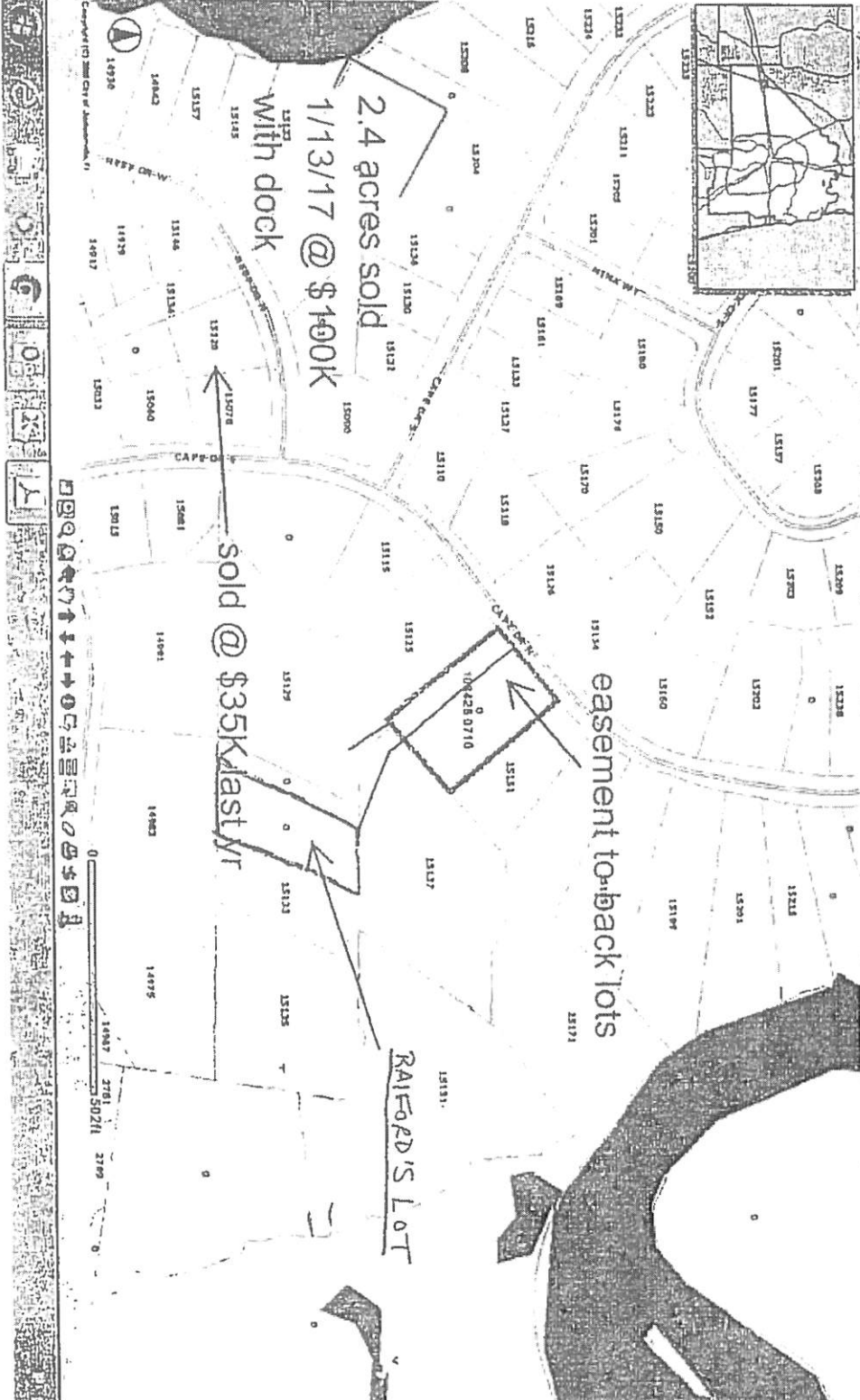
Buyer: \_\_\_\_\_  
Joan M Raiford

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with the instructions of the parties hereto.

Settlement Agent: \_\_\_\_\_

Date: March 20, 2017

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 U S Code Section 1001 and Section 1010.



Parents

ME & N	104428 0710
NAME	FRANCIS JAYNE BERRY
Address	CAPE DRY VALLEY GOMULE
Transaction Price	1100
Acres	1.45
Book Page	172310101
Map Parcel	7216
Legal Description	1.45 ACRES, 42 INCHES EAS
Food Zone	THE CAPE DRY TRAIL
ASL/SA	700 FT. HIGH ON 112311
JEDC Zone	101111111111111111
Evacuation Zone	Evacuation Zone 0
CRAC	101111111111111111
Police Zone	101111111111111111
ADZ	101111111111111111
CR HI Zone	101111111111111111
MI/MI Zone	101111111111111111
CR School Reg	101111111111111111
Lighting Reg	101111111111111111
Dr Notice Zone	101111111111111111
MI Notice Zone	101111111111111111

Active Layer: Parcels

City Buildings  
 Parcels  
 Sales 2016  
 Sales 2015  
 Sales 2014  
 Sales 2013

47-1W-278 1.024  
MOSES MARROLD-GRANT  
FT WCCO O/R 17934-1440

RAIFORD EDWARD JR  
13739 VICTORIA LAKES DR  
JACKSONVILLE, FL 32226

2017

R-108422-0090

Page 1 of 1



PRINTED 09/27/2017  
BY: pao

Map Id: 7216 610102.42 1.00 1.00 1.00 THE CAPE

BUILDING CHARACTERISTICS										0000 Vacant Bld + 30 Acres										** VALUE SUBJECT TO CHANGE **										David County Property Appraiser Online Val Des US																																																																																																																																																																																																																																																																																			
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<table border="1"> <tr> <th>L</th> <th>N</th> <th>GROUP CODE</th> <th>DESCRIPTION</th> <th>BLD</th> <th>NE %</th> <th>MC %</th> <th>LENGTH</th> <th>WIDTH</th> <th>UNITS</th> <th>GRADE</th> <th>FACTOR</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>COND COMD</th> <th>ACTUAL YEAR</th> <th>EFF YEAR</th> <th>YEAR ON HELL</th> <th>% COND</th> <th>GROUP REV VALUE</th> <th>APPRaisal DATE</th> <th>APPROVED BY</th> </tr> <tr> <td></td> <td></td> <td>0100</td> <td>RES LD 3-Y UNITS PER AC</td> <td></td> <td>0.00</td> <td>100.00</td> <td>ELD-90</td> <td>0.00</td> <td>0.00</td> <td>100.00</td> <td>1.00</td> <td>0</td> <td>0</td> <td>1.00</td> <td>1.00</td> <td></td> <td></td> <td></td> <td></td> <td>09/02/2016</td> <td>TJD</td> </tr> </table>																																		L	N	GROUP CODE	DESCRIPTION	BLD	NE %	MC %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	COND COMD	ACTUAL YEAR	EFF YEAR	YEAR ON HELL	% COND	GROUP REV VALUE	APPRaisal DATE	APPROVED BY			0100	RES LD 3-Y UNITS PER AC		0.00	100.00	ELD-90	0.00	0.00	100.00	1.00	0	0	1.00	1.00					09/02/2016	TJD																																																																																																																																																																																																																																				
L	N	GROUP CODE	DESCRIPTION	BLD	NE %	MC %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	COND COMD	ACTUAL YEAR	EFF YEAR	YEAR ON HELL	% COND	GROUP REV VALUE	APPRaisal DATE	APPROVED BY																																																																																																																																																																																																																																																																																												
		0100	RES LD 3-Y UNITS PER AC		0.00	100.00	ELD-90	0.00	0.00	100.00	1.00	0	0	1.00	1.00					09/02/2016	TJD																																																																																																																																																																																																																																																																																												
<table border="1"> <tr> <th>L</th> <th>N</th> <th>DATE</th> <th>BLD</th> <th>USER ID</th> <th>CD</th> <th colspan="29">PARCEL NOTES</th> </tr> </table>																																		L	N	DATE	BLD	USER ID	CD	PARCEL NOTES																																																																																																																																																																																																																																																																									
L	N	DATE	BLD	USER ID	CD	PARCEL NOTES																																																																																																																																																																																																																																																																																																											

#5

47-18-278 1.024  
 MOSES BARBOLD GRANT  
 PT BDCD O/R 3867-1198 LYING  
 6/07 O/R 3124-2531, ELY OF O/R 16616-

PICKLING TALMADGE II TRUST  
 C/O LISA GAIL ALLEN  
 15137 CAPE DR W  
 JACKSONVILLE, FL 32226

2016

R-108422-0090

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PRINTED 09/28/2016  
 BY: pcc



Map Id: 7216 610102.62 0.95 1.00 1.00 THE CAPE

BUILDING CHARACTERISTICS												0000 Vacant See - 20 Apprs												** VALUE SUBJECT TO CHANGE **												County Property Appraiser Office											
BUILDING CHARACTERISTICS												0000 Vacant See - 20 Apprs												** VALUE SUBJECT TO CHANGE **												County Property Appraiser Office											
CATEGORY	TYPE											VALUATION SUMMARY												VALUATION SUMMARY																							
												PRIMARY VALUATION METHOD: <u>CRND</u> BUILDING VALUE: <u>0</u> EXTRA FEASIBILITY VALUE: <u>0</u> TOTAL MARKET LAND VALUE: <u>42,800</u> MARKET VALUE OF AG LAND: <u>0</u> TOTAL LAND VALUE AG + COMMON: <u>0</u> MARKET VALUE: <u>42,800</u> ADJUSTED VALUE: <u>42,800</u> CAP BASE YEAR: <u>1</u> TAXABLE VALUE: <u>42,800</u> EXEMPTIONS: <u>None</u> TOTAL EXEMPTION VALUE: <u>0</u> SECTION EXEMPTION VALUE: <u>0</u> HISTORIC TAXABLE VALUE: <u>N/A</u>												VALUATION SUMMARY PRIMARY VALUATION METHOD: <u>CRND</u> BUILDING VALUE: <u>0</u> EXTRA FEASIBILITY VALUE: <u>0</u> TOTAL MARKET LAND VALUE: <u>42,800</u> MARKET VALUE OF AG LAND: <u>0</u> TOTAL LAND VALUE AG + COMMON: <u>0</u> MARKET VALUE: <u>42,800</u> ADJUSTED VALUE: <u>42,800</u> CAP BASE YEAR: <u>1</u> TAXABLE VALUE: <u>42,800</u> EXEMPTIONS: <u>None</u> TOTAL EXEMPTION VALUE: <u>0</u> SECTION EXEMPTION VALUE: <u>0</u> HISTORIC TAXABLE VALUE: <u>N/A</u>																							
CATEGORY: <u></u> UNITS: <u>ADJ</u> NAME: <u>None</u> ADJ: <u>ADJ</u> TOTAL ADJUSTED POINTS: <u>0</u> IMPROVEMENTS: <u>ADJ</u>																																															
TYPE: <u>Style (L)</u> <u>CRND</u> <u>RR %</u> <u>0.00</u> <u>RR %</u> <u>0.00</u> <u>LOC</u> <u>% COMP</u> <u>0</u> REPL. COST: <u>None</u> <u>AVS</u> <u>EWS</u> <u>DT</u> <u>ROOM</u> <u>% WOOD</u> <u>0</u> AREA: <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u>																																															
BUILDINGS: <u>0</u> SITE ADDRESS: <u>N CAPE DR, JACKSONVILLE 32226</u>																																															
L. YEAR: <u>1</u> <u>2014</u> <u>01/05</u> <u>01/05/2013</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> I. YEAR: <u>2</u> <u>01/05</u> <u>01/05</u> <u>12/21/1974</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u>																																															
GRANTOR: <u>MOSES BARBOLD GRANT</u> GRANTEE: <u>PICKLING TALMADGE II TRUST</u> SALES NOTE: <u>30140330 POST PER PICKLING TALMADGE II</u>																																															
L. CODE: <u>0100</u> <u>RES GD 3-7 UNITS PER AC</u> <u>0.00</u> <u>100.00</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u>																																															
L. DATE: <u>01/05</u> <u>01/05</u> <u>01/05</u> <u>01/05</u> <u>01/05</u> <u>01/05</u> <u>01/05</u> <u>01/05</u> <u>01/05</u> <u>01/05</u> <u>01/05</u> <u>01/05</u> <u>01/05</u> <u>01/05</u> <u>01/05</u> <u>01/05</u> <u>01/05</u> <u>01/05</u> <u>01/05</u>																																															
BUILDING LAND LINES VALUE REVIEW FEDERAL INCOME: <u>01/05/2016</u> <u>01/05/2016</u> <u>JTD</u> <u>JTD</u>																																															
PARCEL NOTES: <u></u>																																															

HLU



47-1W-37K 1.024  
 WOSKIS HAROLD GRANT  
 PT BCD 0/R 3847-1395 LYING  
 S OF Q/R 7124-1511, ELY OF O/R 16616.

FICKLING TALMADGE II TRUST  
 C/O LISA GAIL ALLEN  
 15117 CAPE DR W  
 JACKSONVILLE, FL 32216

2015

R-108422-0090

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PRINTED 10/02/2015  
 ST: pcc



Map Id: 7214 610102.42 1.00 1.00 1.00 THE CAPE

BUILDING CHARACTERISTICS		0000 Vacant Bldg - 20 Acres		- VALUE SUBJECT TO CHANGE -		David County Property Appraiser Office		Tax Dist 04													
CATEGORY	TYPE	%	PER	VALUE SUMMARY																	
				PRIMARY VALUATION METHOD	CWA																
				BUILDING VALUE	0																
				EXTRA FEATURES VALUE	0																
				TOTAL MARKET LAND VALUE	45,000																
				MARKET VALUE OF AG LAND	0																
				TOTAL LAND VALUE AG + COMMERCIAL	0																
				MARKET VALUE	45,000																
				APPROVED VALUE	45,000																
				CAP BASE YEAR	0																
				TAXABLE VALUE	45,000																
				EXEMPTIONS	None																
				TOTAL EXEMPTIONS VALUE	0																
				NETION EXEMPTION VALUE	0																
				SPONSORED TAXABLE VALUE	N/A																
				PROPERTY ID	TP	EST	DESCRIPTION	EST VALUE	BOOK/DIST												
BUILDING NOTES																					
BUILDING:																					
SITE ADDRESS: 8 CAPE DR, JACKSONVILLE 32216																					
L	VOLUME/	PAGE /	DATE OF																		
1	14834	00100	07/06/2013	1	Q	V	R	E	11												
2	03847	01155	12/21/1974	1	Q	V	R	E	11												
				SALES	NOTE	SAC															
				PRICE	AMOUNT	ANALYST															
				100		0	M														
						0															
						0															
				GRANTOR	GRANTEE				SALES NOTE												
				0 GOLIVER BARCEL II ET AL	FICKLING TALMADGE II				20100324 POST PGR												
					FICKLING TALMADGE II				FICKLING TALMADGE II												
NONRATA																					
				1.02					9.00												
L	CODE	DESCRIPTION	SIC	NOI %	NOI %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJUST PRICE	COND	ACTUAL YEAR	TOP YEAR	YEAR ON ROLL	% COND	COND NET VALUE	APPRaisal DATE	APPROVED BY	
C	0100	RES LD 3-7 CRTD PER AC		0.00	100.00	ELD-90	0.00	0.00	100.00		1.00	L	0	1.00	1.00			45,000.00	45,000.00		
																			05/07/2014	J.D	
																			07/31/2011	JWT	
BUILDING										LAND VALUES											
PARCEL NOTES																					

#7

47-18-378 1.024  
 MOSES HAROLD GRANT  
 PT RECD O/R 3647-1195 LYING  
 S OF OAK 7174-1531, BLY CR O/R 16616-

FICKLING TALKADGE II TRUST  
 C/O LISA GAIL ALLEN  
 15137 CAPE DR W  
 JACKSONVILLE, FL 32226

2014

R-108422-0090

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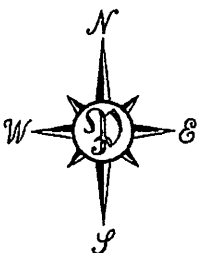
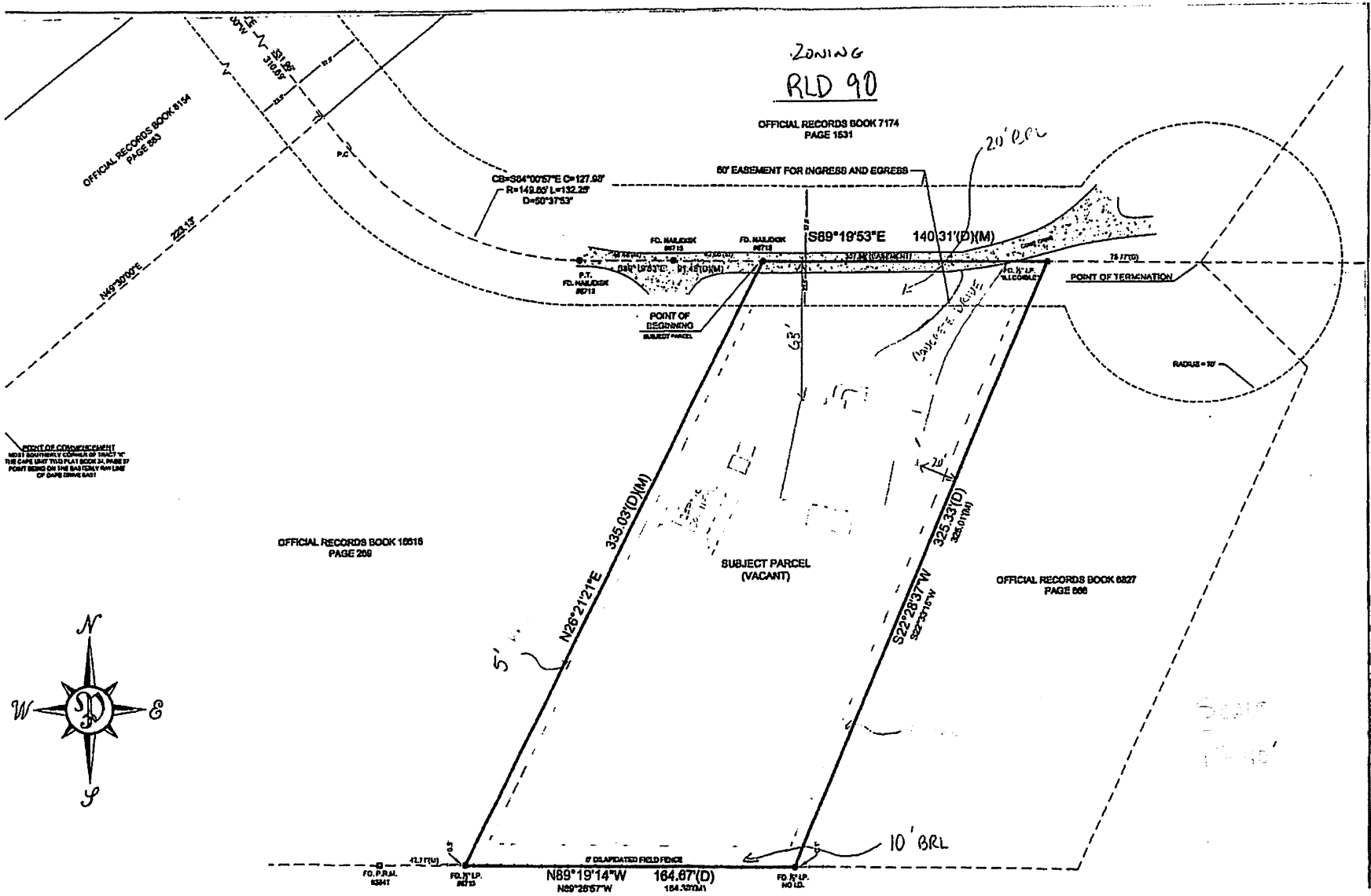
PRINTED 10/8/2014  
 BY: pco



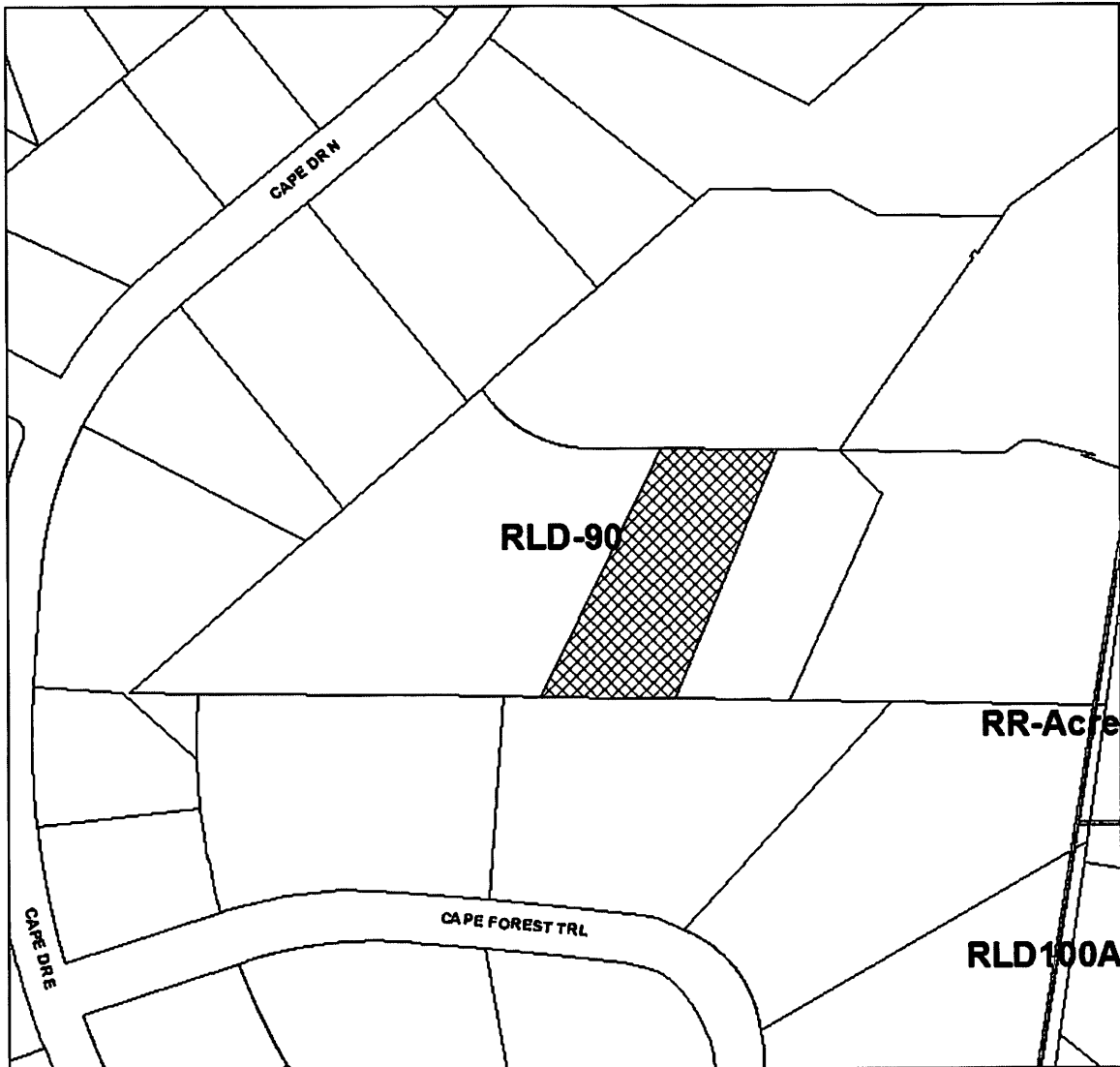
Map Id: 7214 \$20102.42 1.00 1.00 1.00 THE CAPE

LAND CHARACTERISTICS		0600 Vacant Residential		- VALUE SUBJECT TO CHANGE -		Local County Property Appraiser's Office		Yes No NA													
CATEGORY	TYPE	%	PER			GENERAL VALUATION METHOD: CANA QUALIFYING VALUE: 0 EXTRA FEATURES VALUE: 0 TOTAL MARKET LAND VALUE: 45,000 MARKET VALUE OF AS LAND: 0 TOTAL LAND VALUE AG + CHANGES: 0 MARKET VALUE: 45,000 ADJUSTED VALUE: 45,000 CAP EXEM YEAR: 0 TAXABLE VALUE: 45,000 EXEMPTION: None TOTAL EXEMPTION VALUE: 0 REDUCED EXEMPTION VALUE: 0 PROPORTIONAL TAXABLE VALUE: N/A PROPERTY TAX: 0.00 STATE TAX: 0.00 LOCAL TAX: 0.00 TOTAL TAX: 0.00															
LAND TYPE		ACRES	ADJ																		
TOTAL ADJUSTED PORTS			ADJ																		
TOTAL ADJUSTED PORTS			ADJ																		
TYPE	DESCRIPTION	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA												
REMARKS	REMARKS	REMARKS	REMARKS	REMARKS	REMARKS	REMARKS	REMARKS	REMARKS	REMARKS												
BUILDING: 0 SITE ADDRESS: # CAPE DR, JACKSONVILLE 32226																					
L	PERMITS / YEAR	PAGE / CLOSE	DATE OF SALE	L	O	V	R	S													
1	15324	01100	12/27/2013	0	0	0	0	11													
2	03867	01195	12/31/1974	0	0	0	0	11													
GRANTEE: 0 OLIVER BARKER II ET AL GRANTEE: FICKLING TALKADGE II GRANTEE: FICKLING TALKADGE II SALES NOTE: FICKLING TALKADGE II																					
L	CODE	DESCRIPTION	BLD	PER %	PER %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJUSTED PRICE	COND	ACTUAL YEAR	EXP YEAR	VEAN	ON ROLL	% COND	DEED UNIT VALUE	APPROVAL DATE	APPRAISED BY
C	1	250 SQ 3-7 UNITS PER AC		0.00	100.00	113-18	0.00	0.00	100.00		1.00	1.00	1.00	45,000.00				45,000.00	45,000	8/27/2014	TJD
L	DATE	BLD	USER ID	CD	PARCEL NOTES																

# 8



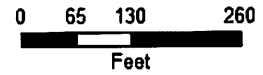
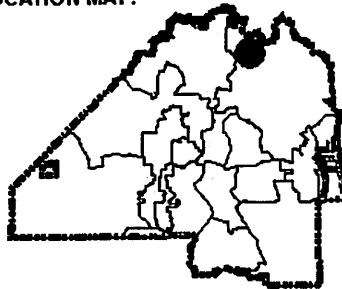
50' WIDE ROAD



**REQUEST SOUGHT:**

**REDUCE REQUIRED MRF  
FROM 72' TO 0'. 140' ON  
EASEMENT**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**2**

**APPLICATION NUMBER**

**WRF-17-28**

**EXHIBIT 2**