

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORD 2018-0417

AUGUST 9, 2018

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning **Ord. 2018-0417**.

Location: 0, 4716, & 4744 Collins Road and 0 & 8530 Matera Avenue, between Matera Avenue & CSX Railroad

Real Estate Number: 100213-0010; 100214-0000; 100214-0010;
100214-0020; 100215-0000; 100216-000;
100220-0000

Current Zoning District: Industrial Business Park (IBP)

Proposed Zoning District: Industrial Light (IL)

Current Land Use Category: Light Industrial (LI)

Planning District: Southwest, District 4

Agent: Lewis, Longman, & Walker
Brenna Durden, Esq.
245 Riverside Avenue, Suite 150
Jacksonville, Florida 32202

Owner: Donal Patridge Jr.
4744 Collins Road
Jacksonville, Florida 32244

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning **Ord. 2018-417** seeks to rezone seven (7) parcels from the IBP to the IL zoning district. Currently, the properties are used for auto storage or are vacant and undeveloped. The owner owns three adjacent parcels that are currently zoned Industrial Light (IL) and is being used for his company, Partridge Well Drilling Company, Inc. The purpose of the application is to allow for uses consistent with the Industrial Light zoning district, more specifically outside storage of materials. The properties are located directly north of I-295 and the Clay County line.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in a Light Industrial (LI) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The LI functional land use is a category intended to provide for industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 *Comprehensive planning for future development* of the Ordinance Code.

2. Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. The proposed amendment is consistent with the following policies of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Goal 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.2

Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policies 3.2.1

The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Policy 3.2.7

The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. The subject property meets the lot requirements of the IL zoning district as set forth in Section 656.321 of the Zoning Code. By approving this rezoning it allows the property owner to expand his existing busy and be in compliance with the City's Zoning Code.

SURROUNDING LAND USE AND ZONING

The seven parcels to be rezoned total 3.12± acres of property. The properties are located north of I-295 and the Clay County line and to the east of the CSX Railroad. Surrounding uses are industrial in nature including several warehouses. To the east of the properties there are two legal non-conforming single family residences in CCG-2, which were constructed before the existence of I-295 and the City's Comprehensive Plan and modern zoning code. To the north is vacant property zoned for IL. The properties are located close to Roosevelt Boulevard (SR-15) which has access ramps to I-295.

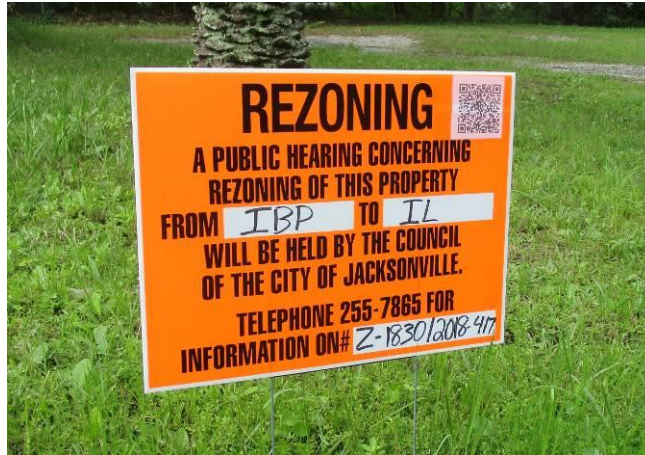
The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LI	IL	Vacant Lot
East	CGC	CCG-2	Single Family Dwellings & Warehouse
South	N/A	N/A	I-295/CLAY COUNTY
West	LI	IBP	Railroad

Therefore, the proposed rezoning is consistent and compatible with the adjacent and nearby commercial and industrial zoning districts.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on July 26, 2018, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **ORD. 2018-417** be **APPROVED**.



Aerial



Subject Property

*Source: City of Jacksonville, Planning & Development Department
Date: 07/26/2018*



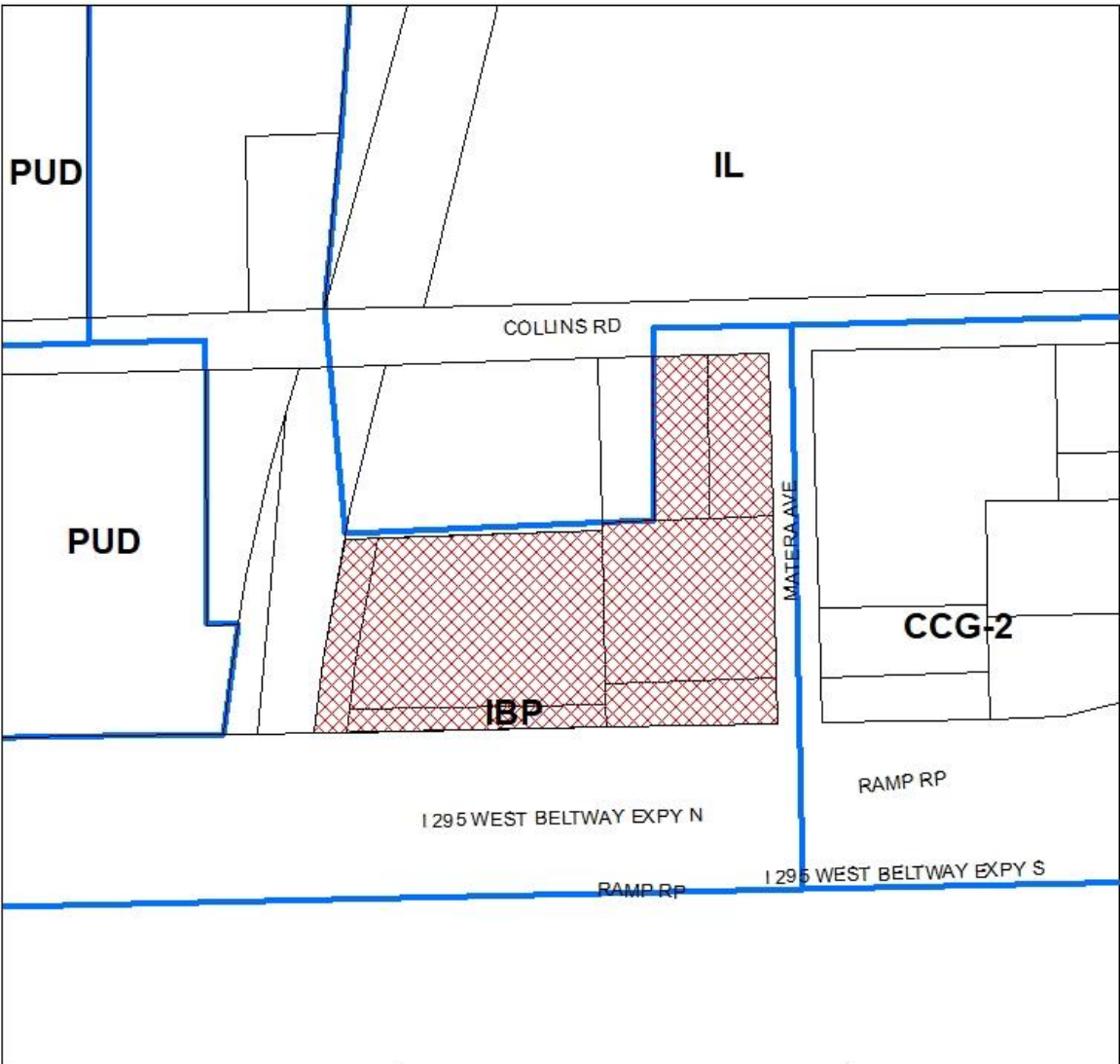
Subject Property

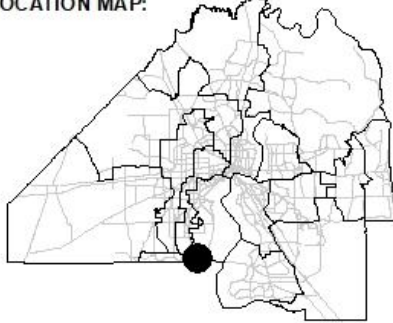
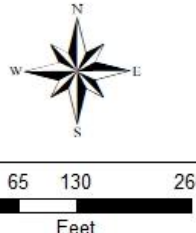
*Source: City of Jacksonville, Planning & Development Department
Date: 07/26/2018*



Adjacent property owned by same owner (4744 Collins Road)

*Source: City of Jacksonville, Planning & Development Department
Date: 07/26/2018*



<p>REQUEST SOUGHT:</p> <p>FROM: IBP</p> <p>TO: IL</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p>T-2018-1830</p>	 <p>COUNCIL DISTRICT:</p> <p>14</p> <p>PAGE 1 OF 1</p>
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*Planning and Development
Department*

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Connie Patterson
FROM: Chris Schoenig, City Planner I
Community Planning Division
RE: 2018-417
DATE: July 2, 2018

The following review is based on the information provided by the Current Planning Division staff

Description of Proposed Rezoning Application

Current Land Use: LI LU Companion Application: N/A
Current Zoning: IBP Proposed Zoning: IL Acres: 3.12

Comprehensive Land Use Policy Analysis

Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?

YES NO

ZONING REQUEST:

The request is for a rezoning from IBP to IL in the LI functional land use category, to allow for outdoor storage at the site.

LAND USE CATEGORY CONSISTENCY REVIEW:

According to the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan, the LI category in the Suburban Area provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on

residential areas such as noise, odor, toxic chemical and wastes. Storage/warehousing are permitted in the category as a primary use.”

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.

Future Land Use Element:

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Goal 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.2

Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policies 3.2.1

The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Policy 3.2.7

The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

Airport Environment Zone

The site is located within the 300 foot Height and Hazard Zone for the Jacksonville Naval Air Station. Zoning will limit development to a maximum height of less than 300', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d). See Objective 2.5 of the Future Land Use Element below:

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2018-0417 **Staff Sign-Off/Date** CMP / 06/14/2018
Filing Date 06/26/2018 **Number of Signs to Post** 3
Hearing Dates:
1st City Council 08/14/2018 **Planning Comission** 08/09/2018
Land Use & Zoning 08/21/2018 **2nd City Council** N/A
Neighborhood Association
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 1830 **Application Status** PAID
Date Started 05/09/2018 **Date Submitted** 05/09/2018

General Information On Applicant

Last Name DURDEN **First Name** BRENNNA **Middle Name** M
Company Name LEWIS LONGMAN & WALKER
Mailing Address 245 RIVERSIDE AVENUE SUITE 150
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043536410 **Fax** 9043537619 **Email** BDURDEN@LLW-LAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name PARTRIDGE **First Name** DONAL **Middle Name**
Company/Trust Name DONAL M. PARTRIDGE, JR. REVOCABLE TRUST, DONAL M. PARTRIDGE, JR. AS SUCCESSOR
Mailing Address 4744 COLLINS ROAD
City JACKSONVILLE **State** FL **Zip Code** 32244
Phone 9042691333 **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District	To Zoning District
Map	100213 0010	14	4	IBP	IL
Map	100214 0000	14	4	IBP	IL
Map	100214 0010	14	4	IBP	IL

Map	100214 0020	14	4	IBP	IL
Map	100215 0000	14	4	IBP	IL
Map	100216 0000	14	4	IBP	IL
Map	100220 0000	14	4	IBP	IL

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

LI

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 3.12

Justification For Rezoning Application

THE PROPERTY IS THE LOCATION OF PARTRIDGE WELL DRILLING CO. INC.; THE CHANGE FROM IBP TO IL WILL ALLOW FOR OUTDOOR STORAGE AT THE SITE. A PORTION OF THE PROPERTY (PARCEL NO. 100220-0000) IS CURRENTLY ZONED IL. THE CHANGE WILL ALLOW ALL OF THE PROPERTY TO BE ZONED THE SAME.

Location Of Property

General Location

NORTH AND ADJACENT TO I-295, AND WEST OF ROOSEVELT BOULEVARD

House #	Street Name, Type and Direction	Zip Code
4744	COLLINS RD	32244

Between Streets

MATERA AVENUE and RAILROAD TRACKS

Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
3.12 Acres @ \$10.00 /acre: \$40.00
- 3) Plus Notification Costs Per Addressee
12 Notifications @ \$7.00 /each: \$84.00
- 4) Total Rezoning Application Cost: \$2,124.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

A parcel of land consisting of Lots 1, 2, 12, 13, and a portion of Lots 3 and 11, all in Block 2, Island View, as recorded in Plat Book 6, Page 10 of the current public records of Duval County, Florida, together with a portion of Madrid Avenue (closed as per Petition No. 161, dated August 29, 1955, and recorded in Deed Book 1760, Page 244 of said current public records); said parcel being more particularly described as follows:

Begin at the intersection of the south line of Collins Road (a 75 foot wide right-of-way as now established) with the west line of Matera Avenue (a 50 foot wide right-of-way as now established); thence on last said line South 01 degree 29 minutes 38 seconds East, 416.68 feet to the north line of Interstate No. 295 (a 300 foot right-of-way as now established); thence on last said line run the following two courses: 1) South 88 degrees 44 minutes 11 seconds West, 478.49 feet, 2) South 88 degrees 33 minutes 33 seconds West, 52.00 feet to the southeasterly line of C.S.X. Transportation Railroad (a 100 foot wide right-of-way as now established); thence on last said line run the following two courses: 1) northeasterly on the arc of a curve concave southeasterly and having a radius of 2,814.79 feet, an arc distance of 359.76 feet, said arc being subtended by a chord bearing and distance of North 11 degrees 40 minutes 37 seconds East, 359.52 feet, 2) North 15 degrees 20 minutes 18 seconds East, 67.96 feet to said south line of Collins Road; thence on last said line North 88 degrees 33 minutes 33 seconds East, 428.89 feet to the point of beginning. Being 4.63 acres, more or less, in area.

LESS THAN AND EXCEPT PARCELS 1, 2 AND 3 AS DESCRIBED BELOW:

Parcel 1: All of Lot 13, Block 2, ISLAND VIEW, as recorded in Plat Book 6, Page 10, of the current public records of Duval County, Florida, together with that portion of Madrid Avenue, as shown on said plat (a 50 foot right-of-way as now closed) and being bounded as follows: On the North by Collins Road, on the South by a Westerly prolongation of the Southerly line of said Lot 13, and on the West by the Easterly right of way line of the Atlantic Coastline Railroad as established by Deed recorded in Official Records Volume 23, Page 328, of said public records.

Parcel 2: That certain piece, parcel or tract of land, situate, lying and being in the County of Duval and State of Florida, known as and described as follows:

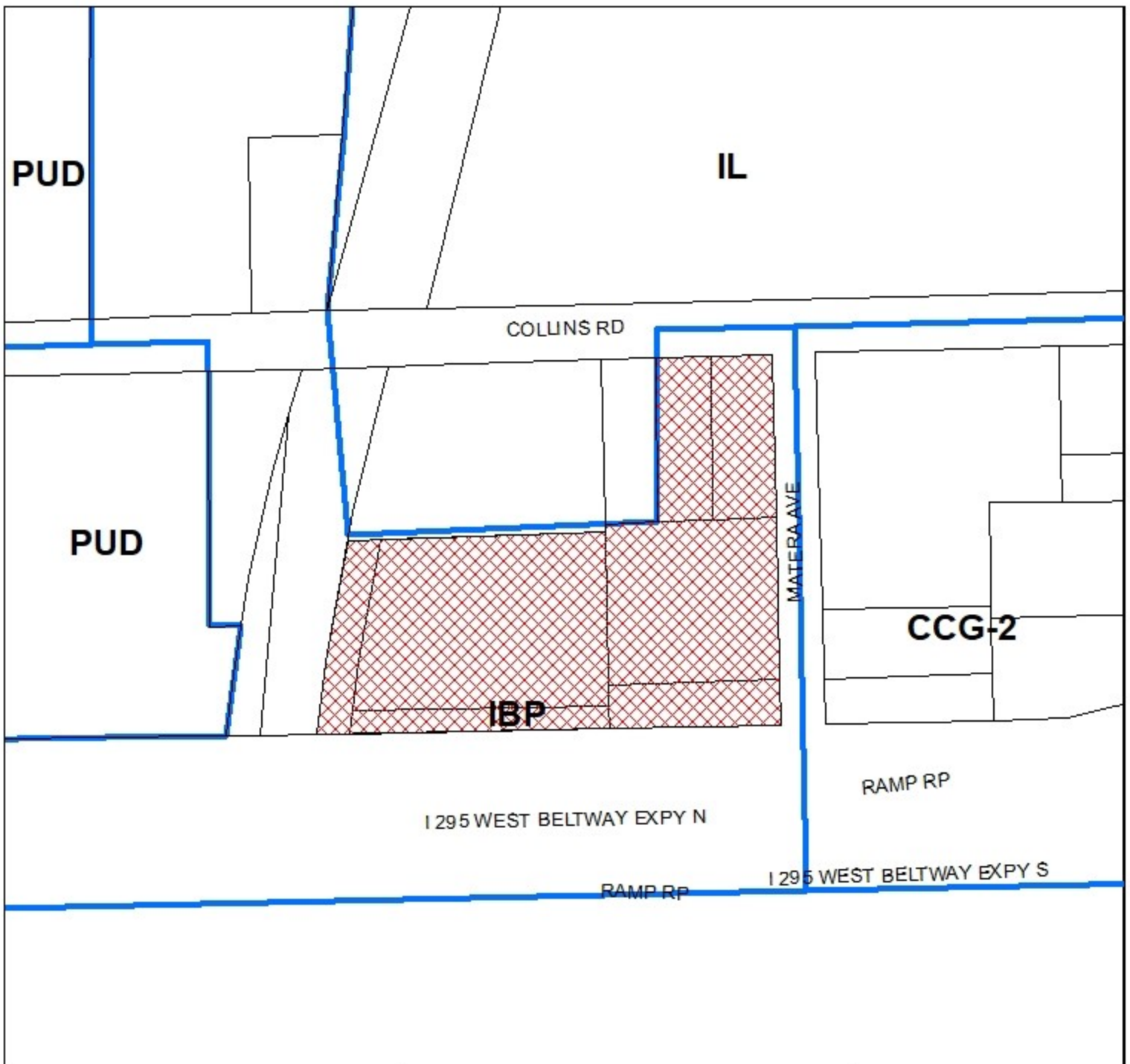
Beginning at a point in the south line of Collins Road 50 feet southeastwardly, measured radially from the center line of Seaboard Coast Line Railroad Company's main track; running thence southwestwardly concentric with said center line, 208.88 feet to the south line (if extended) of Lot 13 of Block 2, according to the plat of the Island View Subdivision recorded in Plat Book 6, Page 10, of the public records of said Duval County, Florida; thence eastwardly along the south line (if extended) of said Lot 13, 44 feet; thence northwestwardly, along the easterly boundary line of Seaboard Coast Line Railroad Company's property, 200 feet, more or less, to the south line of Collins Road; thence westwardly, 28 feet to the point of beginning; being a portion of the land the former Atlantic Coast Line Railroad Company acquired from Island View Company under deed dated February 8, 1956, recorded in Volume 23, Page 328, official records of said Duval County, Florida; containing 0.17 acre, more or less, being shown on print of Seaboard Coast Line Railroad Company's Division Engineer's Drawing No. 26451-85, dated June 13, 1967, revised October 30, 1975, which print is attached hereto and made a part hereof.

Together Parcels 1 and 2 constitute a portion of Real Estate Assessment No. 100220-0000.

Parcel 3: That certain piece, parcel or tract of land, situate, lying and being in the County of Duval and State of Florida, known as and described as follows:

The West 66 feet of Lot 1, Block 2, ISLAND VIEW, according to plat thereof recorded in Plat Book 6, page 10, current public records of Duval County, Florida.

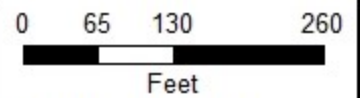
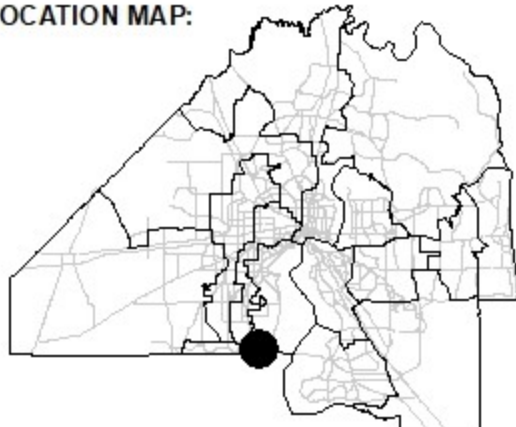
Parcel 3 constitutes Real Estate Assessment No. 100213-0000



REQUEST SOUGHT:

FROM: IBP
 TO: IL

LOCATION MAP:



COUNCIL DISTRICT:
14

TRACKING NUMBER

T-2018-1830

PAGE 1 OF 1

EXHIBIT A

Property Ownership Affidavit

Date: May 1, 2018

City of Jacksonville

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

Re: Ownership Certification

Gentleman:

I, Donal M. Partridge, Jr. hereby certify that I am the
Owner of the property described in the attached legal description, **Exhibit 1** in connection with
filing application(s) for Rezoning,
submitted to the Jacksonville Planning and Development Department.

Donal M Partridge Jr
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 1st day of
May (month), 2018 (year) by Donal M. Partridge, Jr.
who is personally known to me or has produced _____
as identification.

Brenna M. Durden
(Notary Signature)



DONALM PARTRIDGE JR REVOCABLE TRUST

3125 CREIGHTON FOREST DR
FLEMING ISLAND, FL 32003
PARTRIDGE DONAL M JR

Primary Site Address
0 MATERA AVE
Jacksonville FL 32244

Official Record Book/Page
17639-02411

Title #
6533

0 MATERA AVE

Property Detail

RE #	100216-0000
Tax District	GS
Property Use	4900 Open Storage
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01728 ISLAND VIEW
Total Area	8059

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.](#)

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)	\$18,133.00	\$18,133.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$18,133.00	\$18,133.00
Assessed Value	\$15,404.00	\$16,944.00
Cap Diff/Portability Amt	\$2,729.00 / \$0.00	\$1,189.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$15,404.00	See below

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
17639-02411	7/18/2016	\$100.00	QC - Quit Claim	Unqualified	Vacant
14903-01256	6/10/2009	\$100.00	MS - Miscellaneous	Unqualified	Vacant
11600-01045	1/21/2004	\$205,000.00	WD - Warranty Deed	Unqualified	Vacant
05443-00836	11/3/1981	\$17,500.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	4030	BUSINESS PARK 1	IBP	0.00	0.00	Common	8,059.00	Square Footage	\$18,133.00

Legal

LN	Legal Description
1	6-10 40-3S-26E
2	ISLAND VIEW
3	LOT 11(EX PT ST RD)PT CLOSED RD
4	LYING W THEREOF(EX PT IN SCL RR R/W)
5	BLK 2

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	\$15,404.00	\$0.00	\$15,404.00	\$160.23	\$176.25	\$167.95
Public Schools: By State Law	\$15,404.00	\$0.00	\$18,133.00	\$82.58	\$76.83	\$78.31
By Local Board	\$15,404.00	\$0.00	\$18,133.00	\$40.76	\$40.76	\$38.66
FL Inland Navigation Dist.	\$15,404.00	\$0.00	\$15,404.00	\$0.45	\$0.49	\$0.46
Water Mgmt Dist. SJRWMD	\$15,404.00	\$0.00	\$15,404.00	\$4.04	\$4.20	\$4.20
Gen Gov Voted	\$15,404.00	\$0.00	\$15,404.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$15,404.00	\$0.00	\$18,133.00	\$0.00	\$0.00	\$0.00
Totals				\$288.06	\$298.53	\$289.58

	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$18,133.00	\$14,004.00	\$0.00	\$14,004.00
Current Year	\$18,133.00	\$15,404.00	\$0.00	\$15,404.00

2017 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.

2017

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](#)

DONALM PARTRIDGE JR REVOCABLE TRUST

3125 CREIGHTON FOREST DR
FLEMING ISLAND, FL 32003
PARTRIDGE DONAL M JR

Primary Site Address
8530 MATERA AVE
Jacksonville FL 32244

Official Record Book/Page
17639-02411

Tile #
6533

8530 MATERA AVE

Property Detail

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Total Area	56633

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Land Value (Market)	\$127,424.00	\$127,424.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$127,424.00	\$127,424.00
Assessed Value	\$121,281.00	\$127,424.00
Cap Diff/Portability Amt	\$6,143.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$121,281.00	See below

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No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
17639-02411	7/18/2016	\$100.00	QC - Quit Claim	Unqualified	Vacant
14903-01256	6/10/2009	\$100.00	MS - Miscellaneous	Unqualified	Vacant
11600-01045	1/21/2004	\$205,000.00	WD - Warranty Deed	Unqualified	Vacant
05443-00835	11/3/1981	\$17,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	4030	BUSINESS PARK 1	IBP	0.00	0.00	Common	56,633.00	Square Footage	\$127,424.00

Legal

LN	Legal Description
1	6-10 40-3S-26E
2	ISLAND VIEW
3	LOT 12,PT CLOSED ST W THEREOF
4	(EX PT SCL RR R/W) BLK 2

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	\$121,281.00	\$0.00	\$121,281.00	\$1,261.54	\$1,387.69	\$1,322.30
Public Schools: By State Law	\$121,281.00	\$0.00	\$127,424.00	\$580.29	\$539.90	\$550.28
By Local Board	\$121,281.00	\$0.00	\$127,424.00	\$286.45	\$286.45	\$271.64
FL Inland Navigation Dist.	\$121,281.00	\$0.00	\$121,281.00	\$3.53	\$3.88	\$3.64
Water Mgmt Dist. SJRWMD	\$121,281.00	\$0.00	\$121,281.00	\$31.81	\$33.04	\$33.04
Gen Gov Voted	\$121,281.00	\$0.00	\$121,281.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$121,281.00	\$0.00	\$127,424.00	\$0.00	\$0.00	\$0.00
			Totals	\$2,163.62	\$2,250.96	\$2,180.90
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$127,424.00	\$110,256.00	\$0.00	\$110,256.00		
Current Year	\$127,424.00	\$121,281.00	\$0.00	\$121,281.00		

2017 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.

2017

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](#)

DONAL M PARTRIDGE JR REVOCABLE TRUST

3125 CREIGHTON FOREST DR
FLEMING ISLAND, FL 32003
PARTRIDGE DONAL M JR

Primary Site Address
0 COLLINS RD
Jacksonville FL 32244

Official Record Book/Page
18224-00591

Title #
6533

0 COLLINS RD

Property Detail

RE #	100214-0000
Tax District	GS
Property Use	4900 Open Storage
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01728 ISLAND VIEW
Total Area	13897

Value Summary

	2017 Certified	2018 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$1,354.00	\$1,234.00
Land Value (Market)	\$31,268.00	\$31,268.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$32,622.00	\$32,502.00
Assessed Value	\$32,622.00	\$32,502.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$32,622.00	See below

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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
18224-00591	12/15/2017	\$100.00	QC - Quit Claim	Unqualified	Vacant
17787-00464	11/22/2016	\$100.00	WD - Warranty Deed	Unqualified	Vacant
07542-01368	3/1/1993	\$100.00	QC - Quit Claim	Unqualified	Improved
06506-00391	3/23/1988	\$45,000.00	MS - Miscellaneous	Unqualified	Improved
04552-00411	1/16/1978	\$36,900.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCBC1	Fence Chain Barbed	0	0	0	252.00	\$1,234.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	4030	BUSINESS PARK 1	IBP	0.00	0.00	Common	13,897.00	Square Footage	\$31,268.00

Legal

LN	Legal Description
1	6-10 40-3S-26E .29
2	ISLAND VIEW
3	E 67FT LOT 1 BLK 2

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	\$32,622.00	\$0.00	\$32,622.00	\$375.42	\$373.26	\$355.67
Public Schools: By State Law	\$32,622.00	\$0.00	\$32,622.00	\$149.42	\$138.22	\$140.88
By Local Board	\$32,622.00	\$0.00	\$32,622.00	\$73.76	\$73.33	\$69.54
FL Inland Navigation Dist.	\$32,622.00	\$0.00	\$32,622.00	\$1.05	\$1.04	\$0.98
Water Mgmt Dist. SJRWMD	\$32,622.00	\$0.00	\$32,622.00	\$9.47	\$8.89	\$8.89
Gen Gov Voted	\$32,622.00	\$0.00	\$32,622.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$32,622.00	\$0.00	\$32,622.00	\$0.00	\$0.00	\$0.00
			Totals	\$609.12	\$594.74	\$575.96
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$32,811.00	\$32,811.00	\$0.00	\$32,811.00		
Current Year	\$32,622.00	\$32,622.00	\$0.00	\$32,622.00		

2017 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.

2017

2016

2015

2014

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More Information

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DONALM PARTRIDGE JR REVOCABLE TRUST

3125 CREIGHTON FOREST DR
FLEMING ISLAND, FL 32003
PARTRIDGE DONAL M JR

Primary Site Address
0 MATERA AVE
Jacksonville FL 32244

Official Record Book/Page
17639-02411

Title #
6533

0 MATERA AVE

Property Detail

RE #	100214-0020
Tax District	GS
Property Use	4900 Open Storage
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01728 ISLAND VIEW
Total Area	10310

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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)	\$23,198.00	\$23,198.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$23,198.00	\$23,198.00
Assessed Value	\$21,175.00	\$23,198.00
Cap Diff/Portability Amt	\$2,023.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$21,175.00	See below

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
17639-02411	7/18/2016	\$100.00	QC - Quit Claim	Unqualified	Vacant
14903-01256	6/10/2009	\$100.00	MS - Miscellaneous	Unqualified	Vacant
11600-01045	1/21/2004	\$205,000.00	WD - Warranty Deed	Unqualified	Vacant
05443-00838	11/3/1981	\$17,500.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	4030	BUSINESS PARK 1	IBP	0.00	0.00	Common	10,310.00	Square Footage	\$23,198.00

Legal

LN	Legal Description
1	6-10 40-3S-26E
2	ISLAND VIEW
3	LOT 3(EX PT IN ST RD R/W) BLK 2

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	\$21,175.00	\$0.00	\$21,175.00	\$220.26	\$242.28	\$230.87
Public Schools: By State Law	\$21,175.00	\$0.00	\$23,198.00	\$105.64	\$98.29	\$100.18
By Local Board	\$21,175.00	\$0.00	\$23,198.00	\$52.15	\$52.15	\$49.45
FL Inland Navigation Dist.	\$21,175.00	\$0.00	\$21,175.00	\$0.62	\$0.68	\$0.64
Water Mgmt Dist. SJRWMD	\$21,175.00	\$0.00	\$21,175.00	\$5.55	\$5.77	\$5.77
Gen Gov Voted	\$21,175.00	\$0.00	\$21,175.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$21,175.00	\$0.00	\$23,198.00	\$0.00	\$0.00	\$0.00
			Totals	\$384.22	\$399.17	\$386.91
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$23,198.00	\$19,250.00	\$0.00	\$19,250.00		
Current Year	\$23,198.00	\$21,175.00	\$0.00	\$21,175.00		

2017 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.

2017

2016

2015

2014

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More Information

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DONALM PARTRIDGE JR REVOCABLE TRUST

3125 CREIGHTON FOREST DR
FLEMING ISLAND, FL 32003
PARTRIDGE DONAL M JR

Primary Site Address
0 MATERA AVE
Jacksonville FL 32244

Official Record Book/Page
17639-02411

Title #
6533

0 MATERA AVE

Property Detail

RE #	100214-0010
Tax District	GS
Property Use	4900 Open Storage
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01728 ISLAND VIEW
Total Area	37703

Value Summary

	2017 Certified	2018 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$1,005.00	\$916.00
Land Value (Market)	\$84,832.00	\$84,832.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$85,837.00	\$85,748.00
Assessed Value	\$80,892.00	\$85,748.00
Cap Diff/Portability Amt	\$4,945.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$80,892.00	See below

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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
17639-02411	7/18/2016	\$100.00	QC - Quit Claim	Unqualified	Vacant
14903-01256	6/10/2009	\$100.00	MS - Miscellaneous	Unqualified	Vacant
11600-01045	1/21/2004	\$205,000.00	WD - Warranty Deed	Unqualified	Vacant
05443-00837	11/3/1981	\$17,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCBC1	Fence Chain Barbed	0	0	0	187.00	\$916.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	4030	BUSINESS PARK 1	IBP	0.00	0.00	Common	37,703.00	Square Footage	\$84,832.00

Legal

LN	Legal Description
1	6-10 40-3S-26E
2	ISLAND VIEW
3	LOT 2 BLK 2

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	\$80,892.00	\$0.00	\$80,892.00	\$841.43	\$925.56	\$881.95
Public Schools: By State Law	\$80,892.00	\$0.00	\$85,837.00	\$391.54	\$363.69	\$370.69
By Local Board	\$80,892.00	\$0.00	\$85,837.00	\$193.28	\$192.96	\$182.99
FL Inland Navigation Dist.	\$80,892.00	\$0.00	\$80,892.00	\$2.35	\$2.59	\$2.43
Water Mgmt Dist. SJRWMD	\$80,892.00	\$0.00	\$80,892.00	\$21.22	\$22.03	\$22.03
Gen Gov Voted	\$80,892.00	\$0.00	\$80,892.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$80,892.00	\$0.00	\$85,837.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,449.82	\$1,506.83	\$1,460.09
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$85,977.00	\$73,539.00	\$0.00	\$73,539.00		
Current Year	\$85,837.00	\$80,892.00	\$0.00	\$80,892.00		

2017 TRIM Property Record Card (PRC)

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Property Record Card (PRC)

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2017

2016

2015

2014

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DONAL M PARTRIDGE JR REVOCABLE TRUST

3125 CREIGHTON FOREST DR
FLEMING ISLAND, FL 32003
PARTRIDGE DONAL M JR

Primary Site Address
4716 COLLINS RD
Jacksonville FL 32244

Official Record Book/Page
18224-00591

Title #
6533

4716 COLLINS RD

Property Detail

RE #	100213-0010
Tax District	GS
Property Use	4900 Open Storage
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01728 ISLAND VIEW
Total Area	12143

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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)	\$27,322.00	\$27,322.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$27,322.00	\$27,322.00
Assessed Value	\$27,322.00	\$27,322.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$27,322.00	See below

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
18224-00591	12/15/2017	\$100.00	QC - Quit Claim	Unqualified	Vacant
17787-00464	11/22/2016	\$100.00	WD - Warranty Deed	Unqualified	Vacant
08819-01965	12/11/1997	\$100.00	WD - Warranty Deed	Unqualified	Improved
06298-02197	2/25/1987	\$40,000.00	WD - Warranty Deed	Unqualified	Improved
04201-00742	7/22/1976	\$19,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	4030	BUSINESS PARK 1	IBP	0.00	0.00	Common	12,143.00	Square Footage	\$27,322.00

Legal

LN	Legal Description
1	6-10 33-3S-26E .27
2	ISLAND VIEW
3	W 67FT OF E 134FT LOT 1 BLK 2

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	\$27,322.00	\$0.00	\$27,322.00	\$312.62	\$312.62	\$297.89
Public Schools: By State Law	\$27,322.00	\$0.00	\$27,322.00	\$124.42	\$115.76	\$117.99
By Local Board	\$27,322.00	\$0.00	\$27,322.00	\$61.42	\$61.42	\$58.25
FL Inland Navigation Dist.	\$27,322.00	\$0.00	\$27,322.00	\$0.87	\$0.87	\$0.82
Water Mgmt Dist. SJRWMD	\$27,322.00	\$0.00	\$27,322.00	\$7.88	\$7.44	\$7.44
Gen Gov Voted	\$27,322.00	\$0.00	\$27,322.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$27,322.00	\$0.00	\$27,322.00	\$0.00	\$0.00	\$0.00
			Totals	\$507.21	\$498.11	\$482.39
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$27,322.00	\$27,322.00	\$0.00	\$27,322.00		
Current Year	\$27,322.00	\$27,322.00	\$0.00	\$27,322.00		

2017 TRIM Property Record Card (PRC)

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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.

2017

2016

2015

2014

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More Information

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DONAL M PARTRIDGE JR REVOCABLE TRUST

3125 CREIGHTON FOREST DR
FLEMING ISLAND, FL 32003
PARTRIDGE DONAL M JR

Primary Site Address
4744 COLLINS RD
Jacksonville FL 32244

Official Record Book/Page
18224-00591

Tile #
6533

4744 COLLINS RD

Property Detail

RE #	100220-0000
Tax District	GS
Property Use	4893 Warehouse/ Storage
# of Buildings	4
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01728 ISLAND VIEW
Total Area	64017

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Value Summary

	2017 Certified	2018 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$129,119.00	\$129,240.00
Extra Feature Value	\$18,926.00	\$19,443.00
Land Value (Market)	\$91,321.00	\$91,321.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$239,366.00	\$240,004.00
Assessed Value	\$239,366.00	\$240,004.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$239,366.00	See below

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
18224-00591	12/15/2017	\$100.00	QC - Quit Claim	Unqualified	Improved
17787-00464	11/22/2016	\$100.00	WD - Warranty Deed	Unqualified	Improved
08819-01965	12/11/1997	\$100.00	WD - Warranty Deed	Unqualified	Improved
04213-00256	7/27/1976	\$2,200.00	WD - Warranty Deed	Unqualified	Improved
04091-00380	1/19/1976	\$1,800.00	WD - Warranty Deed	Unqualified	Improved
03756-00095	7/5/1974	\$45,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	2,080.00	\$2,746.00
2	FCBC1	Fence Chain Barbed	1	0	0	1,643.00	\$6,703.00
3	GRCC2	Garage/Util Bdg Conc	1	31	24	744.00	\$3,315.00
4	HSDC2	Hay Shed Class D	1	32	90	2,880.00	\$2,851.00
5	HSDC2	Hay Shed Class D	1	30	32	960.00	\$950.00
6	GRCC2	Garage/Util Bdg Conc	1	14	18	252.00	\$1,123.00
7	CPAC2	Carport Aluminum	1	10	16	160.00	\$295.00
8	LPWC1	Light Pole Wood	1	0	0	6.00	\$727.00
9	LITC1	Lighting Fixtures	1	0	0	5.00	\$733.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	4000	LIGHT INDUSTRIAL	IL	0.00	0.00	Common	52,717.00	Square Footage	\$65,896.00
2	4030	BUSINESS PARK 1	IBP	0.00	0.00	Common	11,300.00	Square Footage	\$25,425.00

Legal

LN	Legal Description
1	6-10 40-35-26E 1.469
2	ISLAND VIEW
3	LOT 13,PT CLOSED RD, CLOSED SCL RR
4	LYING W,S THEREOF RECD
5	O/R 8819-1965 BLK 2

Buildings

Building 1

Building 1 Site Address
4744 COLLINS RD Unit
Jacksonville FL 32244

Building Type	4803 - WHSE STORAGE
Year Built	1966
Building Value	\$67,742.00

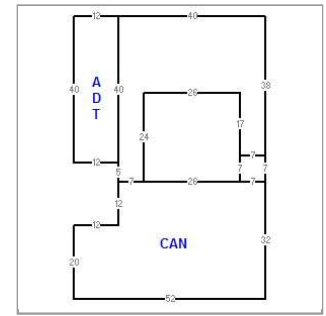
Type	Gross Area	Heated Area	Effective Area

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	4	4 Wood Truss
Roofing Cover	1	1 Minimum Metal
Interior Wall	1	1 Masonry Min
Int Flooring	3	3 Concrete Fin
Heating Fuel	1	1 None
Heating Type	1	1 None
Air Cond	1	1 None

Interior Build Out C	49	49	86
Mezzanine A	49	49	10
Base Area	1127	1127	1127
Base Area	624	624	624
Mezzanine A	624	624	125
Addition	480	480	480
Canopy	1520	0	608
Total	4473	2953	3060

Comm Htg & AC	0	0 None
Comm Frame	3	3 C-Masonry

Element	Code	
Stories	1.000	
Baths	1.000	
Restrooms	1.000	
Rooms / Units	1.000	
Avg Story Height	12.000	



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	\$239,366.00	\$0.00	\$239,366.00	\$2,722.92	\$2,738.80	\$2,609.76
Public Schools: By State Law	\$239,366.00	\$0.00	\$239,366.00	\$1,083.75	\$1,014.19	\$1,033.70
By Local Board	\$239,366.00	\$0.00	\$239,366.00	\$534.97	\$538.09	\$510.28
FL Inland Navigation Dist.	\$239,366.00	\$0.00	\$239,366.00	\$7.62	\$7.66	\$7.18
Water Mgmt Dist. SJRWMD	\$239,366.00	\$0.00	\$239,366.00	\$68.66	\$65.20	\$65.20
Gen Gov Voted	\$239,366.00	\$0.00	\$239,366.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$239,366.00	\$0.00	\$239,366.00	\$0.00	\$0.00	\$0.00
			Totals	\$4,417.92	\$4,363.94	\$4,226.12
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$237,978.00	\$237,978.00	\$0.00	\$237,978.00		
Current Year	\$239,366.00	\$239,366.00	\$0.00	\$239,366.00		

2017 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.

2017

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](#)

EXHIBIT B

Agent Authorization

Date: May 1, 2018

City of Jacksonville

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

Re: Agent Authorization for the following site location:

In area of 4744 Collins Road - seven parcels

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Brenna M. Durdan to act as agent to file application(s) for Retaining for seven parcels for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

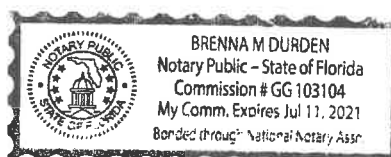
(Owner's Signature)

Donal M. Partridge, Jr.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 1st day of May (month), 2018 (year) by Donal M. Partridge, Jr., who is personally known to me or has produced _____ as identification.

Brenna M. Durdan
(Notary Signature)



PREPARED BY, RECORD & RETURN TO:

Grady H. Williams, Jr., LL.M., Esq.

P.O. Box 1542

Orange Park, FL 32067-1542

Tax Parcel Identification No. 100214-0010; 100214-0020; 100215-0000; and 100216-0000

GIFT QUITCLAIM DEED IN TRUST

THIS GIFT QUITCLAIM DEED IN TRUST, made on the 18th day of July 2016, between DONAL MERRITT PARTRIDGE, JR., a married man, dealing herein with his separate non-homestead property, whose address is 3125 Creighton Forest Drive, Fleming Island, FL 32003, as "Grantor" herein; and DONAL M. PARTRIDGE, JR., AS TRUSTEE, OR SUCCESSOR TRUSTEE(S), OF THE DONAL M. PARTRIDGE, JR. REVOCABLE TRUST, DATED JULY 18, 2016, WITH FULL POWER AND AUTHORITY EITHER TO PROTECT, CONSERVE, AND TO SELL, OR TO LEASE, OR TO ENCUMBER, OR TO MORTGAGE, OR OTHERWISE TO MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT, as "Grantee" herein, whose address is 3125 Creighton Forest Drive, Fleming Island, FL 32003.

WITNESSETH, for and in consideration of Grantor's love and affection for Grantee, Grantor hereby conveys to Grantee, and to Grantee's successors and assigns forever, the following described land situate in Duval County, Florida, together with all improvements existing thereon, being more fully described as follows, to-wit:

Lots 2 and 3, Block 2, Island View, according to the the plat thereof as recorded in Plat Book 6, Page 10 of the public records of Duval County, Florida, together with Lots 11 and 12, Block 2, Island View, according to plat thereof as recorded in Plat Book 6, page 10 of the public records of Duval County, Florida, excepting therefrom those portions described in Official Records Book 154, page 150, Official Records Book 264, page 435, Official Records Book 2767, page 840 and Official Records Book 4213, page 256, all of the public records of Duval County, Florida. Being the same property described in Deeds recorded in Official Records Book 5443, page 837, Official Records Book 5443, page 838, Official Records Book 5443, page 836 and Official Records Book 5443, page 835, all of the public records of Duval County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anyways appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee forever.

This conveyance is made and accepted subject to:

1. Taxes for the current year and subsequent years.
2. Liens, encumbrances, conditions, easements and restrictions of record, if any, but this reference shall not operate to reimpose any of them.
3. Zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

THIS INSTRUMENT PREPARED BY THE LAW OFFICES OF GRADY H. WILLIAMS, JR., LL.M., ATTORNEYS AT LAW, P.A., P.O. BOX 1542, ORANGE PARK, FLORIDA 32067-1542. TITLE TO THE LAND DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY SAID ATTORNEY AND NO WARRANTY OR OTHER REPRESENTATION IS MADE AND NO OPINION EITHER EXPRESSED OR IMPLIED IS GIVEN AS TO THE MARKETABILITY OR CONDITION OF THE TITLE TO THE SUBJECT PROPERTY, THE QUANTITY OF LANDS INCLUDED THEREIN, THE LOCATION OF THE BOUNDARIES THEREOF, OR THE EXISTENCE OF LIENS, UNPAID TAXES OR ENCUMBRANCES.

"Grantor", "Grantee", and any variations thereon, are used herein for singular or plural, as context requires.

The successor trustee(s) to the above described trust shall be evidenced by an affidavit of such successor trustee, attaching thereto the first and signature pages of such trust, together with the page thereof naming and appointing said successor trustee.

This Gift Quitclaim Deed in Trust represents a conveyance to a trustee with no change in the beneficial ownership of the real property, which is not pursuant to a sale, and is not taxable as such pursuant to Florida Administrative Code rule 12B-4.013(29)(a), and a gift that is subject to minimum documentary stamp taxes under FAC rule 12B-4.014(2)(a) and (b).

IN WITNESS WHEREOF, Grantor has executed this GIFT QUITCLAIM DEED IN TRUST on the date first written above.

Signed and delivered
in the presence of:

GRANTOR:

Paula J. Emery
Witness signature
Name: PAULA J. EMERY

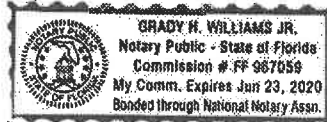
Donal M Partridge Jr
DONAL MERRITT PARTRIDGE, JR.

Donna L Sayers
Witness signature
Name: DONNA L SAYERS

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was sworn to, subscribed and acknowledged before me this 18th day of July 2016, by DONAL MERRITT PARTRIDGE, JR., who executed the foregoing instrument as Grantor, and who is personally known to me.

Grady N. Williams Jr
NOTARY PUBLIC



RE # 100214-0000
100213-0000
100213-0010
100220-0000

PREPARED BY, RECORD & RETURN TO:
Grady H. Williams, Jr., LL.M., Esq.
P.O. Box 1542
Orange Park, FL 32067-1542

Tax Parcel Identification Nos. 100214-0000 and 100220-0000

**GIFT WARRANTY DEED RESERVING
ENHANCED LIFE ESTATE TO GRANTOR**

THIS GIFT WARRANTY DEED RESERVING ENHANCED LIFE ESTATE TO GRANTOR, made on the 22nd day of November, 2016, by MARGARET B. PARTRIDGE, a single woman, dealing herein with her non-homestead property, whose address is 3233 US Highway 17 South, Fleming Island, FL 32003 ("Grantor"), and DONAL M. PARTRIDGE, JR., AS TRUSTEE, OR SUCCESSOR TRUSTEE(S), OF THE DONAL M. PARTRIDGE, JR. REVOCABLE TRUST, DATED JULY 18, 2016, WITH FULL POWER AND AUTHORITY EITHER TO PROTECT, CONSERVE, AND TO SELL, OR TO LEASE, OR TO ENCUMBER, OR TO MORTGAGE, OR OTHERWISE TO MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT, dealing herein with non-marital, non-homestead property, whose address is 3125 Creighton Forest Drive, Fleming Island, FL 32003 ("Grantee").

WITNESSETH, for and in consideration of Grantor's love and affection for Grantee, Grantor hereby conveys to Grantee, and to Grantee's successors and assigns forever, all the rights, title, interest, to the following described land situate in Duval County, Florida, together with all improvements existing thereon, being more fully described as follows, to-wit:

See attached Exhibit "A"

Subject to the reservation by Grantor set forth below. TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject only to the following reservation by Grantor and permitted exceptions.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that the land conveyed hereby is free from liens and encumbrances, except for the following reservation made herein by Grantor, and the following permitted exceptions, to-wit:

NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, GRANTOR HEREBY RESERVES UNTO GRANTOR FOR AND DURING THE LIFETIME OF GRANTOR THE EXCLUSIVE POSSESSION, USE, AND ENJOYMENT OF THE RENTS AND PROFITS OF THE PROPERTY DESCRIBED HEREIN, WITHOUT LIABILITY TO GRANTEE FOR WASTE. GRANTOR FURTHER RESERVES UNTO GRANTOR, FOR AND DURING THE LIFETIME OF GRANTOR THE RIGHT TO SELL, LEASE, ENCUMBER BY MORTGAGE, PLEDGE, LIEN, OR OTHERWISE MANAGE AND DISPOSE, IN WHOLE OR IN PART, OR GRANT ANY INTEREST THEREIN, OF THE AFORESAID PREMISES, BY GIFT, SALE, OR OTHERWISE SO AS TO TERMINATE THE INTERESTS OF THE GRANTEE, IN THE SOLE DISCRETION OF GRANTOR AS GRANTOR MAY DECIDE, ALL WITHOUT THE JOINDER OF THE GRANTEE, EXCEPT TO DISPOSE OF SAID PROPERTY, IF ANY, BY DEVISE UPON THE DEATH OF THE GRANTOR HEREIN. GRANTOR FURTHER RESERVES UNTO GRANTOR THE RIGHT TO CANCEL THIS DEED BY FURTHER CONVEYANCE WHICH SHALL DESTROY ANY AND ALL RIGHTS WHICH THE GRANTEE SHALL HOLD AS A REMAINDER INTEREST IN THE PROPERTY DESCRIBED HEREIN, AND UPON THE DEATH OF THE GRANTOR IF THE PROPERTY DESCRIBED HEREIN HAS NOT BEEN PREVIOUSLY DISPOSED OF PRIOR TO THE DEATH OF THE GRANTOR HEREIN, THEN ALL RIGHT AND TITLE TO THE PROPERTY REMAINING SHALL FULLY VEST IN GRANTEE,

SUBJECT TO SUCH LIENS AND ENCUMBRANCES EXISTING AT THAT TIME.

In addition to the foregoing reservation, this conveyance is made and accepted subject to the following permitted exceptions to title:

1. Taxes for the current and subsequent years.
2. Conditions, easements and restrictions of record, if any, but this reference shall not operate to reimpose any of them.
3. Zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

THIS INSTRUMENT PREPARED BY THE LAW OFFICES OF GRADY H. WILLIAMS, JR., LL.M., ATTORNEYS AT LAW, P.A., P.O. BOX 1542, ORANGE PARK, FLORIDA 32067-1542. TITLE TO THE LAND DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY SAID ATTORNEY AND NO WARRANTY OR OTHER REPRESENTATION IS MADE AND NO OPINION EITHER EXPRESSED OR IMPLIED IS GIVEN AS TO THE MARKETABILITY OR CONDITION OF THE TITLE TO THE SUBJECT PROPERTY, THE QUANTITY OF LANDS INCLUDED THEREIN, THE LOCATION OF THE BOUNDARIES THEREOF, OR THE EXISTENCE OF LIENS, UNPAID TAXES OR ENCUMBRANCES.

Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used herein for singular or plural, as context requires.

It is the intent of this deed to reserve an enhanced life estate in MARGARET B. PARTRIDGE (Grantor), with the remainder interest to the personal revocable grantor trust established by her son, DONAL M. PARTRIDGE, JR., subject to the foregoing contingency and reservation in Grantor of the right to cancel and revoke this deed by further conveyance by Grantor in Grantor's lifetime.

This instrument is a "Lady Bird Deed" of unencumbered real property and subject only to minimum documentary stamp taxes.

IN WITNESS WHEREOF, Grantor has executed this GIFT WARRANTY DEED RESERVING ENHANCED LIFE ESTATE TO GRANTOR on the date first written above.

Signed and delivered in the presence of:

GRANTOR:

William R. Blaney
 Witness signature
 Name: William R. Blaney

Janet Schetz
 Witness signature
 Name: Janet Schetz

MARGARET B. PARTRIDGE
 MARGARET B. PARTRIDGE
 * SIGNATURE AFFIXED BY NOTARY
 PURSUANT TO F.S.S. 119.05(14)
 AT THE REQUEST OF MARGARET
 B. PARTRIDGE IN THE PRESENCE
 OF THE 2 DIGITALLY SIGNED
 WITNESSES.

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was sworn to, subscribed and acknowledged before me this 22nd day of November, 2016, by MARGARET B. PARTRIDGE, who executed the foregoing instrument as Grantor, and who is personally known to me.

(Handwritten) signature affixed by notary at the request of

(Handwritten) was reluctant to sign and who authorized the notary to sign by affixing his signature at that of

(Handwritten) This was signed in the presence of the 2 witnesses listed above. I have filed the 2 digitally signed instrument.

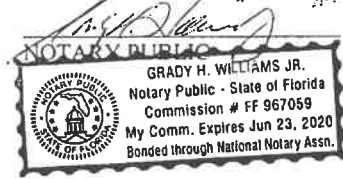


Exhibit "A"

Tax Parcel Identification No. 100214-0000
Address: 0 Collins Road, Jacksonville, FL 32244

East 67 feet of Lot 1, Block 2, ISLAND VIEW, according to plat thereof as recorded in Plat Book 6, Page 10, of the current public records of Duval County, Florida.

Tax Parcel Identification Nos. 100220-0000
Address: 4744 Collins Road, Jacksonville, FL 32244

Parcel 1: An undivided one-half interest in all of Lot 13, Block 2, ISLAND VIEW, as recorded in Plat Book 6, Page 10, of the current public records of Duval County, Florida, together with that portion of Madrid Avenue, as shown on said plat (a 50 foot right of way as now closed) and being bounded as follows: On the North by Collins Road on the South by a Westerly prolongation of the Southerly line of said Lot 13, and on the West by the Easterly right of way line of the Atlantic Coastline Railroad as established by Deed recorded in Official Records Volume 23, Page 328, of said public records.

Real Estate Assessment No. 100220-0000.

Parcel 2: An undivided one-half interest in that certain piece, parcel or tract of land, situate, lying and being in the County of Duval and State of Florida, known as and described as follows:

Beginning at a point in the south line of Collins Road 50 feet southeastwardly, measured radially from the center line of Seaboard Coast Line Railroad Company's main track; running thence southwestwardly concentric with said center line, 208.88 feet to the south line (if extended) of Lot 13 of Block 2, according to plat of the Island View Subdivision recorded in Plat Book 6, Page 10, of the public records of said Duval County, Florida; thence eastwardly along the south line (if extended) of said Lot 13, 44 feet; thence northwestwardly, along the easterly boundary line of Seaboard Coast Line Railroad Company's property, 200 feet, more or less, to the south line of Collins Road; thence westwardly, 28 feet to the point of beginning; being a portion of the land the former Atlantic Coast Line Railroad Company acquired from Island View Company under deed dated February 8, 1956, recorded in Volume 23, Page 328, official records of said Duval County, Florida; containing 0.17 acre, more or less, being shown on print of Seaboard Coast Line Railroad Company's Division Engineer's Drawing No. 26451-85, dated June 13, 1967, revised October 30, 1975, which print is attached hereto and made a part hereof.

Real Estate Assessment No. 100220-0000.

Exhibit "A" (Continued)

Tax Parcel Identification No. 100220-0000 (Continued)

Parcel 3: An undivided one-half interest in the West 66 feet of Lot 1, Block 2, ISLAND VIEW, according to plat thereof recorded in Plat Book 6, page 10, current public records of Duval County, Florida.

Real Estate Assessment No. 100213-0000.

Parcel 4: An undivided one-half interest in that certain piece, parcel or tract of land, situate, lying and being in the County of Duval and State of Florida, known as and described as follows:

Beginning at the intersection of the north boundary line of Interstate 295 with the southeast line of Seaboard Coast Line Railroad Company's 100-foot wide main track right of way, i.e., 50 feet wide on each side of the center line of Seaboard Coast Line Railroad Company's main track; running thence northeastwardly along Seaboard Coast Line Railroad Company's southeast right of way line, 222.93 feet to the north line of Lot No. 12; of Block 2, according to plat of the Island View Subdivision, recorded in Plat Book 6, Page 10, of the public records of said Duval County, Florida; thence eastwardly along the north line of Lot No. 12, 44 feet; thence southwestwardly, 222.93 feet to a point located in the north boundary line of Interstate 295; thence westwardly, along the north boundary line of Interstate 295, 52 feet to the point of beginning; containing 0.24 acre, more or less, being shown on print of Seaboard Coast Line Railroad Company's Division Engineer's Drawing No. 26451-85, dated June 13, 1967, last revised June 7, 1976, which print is attached hereto and made a part hereof.

Real Estate Assessment No. 100220-0000.

Parcel 5: An undivided one-half interest in the West 67 feet of the East 134 feet of Lot 1, Block 2, Island View, according to plat thereof recorded in Plat Book 6, Page 10, of the current public records of Duval County, Florida.

Real Estate Assessment No. 100213-0010.

RE # 100220-0000

100214-0000

100213-0000

100213-0010

PREPARED BY, RECORD & RETURN TO:
GRADY H. WILLIAMS, JR., LL.M.
ATTORNEYS AT LAW, P.A.
1543-5 Kingsley Avenue
Orange Park, FL 32073

Tax Parcel Identification Nos. 100214-0000, 100220-0000, 100213-0000, 100213-0010

PERSONAL REPRESENTATIVES' QUIT CLAIM DEED

THIS PERSONAL REPRESENTATIVES' QUIT CLAIM DEED, made on the 15th day of December, 2017, by LINDA P. ALDERSON F/K/A LINDA L. ALDERSON and DIANE PARTRIDGE SOHA F/K/A DIANE M. SOHA, as the duly qualified and acting personal representatives of the estate of MARGARET BLACK PARTRIDGE, deceased ("Grantor"), and DONAL M. PARTRIDGE, JR., AS TRUSTEE, OR SUCCESSOR TRUSTEE(S), OF THE DONAL M. PARTRIDGE, JR. REVOCABLE TRUST, DATED JULY 18, 2016, WITH FULL POWER AND AUTHORITY EITHER TO PROTECT, CONSERVE, AND TO SELL, OR TO LEASE, OR TO ENCUMBER, OR TO MORTGAGE, OR OTHERWISE TO MANAGE AND DISPOSE OF THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT, dealing herein with non-marital, non-homestead property, whose address is 3125 Creighton Forest Drive, Fleming Island, FL 32003 ("Grantee").

WITNESSETH: Grantor, for and in consideration of the final distribution of assets and release of interests from the probate estate of MARGARET BLACK PARTRIDGE, deceased, now pending as Case No. 2017-CP-000218, Circuit Court, Clay County, Florida, Probate Division, does hereby remise, release and quit claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land located in Duval County, Florida, to wit:

See attached Exhibit "A"

Together with all appurtenances thereto.

This conveyance is made and accepted subject to:

1. Taxes for the current year and subsequent years, which are not yet due and payable.
2. Liens, encumbrances, conditions, easements and restrictions of record, if any, but this reference shall not operate to reimpose any of them.
3. Zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

THIS INSTRUMENT PREPARED BY THE LAW OFFICES OF GRADY H. WILLIAMS, JR., LL.M., ATTORNEYS AT LAW, P.A., P.O. BOX 1542, ORANGE PARK, FLORIDA 32067-1542. TITLE TO THE LAND DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY SAID ATTORNEY AND NO WARRANTY OR OTHER REPRESENTATION IS MADE AND NO OPINION EITHER EXPRESSED OR IMPLIED IS GIVEN AS TO THE MARKETABILITY OR CONDITION OF THE TITLE TO THE SUBJECT PROPERTY, THE QUANTITY OF LANDS INCLUDED THEREIN, THE LOCATION OF THE BOUNDARIES THEREOF, OR THE EXISTENCE OF LIENS, UNPAID TAXES OR ENCUMBRANCES.

"Grantor", "Grantee", and any variations thereon, are used herein for singular or plural, as context requires.

Note to Title Examiner: Reference Probate Case No. 2017-CP-000128, Circuit Court, Clay County, Florida. This Personal Representatives' Quit Claim Deed is done for distributive and title curative purposes only as the subject property was previously the subject of a Gift Warranty Deed Reserving Enhanced Life Estate to Grantor dated November 22, 2016, as recorded in Official Records Book 17737, Page 464, of the Public Records of Duval County, Florida, which vested the Grantee herein with record title to the subject property upon the recording of the certified copy of the Death Certificate of MARGARET BLACK PARTRIDGE on February 23, 2017, duly recorded in OR BK 17887, PG 1968, Public Records of Duval, Florida. By this instrument, the named personal

representatives of the decedent's estate distribute and release any right, title and interest which might be held by or under the decedent's estate to the named Grantee herein; said Grantee being the current owner of record of the subject property.

IN WITNESS WHEREOF, Grantor has executed this PERSONAL REPRESENTATIVES' QUIT CLAIM DEED in the presence of subscribing witnesses, on the date first written above.

GRANTOR:

Witnesses as to Grantor:

Renee Scheetz
(Witness signature)
Print Name: Renee S. Scheetz

Linda P. Alderson
LINDA P. ALDERSON F/K/A LINDA L. ALDERSON, as personal representative of the estate of MARGARET BLACK PARTRIDGE, deceased

Grady H. Williams, Jr.
(Witness signature)
Print Name: Grady H. Williams, Jr.

Diane Partridge Soha
DIANE PARTRIDGE SOHA F/K/A DIANE M. SOHA, as personal representative of the estate of MARGARET BLACK PARTRIDGE, deceased

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was sworn to, subscribed and acknowledged before me this 15th day of December, 2017, by LINDA P. ALDERSON F/K/A LINDA L. ALDERSON, and DIANE PARTRIDGE SOHA F/K/A DIANE M. SOHA, as personal representatives of the estate of MARGARET BLACK PARTRIDGE, deceased, who executed the foregoing instrument as Grantor, and who are personally known to me.

Grady H. Williams, Jr.
Notary Public

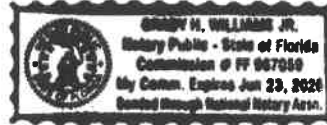


Exhibit "A"

Tax Parcel Identification No. 100214-0000

Address: 4744 Collins Road, Jacksonville, FL 32244

East 67 feet of Lot 1, Block 2, ISLAND VIEW, according to plat thereof as recorded in Plat Book 6, Page 10, of the current public records of Duval County, Florida.

Tax Parcel Identification Nos. 100220-0000

Address: 4744 Collins Road, Jacksonville, FL 32244

Parcel 1: An undivided one-half interest in all of Lot 13, Block 2, ISLAND VIEW, as recorded in Plat Book 6, Page 10, of the current public records of Duval County, Florida, together with that portion of Madrid Avenue, as shown on said plat (a 50 foot right of way as now closed) and being bounded as follows: On the North by Collins Road on the South by a Westerly prolongation of the Southerly line of said Lot 13, and on the West by the Easterly right of way line of the Atlantic Coastline Railroad as established by Deed recorded in Official Records Volume 23, Page 328, of said public records.

Real Estate Assessment No. 100220-0000.

Parcel 2: An undivided one-half interest in that certain piece, parcel or tract of land, situate, lying and being in the County of Duval and State of Florida, known as and described as follows:

Beginning at a point in the south line of Collins Road 50 feet southeastwardly, measured radially from the center line of Seaboard Coast Line Railroad Company's main track; running thence southwestwardly concentric with said center line, 208.88 feet to the south line (if extended) of Lot 13 of Block 2, according to plat of the Island View Subdivision recorded in Plat Book 6, Page 10, of the public records of said Duval County, Florida; thence eastwardly along the south line (if extended) of said Lot 13, 44 feet; thence northwestwardly, along the easterly boundary line of Seaboard Coast Line Railroad Company's property, 200 feet, more or less, to the south line of Collins Road; thence westwardly, 28 feet to the point of beginning; being a portion of the land the former Atlantic Coast Line Railroad Company acquired from Island View Company under deed dated February 8, 1956, recorded in Volume 23, Page 328, official records of said Duval County, Florida; containing 0.17 acre, more or less, being shown on print of Seaboard Coast Line Railroad Company's Division Engineer's Drawing No. 26451-85, dated June 13, 1967, revised October 30, 1975, which print is attached hereto and made a part hereof.

Real Estate Assessment No. 100220-0000.

Exhibit "A" (Continued)

Tax Parcel Identification No. 100220-0000 (Continued)

Parcel 3: An undivided one-half interest in the West 66 feet of Lot 1, Block 2, ISLAND VIEW, according to plat thereof recorded in Plat Book 6, page 10, current public records of Duval County, Florida.

Real Estate Assessment No. 100213-0000.

Parcel 4: An undivided one-half interest in that certain piece, parcel or tract of land, situate, lying and being in the County of Duval and State of Florida, known as and described as follows:

Beginning at the intersection of the north boundary line of Interstate 295 with the southeast line of Seaboard Coast Line Railroad Company's 100-foot wide main track right of way, i.e., 50 feet wide on each side of the center line of Seaboard Coast Line Railroad Company's main track; running thence northeastwardly along Seaboard Coast Line Railroad Company's southeast right of way line, 222.93 feet to the north line of Lot No. 12; of Block 2, according to plat of the Island View Subdivision, recorded in Plat Book 6, Page 10, of the public records of said Duval County, Florida; thence eastwardly along the north line of Lot No. 12, 44 feet; thence southwestwardly, 222.93 feet to a point located in the north boundary line of Interstate 295; thence westwardly, along the north boundary line of Interstate 295, 52 feet to the point of beginning; containing 0.24 acre, more or less, being shown on print of Seaboard Coast Line Railroad Company's Division Engineer's Drawing No. 26451-85, dated June 13, 1967, last revised June 7, 1976, which print is attached hereto and made a part hereof.

Real Estate Assessment No. 100220-0000.

Parcel 5: An undivided one-half interest in the West 67 feet of the East 134 feet of Lot 1, Block 2, Island View, according to plat thereof recorded in Plat Book 6, Page 10, of the current public records of Duval County, Florida.

Real Estate Assessment No. 100213-0010.



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Brenna M. Durden
Lewis Longman & Walker
245 Riverside Avenue - Suite 150
Jacksonville, Florida, 32202

May 30, 2018

Project Name: 4744 Collins Road-Partridge Well Drilling Company, Inc.
Availability#: 2018-1380

Dear Mr/Mrs Brenna M. Durden,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, [JEA Stages of a Project](#) or by following the steps below:

- ⇒ Visit www.jea.com
- ⇒ Select Working with JEA
- ⇒ Select Stages of a Project

Sincerely,

Deanna Davis
Water/Wastewater System Planning



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2018-1380
 Request Received On: 5/24/2018
 Availability Response: 5/30/2018
 Prepared by: Deanna Davis

Project Information

Name: 4744 Collins Road-Partridge Well Drilling Company, Inc.
 Type: Warehouse
 Requested Flow: 1,000 gpd
 Location: In area of 4744 Collins Road, Jacksonville, FL
 Parcel ID No.: 100213-000, 100213-0010, 100214-0000, 100214-0010, 100214-0020, 100215-0000, 100216-0000
 Description: Rezoning from IBP to IL

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: Existing 12-inch water main within the Collins Rd ROW, adjacent to this property.
 Connection Point #2: NA
 Special Conditions: POC location to be field verified by developer during project design. Fire protection needs to be addressed. A pre-design meeting is required prior to submitting a plan set. Send pre-design meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.

Sewer Connection

Sewer Treatment Plant: SOUTHWEST
 Connection Point #1: Existing 8-inch sewer force main within the Collins Rd ROW, adjacent to this property.
 Connection Point #2: NA
 Special Conditions: POC location to be field verified by developer during project design. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Send force main connection condition requests, with availability number, to fmconnections@jea.com. A pre-design meeting is required prior to submitting a plan set. Send pre-design meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.

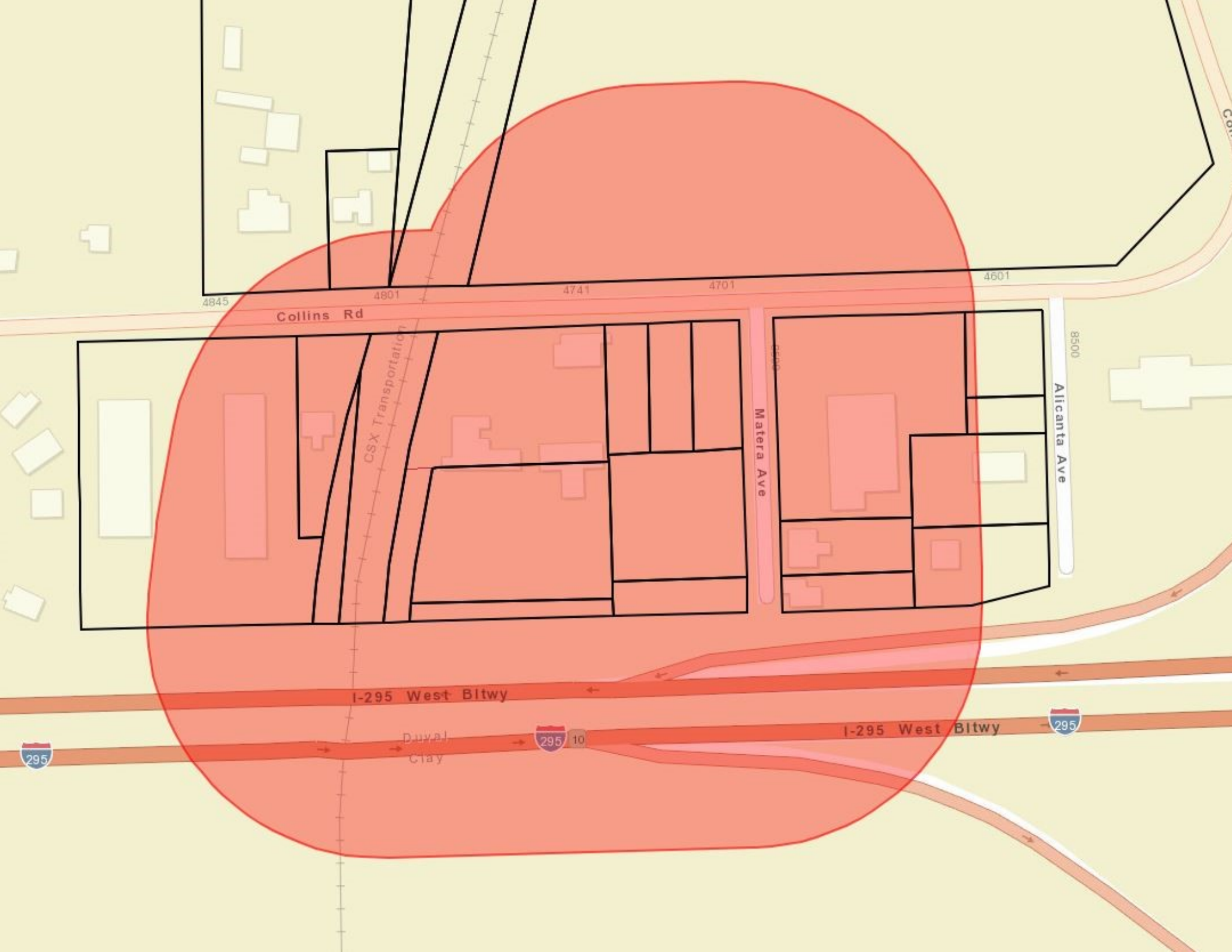
Reclaimed Water Connection

Sewer Region/Plant: N/A
 Connection Point #1: No reclaim in the foreseeable future.
 Connection Point #2: NA

Special Conditions: N/A

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.



Collins Rd

CSX Transportation

Matera Ave

Alicanta Ave

I-295 West Bitwy

I-295 West Bitwy

295

295 10

295

Doyal Clay

	A	B	C	D	E	F	G	H
1	RE	LNAME	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STATE	MAIL_ZIP	
2	100224 0000	A & D PROPERTIES LLC	260 HOLLYWOOD FOREST DR		ORANGE PARK	FL	32003-7818	
3	100231 0000	ATKINSON KAEAN	12782 GATOR SWAMP LN		JACKSONVILLE	FL	32223	
4	099138 0100	C S X TRANSPORTATION INC	500 WATER ST STE 800		JACKSONVILLE	FL	32202	
5	100421 0000	CELEBRATION CHURCH OF JACKSONVILLE INC	PO BOX 551341		JACKSONVILLE	FL	32244	
6	100213 0000	DONAL M JR PARTRIDGE REVOCABLE TRUST	3125 CREIGHTON FOREST DR		FLEMING ISLAND	FL	32003	
7	100231 0010	MULLIGAN SUSAN	8545 MATERA AVE		JACKSONVILLE	FL	32244	
8	100221 0025	MURPHY LAND COMPANY INC	PO BOX 2497		ORANGE PARK	FL	32067-2497	
9	100212 0000	RINKER MATERIALS CORP	ATTN TAX DEPARTMENT	1501 BELVEDERE RD	WEST PALM BEACH	FL	33406-1501	
10	099140 0000	TONY JOAN	4837 COLLINS RD		JACKSONVILLE	FL	32244	
11	099140 0020	TONY JOAN MARIE	885 BEACH AVE		ATLANTIC BEACH	FL	32233	
12	099149 0010	WADE S MCGOWAN REVOCABLE TRUST	1025 BLANDING BLVD UNIT #501		ORANGE PARK	FL	32065	
13	099138 0000	WALKER MARY ANNA ET AL	1236 ORANGE CIR N		ORANGE PARK	FL	32073	
14	SOUTHWEST	BRUCE TYSON	7214 OLD MIDDLEBURG RD		JACKSONVILLE	FL	32222	

Duval County, City Of Jacksonville
Michael Corrigan , Tax Collector

231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR460951

User: Patterson, Connie

Date: 5/31/2018

Email: ConstanceP@coj.net

REZONING/VARIANCE/EXCEPTION**Name:** DONAL PARTRIDGE JR/ BRENN A DURDEN**Address:** 4744 Collins Rd**Description:** REZONING OF 7 PARCELS (100213-0010; 100214-0000; 100214-0010; 100214-0020; 100215-0000; 100216-0000; portion of 100220-0000) at the corner of Collins Road and Matera Avenue from IBP to IL

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2124.00

Control Number: 360958**Paid Date: 6/14/2018****Total Due: \$2,124.00**

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

Account No: CR460951 **REZONING/VARIANCE/EXCEPTION****Name:** DONAL PARTRIDGE JR/ BRENN A DURDEN

Date: 5/31/2018

Address: 4744 Collins Rd**Description:** REZONING OF 7 PARCELS (100213-0010; 100214-0000; 100214-0010; 100214-0020; 100215-0000; 100216-0000; portion of 100220-0000) at the corner of Collins Road and Matera Avenue from IBP to IL**Total Due: \$2,124.00**